

## Attachment Two - High-Density Residential Zone Provisions

### Introduction

The High Density Residential Zone enables a greater intensity of residential living and development within a walkable catchment of the City Centre Zone, Rapid Transit Stops, and community facilities.

The purpose of the zone is to make efficient use of land and infrastructure, increase the capacity of housing and ensure that residents have convenient access to services, employment, education facilities, retail and entertainment opportunities, public open space and public transport. This will promote and increase the vitality of the city centre and encourage intensification in proximity to rapid transit stops. The zone provides for the greatest density, height and scale of development of all the residential zones, with buildings generally enabled to achieve heights of six storeys.

This form of development will, over time, result in a change to a more intensive urban built form with a high degree of visual change. The provisions provide the framework for managing the effects of use and development and ensuring that residential amenity values and the quality of the built environment are consistent with the planned urban built form.

This zone also provides for a range of non-residential activities so that residents have convenient access to these activities and services while maintaining the urban residential character of these areas.

### OBJECTIVES

#### HRZ-O1 Purpose of the High-Density Residential Zone

Land adjacent to the city centre and Rapid Transit Stops is efficiently used to provide high-density urban living that increases housing capacity and choice and access to centres and public transport.

#### HRZ-O2 Residential Amenity

Achieve a high level of residential amenity within the zone that reflects the planned urban built form and compact urban settlement pattern.

#### HRZ-O3 Planned Urban Built Form

Development is in keeping with the areas planned urban built form of predominantly apartment buildings in a variety of forms, resulting in an urban environment that is visually attractive, safe, and convenient to access.

#### HRZ-O4 Other Activities

Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

### POLICIES

#### HRZ-P1 – Residential Activities

Enable residential activities and apartments that reflect high-quality design and are compatible with the planned urban built form, character and amenity values anticipated in the High Density Residential Zone.

#### HRZ-P2 – Changes to Amenity Values

Recognise that the planned urban built form may result in changes to the amenity values and characteristics of the urban environment over time.

#### HRZ-P3 Residential amenity

Require accommodation to be designed to meet the day to day needs of residents by incorporating adequate provision of onsite amenity for the occupants and minimise reverse sensitivity effects on commercial activities.

#### HRZ-P4 Building and Structures

Enable a high quality high-density urban built form of predominantly six storey buildings, while having consideration to the following:

- a) Development acknowledges and reflects the planned purpose and urban built form, scale and context of the High Density Residential Zone;
- b) Development is well designed and contributes actively to creating safe and vibrant public spaces;
- c) Development provides visual interest by using a variety of building forms, materials and colours;
- d) Manage the height and bulk of development to maintain daylight access and a reasonable standard of privacy, and to minimise visual dominance effects to adjoining sites and developments.

**HRZ-P5 - Safety and street scene quality**

Encourage development to achieve attractive and safe streets and public open spaces including by:

- a) Providing for passive surveillance;
- b) Optimising front yard landscaping

**HRZ-P6 – Other Activities**

Provide for non-residential activities that:

- a) Support the social and economic well-being of the community;
- b) Are in keeping with the with the scale and intensity of development anticipated within the zone;
- c) Avoid, remedy or mitigate adverse effects on residential amenity; and
- d) Will not detract from the vitality of the City Centre Zone or Local Centre Zone.

**RULES**

<p>HRZ-R1 Construction of buildings and structures, including external additions and alterations</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with:             <ol style="list-style-type: none"> <li>i. HRZ-S1;</li> <li>ii. HRZ-S2;</li> <li>iii. HRZ-S3;</li> <li>iv. HRZ-S4;</li> <li>v. HRZ-S5;</li> <li>vi. HRZ-S6;</li> <li>vii. HRZ-S7</li> </ol> </li> </ol> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with HRZ-R1.1-a</li> </ol> <p><b>Matters of discretion are restricted to:</b> The matters of discretion of any infringing standard.</p> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>• An application under this rule where compliance is not achieved with HRZ-S5, HRZ-S6, and HRZ-S7 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</li> <li>• An application under this rule where compliance is not achieved with HRZ-S1, HRZ-S2, HRZ-S3, or HRZ-S4 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>
<p>HRZ-R2 Demolition or removal of an existing building or structure</p>	<p><b>1. Activity status: Permitted</b></p>
<p>HRZ-R3 Residential activity</p>	<p><b>1. Activity status: Permitted</b></p>
<p>HRZ-R4 Supported residential care activity</p>	<p><b>1. Activity status: Permitted</b></p>
<p>HRZ-R5 Papakāinga</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ol style="list-style-type: none"> <li>a. The gross floor area of all commercial activities does not exceed 100m<sup>2</sup> per site; and</li> <li>b. The gross floor area of all community facilities does not exceed 200m<sup>2</sup> per site.</li> </ol> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with HRZ-R5-1</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in PK-P2;</li> <li>2. The matters in HRZ-P6.</li> </ol> <p><b>Notification:</b></p>

