

Before the Independent Hearings Panel
Wellington City Council

under: the Resource Management Act 1991

in the matter of: Submissions and further submissions in relation to the
Wellington City Proposed District Plan

and: Hearing Stream 2 (Residential) and responses to Minute
17: Stream 2 Follow Up

and: **Retirement Villages Association of New Zealand
Incorporated**

Submitter 346

and: **Ryman Healthcare Limited**

Submitter 350

Supplementary Evidence of **Philip Hunter Mitchell** on behalf of
the Retirement Villages Associated of New Zealand Incorporated
and Ryman Healthcare Limited

Dated: 26 April 2023

Reference: Luke Hinchey (luke.hinchey@chapmantripp.com)
Hadleigh Pedler (hadleigh.pedler@chapmantripp.com)

chapmantripp.com
T +64 9 357 9000
F +64 9 357 9099

PO Box 2206
Auckland 1140
New Zealand

Auckland
Wellington
Christchurch



INTRODUCTION

- 1 My name is Philip Hunter Mitchell and I am a Partner with Mitchell Daysh Limited.
- 2 I have previously provided planning evidence to these hearings and I confirm my qualifications and experience as set out in paragraphs 2 – 7 of my evidence dated 7 February 2023.
- 3 I also confirm that I have read and agree to comply with those parts of the Environment Court Practice Note that bear on my role as an expert witness, in accordance with paragraph 10 of that evidence.
- 4 This supplementary evidence responds to the questions from the Independent Hearing Panel (*Panel*) during the Stream 2 (Residential) hearing held on 11 April 2023, and as detailed within Minute 17, dated 12 April 2023. In particular, I:
 - 4.1 Explain, and set out a marked-up copy of the Wellington City Proposed District Plan (*Proposed Plan*) provisions within **Appendix A**, with the changes set out in my evidence of 16 March 2023 and those amendments arising from questions at the Stream 2 hearing and the Panel’s subsequent Minute 17; and
 - 4.2 Attach, as **Appendix B**, the requested wiring diagram showing the inter-relationship between the suggested objective, policies, rules and standards governing retirement villages; and
 - 4.3 Attached, as **Appendix C**, the updated section 32AA assessment.

THE ‘OVERALL EVALUATION’ APPROACH

- 5 To recap my Stream 2 statement of evidence (dated 16 March 2023), the overall framework proposed by Ryman and the RVA seeks to ensure greater consistency and better provision for retirement villages as a bespoke subset of the “four or more” residential unit typology of the National Policy Statement on Urban Development (*NPS-UD*) and Medium Density Residential Standards (*MDRS*) provisions across the country. The general purpose is to clearly highlight the need to provide for the changing demographics of an ageing population and ensure that appropriate housing is sufficiently enabled, while at the same time, ensuring that the environmental effects are appropriately managed.
- 6 The overall proposal did not envisage exempting retirement village developments from other relevant objectives and policies of the MDRZ and HDRZ zones, but I accept that some refinement is

necessary to remove any ambiguity in that regard, as I will now explain.

SPECIFIC PROVISIONS FOR RETIREMENT VILLAGES

- 7 Following the Stream 2 hearing and the Panel's Minute 17, I have considered MRZ/HRZ-P7 further and how enablement of retirement villages is achieved and their environmental effects managed.
- 8 As a result, I set out below the new objective (as per the original submission point) and a new objective Oz and the amended MRZ/HRZ-P7 policy, as set out in full in **Appendix A** (with the amended new drafting shown in bold):

Objective: Ox - Well-functioning urban environment

A well-functioning urban environment that enables all people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, now and into the future.

Objective Oz: - Provision of housing for an ageing population

Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the [MDRAA] / [HDRAA], such as retirement villages.

Policy MRZ/HRZ-P7: Retirement Villages:

Enable retirement villages to:

- a. Provide for greater density than other forms of residential developments to enable shared spaces, services, amenities and / facilities, and affordability and the efficient provision of assisted living and care services;***
- b. Be adequately serviced by three waters infrastructure or can address any constraints on the site;***
- c. Provide good quality on site amenity, recognising the unique layout, internal amenity and other day-to-day needs of residents as they age and the types of retirement units they live in;***
- c. Encourage the scale and design of the retirement village to:***

i. be of a high-quality and compatible with the planned urban character;

ii. achieve attractive and safe streets and public open spaces, including by providing for passive surveillance; and

iii. achieve an appropriate level of residential amenity at neighbouring properties where relevant built form standards are exceeded.

- 9 Following questions from the Hearing Panel and the request to provide a wiring diagram¹ indicating the inter-relationship between the suggested objectives, policies, rules and standards governing retirement villages, I have also further considered the drafting of the restricted discretionary rule for retirement villages. I have considered its relationship to the built form standards. I have also reflected on the Panel's questions as to whether the retirement village policy and rules provide sufficient coverage to assess effects (that is, if the Panel determines to accept the RVA submission that the design guide should not apply to retirement villages).
- 10 The three alternative options I considered were:
- 10.1 Add matters of discretion to the retirement village restricted discretionary activity rule, giving Council greater discretion on urban design matters with enhanced links to the relevant policies; or
- 10.2 Require retirement villages to comply with more of the built form standards, including a retirement village definition as was outlined in my evidence; or
- 10.3 A combination of the above two options.
- 11 I do not favour option 1, as consider this will invite too much discretion and will accordingly reduce certainty (similar to the issues I have already raised with the Residential Design Guide). I consider that outcome would be inconsistent with the intent of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (*Enabling Housing Act*) and the NPS-UD. In terms of option 2, I consider this option will significantly enhance the certainty of the Plan for retirement village developments. I note this approach is more consistent with the approach adopted by other Tier 1 councils for retirement villages and multi-unit housing.

¹ Paragraph 13, Minute 17: Stream 2 Follow Up.

- 12 However, in my view, option 3 is the preferred option, to give the most clarity and to ensure effects of concern are appropriately managed.
- 13 As such, I suggest the following amendments to the matters of discretion (shown in **bold** below and included in further detail in both zones in **Appendix A**).

New Restricted Discretionary Activity Rule

[MDRZ] / [HDRZ]-R14 - Construction of buildings or structures for multi-unit housing or a retirement village

[MDRZ] / [HDRZ]-R17 - Construction of any other building or structure, including additions and alterations

1. Activity status: Restricted Discretionary

Matters of discretion are restricted to:

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

- i. MRZ-S2;
- ii. MRZ-S3;
- iii. MRZ-S4;
- iv. MRZ-S5;
- v. MRZ-S12 for multi-unit housing only;
- vi. MRZ-S13 for multi-unit housing only; and
- vii. MRZ-S14 for multi-unit housing; and

3. ---

4. **For retirement villages:**

- i. **In addition to paragraph 1, the extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for any infringed standard (including any cumulative effects of all standard infringements):**

- a. **MRZ-S6**
- b. **MRZ-S7**
- c. **MRZ-S8**
- d. **MRZ-S9**
- e. **MRZ-S10**

- ii. **The effects of the retirement village on the safety of adjacent streets or public open spaces**
- iii. **The extent to which articulation, modulation and materiality addresses adverse visual dominance effects;**
- iv. **The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;**
- v. **The matters in [MDRZ P2, P4, P7, P9, P10 and PX (New policies)] and / or [HDRZ P2, P3, P4, P5, P7, P9, P10 and PX (New policies)] (insert as required).**
- vi. **The positive effects of the construction, development and use of the retirement village.**

14 As noted, I propose that MRZ-S6, MRZ-S7, MRZ-S8, MRZ-S9 and MRZ-S10 (and the 'like for like' HRZ rules) apply to retirement villages in addition to other density standards. I therefore propose that the phrase, "This standard does not apply to retirement villages" be deleted.

