

PART 7 - RESIDENTIAL ACTIVITY

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Note re Page Numbering

For the purpose of page numbering this Part has been divided into subsections. This assists with the production of updated sections of the Plan for subscribers. It is also in keeping with the format of the on-line version of the Plan.

Page numbering is sequenced as follows:

Page A1, A2, A3 etc

Page B1, B2, B3 etc

Page C1, C2, C3 etc

Plan change annotations - key



Indicates where content is affected by proposed plan modification x.
Refer to plan modification folder or website for details.



Indicates where the content is part of plan modification x, which is subject to appeal.

Underlined content to be inserted.

~~Struck through~~ content to be deleted.





PART 7 - RESIDENTIAL ACTIVITY

7.1 CONTENT AND STRUCTURE

The Plan recognises that:

- Residential activity is the major land use occurring on the Isthmus;
- Residential areas are collectively made up of a broad range of communities and neighbourhoods, reflecting different lifestyles, aspirations and built environments;
- Residential activity is comprised of a range of elements that contribute to the environmental qualities of the various residential areas;
- Residential activity requires particular measures to be adopted that manage residential areas in a manner which maintains and enhances their amenity values while ensuring the efficient use and development of the natural and physical resources concerned.

This Part is presented as follows -

- **Resource Management Issues**

This outlines the significant resource management issues concerning residential activity within the district.

- **Resource Management Objectives and Policies**

This outlines how this Part intends to deal with the identified residential activity issues.

- **Resource Management Strategy**

This outlines the strategy for managing activities and development within a variety of residential zones and explains the reasons for the management approach, together with anticipated results.

- **Implementation**

This outlines and gives an explanation of the methods adopted to meet the objectives, policies and strategy for the residential zones.

- **Zones**

This outlines the different residential zones adopted by the Plan and explains their application.

- **Activities**

This specifies the rules required to implement the policies by regulating or allowing certain activities to give effect to the residential resource management policies.

- **Development Controls**

This specifies the development control rules which the Plan adopts to ensure that the actual or potential effects of activities within the residential zones do not adversely affect the environment.

7.2 RESOURCE MANAGEMENT ISSUES

The Plan seeks to create a resource management approach that maintains the high environmental quality of the district's residential areas, while providing opportunity for development and activity at a level and form that meets the needs of this and future generations. It must also address the following issues:

- The need to provide for residential growth through intensification in a manner that gives effect to the Growth Concept of the Auckland Regional Growth Management Strategy, the Auckland Regional Policy Statement, and the Council's adopted Growth Management Strategy. The Future Planning Framework and the outcomes of the precinct plans and liveable community plans should also be utilised to guide development.
- The need to maintain and enhance a quality urban environment through urban design and the assessment of the character and qualities of the built environment;
- The need to recognise, maintain and enhance the recognised character and amenity of established residential environments;
- The need to provide opportunities for innovation and flexibility in accommodating demands for new and different housing solutions;
- The need to provide for activities where they complement the residential environment.

The objectives and the policies in regard to these issues are set out as follows:



7.3 RESOURCE MANAGEMENT OBJECTIVES AND POLICIES

7.3.1 OBJECTIVE

To provide opportunities for residential growth in Auckland by encouraging suitable intensification of housing in appropriate locations.

Policies

- By selecting those residential areas which are suitable for further intensity and applying sufficiently liberal controls.
- By identifying those residential areas which are appreciated for their special character and applying controls which will maintain and enhance their special character.
- By providing for a graded intensity in residential development potential across the Isthmus to permit variety in environment and lifestyle.
- By regulating the intensity of new residential development according to the availability of public utilities and services and to foster their efficient use.
- By providing for and encouraging facilities and services to enable higher intensity residential development in proximity to major public transport corridors, nodes and retail centres.
- By providing for residential redevelopment opportunities in former non-residential buildings and locations.
- By providing opportunities for a more compact urban lifestyle within specified growth areas through the application of the Residential 8 zone.
- By avoiding or mitigating conflict or incompatibility (including reverse sensitivity effects) between new land uses and both existing and planned future regionally significant infrastructure. For the purpose of this Objective “planned future regionally significant infrastructure” is regionally significant infrastructure which is the subject of a Notice of Requirement designation or resource consent or which otherwise has statutory planning approval.