	An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.
HRZ-R6 Visitor Accommodation	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The maximum occupancy does not exceed five guests per night per unit.</li> </ol> <p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with HRZ-R6-1.a.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in HRZ-P6</li> </ol> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
HRZ-R7 Community Garden	<p><b>1. Activity status: Permitted</b></p>
HRZ-R8 Retirement Village	<p><b>1. Activity status: Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. All residential units within the retirement village comply with: <ol style="list-style-type: none"> <li>i. <a href="#">NOISE-S5</a>; and</li> <li>ii. <a href="#">NOISE-S6</a>.</li> </ol> </li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in HRZ-P3 and HRZ-P6.</li> </ol> <p><b>Notification:</b> An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA.</p> <p><b>2. Activity status: Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with <a href="#">NOISE-S5</a> or <a href="#">NOISE-S6</a>.</li> </ol>
HRZ-R9 Home business	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. All materials and goods sold, stored, repaired or manufactured in association with the home business must be within buildings on the site or screened from view at ground level;</li> <li>b. The home business does not involve the repair, alteration, restoration or maintenance of motor vehicles; and</li> <li>c. No more than two full-time employees or equivalent are engaged in the home business resides off-site.</li> </ol> <p><b>2. Activity status: Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with HRZ-R9.1.</li> </ol>
HRZ-R10 Educational facility, including home-based childcare services	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The maximum number of children on-site does not exceed four; and</li> <li>b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.</li> </ol> <p>Except that HRZ-R10-1.a and HRZ-R10-1.b do not apply to any children who are normally resident at the site or who are otherwise guests of the occupants of the site</p> <p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p>

	<p>a. Compliance is not achieved with HRZ-R10-1.a or HRZ-R10-1.b.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The matters in HRZ-P6.</li> </ol> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
HRZ-R11 Healthcare Activity	<p><b>1. Activity status: Restricted discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The matters in HRZ-P6.</li> </ol> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
HRZ-R12 Community facility, except healthcare activity and hospitals	<p><b>1. Activity status: Restricted discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The matters in HRZ-P6</li> </ol> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
HRZ-R13 Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or non- complying activity	<p><b>1. Activity status: Discretionary</b></p>
HRZ-R14 Industrial activity	<p><b>1. Activity status: Non-Complying</b></p>
HRZ-R15 Primary Production	<p><b>1. Activity status: Non-Complying</b></p>
HRZ-R16 Rural Industry	<p><b>1. Activity status: Non-Complying</b></p>
HRZ-R17 Primary Production	<p><b>1. Activity status: Non-Complying</b></p>

## STANDARDS

HRZ-S1 Height	<p>1. All buildings and structures must not exceed a maximum height above ground level of 22m.</p> <p><b>Except that:</b></p> <ol style="list-style-type: none"> <li>An additional 1m can be added to the maximum height of any building with a roof pitch of between 15° and 45°, which rises to a ridge that is centred or within the middle third of the building footprint.</li> <li>Any fence or standalone wall along a side or rear boundary which adjoins a site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation must not exceed 2m in height.</li> <li>Any fence or standalone wall must not exceed 1.4m in height when located in the front yard.</li> </ol> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>Solar water heating components provided these do not exceed the height by more than 500mm;</li> <li>Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m;</li> <li>Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or</li> <li>Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m.</li> <li>Lift overruns provided these do not exceed the height by more than 1m.</li> </ul>
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	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The location, design and appearance of the building or structure;</li> <li>2. Any adverse effects on the streetscape taking into account the context, topography of the site and its surrounds and planned urban form;</li> <li>3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Sport and Active Recreation zoned sites;</li> <li>4. Whether an increase in building or structure height results from a response to natural hazard mitigation; and</li> <li>5. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>
<p>HRZ-S2 Height in relation to boundary</p>	<ol style="list-style-type: none"> <li>1. All buildings and structures must be contained beneath a line of 45° measured into the site from any point 3m vertically above ground level along any side or rear boundary where that boundary adjoins a General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.</li> <li>2. An alternative height in relation to boundary control applies to sites in the High Density Residential Zone that adjoin another site in the same zone or any other zone not specified in Standard HRZ-S6.1 in relation to boundary adjoining lower intensity zones: <ol style="list-style-type: none"> <li>a) All buildings and structures must be contained beneath a line of 60° measured from a point 8m vertically above ground level along the first 20m of the side boundary as measured from the road frontage, and that part of any site boundary that adjoins the Open Space Zone or Sport and Active Recreation Zone; and</li> <li>b) All buildings and structures must be contained beneath a line of 55° measured into the site from any point 3m vertically above ground level along northern boundaries and 45° measured from a point 3m vertically above ground level along any other site boundary where the side/rear boundary is located further than 20m from the road frontage or Open Space Zone or Sport and Active Recreation Zone.</li> </ol> </li> </ol> <p><b>Except that:</b></p> <ul style="list-style-type: none"> <li>• Where adjacent to a shared access in excess of 2.5m in width, the measurement shall be taken from the furthest side.</li> </ul> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>• A boundary with a road</li> <li>• Buildings that share a common wall along the boundary</li> <li>• Solar water heating components provided these do not exceed the height in relation to boundary by more than 1m;</li> <li>• Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m;</li> <li>• Boundaries adjoining the City Centre Zone, Local Centre Zone, Hospital Zone, Neighbourhood Centre Zone, Mixed Use Zone, Large Format Retail Zone, General Industrial Zone and General Rural Zone;</li> <li>• Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically; or</li> <li>• A gable end, dormer or roof where that portion beyond the height in relation to boundary is no greater than 1.5m<sup>2</sup> in area and no greater than 1m in height.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites;</li> <li>2. The location, design and appearance of the building or structure;</li> <li>3. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation; and</li> <li>4. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation zoned sites.</li> </ol>
<p>HRZ-S3 Building coverage</p>	<ol style="list-style-type: none"> <li>1. The maximum building coverage must not exceed 60% of net site area.</li> </ol> <p><b>This standard does not apply to:</b></p>