15 This change is subject to some important modifications. As discussed at the hearing, there was confusion regarding the need for a 'retirement unit' definition. In my view the definition is necessary because:

15.1 It particularly supports the RVA's proposed modifications to the outdoor living space and outlook standards (MRZ -S7 and MRZ-S8) for retirement villages. This modification recognises that retirement village internal amenity is often communal/indoors. And, unit types vary in terms of size and their facilities to reflect the different needs of residents; and

15.2 It distinguishes between "residential units" and "retirement villages" generally, ensuring there is no overlap that could complicate consenting processes.

16 Appendix A highlights these changes at pages 22-23. Consequential amendments are made to MRZ-S8, MRZ-S9, to refer to "retirement units".

OTHER MATTERS

17 In terms of my evidence in chief, I have also:

17.1 Deleted clause 4(iv) of the restricted discretionary activity matters as it duplicates the proposed policy;

- 17.2 Amended the "role of density standards" policy to reflect where the plan specifies other density standards;
- 17.3 Removed reference to "building length" from the restricted discretionary matter of discretion in clause 4(ii) (as shown above); and
- 17.4 Made a minor amendment to the notification preclusion provision relating to retirement villages in the restricted discretionary activity rule.

CONCLUSION

- 18 As discussed at the hearing, the submissions by the RVA and Ryman on the Proposed Plan are seeking to ensure that the District Plan provides an enabling framework for the establishment of retirement villages in the MDRZ and HDRZ areas of Wellington City.
- 19 The further suggested policy and matters of discretion follow the discussions of the hearing and are intended to assist in ensuring the amendments provided through the Proposed Plan appropriately respond to the retirement housing and care shortage and are consistent with the NPS-UD.

Philip Hunter Mitchell

26 April 2023

APPENDIX A

REPLACEMENT PROVISIONS

Medium Density Residential Zone; and

High Density Residential Zone

The following sets out the provisions sought by the RVA and Ryman within the Residential Zones of the Wellington City Proposed District Plan.

*Text highlighted with red underlining represents the RVA and Ryman's proposed insertions. Red underlined text that is also **highlighted** represents new changes proposed in the supplementary evidence following the Stream 2 (Residential) hearing. Text highlighted with ~~strikethrough~~ represents the subsequent deletions.*

Normal black text represents provisions as notified.

PART 1 – INTRODUCTION AND GENERAL PROVISIONS

interpretation - definitions

Insert: 'Retirement Unit' - means any unit within a retirement village that is used or designed to be used for a residential activity (whether or not it includes cooking, bathing, and toilet facilities). A retirement unit is not a residential unit.

PART 3 – AREA SPECIFIC MATTERS – RESIDENTIAL REPLACEMENT PLAN PROVISIONS SOUGHT BY THE RVA AND RYMAN

Medium Density Residential Zone

Introduction

The Medium Density Residential Zone comprises predominantly residential activities that enable more intensive development including medium density development that typically comprises with a moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments and other compatible activities.

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

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

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

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

...

Objectives	
Medium Density Residential Zone	
MRZ-01	Purpose Residential density The Medium Density Residential Zone provides for predominantly residential activities and a variety of housing types and sizes that respond to: <ol style="list-style-type: none">1. Housing needs and demand; and2. The neighbourhood's planned urban built character, including 3 storey buildings.

	<p><u>MRZ-OX - Purpose</u></p> <p><u>The Medium Density Residential Zone accommodates predominantly residential activities and a range of compatible non-residential activities.</u></p>
MRZ-O2	<p>Efficient use of land</p> <p>Land within the Medium Density Residential Zone is used efficiently for residential development that:</p> <ol style="list-style-type: none"> 1. Increases housing supply and choice; and 2. Contributes positively to a changing and well-functioning urban environment.
MRZ-O3	<p>Healthy, safe, accessible and attractive environments</p> <p>The Medium Density Residential Zone provides healthy, safe and accessible living environments with attractive and safe streets.</p>
<u>MRZ-OX</u>	<p><u>Well-functioning urban environment</u></p> <p><u>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</u></p>
<u>MRZ-OZ</u>	<p><u>Objective Oz: Provision of housing for an ageing population</u></p> <p><u>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons, such as retirement villages.</u></p>

Policies	
Medium Density Residential Zone	
MRZ-P1	Enabled activities

	<p>Enable residential activities and other activities that are compatible with the purpose of the Medium Density Residential Zone, while ensuring their scale and intensity is consistent with the amenity values anticipated for the Zone, including:</p> <ol style="list-style-type: none"> 1. Home Business; 2. Boarding Houses; 3. Visitor Accommodation; 4. Supported Residential Care; 5. Childcare Services; and 6. Community Gardens.
MRZ-P2	<p>Housing supply and choice</p> <p>Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments.</p>
MRZ-P3	<p>Housing needs</p> <p>Enable housing to be designed to meet the day-to-day needs of residents, and encourage a variety of housing types, sizes and tenures to cater for people of all ages, lifestyles and abilities.</p>
MRZ-P4	<p>Medium density residential standards</p> <p>Apply the medium density residential standards across the Medium Density Residential Zone except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga)</p>
MRZ-P5	<p>Developments not meeting permitted activity status</p> <p>Provide for developments not meeting permitted activity status, while encouraging high-quality developments.</p>
MRZ-P6	<p>Multi-unit Housing</p>

	<p>Provide for multi-unit housing where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> 1. Fulfils the intent of the Residential Design Guide; 2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and 4. Is adequately serviced by three waters infrastructure or can address any constraints on the site.
<p style="text-align: center;">MRZ-P7</p>	<p>Retirement villages</p> <p>Provide for retirement villages where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> 1.—Fulfils the intent of the Residential Design Guide; 2.—Includes outdoor space that is sufficient to cater for the needs of the residents of the village; 3.—Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; 4.—Is adequately serviced by three waters infrastructure or can address any constraints on the site; and 5.—Is of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone. <p>Enable retirement villages to:</p>