7.3.2 OBJECTIVE

To identify, maintain and enhance the recognised character and amenity of residential environments.

Policies

- By ensuring that the type and intensity of residential activity in each area occurs at a level capable of being sustained by the local environment.
- By adopting measures aimed at maintaining and enhancing the legacy elements, characteristics and qualities of certain residential areas.

7.3.3 OBJECTIVE

To provide for a broad and flexible range of residential development while offering reasonable protection to the amenities of neighbouring properties and the local environment.

Policies

- By providing for a wide variety of households as may be appropriate to the site and local environment characteristics to satisfy the diverse needs of present and future residents.
- By adopting planning controls which are sufficiently liberal to allow the creation of a wide range of housing types.
- By ensuring that planning controls and bylaws are only imposed to achieve specific objectives and/or to remedy a particular problem.
- By primarily applying development controls which maintain the amenities of neighbouring sites.
- By applying minimum control to maintain on-site amenities and to maintain flexibility for future occupants.

7.3.4 OBJECTIVE

To recognise that certain non-residential activities can be located in residential areas in a way which maintains and enhances the amenities of the area and enables people to provide for their social, economic and cultural well-being, and for their health and safety.

Policies

- By providing for non-residential activities in certain residential areas where the activities are not disruptive of residential amenities.
- By permitting ancillary work opportunities by way of home occupations.
- By taking into account the impact of location, scale, and generated effect on neighbouring sites and the local environment when administering development controls in relation to non-residential activities in residential zones.



7.3.5 OBJECTIVE

To promote high quality distinctively Auckland urban design within specified residential areas of the city.

Policies

- By applying urban design rules, criteria and guidelines to areas where higher density development is promoted.
- By requiring new multi-unit development to complement the context of the surrounding neighbourhood, reinforce distinctive local character and maintain amenity values.

7.4 RESOURCE MANAGEMENT STRATEGY

7.4.1 GROWTH THROUGH INTENSIFICATION

Auckland's population will continue to gradually increase. Since the Isthmus is substantially built up, there are few vacant sites available for further subdivision. Provision for additional housing will largely be made through infill and new development in existing residential areas. The Plan recognises and addresses the need for residential growth and the constraints placed on it in terms of:

- infrastructure limitation; and
- the concern of the community to maintain and enhance the particularly appreciated existing character of residential areas.

The Plan seeks to achieve a balance between maintaining the established residential character of areas while providing sufficient flexibility to allow further development. More compact urban residential living will be promoted within specified growth areas through a process of consultation with the community and through the application of the Residential 8 zone. The community consultation process will develop a planning framework for managing future growth which facilitates the development of quality urban environments where people live within walking distance to work, schools, civic facilities, shops and parks and have easy access to public transport. The technique of grouping areas of similar character into residential zones is retained in the Plan. Within the zones there is flexibility which allows for the location of activities which can be serviced by the infrastructure in an area and which are compatible with its character and amenities.

The Plan's residential zoning pattern is designed to reflect the ability of the district to accommodate the additional residential development required to house Auckland's growing population.

In addition to character and amenity, the elements that assist in determining the intensity of residential development appropriate to an area are

- drainage
- roading
- public transport
- access to community services, business centres and areas of open space
- natural hazards.

Drainage

The Isthmus' drainage system requires upgrading. This work is required whether or not development intensification occurs. If residential activity is intensified this will increase the urgency of this work, as well as adding to the costs of further development. The cost of upgrading will ultimately be borne by the community. Further development could provide a positive benefit by actually increasing the community's ability to pay the costs of upgrading. Higher density development will be provided for in those areas where the overall potential of the drainage system has been classified as suitable for further development.

Certain areas of the district would have the potential to support further development but inadequate sanitary drainage means that such development must be limited until the drainage system has been upgraded.

