

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

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



). To see more about what legal effect means please click here.

Black Text – Original wording from Proposed District Plan

Red Text – WCC recommended changes

Blue Text – Changes sought by Kāinga Ora.

He Rohe Wharenoho Mātoru-Nui

High Density Residential Zone

HRZ **High Density Residential Zone**

P1 Sch1 **Introduction**

The High Density Residential Zone encompasses areas of the city located near to the City Centre Zone, ~~Johnsonville~~-Metropolitan Centre Zones and ~~Kenepuru and Tawa~~ railway stations. These areas are used predominantly for residential activities with a high concentration and bulk of buildings and other compatible activities.

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

The High Density Residential Zone provides for a range of housing types at a greater density and scale than the Medium Density Residential Zone. It gives effect to the requirements of the RMA to provide for well-functioning urban environments by allowing for ~~three residential units of intensive development~~ up to three storeys on a site, and also by enabling multi-unit housing of up to at least six storeys in all areas of the HRZ and up to 12 storeys in areas of high accessibility to key centres through a resource consent process subject to standards and design guidance.

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


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

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





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

Other relevant District Plan provisions

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.


Objectives	
ISPP	<p>HRZ-01</p>  <p>Purpose</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, of at least including 36-stories and 6-12 storey buildings <u>proximate to Centres and Rapid Transit Stops.</u>
ISPP	<p>HRZ-02</p> <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. <u>May be is</u> 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.
P1 Sch1	<p>HRZ-03</p> <p>Healthy, safe and accessible living environments</p> <p>The High Density Residential Zone provides healthy, safe and accessible living environments with attractive and safe streets.</p>
Policies	

<p>P1 Sch1</p>	<p>HRZ-P1</p>	<p>Enabled activities</p> <p>Enable residential activities and other activities that are compatible with the purpose of the High Density Residential Zone, while ensuring their scale and intensity is consistent with the amenity values plan enabled urban environment 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;
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		5. Childcare services; and 6. Community gardens.
ISPP	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, low-rise apartments, and residential buildings of up to <u>at least</u> 6-storeys in height.
ISPP	HRZ-P3 	Housing needs Enable housing to be designed to meet the day-to-day needs of residents, including by and encouraging a variety of housing types , and sizes and tenures to cater for people of all ages, lifestyles and abilities <u>impairments</u> .
ISPP	HRZ-P4 	Medium density residential standards Apply the medium density residential standards across the High Density Residential Zone and enable higher permitted threshold to support high density development , except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).
ISPP	HRZ-P5 	Developments not meeting permitted activity status Provide for developments not meeting permitted activity status, while encouraging high-quality developments.
ISPP	HRZ-P6	Multi-unit housing <u>Higher density residential development</u> Provide for multi-unit housing <u>high density residential development</u> where it can be demonstrated that the development <u>where it is relevant</u> : <ol style="list-style-type: none"> 1. Fulfils the intent of the Residential Design Guide <u>Achieves the following urban design outcomes</u>: <ol style="list-style-type: none"> A. <u>Provides an effective public private interface;</u> b. <u>The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u> c. <u>Provides high quality buildings;</u> d. <u>Responds to the natural environment;</u> 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 <u>able to be</u> adequately serviced by three waters infrastructure or can address any <u>water</u> constraints on the site; <u>and</u> 5. <u>Is located within</u>: <ol style="list-style-type: none"> a. <u>10 minutes' walk from the rapid transit stops of the Kapiti and Johnsonville Lines, the Ngauranga Rail Station, the edge of the Tawa, Newtown, and Miramar Town Centre Zones, and</u>


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	<p>the Johnsonville Metropolitan Centre Zone and Kilbirnie Metropolitan Centre Zone; or b. 20 minutes' walk from the edge of the Wellington City Centre Zone.</p>
<p>HRZ-P7</p>	<p>Retirement villages</p> <p>Provide for retirement villages where it can be demonstrated that the development where it is relevant:</p> <ol style="list-style-type: none"> 1. Fulfills the intent of the Residential Design Guide where it is relevant; <u>Achieves the following urban design outcomes:</u> <ol style="list-style-type: none"> <u>A. Provides an effective public private interface;</u> <u>b. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u> <u>c. Provides high quality buildings;</u> <u>d. Responds to the natural environment.</u> 2. Includes outdoor space that is sufficient to cater for the needs of the residents of the village;

