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Sent: Wed, 13 Nov 2024 09:26:40 +1300
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Cc: "Myrtle Cantos" <Myrtle.Cantos@rotorualc.nz>
Subject: BC24-011274 - 13 Ross Road
Attachments: Residential Zones - PC9.pdf

Morning Guys,

I am vetting the above Building Consent from a District Plan and granted Consent process.

Please provide a Full Assessment against the Performance Standards RESZ-S1 to S6A for Residential 1 for this proposal(document attached).

On the face of it, it looks like the area required for Outlook Space won't comply as there needs to be a 4m x4m from the Principal Living/Dining Room within the boundary and not into neighbouring properties and daylighting should be 4m at 60°.

Look forward to receiving your updated information on the plans.

Regards



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Part 3: Area-Specific Matters

ZONES

RESZ

RESIDENTIAL ZONES – WĀHI NOHO

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RESIDENTIAL ZONES – WĀHI NOHO

Status: RESZ is Operative.

INTRODUCTION

The purpose of the residential zones is to ensure 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.

Across the district there are residential areas that have different amenity values and character. Residents of these areas have different expectations of the environment and experience different issues. This is reflected by defining five residential zones with objectives, policies and rules that address the issues affecting each zone.

The urban built character of the Residential 1 and 2 zones will change over time as they experience an increase in the density and diversity of housing choices. This will promote more walkable neighbourhoods, support a sense of community, and increase the viability of centres.

Up to three residential units on a site is a permitted activity in the Residential 1 and 2 zones subject to compliance with standards. Resource consent is required for four or more residential units to enable a qualitative assessment of development proposals and ensure that good design outcomes are achieved. This will ensure quality living outcomes for people in the context of increasingly medium to high density residential neighbourhoods.

Each zone is briefly described in the following table:

Zone	Code	Description
Residential 1 Medium density residential zone	RESZ1	Areas used predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, rest homes, and other compatible activities. Over time, as an increase in residential density occurs, a medium density residential urban built character is expected, including three storey residential buildings, integrated with on-site landscaped areas.
Residential 2 High density residential zone	RESZ2	Areas with good accessibility to commercial activities, public open space and community services, used predominantly for high density residential activities such as apartments, rest homes, and other compatible activities. Over time as an increase in residential density occurs, a high density residential urban built character is expected, including six storey residential buildings.
Residential 3 Ōhinemutu, Whakarewarewa, Ngāpuna	RESZ3	The cultural and historic villages of Ōhinemutu, Whakarewarewa and Ngāpuna. Dwellings within these areas are typically single storey wooden buildings interspersed with geothermal activity and geothermal features. Ōhinemutu and Whakarewarewa villages are accessed through narrow

Zone	Code	Description
		roads and have the sense of being close-knit communities. Marae and associated communal buildings are dominant focal points. Each village contributes to the cultural historic heritage and identity of Rotorua.
Residential 4 Lakeside settlements	RESZ4	Residential lakeside settlements including, for example Hamurana, Rotoiti, Ōkere Falls, Rotoehu and Rotomā. These areas consist of sites with low density development and high levels of outdoor open living space. Dwellings are often oriented to capitalise on lake views. A mix of freehold and leasehold land is present that supports a variety of building design and a range of residential activity such as baches, holiday homes and permanent living. The settlements themselves vary in size and character.
Residential 5 Residential lifestyle (Wharenuī Road area)	RESZ5	Rural-residential lifestyle specifically located within the area of the Wharenuī Road Area Development Plan. The intended character of the zone is one of relatively large lot sizes and space around and between buildings to be established by the imposition of performance standards for overall density.

ISSUES

There are three key issues influencing the policy framework in the residential zones:

RESZ-I1 Activities in a Residential Zone

A high level of amenity is anticipated in residential areas where an environment is provided that is primarily residential in character, peaceful and safe. Traffic generated is generally low and of light vehicles. Non-residential uses have the potential to have an adverse effect on that amenity by introducing noise, traffic, fumes and odours, or light glare, for example.

The cumulative effect of new building, whether infill housing, or accessory garages and sleep-outs can also alter the character of residential areas by increasing density and reducing the proportion of open space available for landscaping. Building within yards reduces space around buildings and can have an adverse effect on outlook and privacy. Building within, and enclosure of, the front yard has an effect on the street scene and is a significant influence on the character of the area. Examples of such effects can be seen in the existing residential areas. In some cases the cumulative effect of several changes from residential to office use has altered the character of the area, or a cluster of garages in the front yards has reduced the sense of openness within a streetscape.

The Plan sets out a framework to enable residential activity without imposing excessive controls.

Residential 1 Medium Density Residential Zone

The Residential 1 zone is the most widespread zone in Rotorua. Over time, a transition from low density to medium density residential urban built character is expected. This will provide greater housing diversity and choice within existing neighbourhoods that have reasonable access to commercial activities, public open space and community services. This enables future demand for housing in Rotorua to be met in a way that promotes the efficient use of land and resources. This requires greater focus on enabling the planned urban built character for the zone rather than maintaining the existing character, which may detract from the amenity values appreciated by some people but improve amenity values appreciated by others.

Residential 2 Zone High Density Residential Zone

The Residential 2 zone is located in the most accessible parts of Rotorua where there is good accessibility by existing or planned active or public transport to a range of commercial activities, public open space and community services. The zone enables the efficient use of land in these locations by allowing high density residential uses. This requires greater focus on enabling the planned urban built character for the zone rather than maintaining the existing character, which may detract from the amenity values appreciated by some people but improve amenity values appreciated by others.

Residential 3 Zone Ōhinemutu, Whakarewarewa and Ngapuna Villages

The villages of Ōhinemutu and Whakarewarewa are exceptional and unique places within the district. New development or activities within the villages that are out of keeping with the existing environment, has the potential to have an adverse effect on their special character. Similarly activities on the land adjacent to the villages may cause disturbance through noise, smoke, dust, vibration or traffic, or may be visually intrusive such that they have an adverse impact on the cultural and historic heritage of the villages and consequently of the district.

The residential amenity, character and cultural significance of Ngāpuna village are adversely affected by the non-residential activities that are carried out in the surrounding area. Further development and expansion of such activities within the vicinity of this village has the potential to make the situation worse. In most places the boundary between the residential and non-residential activities is not softened by landscaping or screened by fencing. Consequently the potential for there to be an adverse effect on amenity from noise, smoke, dust, vibration or traffic, or visual intrusion is significant.

Residential 4 Lakeside Settlements Zone

Lakeside settlements are a key attribute of the Rotorua district. Some lakeside settlements are connected to public water and waste water reticulation thereby making further development feasible. It is planned to connect further lakeside settlements in the future where possible, which will help to enhance lake water quality. Residential activity affects the character of lakeside margins. Buildings that nestle into the landscape at a density that is in keeping with the surrounding environment maintain an element of the natural character and reduce the impact on the wider landscape of the lake edge.

Residential 5 Residential Lifestyle (Wharenui Road Area)

The Residential Lifestyle (Wharenui Road Area) Zone is a major greenfield site that will significantly increase the amount of low density residential land. Its location anticipates that there will be connections to existing residential areas, schools, the strategic road network, and to reserves and public spaces. The area will be expected to conform to performance standards and design criteria to ensure that development of the land provides a high standard of amenity.

RESZ-12 The design, layout and appearance of residential sites

Well-designed development provides several benefits for the community, including safe and attractive streets, and living environments that provide for people's day to day needs. Design is particularly important in medium to high density environments where there will be a greater number of people on site and living spaces are generally more compact.

Ensuring development provides a quality frontage to the street, through the use of windows, low or permeable fencing, visible pedestrian entries, and landscaping on the front boundary, promotes a pleasant and safe street environment for pedestrians. Residents also need to have their day-to-day needs met on site including through access to private open space, landscaped areas, and sufficiently sized living spaces, that optimise sunlight access. For more intensive development, this requires consideration of the site's context and how buildings are orientated and placed on the site.

Transitioning to medium density and high density living will change the appearance of neighbourhoods over time, particularly in the Residential 2 Zone. This will change the amenity values experienced by neighbouring sites, including the potential loss of existing outlook, privacy and sunlight. While this consequence is anticipated, development should seek to mitigate these effects through building placement and design features, where it would not limit the ability to achieve medium to high density residential development.

The design response to the above matters for multi-unit development is likely to vary from site to site depending on the particular features and characteristics, such as site size, orientation and topography. These factors, together with a site-specific assessment for more intensive development, will inform how many residential units can be achieved on a site.

The promotion of well-designed and safe pedestrian and cycling linkages between neighbourhoods to and from schools and local amenities is also very important to ensure connectivity within local communities. It will also allow for easy access and promotion of non-vehicular modes of transport. This is even more important where these activities are separated by strategic roading corridors.

The importance that government and the community place on the sustainability of new development is reflected in changes to the Building Act, promotion of improvements to insulation and interest in domestic scale renewable energy, for example. Whilst the inclusion of rules imposing control over the detailed design and construction of new buildings is beyond the scope of this plan, provision can be made to encourage that building be carried out using sustainability principles such as orienting toward the sun to obtain maximum solar gain, including good insulation, use of domestic scale energy generation, recycling grey water and use of renewable or recycled materials. Assessment criteria are included to encourage this to be considered.

The design of development in the lakeside settlements in the Residential 4 zone needs to have regard to the natural character of the lakes and lake margins in order to maintain and enhance the existing amenity values.

RESZ-13 Reverse sensitivity

The establishment of new activities within incompatible zones or in close proximity to existing activities that have a different level of amenity can create adverse reverse sensitive effects. This has the ability to reduce the efficient operation of the existing activities or undermine the intended amenity of the zone.

OBJECTIVES

Activities in the Residential 1 Zone - Medium Density Residential Zone

RESZ-01	Land is used efficiently for medium density residential living that increases housing supply and choice. <i>Policy RESZ-P1</i>
RESZ-02	Development contributes to the creation of neighbourhoods with an overall medium density residential urban built character comprising residential buildings in a variety of forms and including three storeys, integrated with on-site landscaped areas. <i>Policy RESZ-P2</i>
RESZ-03	Development contributes to attractive and safe streets and open spaces. <i>Policy RESZ-P3</i>
RESZ-04	Development provides healthy, safe and quality living environments that contribute to the well-being of residents, within the context of a medium density residential environment. <i>Policies RESZ-P4 to RESZ-P6</i>
RESZ-05	Development is supported by adequate infrastructure. <i>Policy RESZ-P7</i>
RESZ-06	Development supports the use of public and active transport. <i>Policy RESZ-P8</i>
RESZ-07	Non-residential activities in residential zones that are domestic in scale and character and do not have an adverse impact on the amenity values and character of the residential zones, or the vitality and viability of the City Centre or Commercial zones. <i>Policy RESZ-P9</i>

Activities in the Residential 2 Zone - High Density Residential Zone

RESZ-08	Land that has good accessibility by existing or planned active or public transport to a range of commercial activities, public open space and community services, is efficiently used for high density urban living that increases housing supply and choice. <i>Policy RESZ-P10</i>
RESZ-09	Development contributes to the creation of neighbourhoods with an overall high density residential urban built character, comprising residential buildings in a variety of forms and including six storeys, integrated with on-site landscaped areas. <i>Policy RESZ-P11</i>
RESZ-010	Development contributes to attractive and safe streets and open spaces. <i>Policy RESZ-P12</i>
RESZ-011	Development provides healthy, safe, and quality living environments that contribute to the well-being of residents, within the context of a high density residential environment. <i>Policies RESZ-P13 to RESZ-P15</i>
RESZ-012	Development is supported by adequate infrastructure. <i>Policy RESZ-P16</i>

RESZ-O13	Development supports the use of public and active transport. <i>Policy RESZ-P17</i>
RESZ-O14	Non-residential activities in residential zones that are domestic in scale and character and do not have an adverse impact on the amenity values and character of the residential zones, or the vitality and viability of the City Centre or Commercial zones. <i>Policy RESZ-P18</i>