	<ul style="list-style-type: none"> <li>• Pergola structures that are not covered by a roof;</li> <li>• Uncovered decks no more than 300mm in height above ground level;</li> <li>• Buildings and structures that are no more than 2m<sup>2</sup> in floor area and 2m in height above ground level; or</li> <li>• Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The visual dominance of the building on the street from the scale of the new building;</li> <li>2. The visual dominance impact on adjacent residential sites; and</li> <li>3. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>
HRZ-S4 Setback	<ol style="list-style-type: none"> <li>1. Buildings and structures must not be located within a 1.5m setback from the front boundary or a side or rear boundary where that boundary adjoins a General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.</li> </ol> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>• One accessory building or structure less than 2m in height and less than 7m long per site;</li> <li>• Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm; or</li> <li>• Fences or standalone walls.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The visual amenity of adjoining Residential and Open Space and Recreation sites;</li> <li>2. The location, design and appearance of the building or structure;</li> <li>3. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation sites; and</li> <li>4. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site.</li> </ol>
HRZ-S5 Outdoor living space	<ol style="list-style-type: none"> <li>1. Each residential unit located on the ground floor must be provided with an outdoor living space that: <ol style="list-style-type: none"> <li>a) Has a minimum area of 20m<sup>2</sup>;</li> <li>b) Has a minimum dimension of 3m;</li> <li>c) Is directly accessible from a habitable room or kitchen in the residential unit to which it relates; and</li> <li>d) Is free of buildings, parking spaces and manoeuvring areas.</li> </ol> </li> <li>2. Each residential unit located entirely above ground floor must be provided with an outdoor living space in the form of a balcony, deck or roof terrace that: <ol style="list-style-type: none"> <li>a) Has a minimum area of 6m<sup>2</sup>;</li> <li>b) Has a minimum dimension of 1.8m; and</li> <li>c) Is directly accessible from a habitable room or kitchen in the residential unit to which it relates.</li> </ol> </li> <li>3. The outdoor living space can be provided as private space and shared space provided that: <ol style="list-style-type: none"> <li>a) Each residential unit is provided with a private outdoor living space that has a minimum area of 6m<sup>2</sup> with a minimum dimension of 1.8m, that is directly accessible from a habitable room or kitchen in the residential unit to which it relates;</li> <li>b) The shared outdoor living space has a minimum area of 20m<sup>2</sup> with a minimum dimension of 3m; and</li> <li>c) Any ground floor outdoor living space is free of buildings, parking spaces and manoeuvring areas.</li> </ol> </li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Whether adequate useable space is provided to accommodate outdoor activities;</li> <li>2. Whether there are topographical or other site constraints that make compliance with the standard impractical; and</li> <li>3. The proximity of the residential unit to accessible public open space.</li> </ol>
HRZ-S6 Landscaped area	<ol style="list-style-type: none"> <li>1. The front setback required under HRZ-S4 must consist of a minimum of 20% landscaped area excluding a driveway or other means of access to the building(s).</li> </ol>

	<p>Except that:</p> <ul style="list-style-type: none"> <li>• On a site with two or more boundaries with a road, the landscaped area is only required to one boundary with a road.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The streetscape and amenity of the area; and</li> <li>2. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>
<p>HRZ-S7 Storage and servicing areas</p>	<ol style="list-style-type: none"> <li>1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must: <ol style="list-style-type: none"> <li>a) Be located to the rear of the building; and</li> <li>b) Without preventing the provision of a gate or entry point to the site, be fully screened by a fence or landscaping where it is visible from the road or any other public space.</li> </ol> </li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The amenity and quality of the streetscape</li> </ol>