	<p>d. Provide for greater density than other forms of residential developments and enable shared spaces, services, amenities and / facilities, and affordability and the efficient provision of assisted living and care services;</p> <p>e. Be is adequately serviced by three waters infrastructure or can address any constraints on the site;</p> <p>f. Provide good quality on site amenity, recognising the unique layout, internal amenity and other day-to-day needs of residents as they age and the types of retirement units they live in; and</p> <p>c. Encourage the scale and design of the retirement village to:</p> <ul style="list-style-type: none"> i. be of a high-quality and compatible with the planned urban character; ii. achieve attractive and safe streets and public open spaces, including by providing for passive surveillance; and iii. achieve an appropriate level of residential amenity at neighbouring properties, where relevant built form standards are exceeded.
MRZ-P8	<p>Residential buildings and structures</p> <p>Provide for a range of residential buildings and structures (excluding retirement villages), including additions and alterations, that:</p> <ol style="list-style-type: none"> 1. Provide healthy, safe and accessible living environments; 2. Are compatible with the built environment anticipated in the Medium Density Residential Zone; 3. Contribute positively to a changing urban environment; and 4. Achieve attractive and safe streets.
MRZ-P9	Permeable surface

	Require development to provide a minimum level of permeable surface to assist with reducing the rate and amount of storm water run-off.
MRZ-P10	<p>Vegetation and landscaping</p> <p>Encourage the retention of existing vegetation, particularly native vegetation and visually prominent trees that may not otherwise be protected, and where vegetation is proposed to be removed, seek <u>encourage</u> new landscaping of equal or better quality to help integrate new development into the surrounding environment and minimise hard surfacing</p>
MRZ-P11	<p>Attractive and safe streets and public open spaces</p> <p>Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.</p>
MRZ-P12	<p>Roading capacity in the Spenmoor Street Area</p> <p>Only allow multi-unit housing where it can be demonstrated that the local roading network has the capacity to accommodate any increase in traffic associated with the new development, and that the safety and efficiency of the roading network will be maintained.</p>
MRZ-P13	<p>Tapu Te Ranga</p> <p>Facilitate the integrated development of the Tapu Te Ranga land in a manner that:</p> <ol style="list-style-type: none"> 1. Identifies and appropriately addresses any geo-technical and contamination issues; 2. Incorporates planting and landscaping to provide visual screening and integrate development into the surrounding environment; and

	<p>3. Fulfils the intent of the Residential Design Guide and Papakainga Design Guide where relevant and applicable.</p>
MRZ-P14	<p>Community gardens, urban agriculture and waste minimisation</p> <p>Encourage the development of community gardens, small-scale urban agriculture and circular approaches to the production and management of waste (particularly organic waste), while managing adverse effects.</p>
MRZ-P15	<p>Non-residential activities and buildings</p> <p>Only allow non-residential activities and buildings that:</p> <ol style="list-style-type: none"> 1. Support the needs of local communities; 2. Are of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone; 3. Contribute positively to the urban environment and achieve attractive and safe streets; 4. Reduce reliance on travel by private motor vehicle; 5. Maintain the safety and efficiency of the transport network; and 6. Are adequately serviced by three waters infrastructure or can address any constraints on the site.
<u>MRZ-PX</u>	<p><u>Larger sites</u></p> <p><u>Recognise the intensification opportunities provided by larger sites within all residential zones by providing for more efficient use of those sites.</u></p>
<u>MRZ-PX</u>	<p><u>Changing communities</u></p> <p><u>To provide for the diverse and changing residential needs of communities,</u></p>

	<u>recognise that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities.</u>
MRZ-PX	Role of density standards <u>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments, other than in areas where the Plan provides location-specific density standards.</u>

Rules: Land use activities in the Medium Density Residential Zone	
MRZ-R8	Retirement village
<p>1. Activity status: Restricted-Discretionary Permitted</p> <p>Matters of discretion are:</p> <p>1. The matters in MRZ-P2, MRZ-P3 and MRZ-P7.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R8 is precluded from being publicly notified.</p>	
Rules: Building and structures activities in the Medium Density Residential Zone, excluding the Character Precincts, Mount Victoria North Townscape Precinct, and the Oriental Bay Height Precinct	
MRZ-R14	Construction of buildings or structures for multi-unit housing or a retirement village
<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>2. The extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for any infringed standard:</p> <ul style="list-style-type: none"> i. MRZ-S2; ii. MRZ-S3; iii. MRZ-S4; iv. MRZ-S5; v. MRZ-S12 for multi-unit housing only; vi. MRZ-S13 for multi-unit housing only; and vii. MRZ-S14 for multi-unit housing; and 	

3. For multi-unit housing, the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6, MRZ-P7, MRZ-P8, MRZ-P10 and MRZ-P11.

4. For retirement villages:

i. In addition to paragraph 1, the extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for any infringed standard (including any cumulative effects of all standard infringements):

a. MRZ-S6

b. MRZ-S7

c. MRZ-S8

d. MRZ-S9

e. MRZ-S10

ii. The effects of the retirement village on the safety of adjacent streets or public open spaces;

iii. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;

iv. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;

v. When assessing the matters in 1(i) – (iv), and 3(i) – (iii), consider:

a. The need to provide for efficient use of larger sites; and

b. The functional and operational needs of the retirement village;

vi. The matters in MDRZ P2, PP4, P7, P9, P10 and PX [New policies]

vii. The positive effects of the construction, development and use of the retirement village.

For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village (except in relation to natural hazards).

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

An application for resource consent for a retirement village that complies with MRZ-S2, MRZ-S3, MRZ-S4 and MRZ-S5 is precluded from being limited notified.

MRZ-R17	Construction of any other building or structure, including additions and alterations
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ul style="list-style-type: none"> i. MRZ-S2; ii. MRZ-S3; iii. MRZ-S4; 	

- iv. MRZ-S5;
- v. MRZ-S12 for multi-unit housing;
- vi. MRZ-S13 for multi-unit housing; and
- vii. MRZ-S14 for multi-unit housing.

2. Activity status: **Restricted Discretionary**

Where:

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

Matters of discretion are:

- 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard;
- 2. The matters in MRZ-P9, MRZ-P10; MRZ-P11 and MRZ-P15 (this clause is not applicable to retirement villages); and
- 3. The matters in MRZ-P6, MRZ-P7 and MRZ-P8 for additions and alterations to multi-unit-housing or a retirement village; and
- 4. For additions and alterations to retirement villages:
 - i. The effects of the retirement village on the safety of adjacent streets or public open spaces;
 - ii. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;
 - iii. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;
 - iv. ~~When assessing the matters in 1(i) — (iv), and 3(i) — (iii), consider:~~
 - a. ~~The need to provide for efficient use of larger sites; and~~
 - b. ~~The functional and operational needs of the retirement village.~~
 - v. The matters in [MDRZ P2, P4, P7, P9, P10 and PX [New policies]
 - vi. The positive effects of the construction, development and use of the retirement village.