Roading

High intensity residential development will continue to be provided for on the regional and district arterial roads. These roads have substantial vehicle carrying capacities and are the major focuses for the public transport system and the district's shopping facilities. However, methods may need to be employed to mitigate the effects of new, more intensive developments accessing directly onto the regional arterial roads. Sufficient space must be provided on these sites to accommodate the vehicle requirements (ie parking, loading, and on-site manoeuvring) generated by activities on these sites. On non-arterial roads, residential density is unlikely to be constrained by capacity but will be influenced by safety issues and the acceptability of increased flows to existing residents.

Public Transport

The Council recognises the desirability of land use policies complementing the community's investment in an effective public transport system. This is reflected in policies which seek to promote higher intensity residential development on



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major public transport routes. Higher density redevelopment has already occurred in some of these areas.

In addition the Council is committed to supporting an efficient public transport system. Such a system will be assisted through increased densities and intensification of activities on the major public transport corridors.

Access

For convenience and the promotion of the sustainability of the community's resources, access to

- community services
- business centres
- open space
- leisure activities
- public transport

is an important factor in the residential zoning pattern.

The Plan encourages, through higher densities, the concentration of residential activity around these facilities in order to

- maximise the investment in them
- to ensure that no unnecessary duplication occurs
- to encourage where possible, the efficient use of energy resources.

The concentration of higher residential density in areas well served by such facilities will reduce pressure on areas with unsuitable access and infrastructure.

Natural Hazards

Development in certain areas of the Isthmus will be constrained by natural hazards. Landslip, subsidence and areas prone to flooding are the natural hazards of particular concern. Certain areas of the Isthmus are known to be susceptible to these natural hazards. The Plan seeks to promote land stability, minimise flooding and ensure that the environment is not vulnerable to landslip, subsidence and flooding.

Natural hazard areas can change over time due to a worsening of the problem or through engineering improvements. As a consequence, a specific hazard zone has not been adopted. However, additional development controls and appropriate restrictions may be imposed on development in these areas (refer [PART 5D - NATURAL HAZARDS](#)). These include controlling the removal of vegetation, restricting earthworks, and control on the location of buildings.

7.4.2 CHARACTER AND AMENITY

In providing for further residential development the Plan seeks to ensure that the individual amenity of each residential area is maintained and that development occurs at levels appropriate to each locality. The identification of the physical character of residential neighbourhoods has been an important ingredient in the determination of the residential zones and their permitted density, activities and development controls.

In certain areas this character is so special as to warrant its retention. This has resulted in a series of special character zones being identified on the Isthmus (namely the Residential 1 to 4 zones). These areas are a key part of Auckland's built legacy, but their amenity value is fragile and could be damaged by the demolition/removal of buildings and by unsympathetic or discordant land development, building forms and densities.

These areas represent a scarce legacy from the City's past. They require retention in order that they may survive and be appreciated by future generations. The special character zoning will result in the maintenance of the special character of these areas. Controls are applied to retain the particular element(s) or qualities which give each area its character, such as development intensity, form, lot size, building style, mature planting. The level of control varies according to the intent of the zone. The special character zones are in general distinct from Conservation Areas as identified in [Part 5C.7.2](#) of the Plan. The generally more strict and specific rules applying to Conservation Areas are in addition to the rules of the underlying special character zone.

The standard residential zones accommodate the community's demand for additional housing on the Isthmus. These zones are dispersed throughout the Isthmus. They will provide varying opportunities for increases in the resident population, as well as facilitating the development of a range of residential housing types and environments. In these residential zones regard is had for the local environment and measures are adopted to secure amenity values. The zoning pattern reflects the local variations in topography, subdivision size, built form, and levels of development. These factors have, over time, contributed to people's appreciation of an area's pleasantness. These standard residential zones allow a greater degree of flexibility of building design than the special character residential zones.