Activities in the Residential 3, 4 and 5 Zones

RESZ-O15 [4.3(1)]	A level of amenity that provides residents with: 1. A northerly outlook 2. Side and rear yards that provide aural and visual amenity 3. Residential levels of noise 4. Safe parking and turning areas where required 5. Street surveillance 6. Orientation to maximise energy efficiency. <i>Policies RESZ-P19 to RESZ-P24</i>
RESZ-O16 [4.3(2)]	The character and amenity values of the residential zones are maintained and enhanced. <i>Policies RESZ-P25-to RESZ-P27</i>
RESZ-O17 [4.3(3)]	Non-residential activities in residential zones that are domestic in scale and character and do not have an adverse impact on the amenity values and character of the residential zones, or the vitality and viability of the City Centre or Commercial zones. <i>Policies RESZ-P28 to RESZ-P32</i>
RESZ-O18 [4.3(4)]	Maintain the following qualities and characteristics that contribute to the cultural significance of the Te Arawa villages of Ōhinemutu and Whakarewarewa: 1. Single storey housing grouped in clusters 2. Narrow lanes and limited space around buildings 3. Pedestrian focussed 4. Geothermal features 5. Home based businesses 6. Community established around Marae. <i>Policies RESZ-P33</i>
RESZ-O19 [4.3(5)]	Avoid adverse effects of non-residential activities within the Residential 3 zone on the amenity of Ngāpuna. <i>Policies RESZ-P34 to RESZ-P35</i>

RESZ-20 [4.3(6)]	Residential site design and development in a sustainable manner that promotes and maintains the character of the zone, residential amenity and community safety. <i>Policies RESZ-P36 to RESZ-P39</i>
RESZ-21 [4.3(8)]	Infill housing that maintains the environmental quality, character and amenity values of the zone for existing and future residents. <i>Policies RESZ-P40</i>

Activities in all Residential Zones

Reverse sensitivity

RESZ-22 [4.3(7)]	Residential property design and development that ensures reverse sensitivity effects on network utilities and other infrastructure do not occur. <i>Policies RESZ-P41</i>
RESZ-23 [1.3(10)]	Subdivision, use and development that enables the continued efficient operation of existing development and activities. <i>Policies RESZ-P42</i>

POLICIES

Activities in the Residential 1 Zone - Medium Density Residential Zone

Objective RESZ-O1

RESZ-P1	Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, rest homes, and low-rise apartments.
RESZ-P1A	Manage the design and layout of rest homes in a manner consistent with Policies RESZ-P1 – RESZ-P7, while recognising the functional requirements of the activity.

Objective RESZ-O2

RESZ-P2	Achieve the planned medium density residential urban built character by: 1. Enabling a variety of housing types and sizes, including 3-storey buildings; and 2. Encouraging development to provide a quality edge to the street through building design and orientation, setbacks, low or visually permeable fencing, and landscaping; and 3. Providing opportunities for space around buildings and on-site landscaping.
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Objective RESZ-O3

RESZ-P3	Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.
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Objective RESZ-O4

RESZ-P4	Enable housing to be designed to meet the day-to-day needs of residents.
RESZ-P5	Require development to achieve quality living environments for residents on site by providing: 1. private open space that has access to sunlight; 2. a reasonable level of visual privacy and outlook; 3. opportunities for on-site landscaping; and

	4. safe and convenient pedestrian access to residential units from the street.
RESZ-P6	Manage the potential adverse effects of development on adjoining sites, without limiting the ability to achieve the planned medium density residential urban built character, including by: 1. Setting buildings back from side and rear boundaries; 2. Managing the effects of the length of buildings along side and rear boundaries; 3. Providing opportunities for sunlight access to adjoining sites; 4. Encouraging the use of other design techniques such as building recesses, varied architectural treatment and landscaping along side and rear boundaries.

Objective RESZ-O5

RESZ-P7	For proposals of four or more residential units, ensure adequate infrastructure can be provided to support the development.
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Objective RESZ-O6

RESZ-P8	For proposals of four or more residential units, provide adequate storage for cycles on site.
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Objective RESZ-O7

RESZ-P9	Manage the location and design of buildings for non-residential activities to ensure that the activity is in keeping with the appearance and character of the residential zone sought in RESZ-O2 and Policy RESZ-P2.
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Objective RESZ-O20

RESZ-P9A	Ensure the development of the Residential 1 zoned portion of land within Lot 1 DPS 70760 (Owhatiura South) provides for a continuous, safe and efficient pedestrian and cycle accessway between Vaughan Road and Te Ngae Road which is designed to meet the principles of CPTED.
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Activities in the Residential 2 Zone - High Density Residential Zone*Objective RESZ-O8*

RESZ-P10	Enable a variety of housing typologies with a mix of densities within the zone, including attached and detached dwellings, rest homes and apartments.
RESZ-P10A	Manage the design and layout of rest homes in a manner consistent with Policies RESZ-P10 – RESZ-P16, while recognising the functional requirements of the activity.

Objective RESZ-O9

RESZ-P11	Achieve the planned high density residential urban built character by: 1. Enabling a variety of housing types and sizes, including 6-storey buildings; 2. Encouraging development to provide a quality edge to the street through building design and orientation, setbacks, low or visually permeable fencing, and landscaping; and 3. Providing opportunities for space around buildings and on-site landscaping.
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Objective RESZ-O10

RESZ-P12	Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.
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Objective RESZ-O11

RESZ-P13	Enable housing to be designed to meet the day-to-day needs of residents.
RESZ-P14	Require development to achieve quality living environments for residents by providing: 1. Private open space that has access to sunlight; 2. A reasonable level of visual privacy and outlook; 3. Opportunities for on-site landscaping; 4. Safe and convenient pedestrian access to residential units from the street.
RESZ-P15	Manage the potential adverse effects of development on adjoining sites, without limiting the ability to achieve the planned high density residential urban built character, including by: 1. Setting buildings back from site and rear boundaries; 2. Managing the effects of the length of buildings along side and rear boundaries; 3. Providing opportunities for sunlight access to adjoining sites; 4. Encouraging the use of other design techniques such as building recesses, varied architectural treatment and landscaping along side and rear boundaries. <i>Objective RESZ-O11</i>

Objective RESZ-O12

RESZ-P16	For proposals of four or more residential units ensure adequate infrastructure can be provided to support the development.
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Objective RESZ-O13

RESZ-P17	For proposals of four or more residential units, provide adequate storage for cycles on site.
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Objective RESZ-O14

RESZ-P18	Manage the location and design of buildings for non-residential activities to ensure that the activity is in keeping with the appearance and character of the residential zone sought in RESZ-O9 and Policies RESZ-P11.
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Activities in the Residential 3, 4 and 5 Zones*Objective RESZ-15*

RESZ-P19 [4.3(1)(1)]	Require yards and protection of daylight planes to provide for privacy and outlook to reduce the adverse effects of noise between residential units and the character of the streetscape.
RESZ-P20 [4.3(1)(2)]	Manage the siting of residential units on adjoining land to protect the privacy, outlook and amenity of residents.

RESZ-P21 [4.3(1)(3)]	Require on-site outdoor space for each residential unit.
RESZ-P22 [4.3(1)(4)]	Ensure the design and location of access, on-site parking and turning areas do not detract from the safe and efficient functioning of the transport network or dominate the streetscape.
RESZ-P23 [4.3(1)(5)]	When considering a resource consent application, require the landscaping to mitigate the adverse effects of activities and to enhance the character and amenity of the zone.
RESZ-P24 [4.3(1)(7)]	Encourage implementation of principles of sustainable building practice through provision of advice and information.

Objective RESZ-O16

RESZ-P25 [4.3(2)(3)]	Maintain the following qualities and characteristics of the Residential 3 zone 1. Medium to high density residential areas 2. Close development and narrow roads 3. Historic and geothermal features integrated into the environment of the villages 4. A mix of single and two storey buildings 5. A variety of building design and materials 6. Low levels of noise 7. Low traffic levels.
RESZ-P26 [4.3(2)(4)]	Maintain the following qualities and characteristics of the Residential 4 zone: 1. Low density residential areas 2. A mix of single and two storey buildings 3. A high proportion of outdoor open living space 4. A variety of building design and materials 5. Building that does not dominate the natural character of the lake and its margin 6. A sense of space around buildings 7. Low levels of noise 8. Low traffic levels.
RESZ-P27 [4.3(2)(5)]	Maintain the following qualities and characteristics of the Residential 5 zone: 1. Low density residential areas on larger lots 2. A mix of single and two storey buildings 3. A variety of building design and materials 4. Balance between the built and natural elements of the environment such that the building does not over-dominate 5. A sense of space around buildings 6. Space enhanced by on-site landscaping and trees within the road reserve; 7. Low levels of noise 8. Low traffic levels.

Objective RESZ-O17

RESZ-P28 [4.3(3)(1)]	Manage the location and design of buildings for non-residential activities to ensure that the activity is in keeping with the appearance and character of the residential zone sought in RESZ-O16 and Policies RESZ-P25 to RESZ-P27.
RESZ-P29 [4.3(3)(2)]	Prevent the establishment of non-residential activities where they would be more appropriately located in a commercial, industrial or city centre zone and would have an adverse effect on the vitality and viability of those zones.
RESZ-P30 [4.3(3)(3)]	Avoid adverse effects of noise, vibration, light, smoke, fumes, odours, or other sources of disturbance that are detrimental to the amenity of the residential zones.
RESZ-P31 [4.3(3)(4)]	Ensure the location of community activities avoids, remedies, or mitigates adverse effects on the quality of residential amenity in the residential zones.
RESZ-P32 [4.3(3)(5)]	Avoid, remedy or mitigate the potential adverse effects of non-residential activities, including community activities, through the provision of: 1. Sufficient on-site parking, loading and turning 2. Landscaping to maintain and enhance the quality of residential amenity, primarily the streetscape 3. Noise mitigation measures.

Objective RESZ-O18

RESZ-P33 [4.3(4)(2)]	Activities within Ōhinemutu and Whakarewarewa are in keeping with the unique character of the villages and include: 1. Sufficient on-site parking and safe access that does not adversely affect the transport network 2. Buildings and structures located in a manner that respects the tikanga of the Marae 3. Traditional, home-based cultural activities.
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Objective RESZ-O19

RESZ-P34 [4.3.5.1]	Manage the effects of non-residential activities so that adverse effects on the residential amenity of Ngāpuna village are not increased.
RESZ-P35 [4.3(5)(1)]	Manage the location of activities that generate unacceptable levels of noise and have the potential to adversely impact Ngāpuna residents.

Objective RESZ-O20

RESZ-P36 [4.3(6)(1)]	Encourage and promote buildings on residential sites that: 1. Have sufficient space to provide private, useable outdoor open areas for garden and amenity space 2. Do not intrude into side, rear, or front yards 3. Maximise access to sunlight and daylight to north facing living rooms 4. Provide car parking and turning areas that are separate from outdoor garden and amenity space and do not dominate in the streetscape.
RESZ-P37 [4.3(6)(2)]	Encourage site and building design that provides: 1. Passive surveillance of public space 2. Front yards that are free of buildings and not screened by high fencing.

RESZ-P38 <i>[4.3(6)(4)]</i>	Provide for residential development to occur in a manner that: 1. Does not detract from the surrounding residential amenity 2. Provides for a range of residential opportunities 3. Provides for access by a range of modes of transport 4. Provides recreation and amenity areas.
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Objective RESZ-21

RESZ-P39 <i>[4.3(8)(1)]</i>	Infill housing development is designed to maintain the privacy, outlook and amenity values for residents.
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Activities in all Residential Zones

Reverse Sensitivity

Objective RESZ-O22

RESZ-P40 <i>[4.3(7)(1)]</i>	Ensure that the operation, maintenance and upgrading of network utility operations and other infrastructure is not constrained by reverse sensitivity effects resulting from residential development.
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Objective RESZ-O23

RESZ-P41 <i>[1.3(10)(1)]</i>	Manage the location and design of new subdivision, use and development within each zone to avoid adverse reverse sensitivity effects on existing activities.
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RULES

The rules in this chapter apply in addition to the rules in other chapters.

For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated that a rule overrides another rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1 – How the Plan Works.

Key relationships to note include:

1. The District Wide Matters chapters must also be considered. Examples of matters managed under these rules that are commonly associated with activities in Residential Zones include (but are not limited to) earthworks, noise and light emissions, management of noise sensitive activities near state highways and signs.
2. The following Development Areas also apply in Residential Zones and contain additional rules. In some cases, these override the rules in this chapter (refer to the development chapters for further detail):
 - a. PHDA – Pukehāngi Development Area
 - b. THDA – Taheke 8C Development Area
 - c. OMDA – Ōtaramarae Development Area
 - d. WHDA – Wharenui Development Area.
3. For subdivision in the Residential Zone refer to the separate chapter SUB – Subdivision. Some development areas also contain additional subdivision rules.