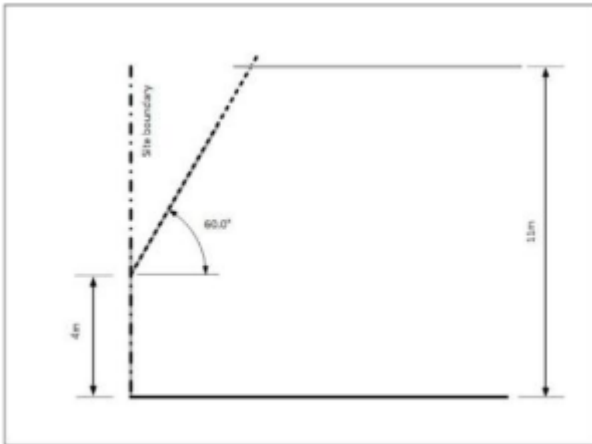
For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village (except in relation to natural hazards).

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

An application for resource consent for additions and alterations to a retirement village that complies with MRZ-S2, MRZ-S3, MRZ-S4 and MRZ-S5 is precluded from being limited notified.

Standards							
MRZ-S2	Building height control 2: 1. For multi-unit housing or a retirement village: or 2. Other buildings and structures.						
<p>1. Buildings and structures must not exceed the following heights above ground level as identified on the District Plan maps:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Location</th> <th>Limit</th> </tr> </thead> <tbody> <tr> <td>a. Height Area 1</td> <td>11m; <u>except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 meter, where the entire roof slopes 15° or more.</u></td> </tr> <tr> <td>b. Height Area 2</td> <td>14m</td> </tr> </tbody> </table> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Fences or standalone walls; b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m 	Location	Limit	a. Height Area 1	11m; <u>except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 meter, where the entire roof slopes 15° or more.</u>	b. Height Area 2	14m	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. Effects on the function and associated amenity values of any adjacent open space and recreation zone.
Location	Limit						
a. Height Area 1	11m; <u>except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 meter, where the entire roof slopes 15° or more.</u>						
b. Height Area 2	14m						
MRZ-S3	Height in relation to boundary						

1. For any site where MRZ-S1 or MRZ-S2.1.a applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 2 below:



2. For any site where MRZ-S2.1.b applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 5 metres vertically above ground level along all boundaries; and
3. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.

This standard does not apply to:

- a. A boundary with a road;
- b. Existing or proposed internal boundaries within a site; and
- c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

Assessment Criteria where the standard is infringed:

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

<p>d. <u>Boundaries adjoining open space and recreation zones, commercial and mixed use zones, and special purpose zones.</u></p>									
<p>MRZ-S4</p>	<p>Boundary setbacks</p>								
<p>1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1" data-bbox="209 645 826 965"> <thead> <tr> <th data-bbox="209 645 517 719">Yard</th> <th data-bbox="517 645 826 719">Minimum depth</th> </tr> </thead> <tbody> <tr> <td data-bbox="209 719 517 786">Front</td> <td data-bbox="517 719 826 786">1.5 metres</td> </tr> <tr> <td data-bbox="209 786 517 860">Side</td> <td data-bbox="517 786 826 860">1 metre</td> </tr> <tr> <td data-bbox="209 860 517 965">Rear</td> <td data-bbox="517 860 826 965">1 metre (excluded on corner sites)</td> </tr> </tbody> </table> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and b. Fences or standalone walls. 	Yard	Minimum depth	Front	1.5 metres	Side	1 metre	Rear	1 metre (excluded on corner sites)	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites.
Yard	Minimum depth								
Front	1.5 metres								
Side	1 metre								
Rear	1 metre (excluded on corner sites)								
<p>MRZ-S5</p>	<p>Building coverage</p>								
<p>1. Maximum building coverage must not exceed 50% of the net site area.</p> <p><u>This standard does not apply to:</u></p> <ul style="list-style-type: none"> 1. <u>Uncovered decks and uncovered structures no more than 1m in height above ground level; and</u> 2. <u>Eaves up to 1m in width;</u> 3. <u>Multi-unit housing; and</u> 4. <u>Retirement villages.</u> 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites. 								
<p>MRZ-S6</p>	<p>Outdoor living space (per unit)</p>								

<p>1. A residential unit or retirement unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:</p> <ol style="list-style-type: none"> a. Where located at ground level, has no dimension less than 3 metres; b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; c. Is accessible from the residential unit; d. May be: <ol style="list-style-type: none"> i. grouped cumulatively by area in 1 communally accessible location; or ii. located directly adjacent to the unit; and e. Is free of buildings, parking spaces, and servicing and manoeuvring areas. <p>2. A residential unit or retirement unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:</p> <ol style="list-style-type: none"> a. Is at least 8 square metres and has a minimum dimension of 1.8 metres; b. Is accessible from the residential unit; and c. May be: <ol style="list-style-type: none"> i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or ii. located directly adjacent to the unit. <p>3. For retirement units, clauses 1 and 2 apply with the following modifications:</p> <p>a. the outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and</p>	<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> 1. The design of the proposed outdoor living space provides a good standard of amenity; 2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and 3. The availability of public open space in proximity to the site.
---	--

<p>b. a retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of 53 up to 50% of the required outdoor living space.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Multi-unit housing; and b. Retirement villages 	
<p>MRZ-S7</p>	<p>Outlook space (per unit)</p>
<ol style="list-style-type: none"> 1. An outlook space must be provided for each residential unit or retirement unit as specified in this standard; 2. An outlook space must be provided from habitable room windows as shown in Diagram 3 below; 3. The minimum dimensions for a required outlook space are as follows: <ol style="list-style-type: none"> a. A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and b. All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; 4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies; 5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space; 6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building; 7. Outlook spaces may be under or over a balcony; 8. Outlook spaces required from different rooms within the same building may overlap; and 9. Outlook spaces must: 	<p>The extent to which:</p> <ol style="list-style-type: none"> 1. Acceptable levels of natural light are provided to habitable rooms; and 2. The design of the proposed unit provides a healthy living environment.

<p>a. Be clear and unobstructed by buildings; and</p> <p>b. Not extend over an outlook space or outdoor living space required by another dwelling.</p> <p>For retirement units, clauses 1 – 9 apply with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.</p> <p>This standard does not apply to:</p> <p>a. Multi-unit housing; and</p> <p>b. Retirement villages.</p>	
MRZ-S8	Windows to street
<p>1. Any residential unit or retirement unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</p> <p>This standard does not apply to:</p> <p>a. Multi-unit housing; and</p> <p>b. Retirement villages.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Passive surveillance and safety.
MRZ-S9	Landscaped area
<p>1. A residential unit or retirement unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them; and</p> <p>2. The landscaped area may be located on any part of the site, and does not need to be associated with each residential unit.</p> <p>This standard does not apply to:</p> <p>a. Multi-unit housing; and</p> <p>b. Retirement villages.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Hard surfacing is minimised as far as practicable.
MRZ-S10	Permeable surface area

<p>1. A minimum of 30% of the net site area must be permeable surface.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Multi-unit housing; and b. Retirement villages. 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Any measures used to mitigate stormwater runoff; and 2. The capacity of, and effects on, the stormwater network.
<p style="text-align: center;">MRZ-S11</p> <p>1. Any fence or standalone wall, or combination of these structures, must not exceed:</p> <ul style="list-style-type: none"> a. A maximum height of 2m above ground level where within 1m of any side or rear boundary; <p>2. On a front boundary or in a front boundary setback any fence or standalone wall, or combination of these structures, must not exceed:</p> <ul style="list-style-type: none"> a. A maximum height of 2m above ground level; and b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length, as shown in Diagram 4 below. <div data-bbox="204 1288 778 1400" style="text-align: center;"> </div> <p>MRZ-S11S10.2 does not apply to a State Highway.</p> <p><u>This standard does not apply to:</u></p> <p><u>Temporary fences/walls.</u></p>	<p style="text-align: center;">Fences and standalone walls</p> <p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance and shading effects on adjoining properties. <p><u>This standard does not apply to:</u></p> <p><u>Temporary fences/walls.</u></p>
<p style="text-align: center;">Standards MRZ-12, MRZ-13 and MRZ-14 relate to multi-unit housing only.</p>	

**High Density Residential Zone
Introduction**

...