7.4.3 INNOVATION AND FLEXIBILITY

Household size and the composition of the City's population is expected to alter continually. As well as the traditional family units, Auckland's population comprises a variety of



groups, with different housing needs. The housing needs of these diverse groups are recognised. But rather than aiming to anticipate every possible housing need, the Plan provides a range of residential densities and contains sufficiently flexible controls to allow the creation of a wide range of housing types. Planning mechanisms have been developed to encourage innovative and integrated approaches to the provision of a wide range of residential accommodation. These developments are expected to involve concepts or characteristics of merit in terms of their location, intensity, form, content or tenure which warrant special provision. Planning requirements provide sufficient flexibility to facilitate housing types which are culturally appropriate.

7.4.4 ACTIVITIES

A broad range of activities are provided for in residential areas. However, not all of these activities will be appropriate in every residential area. Because certain residential areas may need greater protection, a limited range of activities is considered appropriate. In the higher intensity residential areas a wider range of activities is provided for, where these activities benefit or service the residential area.

Certain activities can generate effects which may adversely impact on the amenities of adjacent residential sites and the surrounding neighbourhood. These impacts will be controlled to ensure a reasonable level of protection.

7.4.5 URBAN DESIGN

Good urban design is an essential factor in ensuring that the amenity of residential areas is maintained and enhanced, particularly those where higher density development is encouraged. In such areas good urban design, rather than density, is the predominant factor in maintaining amenity for both residents of a development and neighbours. The Plan recognises that good urban design is not only achieved through specific rules, and so multi-unit development over a certain scale and new residential development in specified growth areas is subject to a resource consent process with related urban design assessment criteria.

7.4.6 EXPECTED OUTCOMES

Residential activity is the major land use on the Isthmus. The resource management strategy adopted in the Plan for residential activity will enable all sections of the district's residents to meet their housing needs.

There will be a level of control on residential activity that provides flexibility for development, while ensuring that the character and amenity of the district's many residential environments are maintained. The controls for amenities

within a residential site will safeguard amenities for future residents, and will result in benefits being derived for the community as a whole.

The comprehensive approach adopted to reduce any anticipated adverse impact on neighbouring sites and the local environment will achieve the residential objectives in the best practicable method. The approach is intended to avoid where possible the duplication of controls that in the past has restricted development to an unreasonable extent.

Residential areas that warrant particular consideration due to their special character have more restrictive controls applied in order to maintain their uniqueness and the particular elements or qualities that are characteristic of the streets and areas that warranted inclusion in the zone.

Areas able to sustain more intensive residential development due to the absence of infrastructural constraints and the presence of community facilities and services will benefit from the growth resulting from increased opportunities for new development.

The flexibility offered in the residential rules will encourage innovation in respect to the creation of a range of housing types to meet the special housing needs of Auckland's diverse population.

The activities that will locate within the district's residential areas are expected to supplement the amenities of the community. Activities are expected to control any anticipated adverse impacts to a level that ensures a reasonable level of amenity for neighbouring residential land and the general environment.

7.5 IMPLEMENTATION

7.5.1 PLAN METHODS

7.5.1.1 ZONING

Zoning is used as the primary management technique determining the future distribution of residential activities on the Isthmus. It takes a traditional approach to the extent of identifying specific locations, but the distribution pattern is performance orientated.

It is based on the actual physical characteristics and functions of activities and their effects on the local environment. This approach will ensure that the level of development permitted in each locality is compatible with the ability of the area to cope with additional development.

The zoning provisions are orientated towards providing greater flexibility for developers appropriate to the local environment, while attempting to maintain or even enhance the amenity values experienced by the local community.



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Figure 7.1 outlines the process used in developing the residential zoning pattern.

The distribution of the residential zones across the Isthmus has been determined by the interaction of the following principal factors:

- Infrastructure constraints (in particular, drainage and roading);
- Access to services, shopping, and leisure opportunities;
- Local environment (topography, existing development);

The zoning pattern is qualified by the identification of exceptional areas which warrant special controls or safeguards. There are certain areas where controls are applied to maintain the particular elements or qualities which give each area its character, such as development intensity and form, lot sizes, building style, mature trees, etc.

Special Character Residential Zones

The Isthmus is largely developed. The Council therefore recognises that it is not solely the natural features such as landform, coastline and vegetation that contribute to the special character of environments. Some environments are special as a consequence of the presence of recognisable man-made features that form or create a cohesive character. Other environments reflect a special character as a consequence of the presence of a mix of both natural and man-made features.