Links to the rule categories are provided below:

General	16
Residential Activities.....	16
Community Activities.....	21
Tourism and Recreation	24
Retail and Commercial.....	27
Other Activities	28

Rules for Activities in Residential Zones

General			
RESZ-R1	An activity accessory to a permitted activity		[4.5(1)]
Applicable Spatial Layers All Residential Zones	1. Activity Status: Permitted Performance Standards: a. Height RESZ-S1 ; b. Yards RESZ-S2 ; c. Site coverage RESZ-S3 ; d. Parking, access and turning RESZ-S5 ; e. Design and Landscaping RESZ-6A ; and f. Reflectivity (Residential 4 Zone) RESZ-S6 .	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for RESZ-R1(1). Matters of Discretion: a. The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which the activity adversely affects the character and amenity values of the zone; c. Natural hazards RESZ-MD1 ; and d. Financial contributions RESZ-MD2 .	
RESZ-R2	Where an activity is not expressly stated in this table		[4.5(3)]
Applicable Spatial Layers All Residential Zones	1. Activity Status: Non-Complying		
Residential Activities			
RESZ-R3	Residential units		
Applicable Spatial Layers Residential 1 and 2 Zones	1. Activity Status: Permitted Where: There are no more than 3 residential units per site. Performance Standards: a. Height RESZ-S1 ; b. Yards RESZ-S2 ; c. Site coverage RESZ-S3 ; d. Servicing RESZ-S5A ; e. Parking, access and turning RESZ-S5 ; f. Design and Landscaping RESZ-S6A and g. Lot 1 DPS 70760: Pedestrian and cycle accessway RESZ-S7 .	2. Activity Status: Restricted Discretionary Where: Compliance not achieved with the performance standards in RESZ-R3(1). Matters of Discretion: a. The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion;	

		b. Residential units and rest homes – Non-compliance matters RESZ-MDA; c. Natural hazards RESZ-MD1; d. Sites adjoining historic heritage structures RESZ-MD2A; and e. Financial contributions RESZ-MD2. Notification: An application for resource consent under this rule (for the construction and use of no more than 3 residential units per site that does not comply with one or more of the performance standards) will be considered without public notification (unless the Council decides that special circumstances exist under the Resource Management Act 1991).
Applicable Spatial Layers Residential 1 and 2 Zones	3. Activity Status: Restricted Discretionary Where: There are four or more residential units per site. Performance Standards a. Height RESZ-S1; b. Yards RESZ-S2; c. Site coverage RESZ-S3; d. Servicing RESZ-S5A; e. Parking, access and turning RESZ-S5; f. Design and Landscaping RESZ-S6A; and g. Lot 1 DPS 70760: Pedestrian and cycle accessway RESZ-S7. Matters of Discretion: a. Four or more residential or rest home units RESZ-MDB; b. Natural hazards RESZ-MD1; c. Sites adjoining historic heritage structures RESZ-MD2A; and d. Financial contributions RESZ-MD2. Notification: An application for resource consent under this rule (for the construction	4. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for RESZ-R3(3). Matters of Discretion: a. The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion b. Residential units and rest homes – non-compliance matters RESZ-MDA; c. Four or more residential or rest home units RESZ-MDB; d. Natural hazards RESZ-MD1; e. Sites adjoining historic heritage structures RESZ-MD2A; and f. Financial contributions RESZ-MD2.

	and use of four or more residential units per site that complies with the performance standards) will be considered without public or limited notification or the need to obtain written approval from affected parties (unless the Council decides that special circumstances exist under the Resource Management Act 1991).	Notification: An application for resource consent under this rule will be considered without public or limited notification or the need to obtain written approval from affected parties (unless the Council decides that special circumstances exist under the Resource Management Act 1991), provided that the activity complies with all the following performance standards: a. Height RESZ-S1(1) or (1A); b. Yards RESZ-S2(1); c. Site Coverage RESZ-S3(1)(a) or (2)(a); and d. Design and Landscaping RESZ-S6A(2)(a)(i) to (ii); (3); (4)(a); and (6)(a) to (b).
Applicable Spatial Layers Residential 3, 4 and 5 Zones	5. Activity Status: Permitted Where: The performance standards for the number of residential units per site for a permitted activity are met, that is, there will be one residential unit per site. Performance Standards: a. Height RESZ-S1; b. Yards RESZ-S2; c. Site coverage RESZ-S3; d. Residential unit density RESZ-S4; e. Parking, access and turning RESZ-S5; and f. Design and Landscaping - Outdoor living space RESZ-6A g. Residential 4 Zone: Reflectivity RESZ-S6.	6. Activity Status: Restricted Discretionary Where: Compliance not achieved with the performance standards in RESZ-R3(1) or(4), excluding the number of residential units per site. Matters of Discretion: a. The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which the activity adversely affects the character and amenity values of the zone; c. Natural hazards RESZ-MD1; and d. Financial contributions RESZ-MD2.
Applicable Spatial Layers Residential 3 and 4 Zone	7. Activity Status: Controlled Where: The performance standards for the number of residential units per site for a controlled activity are met, that is, there will be two residential units per site including any minor dwellings. Performance Standards: a. Height RESZ-S1; b. Yards RESZ-S2;	

	c. Site coverage RESZ-S3; d. Residential unit density RESZ-S4; e. Parking, access and turning RESZ-S5; f. Design and Landscaping – Outdoor living space RESZ-S6A; and g. Residential 4 Zone Reflectivity RESZ-S6. Matters of Control: a. Design RESZ-MC1; b. Zone character RESZ-MC2; c. Amenity RESZ-MC3; d. Parking, access and turning RESZ-MC4; e. Natural hazards RESZ-MC5; and f. Financial contributions RESZ-MC6.		
Applicable Spatial Layers Residential 3 and 4 and Zones	8. Activity Status: Discretionary Where: The activity is a comprehensive residential development for three or more residential units (including any minor dwellings) on a site. Assessment Criteria: a. Encouraging innovative design for a particular site where the proposal does not comply with the performance standards for the zone; b. Potential adverse effects on the environment; and c. General RESZ-AC1.		
Applicable Spatial Layers Residential 5 Zone	9. Activity status: Discretionary The activity is for two or more residential units (including any minor dwellings) on a site.		
Advice Note – Comprehensive Residential Development Plan: The intention of the plan is to encourage innovative design for a particular site even where the proposal does not comply with the performance standards for the zone. An application for resource consent that has been designed specifically for the site can be submitted as a comprehensive development plan to demonstrate how the site as a whole can be developed without adverse effects on the environment that are more than minor.			
RESZ-R4	Buildings and alterations accessory to a residential unit		[4.5(6)]
Applicable Spatial Layers All Residential Zones	1. Activity Status: Permitted Performance Standards: a. Height RESZ-S1; b. Yards RESZ-S2; c. Site coverage RESZ-S3; d. Parking, access and turning RESZ-S5; e. Design and landscaping RESZ-6A; and	2. Activity Status: Restricted Discretionary Where: Compliance not achieved with the performance standards in RESZ-R4(1). Matters of Discretion: a. The reason for the non-compliance with performance standards and the extent to which the activity will	

	f. Reflectivity (Residential 4 Zone) RESZ-S6 .	avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which the activity adversely affects the character and amenity values of the zone; c. Natural hazards RESZ-MD1; and d. Financial contributions RESZ-MD2.
RESZ-R5	The demolition or removal of a residential unit from a site [4.5(7)]	
Applicable Spatial Layers All Residential Zones	1. Activity Status: Permitted	
RESZ-R6	The preparation, assembly or finishing and thereafter sale or display of traditional Māori food, traditional and contemporary Māori crafts, and souvenirs accessory to a residential unit [4.5(12)]	
Applicable Spatial Layers Residential 3 Zone	1. Activity Status: Permitted Performance Standards: - Height RESZ-S1; - Yards RESZ-S2; - Site coverage RESZ-S3 - Residential unit density RESZ-S4; and - Parking, access and turning RESZ-S5.	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for RESZ-R6(1). Matters of Discretion: - The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; - The extent to which the activity adversely affects the character and amenity values of the zone; - Natural hazards RESZ-MD1; and - Financial contributions RESZ-MD2.
RESZ-R7	Micro scale wind turbines [4.5(8)]	
Applicable Spatial Layers All Residential Zones	1. Activity Status: Controlled Performance Standards: - Height RESZ-S1; - Yards RESZ-S2; - Site coverage RESZ-S3; and	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for RESZ-R7(1). Matters of Discretion:

	d. Residential 4 Zone: Reflectivity RESZ-S6. Matters of Control: a. Design RESZ-MC1; b. Zone character RESZ-MC2; c. Amenity RESZ-MC3; d. Parking, access and turning RESZ-MC4; e. Natural hazards RESZ-MC5; and f. Financial contributions RESZ-MC6.	a. The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which the activity adversely affects the character and amenity values of the zone; c. Natural hazards RESZ-MD1; and d. Financial contributions RESZ-MD2.
RESZ-R8 Conversion of tourist accommodation to residential units [4.5(11)]		
Applicable Spatial Layers Residential 1, 2, 3 and 4 Zones	1. Activity Status: Restricted Discretionary Performance Standards: a. Height RESZ-S1; b. Yards RESZ-S2; c. Site coverage RESZ-S3; d. Residential unit density RESZ-S4; e. Parking, access and turning RESZ-S5; and f. Design and landscaping RESZ-S6A; and g. Residential 4 Zone: Reflectivity RESZ-S6. Matters of Discretion: a. As for Four or more residential or rest home units RESZ-MDB; b. Natural hazards RESZ-MC5; and c. Financial contributions RESZ-MC6.	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for RESZ-R8(1). Matters of Discretion: a. The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. Residential units and rest homes – specific non-compliance matters RESZ-MDA; c. As for Four or more residential or rest home units RESZ-MDB; d. Natural hazards RESZ-MD1; and e. Financial contributions RESZ-MD2.
Community Activities		
RESZ-R9 Community housing [4.5(28)]		
Applicable Spatial Layers All Residential Zones	1. Activity Status: Permitted Performance Standards: a. Height RESZ-S1; b. Yards RESZ-S2; c. Site coverage RESZ-S3; d. Residential unit density RESZ-S4;	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for RESZ-9(1). Matters of Discretion: a. The reason for the non-compliance with performance standards and

	e. Parking, access and turning RESZ-S5; f. Design and Landscaping RESZ-6A; and g. Residential 4 Zone: Reflectivity RESZ-S6.	the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which the activity adversely affects the character and amenity values of the zone; c. Four or more residential or rest home units RESZ-MDB; d. Natural hazards RESZ-MD1; and e. Financial contributions RESZ-MD2.
RESZ-R10 Hospitals and medical centres		[4.5(21), 4.5(22)]
Applicable Spatial Layers Residential 2 Zone	1. Activity Status: Permitted Where: The activity is an alteration or extension of an existing hospital or medical centre. Performance Standards: a. Height RESZ-S1; b. Yards RESZ-S2; c. Site coverage RESZ-S3; and d. Parking, access and turning RESZ-S5.	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for RESZ-R10(1). Matters of Discretion: a. The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which the activity adversely affects the character and amenity values of the zone; c. Natural hazards RESZ-MD1; and d. Financial contributions RESZ-MD2.
Applicable Spatial Layers All Residential Zones	3. Activity Status: Discretionary Where: a. The activity is a new hospital or medical centre in the Residential 2 Zone; or b. The activity is in the Residential 1, 3, 4 or 5 Zones. Assessment Criteria: a. General RESZ-AC1.	