		<p>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;</p> <p>4. Is able to be adequately serviced by three waters infrastructure or can address any constraints on the site; and</p> <p>5. Is of an intensity, scale and design that is consistent with the amenity-values anticipated and planned built form for the Zone.</p>
ISPP	<p>HRZ-P8</p>	<p>Residential buildings and structures</p> <p>Provide for a range of residential buildings and structures, 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.; and 5. Responds to the site context, particularly where it is located adjacent to a heritage building, heritage structure or heritage area, or character precinct.
ISPP	<p>HRZ-P9</p>	<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>
ISPP	<p>HRZ-P10P9</p>	<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 new landscaping of equal or better quality to help integrate new development into the surrounding environment and minimise hard surfacing.</p>
ISPP	<p>HRZ-P11P10</p> 	<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>
P1 Sch1	<p>HRZ-P12P11</p>	<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>
ISPP	<p>HRZ-P13P12</p>	<p>City Outcomes Contribution</p> <p>Require Encourage over height, large-scale residential development in the High Density Residential Zone to contribute to positive outcomes 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>P1 Sch1</p>	<p>HRZ-P14P13</p>	<p>Non-residential activities and buildings</p> <p>Only allow Provide for 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 and planned urban environment of 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 able to be adequately serviced by three waters infrastructure or can address any constraints on the site; and 7. Are integrated into residential developments where appropriate.

Rules: Land use activities

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

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

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

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

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

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

	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with HRZ-R7.1.a or HRZ-R7.1.b cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The extent to which the intensity and scale of the activity may adversely impact on the <u>amenity values plan enabled environment experienced by</u> of nearby residential properties and the surrounding neighbourhood. 2. <u>The extent to which childcare facilities are integrated into residential development.</u> <p>Notification status: An application for resource consent made in respect of rule HRZ-R7.2.a is precluded from being publicly notified.</p>		
<p>P1 Sch1</p>	<table border="1"> <tr> <td data-bbox="352 577 520 672"> <p>HRZ-R8</p> </td> <td data-bbox="520 577 1473 672"> <p>Retirement Village</p> </td> </tr> </table>	<p>HRZ-R8</p>	<p>Retirement Village</p>
<p>HRZ-R8</p>	<p>Retirement Village</p>		
	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in HRZ-P2, HRZ-P3 and HRZ-P7. <p>Notification status: An application for resource consent made in respect of rule HRZ-R8.1 is precluded from being publicly notified.</p>		
<p>P1 Sch1</p>	<table border="1"> <tr> <td data-bbox="352 943 520 1064"> <p>HRZ-R9</p> </td> <td data-bbox="520 943 1473 1064"> <p>Community facility, health care facility, emergency facility, educational facility (excluding child care services) <u>and Commercial activities</u></p> </td> </tr> </table>	<p>HRZ-R9</p>	<p>Community facility, health care facility, emergency facility, educational facility (excluding child care services) <u>and Commercial activities</u></p>
<p>HRZ-R9</p>	<p>Community facility, health care facility, emergency facility, educational facility (excluding child care services) <u>and Commercial activities</u></p>		
<p>P1 Sch1</p>	<p>1. Activity status: Restricted Discretionary</p> <p><u>Where commercial activities:</u></p> <ol style="list-style-type: none"> a. <u>Are limited to the ground floor tenancy of an apartment building;</u> b. <u>Have a gross floor area that does not exceed 200m²</u> c. <u>Have hours of operation between:</u> <ol style="list-style-type: none"> i. <u>7.00am and 9.00pm Monday to Friday; and</u> ii. <u>8.00am and 7.00pm Saturday, Sunday and public holidays</u> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in HRZ-P14. <p>Notification status: An application for resource consent made in respect of rule HRZ-R9.1 is precluded from being publicly notified.</p>		
<p>ISPP</p>	<table border="1"> <tr> <td data-bbox="352 1615 520 1709"> <p>HRZ-R10</p> </td> <td data-bbox="520 1615 1473 1709"> <p>All Other Activities</p> </td> </tr> </table>	<p>HRZ-R10</p>	<p>All Other Activities</p>
<p>HRZ-R10</p>	<p>All Other Activities</p>		
<p>ISPP</p>	<p>1. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. The activity status is not otherwise provided for as a permitted activity or restricted discretionary activity. 		
<p>Rules: Building and structure activities</p>			