Objectives

High Density Residential Zone	
HRZ-O1	<p><u>Purpose Residential density</u></p> <p>The High Density Residential Zone provides for predominantly residential activities and a variety of housing types and sizes that respond to:</p> <ol style="list-style-type: none"> 1. Housing needs and demand; and 2. The neighbourhood's planned urban built character, including 3 storey buildings. <p><u>HRZ-OX - Purpose</u></p> <p><u>The High Density Residential Zone accommodates predominantly residential activities and a range of compatible non-residential activities.</u></p>
HRZ-O2	<p>Efficient use of land</p> <p>Land within the High Density Residential Zone is used efficiently for residential development that:</p> <ol style="list-style-type: none"> 1. Increases housing supply and choice; 2. May be of a greater density and scale than the Medium Density Residential Zone; and 3. Contributes positively to a more intensive high-density urban living environment.
HRZ-O3	<p>Healthy, safe, accessible and attractive environments</p> <p>The High Density Residential Zone provides healthy, safe and accessible living environments with attractive and safe streets.</p>
<u>HRZ-OX</u>	<p><u>Well-functioning urban environment</u></p> <p><u>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and</u></p>

	<u>cultural wellbeing, and for their health and safety, now and into the future.</u>
MRZ-OZ	Objective Oz: Provision of housing for an ageing population Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons, such as retirement villages

Policies	
High Density Residential Zone	
HRZ-P1	Enabled activities Enable residential activities and other activities that are compatible with the purpose of the High Density Residential Zone, while ensuring their scale and intensity is consistent with the amenity values anticipated for the Zone, including: <ol style="list-style-type: none"> 1. Home Business; 2. Boarding Houses; 3. Visitor Accommodation; 4. Supported Residential Care; 5. Childcare Services; and 6. Community Gardens.
HRZ-P2	Housing supply and choice Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments, and residential buildings of up to <u>at least</u> 6-storeys in height.
HRZ-P3	Housing needs Enable housing to be designed to meet the day-to-day needs of residents. and encourage a variety of housing types, sizes and tenures to cater for people of all ages, lifestyles and abilities.

<p>HRZ-P4</p>	<p>Medium density residential standards</p> <p>Apply the medium density residential standards across the High Density Residential Zone except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).</p>
<p>HRZ-P5</p>	<p>Developments not meeting permitted activity status</p> <p>Provide for developments not meeting permitted activity status, while encouraging high-quality developments.</p>
<p>HRZ-P6</p>	<p>Multi-unit housing</p> <p>Provide for multi-unit housing where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> 1. Fulfils the intent of the Residential Design Guide; 2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and 4. Is adequately serviced by three waters infrastructure or can address any constraints on the site.
<p>HRZ-P7</p>	<p>Retirement villages</p> <p>Provide for retirement villages where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> 1. Fulfils the intent of the Residential Design Guide where it is relevant;

- ~~2.—Includes outdoor space that is sufficient to cater for the needs of the residents of the village;~~
- ~~3.—Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development;~~
- ~~4.—Is adequately serviced by three waters infrastructure or can address any constraints on the site; and~~
- ~~5.—Is of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone.~~

Enable retirement villages in residential zones to:

a. **Provide for greater density than other forms of residential developments and enable shared spaces, services, amenities and / facilities, and affordability and the efficient provision of assisted living and care services;**

g. **Be is** adequately serviced by three waters infrastructure or can address any constraints on the site;

a. **Provide good quality on site amenity, recognising the unique layout, internal amenity and other day-to-day needs of residents as they age and the types of retirement units they live in; and**

c. **Encourage the scale and design of the retirement village to:**

i. **be of a high-quality and compatible with the planned urban character;**

ii. **achieve attractive and safe streets and public open spaces, including by providing for passive surveillance; and**

iii. **achieve an appropriate level of residential amenity at neighbouring**

	properties, where relevant built form standards are exceeded.
HRZ-P8	<p>Residential buildings and structures</p> <p>Provide for a range of residential buildings and structures (excluding retirement villages), including additions and alterations, that:</p> <ol style="list-style-type: none"> 1. Provide healthy, safe and accessible living environments; 2. Are compatible with the built environment anticipated in the High Density Residential Zone; and 3. Contribute positively to a changing urban environment; and 4. Achieve attractive and safe streets.
HRZ-P9	<p>Permeable surface</p> <p>Require development to provide a minimum level of permeable surface to assist with reducing the rate and amount of storm water run-off.</p>
HRZ-P10	<p>Vegetation and landscaping</p> <p>Encourage the retention of existing vegetation, particularly native vegetation and visually prominent trees that may not otherwise be protected, and where vegetation is proposed to be removed, seek encourage new landscaping of equal or better quality to help integrate new development into the surrounding environment and minimise hard surfacing</p>
HRZ-P11	<p>Attractive and safe streets and public open spaces</p> <p>Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.</p>
HRZ-P13	<p>City Outcomes Contribution</p> <p>Require over height, large-scale residential development in the High-Density Residential Zone to deliver City Outcomes</p>

	<p>Contributions as detailed and scored in the Residential Design Guide, including through either:</p> <ol style="list-style-type: none"> 1. Positively contributing to public space provision and the amenity of the site and surrounding area; and/or 2. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or 3. Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or 4. Incorporating assisted housing into the development, and where this is provided legal instruments are required to ensure that it remains assisted housing for at least 25 years; and/or 5. Enabling ease of access for people of all ages and mobility.
<p>HRZ-P14</p>	<p>Non-residential activities and buildings</p> <p>Only allow non-residential activities and buildings that:</p> <ol style="list-style-type: none"> 1. Support the needs of local communities; 2. Are of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone; 3. Contribute positively to the urban environment and achieve attractive and safe streets; 4. Reduce reliance on travel by private motor vehicle; 5. Maintain the safety and efficiency of the transport network; and

	6. Are adequately serviced by three waters infrastructure or can address any constraints on the site.
<u>HRZ-PX</u>	<u>Larger sites</u> <u>Recognise the intensification opportunities provided by larger sites within all residential zones by providing for more efficient use of those sites.</u>
<u>HRZ-PX</u>	<u>Changing communities</u> <u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities.</u>
<u>HRZ-PX</u>	<u>Role of density standards</u> <u>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments, other than in areas where the Plan provides location-specific density standards.</u>