RESZ-R11	Rest homes	[4.5(23)]
Applicable Spatial Layers Residential 1 and 2 Zones	1. Activity Status: Permitted Where: There are no more than three rest home units per site. Performance Standards: a. Height RESZ-S1; b. Yards RESZ-S2; c. Site coverage RESZ-S3; d. Parking, access and turning RESZ-S5; and e. Design and landscaping RESZ-S6A.	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for RESZ-R11(1). Matters of Discretion: a. The reason for the non-compliance with the performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. Residential units and rest homes – non-compliances matters RESZ-MDA; c. Natural hazards RESZ-MD1; and d. Financial contributions RESZ-MD2. Notification: An application for resource consent under this rule (for the construction and use of no more than 3 rest home units per site that does not comply with one or more of the performance standards) will be considered without public notification (unless the Council decides that special circumstances exist under the Resource Management Act 1991).
	3. Activity Status: Restricted Discretionary Where: There are four or more rest home units per site. Performance Standards: a. Height RESZ-S1; b. Yards RESZ-S2; c. Site coverage RESZ-S3; d. Parking, access and turning RESZ-S5; and e. Design and landscaping RESZ-S6A. Matters of Discretion:	4. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for RESZ-R3(3) Matters of Discretion: a. The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard

	a. Four or more residential or rest home units RESZ-MDB; b. Natural hazards RESZ-MD1; and c. Financial contributions RESZ-MD2. Notification: An application for resource consent under this rule (for the construction and use of four or more rest home units per site that complies with the performance standards) will be considered without public or limited notification or the need to obtain written approval from affected parties (unless the Council decides that special circumstances exist under the Resource Management Act 1991).	and the objectives and policies relevant to the matter of discretion; b. Residential units and rest homes – non-compliance matters RESZ-MDA; c. Four or more residential or rest home units RESZ-MDB; d. Natural hazards RESZ-MD1; and e. Financial contributions RESZ-MD2.
Applicable Spatial Layers Residential 3, 4, and 5 Zones	5. Activity Status: Discretionary Assessment Criteria: a. General RESZ-AC1.	
RESZ-R12	Daycare centres	[4.5(24)]
Applicable Spatial Layers All Residential Zones	1. Activity Status: Discretionary Assessment Criteria: a. General RESZ-AC1.	
RESZ-R13	Educational facilities	[4.5(25)]
Applicable Spatial Layers All Residential Zones	1. Activity Status: Discretionary Assessment Criteria: a. General RESZ-AC1.	
RESZ-R14	Community facilities	[4.5(26)]
Applicable Spatial Layers All Residential Zones	1. Activity Status: Discretionary Assessment Criteria: a. General RESZ-AC1.	
RESZ-R15	Funeral homes	[4.5(27)]
Applicable Spatial Layers All Residential Zones	1. Activity Status: Discretionary Assessment Criteria: a. General RESZ-AC1.	
Tourism and Recreation		
RESZ-R16	Bed and breakfast	[4.5(31)]
Applicable Spatial Layers	1. Activity Status: Permitted	2. Activity Status: Restricted Discretionary

All Residential Zones	Performance Standards: - Height RESZ-S1; - Yards RESZ-S2; - Site coverage RESZ-S3; - Residential unit density RESZ-S4; - Parking, access and turning RESZ-S5; - Design and Landscaping RESZ-S6A; and - Residential 4 Zone: Reflectivity RESZ-S6.	Where: Compliance is not achieved with the performance standards for RESZ-R16(1). Matters of Discretion: - The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; - The extent to which the activity adversely affects the character and amenity values of the zone; - Natural hazards RESZ-MD1; and - Financial contributions RESZ-MD2.
RESZ-R17 Holiday rental accommodation		[4.5(32)(a)] [4.5(32)(b)]
Applicable Spatial Layers All Residential Zones	1. Activity Status: Permitted Performance Standards: - Holiday rental accommodation existing at 7 July 2018 or commencing on or after 7 July 2018 shall accommodate no more than 12 people on site at any one time; - Height RESZ-S1; - Yards RESZ-S2; - Site coverage RESZ-S3; - Residential unit density RESZ-S4; - Parking, access and turning RESZ-S5; and - Residential 4 Zone: Reflectivity RESZ-S6.	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for RESZ-R17(1)(b) to (h). Matters of Discretion: - The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; - The extent to which the activity adversely affects the character and amenity values of the zone; - Natural hazards RESZ-MD1; and - Financial contributions RESZ-MD2.
Applicable Spatial Layers All Residential Zones	3. Activity Status: Discretionary Where: Compliance is not achieved with the performance standards for RESZ-R17(1)(a). Assessment Criteria: - General RESZ-AC1; and - Holiday rental accommodation RESZ-AC2.	

Advice Notes:

- a. The use of the site for events (such as weddings and other celebrations) that is not within the definition of temporary activities and events will require resource consent.
- b. Where a site is not connected to the Council sewer, compliance with the relevant Regional On-Site Effluent Treatment Plan will be required.
- c. Car parks must not be located on or over the on-site effluent treatment system or disposal field

RESZ-R18 Holiday parks		[4.5(29), 4.5(30)]
Applicable Spatial Layers Residential 1, 2, 3 and 4 Zones	1. Activity Status: Permitted Where: The activity is an addition or upgrade to an existing holiday park. Performance Standards: a. Height RESZ-S1; b. Yards RESZ-S2; c. Site coverage RESZ-S3; d. Parking, access and turning RESZ-S5; and e. Residential 4 Zone: Reflectivity RESZ-S6.	2. Activity Status: Restricted Discretionary Where: Compliance not achieved with the performance standards for RESZ-R18(1). Matters of Discretion: a. The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which the activity adversely affects the character and amenity values of the zone; c. Natural hazards RESZ-MD1; and d. Financial contributions RESZ-MD2.
Applicable Spatial Layers Residential 1, 2, 3 and 4 Zones	3. Activity Status: Discretionary Assessment Criteria: a. General RESZ-AC1.	
Applicable Spatial Layers Residential 5 Zone	4. Activity Status: Non-Complying	
RESZ-R19 Tourist accommodation (other than bed and breakfast)		[4.5(32)]
Applicable Spatial Layers All Residential Zones	1. Activity Status: Discretionary Assessment Criteria: a. General RESZ-AC1.	

Retail and Commercial		
RESZ-R20	Home based business	[4.5(33)]
Applicable Spatial Layers All Residential Zones	1. Activity Status: Permitted Performance Standards: a. Height RESZ-S1; b. Yards RESZ-S2; c. Site coverage RESZ-S3; d. Residential unit density RESZ-S4; e. Parking, access and turning RESZ-S5; f. Design and Landscaping RESZ-6A; and g. Residential 4 Zone: Reflectivity RESZ-S6.	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for RESZ-R20(1). Matters of Discretion a. The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which the activity adversely affects the character and amenity values of the zone; c. Natural hazards RESZ-MD1; and d. Financial contributions RESZ-MD2.
RESZ-R21	Show homes	[4.5(34)]
Applicable Spatial Layers All Residential Zones	1. Activity Status: Controlled Performance Standards: a. Height RESZ-S1; b. Yards RESZ-S2; c. Site coverage RESZ-S3; d. Residential unit density RESZ-S4; e. Parking, access and turning RESZ-S5; f. Design and Landscaping RESZ-S6A; and g. Residential 4 Zone: Reflectivity RESZ-S6. Matters of Control: a. Design RESZ-MC1; b. Zone character RESZ-MC2; c. Amenity RESZ-MC3; d. Parking, access and turning RESZ-MC4; e. Natural hazards RESZ-MC5; and f. Financial contributions RESZ-MC6.	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for RESZ-R21(1). Matters of Discretion: a. The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which the activity adversely affects the character and amenity values of the zone; c. Natural hazards RESZ-MD1; and d. Financial contributions RESZ-MD2.

RESZ-R22		Retail shop	[4.5(35)]
Applicable Spatial Layers All Residential Zones	1. Activity Status: Non-Complying		
RESZ-R23		Office activities, other than home based business	[4.5(36), 4.5(37)]
Applicable Spatial Layers Residential 2 Zone	1. Activity Status: Permitted Where: The activity is an alteration or extension to an existing office activity Performance Standards: a. Height RESZ-S1 ; b. Yards RESZ-S2 ; c. Site coverage RESZ-S3 ; and d. Parking, access and turning RESZ-S5 ;	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for RESZ-R23(1). Matters of Restricted Discretion: a. The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which the activity adversely affects the character and amenity values of the zone; c. Natural hazards RESZ-MD1 ; and d. Financial contributions RESZ-MD2 .	
Applicable Spatial Layers All Residential Zones	3. Activity Status: Non-Complying Where: a. The activity is a new office activity in Residential 2 Zone; or b. The activity is in the Residential 1, 3, 4 or 5 Zones.		
Other Activities			
RESZ-R24		Lake Structures	[9.5(139), (140), (141)]
Applicable Spatial Layers Residential 1, 3 and 4 Zones	1. Activity Status: Permitted Where: a. The activity is operation, maintenance, demolition and replacement of existing lake structures; and b. Where upgrading or replacement occurs, it does not result in any increase in the base area and/or height of the lake structure and is located within the existing lake structure’s footprint. c. Except, the height of a jetty may be increased, but in such an event it shall not exceed 1.2m above the mean lake water level. Performance standards:		

	a. The structure is maintained in a structurally sound condition for the purpose for which it was constructed; b. It is not painted with any anti-fouling coating designed to emit any toxic substance; c. It has design components and surface colours that are the same or similar in character to those existing; d. The use is limited to the purpose for which it was established; e. It does not stop or impede public access from public places to the jetty at any reasonable time or period, without preventing the reasonable use of the lake structure by the owner of the structure; f. Height RESZ-S1; g. Yards RESZ-S2; h. Site coverage RESZ-S3; i. Parking, access and turning RESZ-S5; and j. Residential 4 Zone: Reflectivity RESZ-S6.
Applicable Spatial Layers Residential 1, 3 and 4 Zones	2. Activity Status: Controlled Where: The activity is replacement of an existing lake structure outside the existing footprint where the scale is the same or reduced and the number of structures is reduced. Performance Standards: a. The structure is maintained in a structurally sound condition for the purpose for which it was constructed; b. It is not painted with any anti-fouling coating designed to emit any toxic substance; c. It has design components and surface colours that are the same or similar in character to those existing; d. The use is limited to the purpose for which it was established; e. It does not stop or impede public access from public places to the jetty at any reasonable time or period, without preventing the reasonable use of the lake structure by the owner of the structure; f. Height RESZ-S1; g. Yards RESZ-S2; h. Site coverage RESZ-S3; i. Parking, access and turning RESZ-S5; and j. Residential 4 Zone: Reflectivity RESZ-S6. Matters of Control: a. Building design, site layout and amenity RESZ-MC1; b. Character of the zone RESZ-MC2; c. Amenity values of the zone RESZ-MC3; d. Parking, access and turning RESZ-MC4; e. Natural hazards RESZ-MC5; f. Financial contributions RESZ-MC6; and g. Lake structures RESZ-MC7.
Applicable Spatial Layers Residential 1, 3 and 4 Zones	3. Activity Status: Restricted Discretionary Where: The lake structure is not otherwise provided for as permitted or controlled activities.

	Matters of Discretion: a. For activities that do not meet the performance standards: The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. Natural hazards RESZ-MD3; c. Financial contributions RESZ-MD2; and d. Lake Structures RESZ-MD6.	
Advice Note: The lake structure must be securely connected into the bank or bed of the lake to meet the standards set under the Building Code.		
RESZ-R25	Felling of exotic vegetation	[4.5(97)]
Applicable Spatial Layers All Residential Zones	1. Activity Status: Permitted	
RESZ-R26	Industrial or trade process, vehicle transport or storage facility	[4.5(38)]
Applicable Spatial Layers All Residential Zones	1. Activity Status: Non-Complying	
RESZ-R27	Concert involving amplified music	[4.5(42)]
Applicable Spatial Layers All Residential Zones	1. Activity Status: Non-Complying	
RESZ-R28	Parking of heavy vehicles (including emergency service vehicles) on a residential site other than within the road reserve	[4.5(98)]
Applicable Spatial Layers All Residential Zones	1. Activity Status: Non-Complying	
RESZ-R29	Helicopter take-off and landing areas	[4.5(99)]
Applicable Spatial Layers All Residential Zones	1. Activity Status: Non-Complying	
RESZ-R30	Offensive trades	[4.5(39)]
Applicable Spatial Layers	1. Activity Status: Prohibited	

All Residential Zones	
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Advice Note – Rotorua District Council Traffic Bylaw:

This bylaw sets the requirements for parking and associated control of vehicular or other traffic on any road in the District, including state highways located within any urban boundaries that are otherwise controlled by the New Zealand Transport Agency.

Performance Standards

The following performance standards apply if listed in the rule table for the relevant activity.