HRZ-R11	Maintenance and repair of buildings and structures
	1. Activity status: Permitted
HRZ-R12	Demolition or removal of buildings and structures
	1. Activity status: Permitted

ISPP

HRZ-R13 	Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site
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	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. <u>No more than three residential units occupy the site and</u> compliance with the following standards is achieved:</p> <ul style="list-style-type: none"> i. HRZ-S1; ii. HRZ-S3; iii. HRZ-S4 only in relation to the rear yard boundary setback; iv. HRZ-S5; v. HRZ-S6; vi. HRZ-S7; vii. HRZ-S8; <u>and</u> viii. HRZ-S9.; <u>and</u> ix. HRZ-S10.
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of HRZ-R13.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and 2. The matters in HRZ-P2, HRZ-P3, HRZ-P4, HRZ-P5, <u>HRZ-P6, HRZ-P7, HRZ-P8, HRZ-P9, HRZ-P10P9 and HRZ-P11P10; and</u> 3. <u>The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u> <p>Notification status:</p> <p>An application for resource consent made in respect of rule HRZ-R13.2.a which results from non-compliance with HRZ-S1, HRZ-S3, MRZ-S4 or MRZ-S5 is precluded from being publicly notified.</p> <p>An application for resource consent made in respect of rule HRZ-R13.2.a which results from non-compliance with HRZ-S6, HRZ-S7, HRZ-S8 or HRZ-S9 or HRZ-S10 is precluded from being either publicly or limited notified.</p>

ISPP

HRZ-R14	Construction of buildings or structures for multi-unit housing or a retirement village
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	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard: <ul style="list-style-type: none"> i. HRZ-S2; ii. HRZ-S3; iii. HRZ-S12S11 for multi-unit housing only; iv. HRZ-S13S12 for multi-unit housing only;
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v. ~~HRZ S14S13~~ for multi-unit housing only;
 vi. ~~HRZ S15S14~~;
 vii. ~~HRZ S16S15~~; and
 viii. ~~HRZ S17S16~~.

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

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

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

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

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

ISPP

HRZ-R15 Fences and standalone walls

1. Activity status: **Permitted**

Where:

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

2. Activity status: **Restricted Discretionary**

Where:

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

Matters of discretion are:

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

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

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

1. Activity Status: Permitted

Where:

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

2. Activity status: **Restricted Discretionary**

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

Matters of discretion are:

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

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

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

P1 Sch1

HRZ-R17

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

1. Activity status: **Permitted**

Where:

a. Compliance with the following standards is achieved:

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

2. Activity status: **Restricted Discretionary**

Where:

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

Matters of discretion are:

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

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

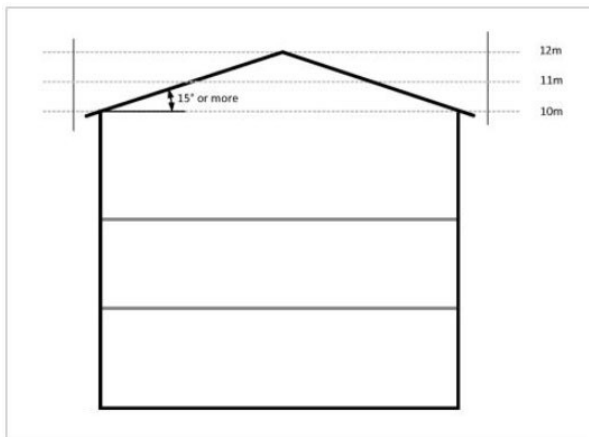
An application for resource consent for additions and alterations to a retirement village where compliance is achieved with HRZ-S2, HRZ-S3, HRZ-S14, HRZ-S15, and HRZ-S16 is precluded from being limited notified.