Rules: Land use activities	
HRZ-R8	Retirement village
<p>1. Activity status: <u>Restricted Discretionary Permitted</u></p> <p>Matters of discretion are:</p> <p>1. The matters in HRZ P2, HRZ P3 and HRZ P7.</p> <p>Notification status: An application for resource consent made in respect of rule HRZ R8.1 is precluded from being publicly notified.</p>	
Rules: Building and structures activities	
HRZ-R14	Construction of buildings or structures for multi-unit housing or a retirement village
1. Activity status: Restricted Discretionary	

Matters of discretion are restricted to:

2. The extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for any infringed standard:
 - i. HRZ-S2;
 - ii. HRZ-S3;
 - iii. HRZ-S12 for multi-unit housing only;
 - iv. HRZ-S13 for multi-unit housing only;
 - v. HRZ-S14 for multi-unit housing only;
 - vi. HRZ-S15;
 - vii. HRZ-S16; and
 - viii. HRZ-S17.
3. For multi-unit housing, the matters in HRZ-P2, HRZ-P3, HRZ-P5, HRZ-P6, HRZ-P7, HRZ-P8, HRZ-P10 and HRZ-P11.

~~4. The matters in HRZ-P13 where the development comprises 25 or more residential units; or exceeds the maximum height requirement by 25% or more.~~

5. For retirement villages:

i. In addition to paragraph 1, the extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for any infringed standard (including any cumulative effects of all standard infringements):

- a. HRZ-S5
- b. HRZ-S6
- c. HRZ-S7
- d. HRZ-S8
- e. HRZ-S9
- f. HRZ-S10

ii. The effects of the retirement village on the safety of adjacent streets or public open spaces;

iii. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;

iv. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;

~~v. When assessing the matters in 1(i) – (iv), and 3(i) – (iii), consider:~~

~~a. The need to provide for efficient use of larger sites; and~~

~~b. The functional and operational needs of the retirement village.~~

vi. The matters in HRZ P2, P4, P7, P9, P10 and PX [New policies].

vii. The positive effects of the construction, development and use of the retirement village.

~~For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village (except in relation to natural hazards).~~

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

An application for resource consent for a retirement village that complies with HRZ-S2, HRZ-S3, HRZ-S15 and HRZ-S17 is precluded from being limited notified.

HRZ-R17

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

1. Activity status: **Permitted**

Where:

a. Compliance with the following standards is achieved:

- i. HRZ-S1;
- ii. HRZ-S2;
- iii. HRZ-S3;
- iv. HRZ-S4;
- v. HRZ-S5;
- vi. HRZ-S10;
- vii. HRZ-S12; for multi-unit housing
- viii. HRZ-S13; for multi-unit housing
- ix. HRZ-S14; for multi-unit housing
- x. HRZ-S15;
- xi. HRZ-S16; and
- xii. HRZ-S17.

2. Activity status: **Restricted Discretionary**

Where:

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

Matters of discretion are:

1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard;
2. The matters in HRZ-P9, HRZ-P10; HRZ-P11 and HRZ-P14 (this clause is not applicable to retirement villages); and
3. The matters in HRZ-P6, HRZ-P7 and HRZ-P8 for additions and alterations to multi-unit-housing or a retirement village; and
4. For additions and alterations to retirement villages:
 - i. The effects of the retirement village on the safety of adjacent streets or public open spaces;

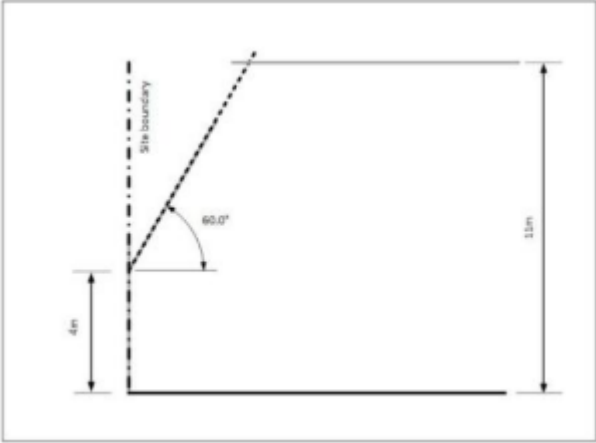
- ii. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;
- iii. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;
- iv. ~~When assessing the matters in 1(a)(i) – (v), and (2)(4)(i) – (iii), consider:~~
 - a. ~~The need to provide for efficient use of larger sites; and~~
 - b. ~~The functional and operational needs of the retirement village.~~
- viii. The matters in HDRZ P2, P4, P7, P9, P10 and PX [New policies].
- v. The positive effects of the construction, development and use of the retirement village.

~~For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village (except in relation to natural hazards).~~

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

~~An application for resource consent for additions and alterations to a retirement village that complies with HRZ-S2, HRZ-S3, HRZ-S15 and HRZ-S17 is precluded from being limited notified.~~

Standards	
HRZ-S2	Building height control 2 for multi-unit housing or a retirement village
<p>1. Buildings and structures must not exceed 21 metres in height above ground level.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Fences or standalone walls; b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m. 	<p>Retain as notified</p> <p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; 3. Effects on the function and associated amenity values of any adjacent open space zone; and 4. Wind effects.

HRZ-S3	Height in relation to boundary
<p>1. For any site where HRZ-S1 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 6 below:</p>  <p>2. For any site where HRZ-S2 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 8 metres vertically above ground level along all boundaries, except where (3) or (4) below is applicable;</p> <p>3. For any site where HRZ-S2 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 5 metres vertically above ground level along any boundary that adjoins a site in:</p> <ol style="list-style-type: none"> i. The Medium Density Residential Zone; or ii. The Wellington Town Belt Zone; or iii. Any Heritage Area; or iv. Any site containing a Heritage Building; or v. Any site occupied by a school; <p>4. For any site where HRZ-S2 applies that is located adjacent to a site in the Natural Open Space Zone, Open Space Zone, or Sport and Active Recreation</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; 3. Effects on the function and associated amenity values of any adjacent open space zone or school site; and 4. For any site adjacent to a character precinct or heritage area, the effects on the identified character or heritage values.