Certain environments within the Isthmus comprise features that are considered to justify controls on the premise that they are a scarce legacy to this generation. Specific measures have been incorporated in the Plan to ensure that these environments are able to be appreciated by future generations. Generally the value or special character of a particular environment is primarily viewed from the road. Other vantage points such as reserves, public thoroughfares, and the sea also offer opportunities for the public to gain an appreciation of this special character. When assessing the special character of an area the public visibility of its qualities will be an important factor.

Features that contribute to the special character of an environment include:

- Landform;
- Aspect - climate/views;
- Age, style and condition of housing;
- Lot size/width;
- Set-back and density of housing;
- In the residential 1 zone and the older less diversified parts of the residential 2 zone, window/wall ratios;
- In the residential 1 zone and the older less diversified parts of the residential 2 zone, traditional gabled and/or hipped (with lean-tos to the rear), pitched roof forms;

- In many parts of the zones a transparent and interactive relationship between building and street;
- The 'grain' of the area - the size, spacing and rhythm of street-front buildings;
- Character of front yard;
- Character of street - width, berms, etc;
- Presence of trees and shrubs, on/off street;
- Property boundary definition - hedges, fences, walls;
- Quietness/seclusion;
- Historical ambience.

In each case, there needs to be a measure of coherence to bind an area together in terms of some of these features.

Special character is apparent when:

- components such as buildings, trees and views combine to create a distinctive character; and/or
- landform or setting makes an important contribution to this character; and/or
- the scale and/or style of subdivision pattern and/or building has a high degree of coherence and continuity, and/or has remained relatively free of intrusions; and/or
- there is a predominance or cohesion of individual buildings which are individually of merit.

Three types of special residential character have been identified on the Isthmus (set out in the following table). These range from those in which the built environment predominates to those where the flora predominates. Between the two lie combinations of built and natural landscapes and vegetation.

Examples of these environments may be found in various locations around the Isthmus and as a consequence sub-zones have been developed to account for particular variations.

The special character zones sit within a continuum of provisions in the Plan. While heritage is distinct from character, both contribute to the continuum of legacy environmental attributes. The highest level of protection is by the scheduling of specific heritage buildings within the Plan, followed by the Conservation Areas, and then the controls within special character zones. Refer to [Part 5C.5 IMPLEMENTATION](#) for further detail on scheduled features and Conservation Areas.

Depending upon the uniqueness and scarcity of the particular character, various degrees of control apply within the special character zones.

The control regime for the special character residential zones involves a progression of control and emphasis between the predominantly "built" and the predominantly "natural" type of residential environment (from the Residential 1 zone to the Residential 4 zone). In each of the special character



residential zones the controls reflect and reinforce the identified character of an area. Controls specific to these zones include:

- density limits;
- limits on infill;
- controls on bulk and location for buildings;
- design and appearance criteria for external alterations/ additions and new buildings (including the Architectural Design Guidelines);
- earthworks control;
- control on demolitions and/or removal of buildings.