Standards

ISPP

<p>HRZ-S1</p> 	<p>Building height control 1 where no more than three residential units occupy the site</p>
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1. Buildings and structures must meet the following requirements:
 - a. not exceed ~~44 44 22~~ metres in height above ground level, except that:
 - (i) This can be extended to 43m where Buildings and Structures are located within 400m of the CCZ; and
 - ii. This can be extended to 36m where Buildings and Structures are located between 400m-800m of the CCZ or 400m of the MCZ; and
 - iii. This can be extended to 29m where Buildings and Structures are located within 400m from Miramar Town Centre and 50m adjoining the Tawa MUZ extension, within 400m of the Tawa Town Centre Zone and 36m within 400m of the Newtown Town Centre Zone; and
 - b. In all cases, 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown in Diagram 5 below:



ISPP

This standard does not apply to:

- 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;
- c. Sattelite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m measured vertically;
- d. Multi-unit housing; Development resulting in more

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 zone; and
4. The siting of a development on a site, particularly in relation to larger than typical sites.

than three residential units and
 e. Retirement villages.

HRZ-S2

Building height control 2 for multi-unit housing or a retirement village

~~1. Buildings and structures must not exceed 21-22 metres in height above ground level.
 This standard does not apply to:~~

- ~~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.; and~~

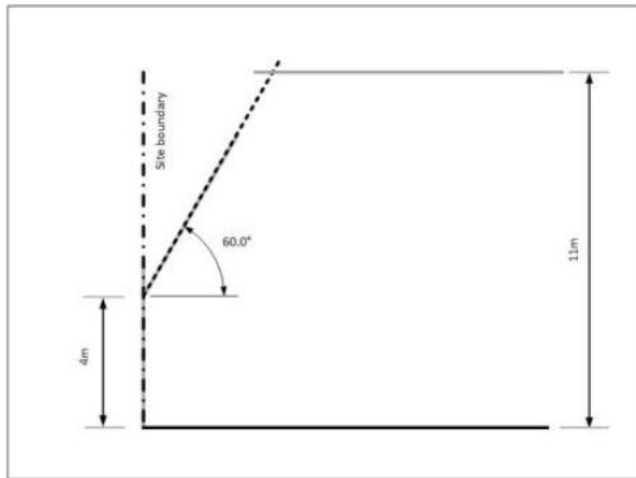
~~Assessment criteria where the standard is infringed:~~

- ~~1. Streetscape and visual amenity effects;~~
- ~~2. Dominance, privacy and shading effects on adjoining sites;~~
- ~~3. Effects on the function and associated amenity values of any adjacent open space zone; and~~
- ~~4. Wind effects; and~~
- ~~5. The siting of a development on a site, particularly in relation to larger than typical sites.~~

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<p>d. Circumstances where up to 50% of a building's roof in elevation exceeds the maximum height where the entire roof slopes 15° or more; and</p> <p>e. Lift overruns provided these do not exceed the height by more than 1m.</p>	
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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, ~~within 21.5m from the frontage as shown in Diagram 6-~~
~~below~~



2. ~~For any site where HRZ-S2 applies:~~ no part of any building or structure may project beyond a 60° recession plane measured from a point 8 metres vertically above ground level along all boundaries ~~except where (1) above is applicable, and~~ except where (3) or (4) below is applicable
3. ~~For any site where HRZ-S2 applies:~~ no part of any building or structure may project beyond a 60° recession plane measured from a point ~~5.6~~ metres vertically above ground level along any boundary that adjoins a site in:

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

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

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

Assessment criteria where the standard is infringed:

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

<p>This standard does not apply to:</p> <ul style="list-style-type: none"> 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>Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and</u> e. <u>Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m measured vertically.</u> 	
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	HRZ-S4	Boundary setbacks
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<p>1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Yard</th> <th style="width: 60%;">Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5 metres</td> </tr> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear </td> <td>1 metre (excluded on corner sites) </td> </tr> <tr> <td><u>Rail corridor boundary</u></td> <td><u>1.5 metres</u></td> </tr> </tbody> </table> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. <u>Developments of 1-3 household units with respect to the front yard set-back requirements;</u> b. a- Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; c. b- Fences or standalone walls; d. <u>Uncovered decks and uncovered structures no more than 500mm in height above ground level (except in relation to the rail corridor boundary, where it does apply);</u> e. <u>Eaves up to 600mm in width (except in relation to the rail corridor boundary, where it does apply);</u> f. e- Multi-unit housing (except in relation to the rail corridor boundary, where it does apply); and g. d- Retirement villages (except in relation to the rail corridor boundary, where it does apply). 	Yard	Minimum depth	Front	1.5 metres	Side	1 metre	Rear 	1 metre (excluded on corner sites) 	<u>Rail corridor boundary</u>	<u>1.5 metres</u>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 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) 										
<u>Rail corridor boundary</u>	<u>1.5 metres</u>										

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	HRZ-S5 	Building coverage
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<p>1. Maximum building coverage must not exceed 50% of the net site area.</p>	<p>Assessment criteria where the standard is infringed:</p>
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<p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. <u>Uncovered decks and uncovered structures no more than 1m in height above ground level</u> b. <u>Eaves up to 1m in width;</u> c. a-Multi-unit housing; and d. b-Retirement villages. 	<ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites.
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HRZ-S6



Outdoor living space (per unit)

<ul style="list-style-type: none"> 1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that: <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 2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that: <ul 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: <ul 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>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> <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.
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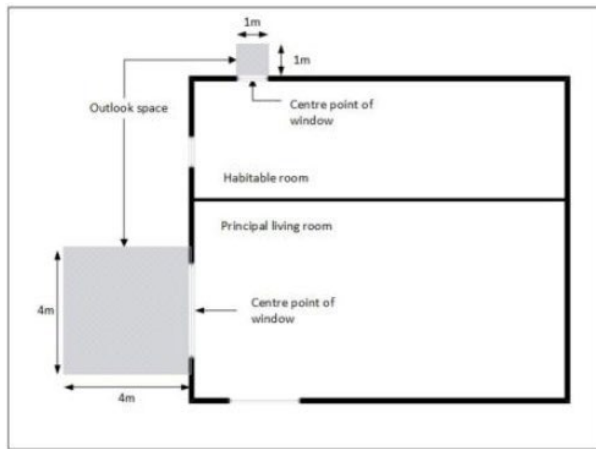
ISPP

HRZ-S7



Outlook space (per unit)

1. An outlook space must be provided for each residential unit as specified in this standard;
2. An outlook space must be provided from habitable room windows as shown in Diagram 7 below:





3. ~~The minimum dimensions for a required outlook space are as follows:~~
 - a. ~~A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and~~
 - b. ~~All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width;~~
 4. ~~The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies;~~
 5. ~~Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space;~~
 6. ~~Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;~~
 7. ~~Outlook spaces may be under or over a balcony;~~
 8. ~~Outlook spaces required from different rooms within the same building may overlap; and~~
 9. ~~Outlook spaces must:~~
 - a. ~~Be clear and unobstructed by buildings; and~~
 - b. ~~Not extend over an outlook space or outdoor living space required by another dwelling.~~

~~This standard does not apply to:~~

Assessment criteria where the standard is infringed:

The extent to which:

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

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

<p>1. Any fence or standalone wall, or combination of these structures, must not exceed:</p> <ul style="list-style-type: none"> a. <u>Exceed a</u> maximum height of 2m above ground level where within 1m of any side or rear boundary. b. <u>Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u> <p>2. n a front boundary or <u>within</u> a <u>5m</u> front boundary setback any fence or standalone wall, or combination of these structures, must not exceed:</p> <ul style="list-style-type: none"> a. <u>Exceed a</u> 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 8 below. c. <u>Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u> <div data-bbox="304 958 879 1061" data-label="Diagram"> </div> <p>3. <u>On a boundary with a site zoned open space or boundary with a public accessway, or within 1m of either of those boundaries, any fence or standalone wall, or combination of these structures, must not:</u></p> <ul style="list-style-type: none"> a. <u>Exceed a maximum height of 2m above ground level; and</u> b. <u>Any part of a fence or standalone wall above 1.5m in height must be 50% visually transparent for its entire length.</u> c. <u>Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u> <p><u>HRZ-S10.3 does not apply to a front boundary or a State Highway.</u></p>	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance and shading effects on adjoining properties.
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ISPP