RESZ-S1 Maximum height and daylight envelope

1. Residential 1 Zone:

- a. Buildings must not exceed 11m in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15° or more, as shown on Figure RESZ-1.

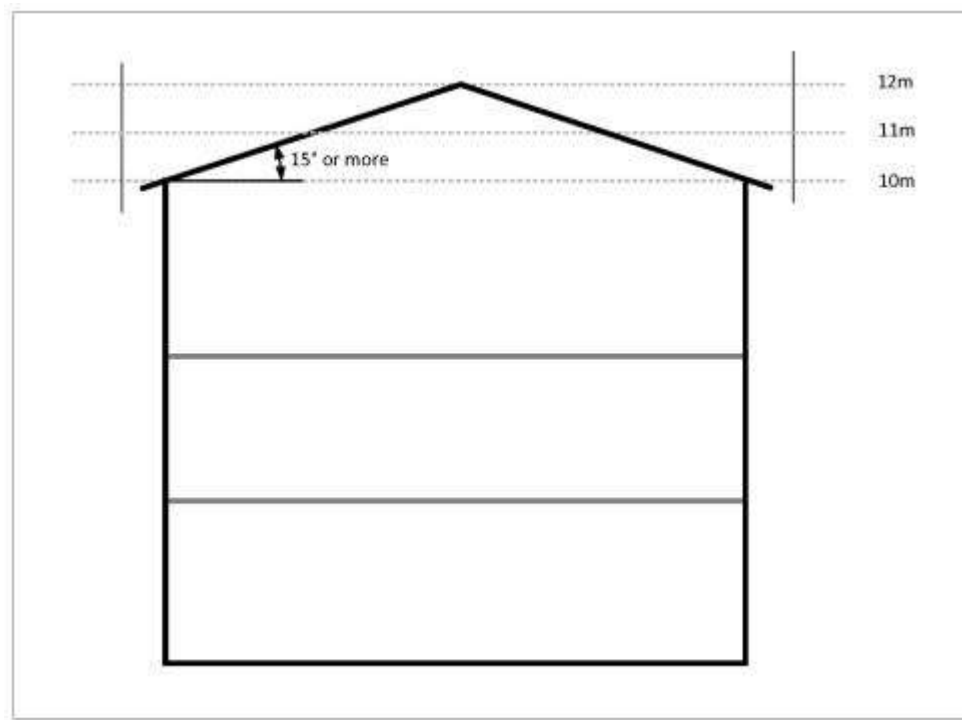


Figure RESZ-1 – Building height

- b. Buildings must not project beyond a 60° recession plane measured from a point 4m vertically above ground level along all boundaries, as shown on Figure RESZ-2. 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.

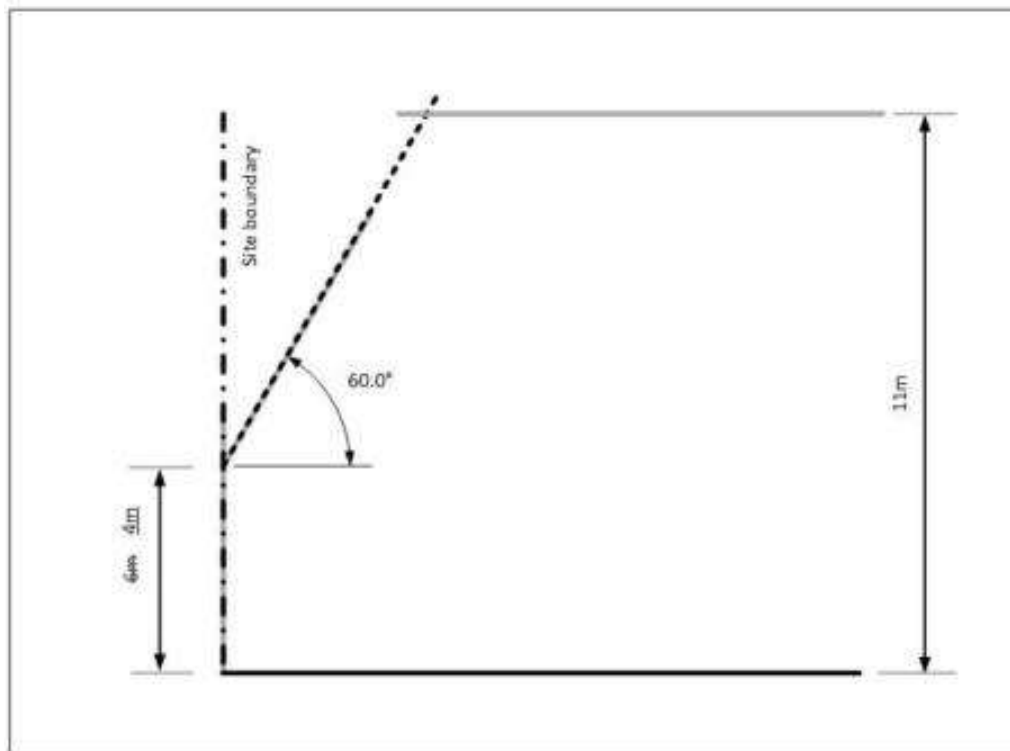


Figure RESZ-2 – Building daylight envelope

- c. This standard does not apply to—
- i. A boundary with a road:
 - ii. existing or proposed internal boundaries within a site:
 - iii. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.
 - iv. A boundary adjoining Reserve zones, Rural zones, Commercial zones, Business and Innovation zones and Industrial zones.

2. Residential 2 Zone

- a. Buildings must not exceed 22m in height.
- b. Buildings must not project beyond a 60° recession plane measured from a point:
 - i. 12m vertically above ground level along all boundaries within 29.5m from the road frontage.

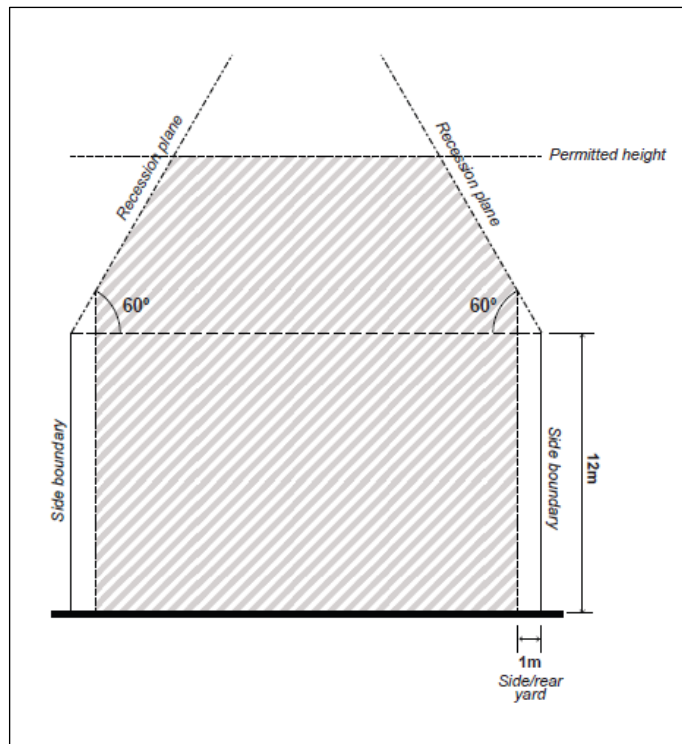


Figure RESZ-3 – Daylight envelope

- ii. 4m vertically above ground level along all other boundaries,

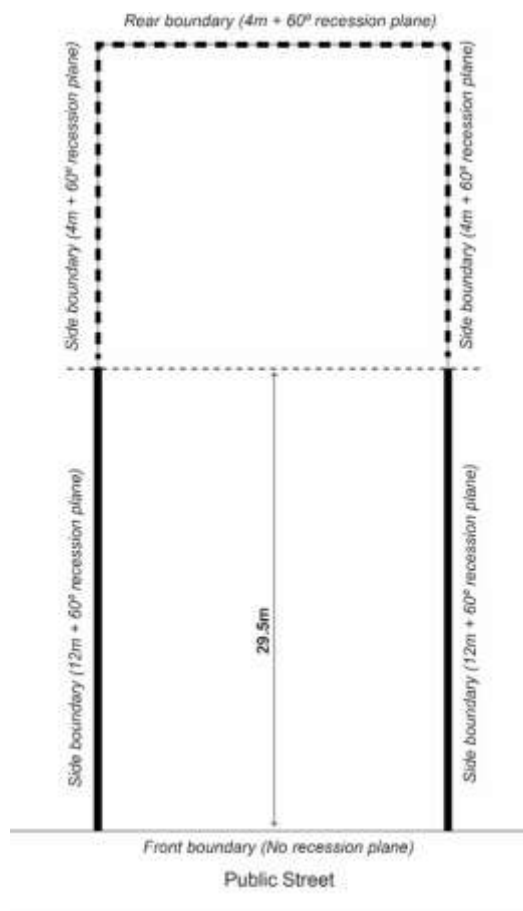


Figure RESZ-4 – Location of Daylight Envelope Rules

- c. Buildings must not project beyond a 60° recession plane measured from a point 4m vertically above ground level along boundaries adjoining with the Residential 1 zone.
- d. 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.
- e. This standard does not apply to—
 - i. A boundary with a road;
 - ii. Existing or proposed internal boundaries within a site;
 - iii. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; or
 - iv. A boundary adjoining Reserve zones, City Centre zones, Commercial zones, Business and Innovation zones and Industrial zones.

3. Residential 3, 4 and 5 Zones

- a. The maximum height of a building or structure shall not exceed:
 - Residential 3 Zone: 5m
 - Residential 4 Zone: 8m
 - Residential 5 Zone: 7.5m
- b. The maximum height is also subject to complying with the following:
 - a. No part of a building or structure shall extend outside the daylight envelope;
 - b. The daylight envelope is taken from any point on the boundary at a height of 3m above natural ground level and rises at a 45 degree angle (i.e. rising 1m for every 1m from that boundary) until it crosses the maximum permitted height for the zone;

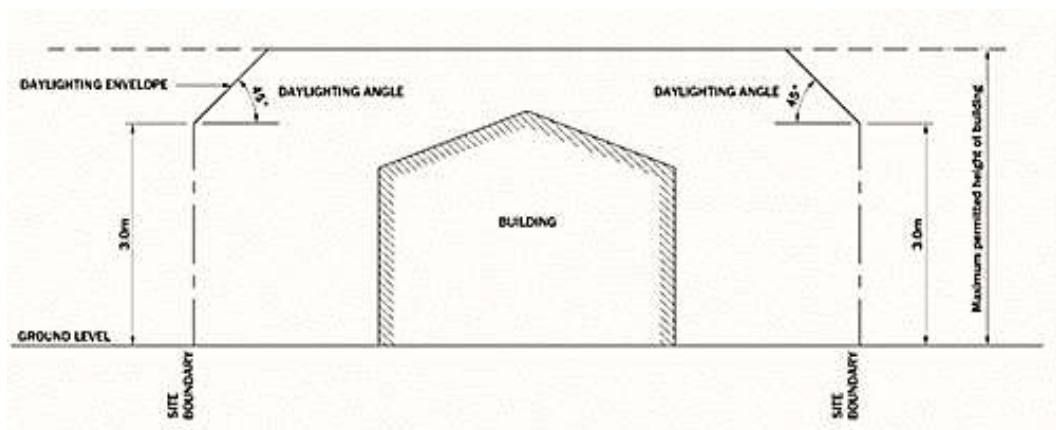


Figure RESZ-5 – Daylighting Envelope

- c. For sites where the building platform has to be raised to be above the stated maximum lake level, the roof structure may exceed the maximum height limit by up to 1m, providing the building does not extend outside the daylight envelope.

4. All Zones

- a. For sites within the Marae Protection Area Overlay the height of a building or structure shall not exceed 5m.
- b. Telecommunication structures for domestic purposes (e.g. aerials and television antenna) attached to a building shall not exceed 2m above the relevant height standard set out above;
- c. Wind turbines shall not exceed 3m above the relevant height standard set out above. Any wind turbines attached to a building shall not exceed 3m above the building height. The rotor blades shall not exceed 1m in diameter.