<p>Zone: all buildings and structures must be designed and located to maintain sunlight access to a minimum of 70% of the open space site area during 10am to 3pm at either of the equinoxes (i.e. 21 March or 23 September).</p> <p>5. In relation to 1, 2 and 3 above, where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. A boundary with a road; b. Existing or proposed internal boundaries within a site; and c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. d. <u>Boundaries adjoining open space and recreation zones, commercial and mixed use zones, and special purpose zones.</u> 									
HRZ-S4	Boundary setbacks								
<p>2. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1" data-bbox="209 1574 826 1892"> <thead> <tr> <th data-bbox="209 1574 518 1644">Yard</th> <th data-bbox="518 1574 826 1644">Minimum depth</th> </tr> </thead> <tbody> <tr> <td data-bbox="209 1644 518 1713">Front</td> <td data-bbox="518 1644 826 1713">1.5 metres</td> </tr> <tr> <td data-bbox="209 1713 518 1783">Side</td> <td data-bbox="518 1713 826 1783">1 metre</td> </tr> <tr> <td data-bbox="209 1783 518 1892">Rear</td> <td data-bbox="518 1783 826 1892">1 metre (excluded on corner sites)</td> </tr> </tbody> </table> <p>This standard does not apply to:</p>	Yard	Minimum depth	Front	1.5 metres	Side	1 metre	Rear	1 metre (excluded on corner sites)	<p>Retain as notified</p> <p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 3. Streetscape and visual amenity effects; and <p>Dominance, privacy and shading effects on adjoining sites.</p>
Yard	Minimum depth								
Front	1.5 metres								
Side	1 metre								
Rear	1 metre (excluded on corner sites)								

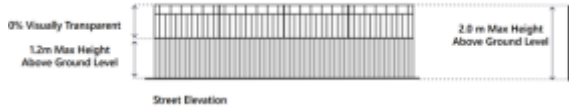
<ul style="list-style-type: none"> a. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; b. Fences or standalone walls. c. Multi-unit housing and d. Retirement villages 	
HRZ-S5	Building coverage
<p>1. Maximum building coverage must not exceed 50% of the net site area.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Multi-unit housing; and b. Retirement villages. 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites.
HRZ-S6	Outdoor living space (per unit)
<p>1. A residential unit or retirement unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:</p> <ul style="list-style-type: none"> a. where located at ground level, has no dimension less than 3 metres; b. where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; c. is accessible from the residential unit; d. may be: <ul style="list-style-type: none"> i. grouped cumulatively by area in 1 communally accessible location; or ii. located directly adjacent to the unit; and e. is free of buildings, parking spaces, and servicing and manoeuvring areas; and <p>2. A residential unit or retirement unit located above ground floor level must have an</p>	<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ul style="list-style-type: none"> 1. The design of the proposed outdoor living space provides a good standard of amenity; 2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and 3. The availability of public open space in proximity to the site.

<p>outdoor living space in the form of a balcony, patio, or roof terrace that:</p> <ol style="list-style-type: none"> a. is at least 8 square metres and has a minimum dimension of 1.8 metres; b. is accessible from the residential unit; c. may be: <ol style="list-style-type: none"> i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or ii. located directly adjacent to the unit. <p>3. For retirement units, clauses 1 and 2 apply with the following modifications:</p> <ol style="list-style-type: none"> a. the outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and b. a retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of 53 up to 50% of the required outdoor living space. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> a. Multi-unit housing; and b. Retirement villages. 	
HRZ-S7	Outlook space (per unit)
<ol style="list-style-type: none"> 1. An outlook space must be provided for each residential unit or retirement unit as specified in this standard; 2. An outlook space must be provided from habitable room windows as shown in Diagram 7 below: 3. The minimum dimensions for a required outlook space are as follows: <ol style="list-style-type: none"> a. Assessment criteria where the standard is infringed: b. The extent to which: 	<p>Retain as notified</p> <p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> 1. Acceptable levels of natural light are provided to habitable rooms; and 2. The design of the proposed unit provides a healthy living environment.

<p>c. Acceptable levels of natural light are provided to habitable rooms; and</p> <p>d. The design of the proposed unit provides a healthy living environment.</p> <p>4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies;</p> <p>5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space;</p> <p>6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;</p> <p>7. Outlook spaces may be under or over a balcony;</p> <p>8. Outlook spaces required from different rooms within the same building may overlap; and</p> <p>9. Outlook spaces must:</p> <p>a. Be clear and unobstructed by buildings; and</p> <p>b. Not extend over an outlook space or outdoor living space required by another dwelling.</p> <p>For retirement units, clauses 1 – 9 apply with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.</p> <p>This standard does not apply to:</p> <p>a. Multi-unit housing; and</p> <p>b. Retirement villages.</p>	
HRZ-S8	Windows to street
<p>1. Any residential unit or retirement unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</p> <p>This standard does not apply to:</p>	<p>Retain as notified.</p> <p>Assessment criteria where the standard is infringed:</p> <p>1. Streetscape and visual amenity effects; and</p>

<ul style="list-style-type: none"> a. Multi-unit housing and b. Retirement villages. 	<ul style="list-style-type: none"> 2. Passive surveillance and safety.
HRZ-S9	Landscaped area
<ul style="list-style-type: none"> 1. A residential unit or retirement unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them. 2. The landscaped area may be located on any part of the site, and does not need to be associated with each residential unit. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Multi-unit housing. b. Retirement villages. 	<p>Retain as notified.</p> <p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Hard surfacing is minimised as far as practicable.
HRZ-S10	Permeable surface area
<ul style="list-style-type: none"> 1. A minimum of 30% of the net site area must be permeable surface. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Multi-unit housing and b. Retirement villages. 	<p>Retain as notified.</p> <p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Any measures used to mitigate stormwater runoff; and 2. The capacity of, and effects on, the stormwater network.
HRZ-S11	Fences and standalone walls
<ul style="list-style-type: none"> 1. Any fence or standalone wall, or combination of these structures, must not exceed: <ul style="list-style-type: none"> a. A maximum height of 2m above ground level where within 1m of any side or rear boundary; 2. On a front boundary or in a front boundary setback any fence or standalone wall, or combination of these structures, must not exceed: <ul style="list-style-type: none"> a. A maximum height of 2m above ground level; and 	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance and shading effects on adjoining properties.

b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length, as shown in Diagram 4 below.