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

ISPP

~~HRZ-
S13S12~~

Outdoor living space for multi-unit housing

<ol style="list-style-type: none"> Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space; Where private outdoor living space is provided it must be: <ol style="list-style-type: none"> For the exclusive use of residents; Directly accessible from a habitable room; A single contiguous space; and Of the minimum area and dimension specified in the table below; and Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be: <ol style="list-style-type: none"> Accessible from the residential units it serves; Of the minimum area and dimension specified in the table below; and Free of buildings, parking spaces, and servicing and maneuvering areas. 			<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and The availability of public open space in proximity to the site.
Living Space Type	Minimum Area	Minimum Dimension	
a. Private			
i. Studio unit and 1-bedroom unit	5m²	1.8m	
ii. 2+ bedroom unit	8m²	1.8m	
b. Communal			
i. For every 5-15 units	1064m²	8m	
ii. For each additional unit above 15 units	2m²	-	

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

ISPP

HRZ-S14S13

Outlook space for multi-unit housing

- ~~1. All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and~~
- ~~2. The outlook space must meet the requirements set out HRZ-S7.4.9.~~

~~Assessment criteria where the standard is infringed:~~

~~The extent to which:~~

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

ISPP

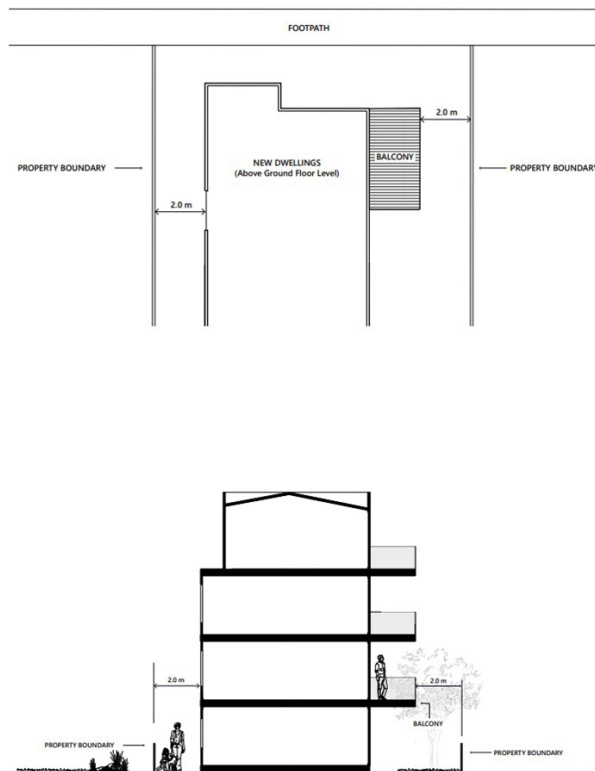
HRZ-S15S14

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

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

~~Assessment criteria where the standard is infringed:~~

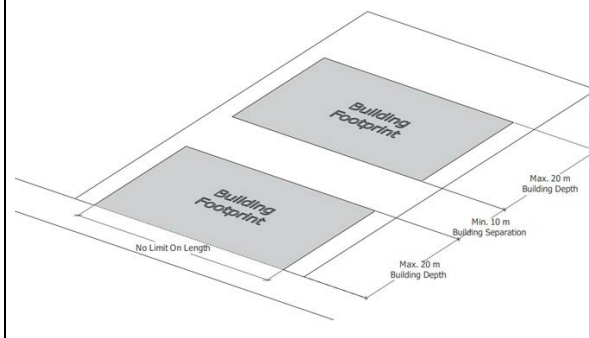
- ~~1. Privacy effects on adjoining sites.~~



ISPP

HRZ-S16

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

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

~~HRZ-
S17S16~~

~~Minimum building separation distance for multi-unit housing or a retirement village~~

<p>1. Buildings must be set back at least 10m from the nearest part of any other building on the same site.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>1. Dominance, privacy and shading effects on adjoining sites.</p>
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Add Oriental Bay Heritage Precinct as per HS2 Evidence