RESZ-S2 Yard requirements

[4.6(2)]

1. Residential 1 and 2 Zones:

- a. Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:

Yard	Minimum depth
Front	1.5m
Side	1m
Rear	1m (excluded on corner sites)

- b. Standard (a) does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

2. Residential 3, 4 and 5 Zones:

- a. Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:

Yard	Minimum depth
Front	3m (Residential 3 Zones) 5m (other locations) Except that in the Residential 5 Zone, on sites adjoining local roads and where any garage, bedroom, living room, or other habitable room has clear glazing facing the street, the front yard may be reduced to 3m.
Side and Rear	2.5m (except as provided for in (b))
Rear Sites	2.5m (except as provided for in (b))

- b. Single storey accessory buildings may be constructed in the side or rear yards up to 1m from the side or rear boundary subject to complying with following standards;

- i. The maximum length of the accessory building adjacent to a side or rear boundary shall be 7.2m, except in the Residential 4 zone where the maximum length shall be 10m.
- ii. No part of a building shall extend outside the daylight envelope.
- iii. All parts of the building, including eaves shall be a minimum of 1m from any side or rear boundary;
- iv. No door, window or other opening shall be located in any exterior wall of the building that is less than 2.5m from the boundary and which faces that boundary (i.e. at an angle to that boundary of less than 90 degrees).

3. Road widening

- a. Where road widening is identified as being required, any required yard shall be measured from the boundary of the road widening designation, rather than the lot boundary.

RESZ-S3 Site coverage

[4.6(3)]

1. Residential 1:

- a. Maximum site coverage for buildings: 50% of the net site area.
- b. Maximum site coverage for impervious surfaces: 70% of the site area.

2. Residential 2:

- a. Maximum site coverage for buildings: 50% of the net site area.
- b. Maximum site coverage for impervious surfaces: 80% of the site area.

3. Residential 3:

- a. Maximum site coverage for buildings: 50% of the site area.
- b. Maximum site coverage for impervious surfaces: 80% of the site area.

4. Residential 4:

- a. Maximum site coverage for buildings: 40% of the site area.
- b. Maximum site coverage for impervious surfaces: 80% of the site area.

5. Residential 5:

- a. Maximum site coverage for buildings: 25% of the site area.
- b. Maximum site coverage for impervious surfaces: 40% of the site area.

Advice note:

The risks from geothermal hazards can increase with an increase in impervious site coverage. This can cause gas emissions from the ground to concentrate into gaps such as spaces between buildings or the entrances into buildings for services. Construction of impervious surfaces can also reduce rainwater percolation, which can then reduce the cooling effect rainwater provides to heated ground, as well as creating a barrier that reduces the release of geothermal heat from the ground into the air.

RESZ-S4 Residential unit density

[4.6.4]

1. Residential 3 Zone:

- a. The minimum net site area for any one residential unit shall be 250m².
- b. There must be no more than 1 residential unit per site for a permitted activity.
- c. There must be no more than 2 residential units per site for a controlled activity.

2. Residential 4 Zone:

- a. One residential unit may be constructed on site per 2,000m² of net site area provided that the site is able to meet the relevant regional council requirements for on-site effluent or sewage disposal, including any associated disposal field.
- b. One residential unit may be constructed per 1,000m² of net site area in an area where a public sanitary sewer reticulation system is operational.
- c. There must be no more than 1 residential unit per site for a permitted activity.
- d. There must be no more than 2 residential units per site for a controlled activity.

3. Residential 5 Zone:

- a. One residential unit per 1,500m² net site area provided that the average net site area for all residential units onsite shall be 2,000m².
- b. There must be no more than 1 residential unit per site for a permitted activity.

RESZ-S5A Servicing

1. For developments that will require a water supply and will not be connected to a public reticulated water supply, an alternative water supply adequate for firefighting purposes shall be provided to the development in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

RESZ-S5 Parking, access and turning

[4.6(5)]

1. Parking, turning and access shall be provided in accordance with the provisions of Appendix APP1 – Parking and Turning Standards.
2. Parking and on-site turning areas shall be separate to those areas provided on-site for outdoor recreation and amenity space.
3. Any garage shall be located such that there is a practicable parking space in front of the garage door to enable vehicles to stop and open the garage door clear of the road.
4. Shared access driveways shall comply with the following table:

Number of residential or rest home units Served by the Access	Width	
	Overall	Formed
1-2 residential or rest home units	3m	2.7m

3-4 residential or rest home units	4m	3m
5-8 residential or rest home units	6.5m	5m
9-20 or rest home residential units	8m	5.5m (plus separate 1.5m wide pedestrian path and 1m wide services berm)

5. Provided that, where an access exceeds 50m in length it must have a minimum legal width of 4m; or a hardstand in accordance with Fire and Emergency's 'Designer's Guide' to Firefighting Operations Emergency Vehicle Access' (December 2021) must be provided within 50m of the residential units served by the driveway.
6. Shared access driveways shall not serve more than 20 residential or rest home units. For the purpose of calculating the number of residential units accessing a shared access driveway each residential lot shall be considered to contain the greater of one unit per lot (notwithstanding if the lot is vacant) or the number of actual units and any additional units that have obtained building and/or land use consent.
7. The minimum height clearance along vehicle access shall be 4m.
8. For shared access driveways for 9-20 residential units it shall be demonstrated that a legally binding arrangement is in place for ongoing maintenance.

Advice Note:

The design of vehicle crossings from private access driveways to the road is managed through the corridor access request process.

RESZ-S6A Design and Landscaping

1. Minimum size of residential units

a. Residential 1 and 2 Zones:

- i. The minimum net floor area of a studio unit shall be 35m².
- ii. The minimum net floor area of unit with one or more bedrooms shall be 45m².

2. Outdoor living space (per unit)

a. Residential 1 and 2 Zones:

- i. A residential unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, or balcony, patio, or roof terrace space that,—
 1. where located at ground level, has no dimension less than 3m; and
 2. where provided in the form of a balcony, patio, or roof terrace:
 - a. is at least:
 - i. Residential 1 Zone: 8m²
 - ii. Residential 2 Zone: 6m²

- b. has a minimum dimension of:
 - i. Residential 1: 1.8m; and
 - ii. Residential 2 Zone: 1.5m
 - 3. is accessible from the residential unit; and
 - 4. may be—
 - a. grouped cumulatively by area in 1 communally accessible location; or
 - b. located directly adjacent to the unit; and
 - c. is free of buildings, parking spaces, and servicing and manoeuvring areas.
- ii. 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—
 - 1. is at least
 - a. Residential 1 Zone: 8m²
 - b. Residential 2 Zone: 6m²
 - 2. has a minimum dimension of:
 - a. Residential 1 Zone: 1.8m
 - b. Residential 2 Zone: 1.5m
 - 3. is accessible from the residential unit; and
 - 4. may be—
 - a. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - b. located directly adjacent to the unit.
- iii. In development containing four or more residential units, where an outdoor living space at ground floor is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least $2m + 0.9(h)$, where (h) is the height of the wall or building as shown in the figure below. For the purpose of this standard south is defined as between 135 and 225 degrees.

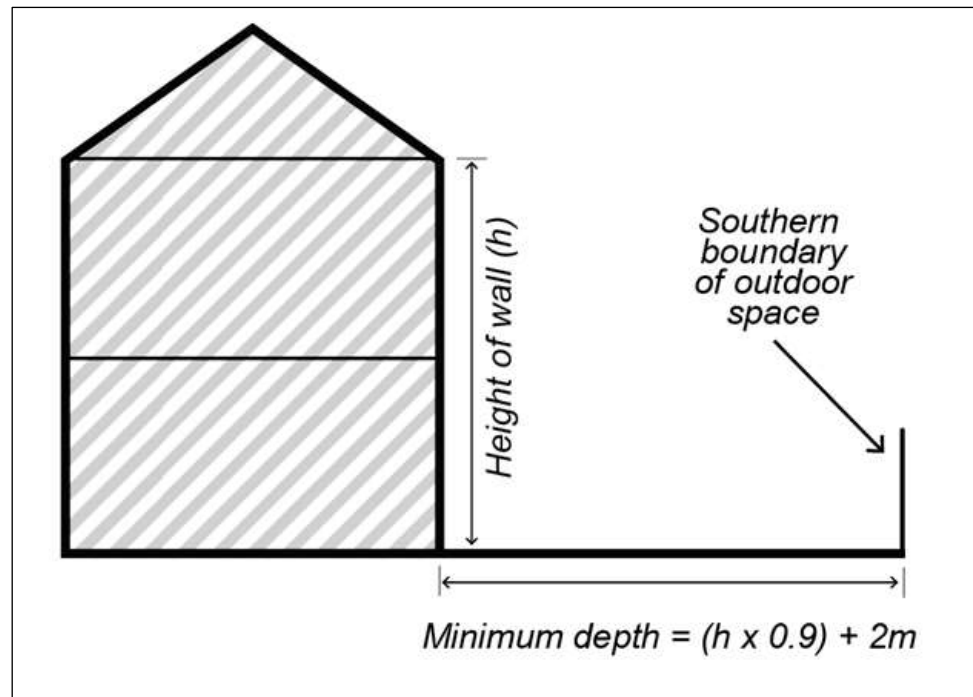


Figure RESZ-6 – Building offset for south facing outdoor living space.

- iv. For rest home units, clauses i, ii, and iii above apply with the following modifications:
 - 1. 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 rest home unit; and
 - 2. A rest home may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space.

a. Residential 3, 4 and 5 Zones:

- i. A minimum of 10% of the net site area shall be provided as outdoor recreation and amenity space divided between each dwelling (including decks), but shall not include the required yard areas or any area used for parking and turning of vehicles.

3. Outlook Space (per unit)

a. Residential 1 and 2 Zones:

- i. An outlook space must be provided from habitable room of a residential unit windows as shown in the diagram below:

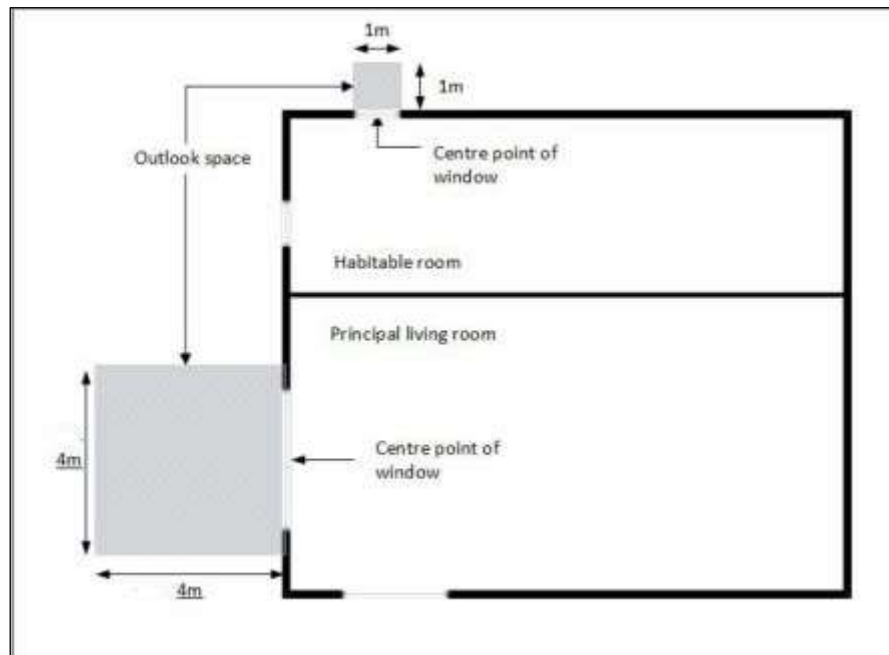


Figure RESZ-7 – Outlook Space

- ii. The minimum dimensions for a required outlook space are as follows:
 1. a principal living room must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and
 2. all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width;
- iii. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies;
- iv. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space;
- v. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;
- vi. Outlook spaces may be under or over a balcony;
- vii. Outlook spaces required from different rooms within the same building may overlap;
- viii. Outlook spaces must—
 1. be clear and unobstructed by buildings; and
 2. not extend over an outlook space or outdoor living space required by another dwelling.
- ix. For rest home units, this standard only applies at the external boundary of the site.

4. Windows to street

a. Residential 1 and 2 Zones:

- i. 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.
- ii. For the purpose of this rule:

1. Solid or opaque front doors contribute towards the 20% glazing;
2. Fully or partially glazed or semi-transparent garage doors do not contribute towards the 20% glazing;-
3. Any area of roof space that is fully enclosed by a gable shall not be included in the area of the street-facing façade.