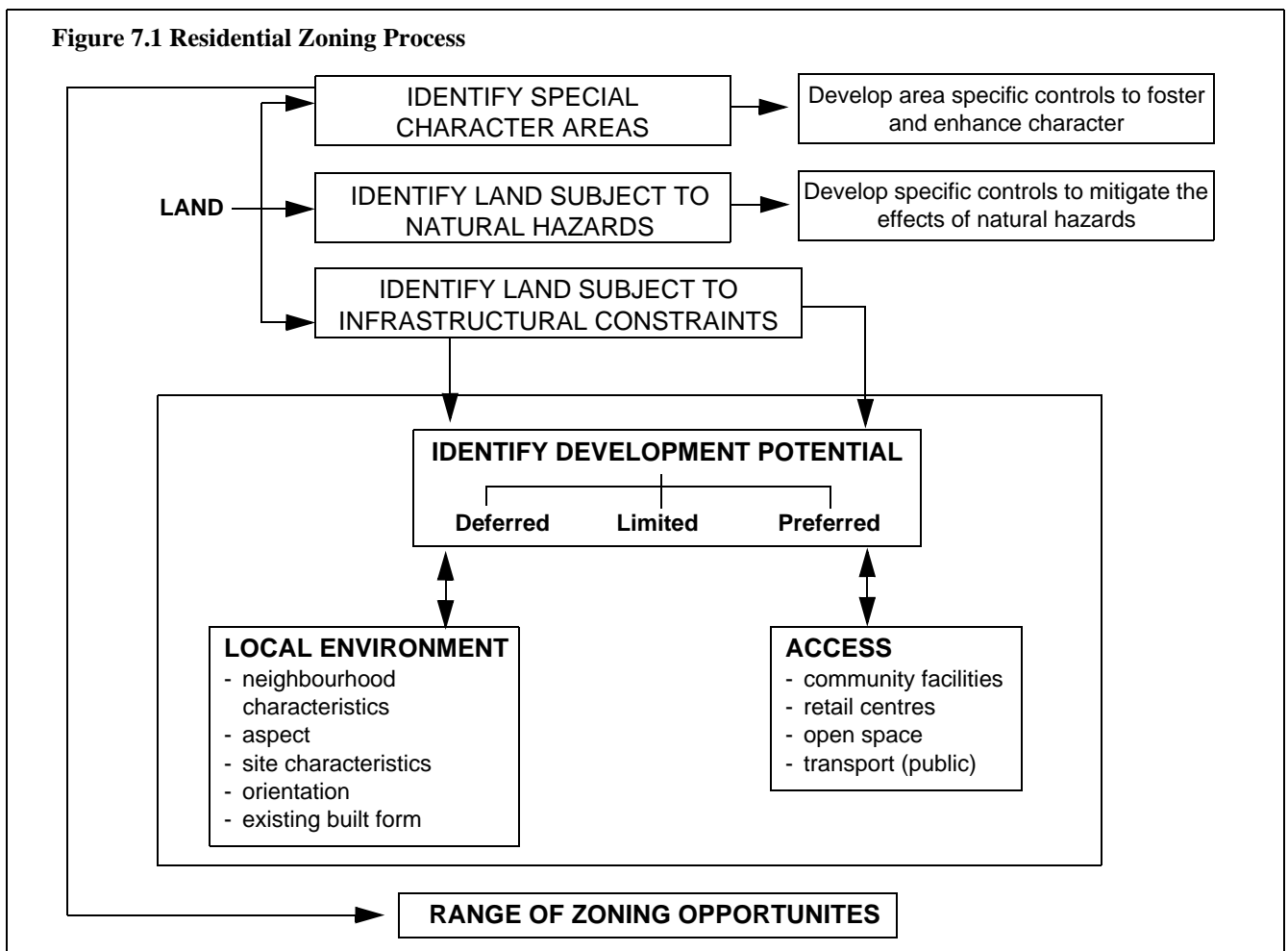
Other development controls are applied in common with the standard residential zones.

In general the controls will have the outcome of maintaining the special character of a street and/or area. In addition, the controls are expected to provide a climate of stability and certainty that will encourage private owners to maintain and rehabilitate their period homes. This should help to ensure the maintenance of the special character of the City's early

timber built suburbs. In particular areas, the controls will also secure the retention of extensive areas of trees which provide special neighbourhood character.

While these controls seek to achieve the maintenance of the special character of particular areas, it is acknowledged that the general character of these areas is also affected by the design and appearance of streetscapes, road works and services. Therefore the Council will develop and promote local traffic management techniques, service provision (eg undergrounding), and pavement and kerbing design and road planting programmes, where appropriate, which are sympathetic to the objectives and policies of the special character zones.

The Plan does not intend that the elements or qualities which give the special character zones their uniqueness be kept from change (i.e are 'frozen in time'). It is also not intended that any new building in these zones should be period replicas. Rather it is intended that development as a whole is sympathetic to, and respects, such elements, ensuring that the special character of an area is retained.