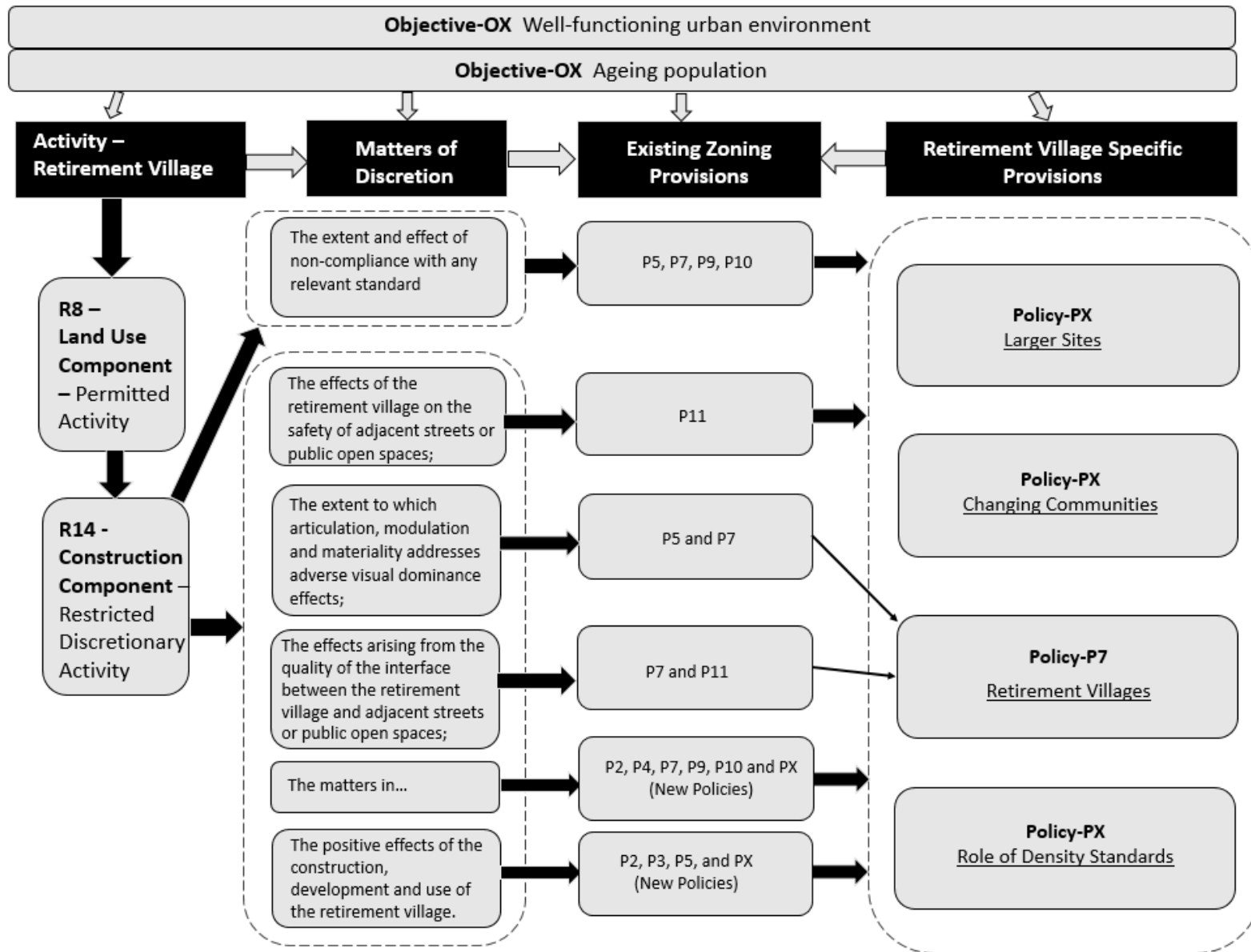
MRZ-S11S10.2 does not apply to a State Highway.

This standard does not apply to:

Temporary fences/walls

<p align="center">HRZ-S15</p>	<p>Minimum privacy separation to a boundary for a multi-unit housing or a retirement village</p> <p>Retain as notified.</p>
<p align="center">HRZ-S16</p>	<p>Maximum building depth for multi-unit housing or a retirement village</p> <p>...</p>
<p align="center">HRZ-S17</p>	<p>Minimum building separation distance for multi-unit housing or a retirement village</p> <p>...</p>

APPENDIX B



APPENDIX C - SECTION 32AA EVALUATION

The s32AA evaluation is to be undertaken at a scale and degree that is commensurate with the anticipated effects of the amendments.

Having regard to Section 32AA, the following is noted:

<p>The specific provisions recommended to be amended are:</p> <ul style="list-style-type: none"> • Insert a new definition for 'retirement unit'; • Insert one new objective into the Medium and High Density Residential Zones (MRZ-OX and HRZ-OX Well-functioning urban environment); and • Insert four new policies into the General Residential Zone (MRZ-P7/HRZ-P7 – Retirement villages, MRZ-PX/HRZ-PX Larger Sites, MRZ-PX/HRZ-PX Changing Communities and MRZ-PX/HRZ-PX Role of density standards). <p><u>'Retirement Unit' - means any unit within a retirement village that is used or designed to be used for a residential activity (whether or not it includes cooking, bathing, and toilet facilities). A retirement unit is not a residential unit.</u></p> <p><u>[Insert Zone] – OX: Well-functioning urban environments</u> <u>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</u></p> <p><u>[Insert Zone] – P7: Retirement Villages</u></p> <ol style="list-style-type: none"> 1. <u>Provide for retirement villages where it can be demonstrated that the development:</u> <ol style="list-style-type: none"> a) <u>Enables greater density than other forms of residential developments to enable shared spaces, services, amenities and / facilities.</u> 	<p>Effectiveness and Efficiency</p> <p>The recommended new definition, objective and policies within the Medium Density and High Density Residential Zones fill a critical gap in the policy regime of the Proposed Plan associated with actively providing support for the ageing population, and the provision for retirement villages.</p> <p>Including the retirement unit definition, the new objective and the four new policies is considered to suitably recognise the acute needs for the ageing population and will more appropriately achieve the efficient use of land and patterns of development which are compatible with the role, function and predominant planned character of each particular zone.</p> <p>Costs/Benefits</p> <p>The recommended amendments enable retirement village development to occur within the Medium Density and High Density Residential Zones in line with the direction of the NPS-UD and Enabling Housing Act. This will have benefit in encouraging residential redevelopment and intensification to support the outcomes expressed in both the Proposed Plan and the NPS-UD. In addition, the recommended amendments will encourage quality design outcomes for retirement villages, provide additional population within residential zones and provide employment opportunities, thereby providing significant economic contributions to Wellington City.</p> <p>It is acknowledged the retirement village specific policy, as drafted in the RVA and Ryman submission, could result in the unintended consequence of being interpreted as too enabling. The wording of the newly drafted policy better reflects both the enabling of retirement villages, but also the need to align with the planned urban character of the residential zones of Wellington City.</p>
---	---

and affordability and the efficient provision of assisted living and care services; and

- b) Provides good quality on site amenity, recognising the unique layout, internal amenity and other day-to-day needs of residents as they age;
- c) Encourages the scale and design of the retirement village to;
 - i. be of a high-quality and compatible with the planned urban character; and
 - ii. achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

[Insert Zone] – PX: Larger sites

Recognise the intensification opportunities provided by larger sites within all residential zones by providing for more efficient use of those sites.

[Insert Zone] – PX: Changing communities.

To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities.

[Insert Zone] – PX: Role of density standards

Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.

Risk of acting or not acting

I consider that the appropriateness of adopting the relief sought must be considered in the context of the direction set out in the higher order policy documents, and in particular the NPS-UD and the Housing Enabling Act, which provide a significant step change in meeting the needs of communities, including providing a variety of homes for a range of households.

The NPS-UD seeks to enable growth by requiring local authorities to provide development capacity to meet the demands of communities, address overly restrictive rules, and encourage quality, liveable urban environments. It also aims to provide growth that is strategically planned and results in vibrant urban areas. In my opinion, the relief sought by the RVA and Ryman will more greatly align with the outcomes expressed in the NPS-UD.

The risk of not acting and council not giving effect to the changes sought by the RVA and Ryman, is that intensification or redevelopment options are not taken up or are unnecessarily prevented from occurring.