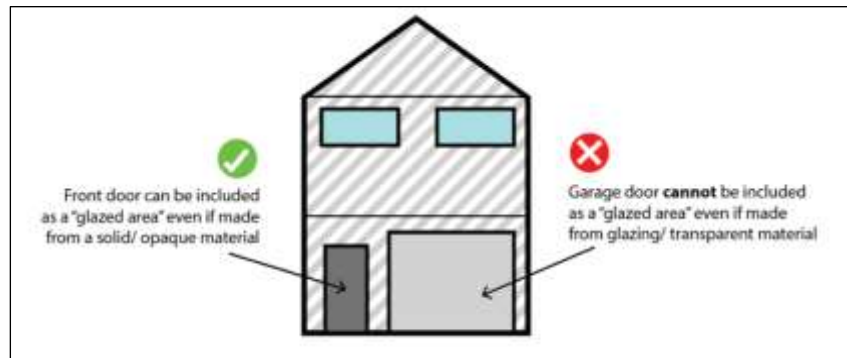


Figure RESZ-8 – Windows to the street.

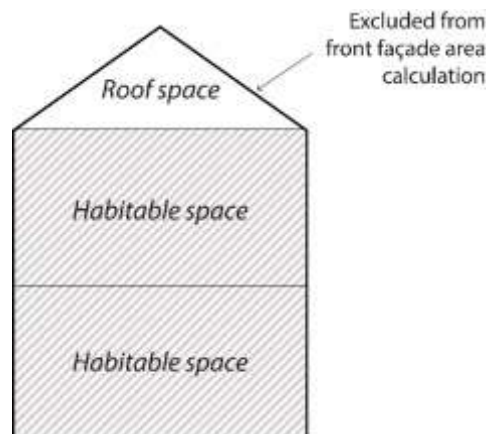


Figure RESZ-9 – Roof exclusion for windows to the street.

5. Maximum Building length

a. Residential 1 and 2 Zones:

- i. The maximum length of a building (excluding up to three residential or rest home units on a site) above ground floor level shall be 28m, measured parallel to side and rear boundaries, after which there shall be a minimum separation of 2m between any other building on the same site.

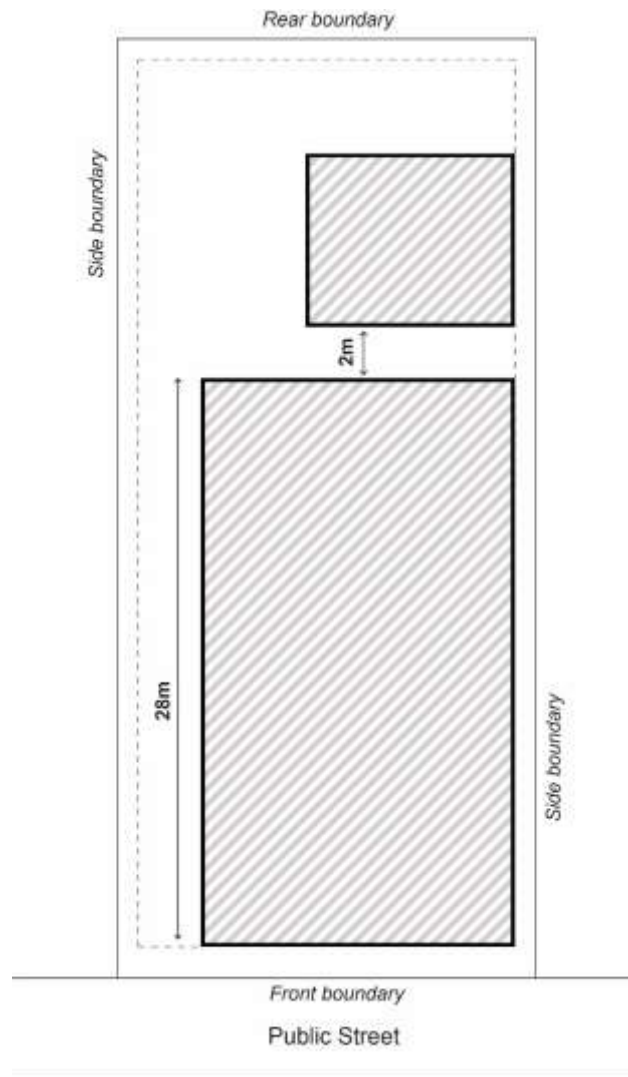


Figure RESZ-10 – Maximum Building Length

6. Landscaped area

a. Residential 1 and 2 Zones:

- i. A residential or rest home 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.
- ii. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential or rest home unit.
- iii. At least 50% of the area of the front yard must comprise landscaped area.

7. Fencing

a. Residential 1 and 2 Zones:

- i. Maximum height within front yard or adjacent to a boundary with a public open space:
 1. 1.2m; or
 2. 1.8m for no more than 50% of the site frontage and 1.2m for the remainder; or

3. 1.8m if the fence is at least 50% visually open.

RESZ-S6 Reflectivity

[4.6(11)]

1. Residential 4 Zone:

- a. For buildings visible from a lake the finished exterior surfaces, including the roof, shall have reflectivity values of between 0-37%. In this case, visible shall be taken to mean as assessed from any point on a lake using no more than sight correcting lenses and shall be considered irrespective of vegetative cover.

RESZ-S7 Pedestrian and cycle accessway

[4.6(15)]

1. Lot 1 DPS 70760 (Owhatiura South):

Before any residential occupation of the Residential 1 zoned portion of Lot 1 DPS 70760, a pedestrian and cycle accessway shall be provided from Vaughan Road through to Te Ngae Road. The accessway shall be designed to ensure a continuous, safe and efficient access taking into account CPTED principles.

Matters of Control

The following matters of control apply if listed in the rule table for the relevant activity.

RESZ-MC1 Building design, site layout and amenity

1. The extent to which -
 - a. The privacy and outlook for adjacent sites is maintained.
 - b. The principles of CPTED are implemented, including provision for the passive surveillance of any adjoining road or reserve.
 - c. The principles of sustainable building design are implemented to make use of solar gain.
 - d. Building design and site layout does not compromise future subdivision on the site by demonstrating that subdivision can be undertaken in a complying manner.

RESZ-MC2 Character of the zone

1. The extent to which the character and environmental quality of the adjoining properties, the street scene and the properties within the zone is maintained and enhanced.

RESZ-MC3- Amenity values of the zone

1. The extent to which the amenity of the adjoining properties and of the properties within the zone is maintained and enhanced.

RESZ-MC4 Parking, access and turning

1. The extent to which -
 - a. On-site design, location and surfacing of access, parking and turning areas to provide for practical use of the site and maintain the amenity of adjacent sites.
 - b. Adequate sight distances are provided to prevent adverse effects on traffic flow and safety.
 - c. The requirements of an integrated transport assessment carried out in accordance with Appendix APP1 can be implemented.

- d. The activities to avoid, remedy or mitigate any adverse effects on the function and safe and efficient operation of the transport network.

RESZ-MC5 Natural hazards

1. Adverse effects from natural hazards or the worsening of any hazard identified on the on the planning maps.
2. A flood risk assessment by a suitably qualified person, that includes an evaluation of the likelihood and consequences of an appropriate range of events to establish the maximum risk, may be required for activities subject to flooding. This applies primarily for significant developments.

RESZ-MC6 Financial contributions

1. Whether the proposal requires a financial contribution under the provisions of FC – Financial Contributions.

RESZ-MC7 Lake structures

1. The design of the lake structure to meet the reasonable needs of water craft using the structure taking into account the morphology of the lake bed and depth of the lake water and weather conditions.
2. The availability of the jetty for public use from public places at reasonable times and periods, without preventing the reasonable use of the lake structure by the owner of the structure.
3. The extent to which public access along public areas adjoining the lake are adversely affected.
4. The extent to which design components and surface colours are in harmony with the landscape character and amenity of the surrounding area.
5. Re-instatement of vegetation to integrate the lake structure with the existing landscape character and amenity of the surrounding area.

Matters of Discretion

The following matters of discretion apply where listed in the rule table for the relevant activity.

RESZ-MDA Residential units and rest homes – specific non-compliance matters

The Council will consider the assessment criteria below, to the extent that they are relevant to the effects of the infringement of the standard as set out in the matters of discretion. The assessment criteria provide examples of typical design responses or scenarios, but other design responses may be appropriate.

Standard not achieved	Matters of Discretion	Assessment Criteria
1. Height and daylight envelope	a. The scale, form, and appearance of the development. b. Effects on the planned residential built character. c. Effects on the safety and attractiveness of the street. d. Visual dominance, privacy and shading effects on neighbouring sites.	a. Whether contextual site factors mean increased building height may be appropriate. This may include situations where: i. The site is of a sufficient size that infringing height elements can be placed centrally within a site away from neighbouring properties and/ or partially screened by other buildings proposed on site.

		ii. The site is located to the south of neighbouring properties or there are topographical changes that reduce the potential for additional shading. iii. The site is located on the corner of public open spaces (including streets) providing an opportunity to position increased height towards these spaces and away from neighbouring properties. b. Whether the upper floor(s) of proposed buildings are set back from lower floors or utilise recessive building elements to reduce visual dominance. c. Whether additional height is necessary to provide a higher ground floor level to address flood hazards on the site.
2. Yards – front yards	a. Effects on the attractiveness of the street. b. Effects on the quality of on-site living environments.	a. Whether architectural design measures such as setbacks, modulation, or articulation have been incorporated into the design of the building to mitigate visual dominance effects on the street. b. Whether sufficient space is provided on site for landscaped and open space areas and outdoor living space that contribute to quality on-site living environments.
3. Yards – side and rear yards	a. Visual dominance, privacy and shading effects on neighbouring sites.	a. Whether architectural design measures such as setbacks, modulation, or articulation have been incorporated into the design of the building to mitigate visual dominance effects on neighbouring sites.
4. Site coverage – building coverage	a. The scale, form, and appearance of the development. b. Effects on the planned residential built character. c. Effects on the safety and attractiveness of the street. d. Visual dominance and shading effects on neighbouring sites. e. Effects on the quality of on-site living environments, including whether adequate landscaped and open space areas are provided on site.	a. Whether architectural design measures such as setbacks, modulation, or articulation have been incorporated into the design of the building to mitigate visual dominance effects on neighbouring sites.

5. Site coverage – impervious surfaces	a. Infrastructure capacity and stormwater management. b. Effects, including cumulative effects, on flooding.	a. Whether the infringement gives rise to adverse effects on the stormwater network or increases flooding impacts, and whether any methods are proposed or are necessary to mitigate those effects or impacts.
6. Minimum size of residential unit	a. Effects on the quality of on-site living environments.	a. Whether the layout of residential units provides sufficient room for the day to day needs of residents, including space for both furniture and internal circulation. b. Whether each unit has access to communal facilities (e.g. shared laundry) and/or storage facilities within the building.
7. Outdoor living space	a. Effects on the quality of on-site living environments.	a. Whether the outdoor living space is conveniently located and is of a functional size, gradient and dimension for the intended number of residents. b. Considering the context of the site, whether the outdoor living space is orientated to optimise views, outlook and sunlight access.
8. Outlook space	a. The scale, form, and appearance of the development. b. Privacy effects on adjacent sites. c. Effects on the quality of on-site living environments.	a. The extent to which direct overlooking of another residential unit's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening. b. Whether any secondary outlook spaces of a reasonable size and orientation have been provided from habitable rooms associated with an outlook space infringement.
9. Windows to street	a. Effects on the safety and attractiveness of the street.	a. Whether there are opportunities for passive surveillance, through the use of windows to habitable rooms that directly overlook the street.
10. Building length	a. The scale, form, and appearance of development. b. Visual dominance, privacy and shading effects on neighbouring sites.	a. Whether architectural design measures such as setbacks, modulation, or articulation have been incorporated into the design of the

		building to mitigate visual dominance effects on neighbouring sites. b. The extent to which the total number of residential or rest home units that directly overlook a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.
11. Landscaped area	a. Effects on the planned residential built character. b. Effects on the safety and attractiveness of the street. c. Effects on the quality of on-site living environments.	a. Whether landscaped areas can be consolidated to allow opportunities for large scale trees on site, and contribute to the overall quality of outlook space and allow some privacy between residential or rest home units.
12. Fencing	a. Effects on the safety and attractiveness of the street b. Effects on the quality of on-site living environments	a. Whether the development has been designed to enable passive surveillance of the street/public open space at ground and first floor levels. b. Whether clear and direct pedestrian access to buildings from the street is provided.
13. Shared access driveways	a. The location and design of parking and access. b. Whether adequate provision can be made for rubbish collection, emergency services and delivery services.	a. Whether safe and convenient access is provided for pedestrians and cyclists. Where there may be a low number of parking spaces provided on-site, whether safe and easy access can also be provided for vehicles, taking into account the type of vehicles required to visit the site and the likely number of vehicle movements generated. b. One-lane vehicle access may be considered where it connects two public roads (i.e. operates as a one-way access), or where passing bays can be provided to enable two-way traffic. Any passing bays should be designed so that opposing vehicles can wait within two-lane sections of the access and have clear visibility to the next two-way section of access (in order to safely determine when they

		can proceed into the one lane section). c. Shared access driveways for more than 20 dwellings may be appropriate where they are designed to meet the needs of people on the site, and where they provide safe and convenient access for pedestrians, cyclists and vehicles (to the extent relevant). d. The vesting of roads is encouraged where they are designed to a public road standard and would provide wider connectivity and accessibility benefits.
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RESZ-MDB Four or more residential or rest home units

The Council will consider the assessment criteria below, relevant to the matters of discretion. The assessment criteria provide examples of typical design responses or scenarios, but other design responses may be appropriate.