CONTINUUM OF TYPE	ZONE NAME	CHARACTER (ABBREVIATED)	EXAMPLES
Built Environment	Residential 1 Built	Largely, Victorian/ Edwardian housing, with some modification and infill. Generally a lack of large trees.	Much of Ponsonby, and parts of Mt Eden
Composite Built and Natural Environment	Residential 2 Built/Flora	Garden suburbs of the Edwardian villa/English cottage periods. Many large trees.	Entrican Avenue Landscape Road
	Residential 3 Built/Landform	Residential areas occupying slopes of volcanic cones.	Pere Street Summit Drive (Mt Albert)
Natural Landscape	Residential 4 Flora dominant	Natural forest, undisturbed but zoned for limited residential use.	Granny's Bay

Standard Residential Zones

Three types of standard residential zone (low intensity, medium intensity and high intensity) have been identified on the Isthmus. These aim to recognise the wide variety of residential opportunities and environments that currently exist, as well as providing opportunities for the development of further housing.

Unlike the Residential 1-4 zones, the other residential areas of the district do not have an identifiable and quantifiable special character. The built form, age of development, vegetation and landform varies considerably throughout.

Within these areas however, a combination of factors can be found that set areas apart from others. In some areas it is the low intensity of existing residential development. In others, it is the diverse form of existing development.

Changes in Zoning

Provision is made for changes to occur in the residential zoning pattern. It is recognised that over time the local environment and infrastructural constraints in a residential area, that initially determined its zoning, may change. In such circumstances the zone applied may no longer be appropriate.

Where this occurs the Council may either initiate a change to the Plan or may consider a formal request for a change from residents in the area. In assessing a change in zoning the Council will consider:

- The physical characteristics and functions of activities provided for in the proposed zone and their effect on the local environment;

- Methods of ensuring that the amenity values experienced by the local community will not be adversely affected and where possible will be enhanced by the proposed zone;
- Ensuring that factors such as any infrastructural constraints experienced by the local environment (in particular drainage and roading), and the ability for development to access services, shopping and leisure opportunities, are at a level consistent with the intensity of development likely to result from the proposed zone.

7.5.1.2 ACTIVITIES

Residential accommodation is the primary activity provided for in all the residential zones. The type of accommodation and scale of intensity is determined in accordance with the zonal objectives and policies where appropriate. In the less intense residential zones the predominance of established and appreciated residential activities contribute largely to the zones character. The range of activities is accordingly limited to ensure the retention of that predominantly residential character. A wide range of activities is permitted in the higher density residential zones where provision is made for ancillary activities which either provide a service to the surrounding residential neighbourhoods or may provide limited employment opportunities.

The effects likely to be generated by home occupations, care centres and rest homes at the specified intensity levels are not anticipated to differ from those generated by residential units at the density level provided for in each of the zones. The intensity levels are derived from the Plan's definition of 'household'. The definition includes a group of up to eight unrelated persons. It is considered that by keeping the intensity level for these activities in line with those for



residential units, the residential character and amenities of the locality will be maintained.

The use of artificial lighting in a residential area can have a significant adverse effect if light spill and glare impacts on adjoining sites. In general the use of artificial lighting is controlled by the methods outlined in [CLAUSE 4.6 ARTIFICIAL LIGHTING](#) of the Plan. However where the illuminance of the artificial lighting exceeds 150 lux at ground level, additional control and assessment is considered necessary in order to ensure that any adverse effect is avoided, reduced or mitigated. Therefore the use of artificial lighting producing an illuminance over 150 lux at ground level, is a discretionary activity in the residential zones.

7.5.1.3 DEVELOPMENT CONTROLS

The primary purpose of the development controls is to afford a reasonable level of amenity values, and the natural and physical resources appreciated by the community.

The community has come to expect certain amenity standards within their residential areas. To ensure these standards are achieved a range of development controls are included in the Plan. The development controls set for residential areas are in many instances more restrictive than those for the other activity areas.