Matters of Discretion	Assessment Criteria
1. The design, layout, and appearance of development. 2. Effects on the safety, amenity and attractiveness of the street and public open spaces. 3. Effects on the quality of on-site living environments (not otherwise managed by performance standards). 4. Effects on adjoining sites (not otherwise managed by performance standards).	1. Attractive and safe streets and open spaces a. Whether development provides a quality and attractive frontage to the street or public open space. This includes orientating residential and rest home units to front the street with clear and direct pedestrian access, and minimising long expanses of blank walls and at grade carparking/garage doors. b. Whether the orientation of development and the placement of doors, windows, balconies and habitable rooms maximises visibility over the street and public open space to enhance safety and security. c. Whether development optimises landscaping within the front yard to provide privacy for residential and rest home units at ground level and visual interest and safety along the street. d. For rest homes: i. Whether the development, including any non-residential activities, are designed to visually integrate with the planned residential character of the zone, and manage effects on the residential amenity values of adjoining sites. This includes, considering the location and design of vehicle access, parking areas and main

	building entrances relative to neighbouring sites. 2. Quality on-site living environments a. Whether principal living rooms and outdoor living spaces are orientated and designed to provide privacy between residential units and optimise sunlight access. b. The extent to which outdoor living spaces are directly accessible from the principal living room. c. Whether landscaped areas can be consolidated to allow opportunities for large scale trees on site, and contribute to the overall quality of outlook space and allow some privacy between residential units. d. Where communal open space is provided on site, whether it is located to provide convenient access for all residents and maximise sunlight access, amenity and use. e. Whether storage areas for rubbish are sufficiently sized, conveniently located and appropriately screened. f. For rest homes whether buildings are orientated and designed to provide privacy between residents and optimise sunlight access. 3. Effects on adjoining sites a. Without limiting the ability to achieve the planned future character for the zone, whether: i. The development is designed to mitigate visual and privacy effects on adjoining sites, through the orientation and design of habitable rooms, outlook spaces and windows and outdoor living spaces relative to adjoining sites, and the use of architectural treatments and landscaping; ii. The development provides opportunities for sunlight access to adjoining sites through building placement or breaks in building form alongside or rear boundaries, acknowledging that there will be reduced opportunities to achieve this in the High Density Residential zone given the greater building heights enabled.
5. The location and design of parking, access, and servicing.	4. The location and design of parking, access and servicing

6. For 20 or more units the effects on the adjacent road network and the recommendations of any transport assessment required under Appendix APP1.	a. Whether safe and direct pedestrian access that is easily identifiable is provided from the street to residential units on the site. b. Whether a good level of connectivity is provided within the site to the existing transport network and to local services and facilities. c. Whether vehicle access and carparking areas are designed as low speed environments that prioritise pedestrian movement. d. Whether storage areas for rubbish are sufficiently sized, conveniently located and appropriately screened and can be safely serviced by appropriate collection vehicles (if on-site collection is proposed). e. Whether access for emergency service vehicles is appropriately designed so that emergency service personnel can access the site safely and efficiently. f. Whether each residential unit has sufficient space within the site for the secure storage of at least one bicycle.
7. Adequacy of water, wastewater, stormwater and electricity infrastructure and management.	5. Infrastructure and stormwater management a. Whether the development can be adequately serviced by water, wastewater, stormwater and electricity infrastructure. b. Encourage development to apply low impact stormwater design.

RESZ-MD1 Natural hazards

1. Adverse effects from natural hazards or the worsening of any hazard identified on the planning maps are managed.
2. A flood risk assessment by a suitably qualified person, that includes an evaluation of the likelihood and consequences of an appropriate range of events to establish the maximum risk, may be required for activities subject to flooding. This applies primarily for significant developments.

RESZ-MD2A Sites adjoining historic heritage structures

1. For sites adjoining sites containing the historic heritage structures Robertson House (H1.22) and St Peters Church (H.30), the effects on the heritage values, in particular:
 - a. Whether the new building compliments the form and fabric which contributes to, or is associated with, the heritage values of the structure.
 - b. Whether the new building uses materials and/or design details that respect rather than replicate any features of the heritage structure. Sensitive contemporary interpretations in terms of form and detail may be considered'
 - c. Whether the new building will not compromise the ability to interpret the heritage structure and its extent of place.

- d. Whether the new building maintains visual linkages between the heritage structure and the street, where relevant.
- e. Whether the location of the new building and associated siteworks enables the heritage values of the structure and its extent of place to be maintained.
- f. Whether other structures or features associated with the heritage structure are retained and are complemented.
- g. Whether the scale of the new building dominates the heritage structure.

RESZ-MD2 Financial contributions

- 1. Whether the proposal requires a financial contribution under the provisions of FC Financial Contributions.

RESZ-MD3 Lake structures

- 1. The existing provision, availability and suitability of existing lake structures in the vicinity of the site that would otherwise enable reasonable lake access.
- 2. The extent to which the new structure would contribute to the cumulative adverse effects on the carrying capacity of the bay and the recreational opportunity.
- 3. The effects of the lake structure on the public access and use of the lake and adjoining public areas.
- 4. The extent to which the structure contributes to the recreational and social benefits and environmental wellbeing.
- 5. The design of the lake structure to meet the reasonable needs of water craft using the structure taking into account the morphology of the lake bed and depth of the lake water and weather conditions.
- 6. The availability of the jetty for public use from public places at reasonable times and periods without preventing use of the lake structure by the owner of the structure.
- 7. The extent to which the main design components and surface colours of the lake structure are in harmony with the landscape character and amenity of the surrounding area, whilst allowing reasonable provision for the safety and protection of vessels using the structure.
- 8. The extent to which re-instatement of vegetation will integrate the lake structure with the existing landscape character and amenity of the surrounding area.
- 9. The management of adverse effects on resources, sites or areas of spiritual, cultural and historical significance to tangata whenua where those resources, sites or areas have been identified by tangata whenua.

Advice Note:

In the case of Lake Structures the Plan's general criteria for restricted discretionary activities shall not apply.

Assessment Criteria

Whilst not limiting the exercise of its discretion, Council may consider the particular matters below where indicated in the table above.

RESZ-AC1 General assessment criteria

- 1. The degree to which the proposal complies with the performance standards of the zone.

2. The extent to which the proposal will avoid, remedy, or mitigate effects on the character and amenity of the zone.
3. The extent to which the proposal will avoid, remedy, or mitigate effects on the amenity of neighbouring residents, including protection of privacy and outlook and protection from adverse effects from any source of disturbance.
4. The extent to which the proposal will avoid, remedy, or mitigate the effects on the streetscape and on-site landscaping, in particular where buildings intrude into the front yards.
5. The degree to which the proposal implements sustainable building design and promotes energy efficiency.
6. The degree to which the proposal promotes the principles of CPTED.
7. The extent to which the proposal will avoid, remedy, or mitigate effects on water quality.
8. The ability for the activity to be connected to existing transport networks and utility services.
9. The extent to which the proposal will avoid, remedy, or mitigate effects on the function and safe and efficient operation of the transport network.
10. The extent to which the activity will avoid, remedy, or mitigate reverse sensitivity effects on lawfully established activities or existing infrastructure.
11. The degree to which the proposal has access to or increases the demand on public open space and reserves.
12. The extent to which the proposal will avoid, remedy, or mitigate effects on the qualities and characteristics of a landscape or feature identified the schedules for Natural Environmental Values, or the natural character of the environment.
13. The extent to which the proposal will avoid, remedy, or mitigate effects on the natural, physical, spiritual or cultural qualities and characteristics of a site identified in the schedules for Historical or cultural Values or Natural Environmental Values.
14. Whether the proposal requires a financial contribution under the provisions of FC – Financial Contributions.
15. The extent to which the requirements of an integrated transport assessment carried out in accordance with Appendix APP1 - Parking and Turning Standards can be implemented.
16. Natural hazards
 - a. Adverse effects from natural hazards or the worsening of any hazard identified on the planning maps. The likelihood and consequences of a natural hazard event will be assessed to determine the level of risk associated with natural hazards.
 - b. A flood risk assessment by a suitably qualified person, that includes an evaluation of the likelihood and consequences of an appropriate range of events to establish the maximum risk, may be required for activities subject to flooding. This applies primarily for significant developments. The report shall identify the potential risk from flooding, any recommendations for floor levels, earthworks, or engineering works.
17. The assessment criteria for development and activities that affect a Significant Geothermal Feature, as set out in Natural Environmental Values – Natural Features and Landscapes.

RESZ-AC2 Holiday rental accommodation assessment criteria

1. The maximum number of people to be accommodated within the site.

2. Consistency of the proposed scale of use on residential character and amenity.
3. The way in which the site layout and design mitigates potential adverse effects on privacy and outlook on and from adjacent sites.
4. The ability of the site to provide for the use of outdoor space in a location which will minimise adverse effects of noise and light on nearby residential properties and the privacy of adjoining sites.
5. Proposed management of the accommodation and associated activities, including:
6. Limits on the use of outdoor space at night;
7. Mechanisms in place to address noise issues should they occur, including process for neighbours to follow should there be issues.
8. The location in relation to other holiday rental accommodation activities and potential cumulative effects of more than one holiday rental accommodation activity in close proximity to each other.
9. The ability of the site to provide for parking without adversely affecting nearby residential properties and the road network.
10. Location and screening of parking to provide safe access and turning for vehicles and minimise visual impact of activities undertaken on the site.
11. The location of on-site parking in relation to the on-site effluent treatment system, and associated disposal field.

ANTICIPATED ENVIRONMENTAL RESULTS

The efficiency and effectiveness of the policy framework of this part will be the focus of on-going monitoring and review. Effectiveness or achievement of the objectives will be assessed through performance indicators.

The performance indicators will be developed to measure the following outcomes that the policy framework was put in place to achieve:

Residential 1 and 2 Zones

RESZ-AER11	An increase in the density and diversity of housing at medium densities in the Residential 1 zone and higher densities in the Residential 2 zone.
RESZ-AER12	An improved perception of neighbourhoods as safe and attractive with convenient access by walking and cycling to amenities and services that provide daily needs.

Residential 3, 4 and 5 Zones

RESZ-AER1	An increase in passive street surveillance and therefore safety.
RESZ-AER2	An improved perception of Rotorua as a safe and attractive place to live.
RESZ-AER3	An increase in new activity that provides private space on site.
RESZ-AER4	Retained character of each of the three residential zones according to their attributes.
RESZ-AER5	An increase in or at least no loss of vegetation in low density residential areas for amenity purposes.
RESZ-AER6	An increased sense of privacy in residential zones.
RESZ-AER7	A reduction of the adverse effects on noise sensitive activities located in proximity to strategic roads
RESZ-AER8	An increase in new activities or development that results in the implementation of a landscaping scheme.
RESZ-AER9	A low number of applications for activities that seek changes to the performance standards.
RESZ-AER10	Avoidance of reverse sensitivity effects.