The Plan seeks to regulate the type and intensity of residential land use at a level capable of being sustained by the local environment. A core group of controls apply to the range of standard residential zones. They seek to promote zonal objectives and policies. In the Residential 1 to 4 zones they are applied to maintain the particular elements or qualities and characteristics which give each area its special character and amenity, such as development intensity and form, lot size, building style, mature trees etc. Not all residential character areas require the same level of protection. Depending upon the uniqueness and scarcity value of the particular character, various degrees of protection apply. The Plan seeks to control the type and/or height of fences or walls and other structures constructed within the required front yard of sites in the Residential 1 and 2 zone to ensure that those elements or qualities that characterise areas within the zone are maintained. In the Residential 5 to 7 zones the controls are primarily designed to afford reasonable control for the amenity values and natural and physical resources of the general environment. They also provide a reasonable degree of amenity on multi-unit development sites. Some of these controls, eg building coverage, landscaped permeable surface, and paved impermeable surface, are applied to safeguard the natural environment by reducing loads on the local drainage infrastructure and for amenity reasons by reducing building bulk and paved surfaces. Other controls including noise, access and parking controls, apply across all the zones.

A modification to one or more of the development controls in certain circumstances is provided for in [Clause 4.3.1.2B. DEVELOPMENT CONTROL MODIFICATION](#).

7.5.1.4 FINANCIAL CONTRIBUTIONS

The Council is permitted under Section 108 of the Act to take financial contributions for any purposes stated in the Plan. Financial contributions are used extensively in the Plan in the management of residential development and activities for the following purposes:

- Reserves;
- Infrastructure;
- Environmental protection including protection of coastal areas;
- Heritage protection.

Financial contributions may take the form of cash, land, works and services or a combination of these.

Where a financial contribution is required it will in general be obtained as a condition of a subdivision or land use consent. Financial contributions for reserve purposes will be required from most residential development and so are required as a condition of a permitted activity.

Reference should be made to [PART 4B - FINANCIAL CONTRIBUTIONS](#) of this Plan to gain an understanding of the application of financial contributions to residential development on the Isthmus.

7.5.1.5 ACCESSORY BUILDINGS

The Plan provides for accessory buildings which are incidental to other buildings and permitted activities in the residential zones. Accessory buildings may include garages, carports, glasshouses, sleepouts, games rooms, spa pools, swimming pools or other similarly incidental uses. None of the residential zones have any specific development controls, such as additional size or height limits, for accessory buildings. Rather the same development controls apply to both accessory buildings and residential units. This allows people a considerable degree of flexibility in the arrangement and use of buildings on a residential property.

The key characteristic of accessory buildings is their incidental nature. The Plan does not intend that they be used to provide self-contained residential accommodation. Rather the density rules of the Plan must be complied with. At times it can be difficult to determine whether a proposed building fits into the definition of 'accessory building'. In determining whether a development is an accessory building, or a residential unit, or neither, the Council will have regard to the following matters:

1. The functions that the building performs, or is likely to perform given its design and internal layout;
2. The size and location of the building in relation to existing residential unit(s) on the site;
3. Whether the building provides, or is capable of providing, all the residential needs of one or more inhabitants.



7.5.2 OTHER METHODS

The Act requires the Council to consider alternative methods of achieving the purposes of the Act in addition to District Plan rules. For these alternative methods see [ANNEXURE 1](#).

7.6 THE ZONES

7.6.1 RESIDENTIAL 1 (BUILT)

7.6.1.1 OBJECTIVE AND POLICIES

Objective

To ensure the survival of the form and pattern of subdivision, buildings and streetscape in Auckland's early-established residential neighbourhoods.

Policies

- By maintaining the authentic character of the zone in relation to activities and development, and by preventing other work which is not in sympathy with the special character.
- By requiring renovation and new building construction in a manner which maintains the historical form, pattern, intensity and grain of buildings and streetscape in the areas to which the zone is applied.
- By maintaining the special level of amenity that exists in the area, against the adverse effects of more intensive non-residential activities.
- By imposing provisions which seek to maintain and as appropriate enhance the amenity of the streetscape appearance of these areas through controlling structures in the front yard and through road maintenance and improvements compatible with the character of the vicinity.
- By providing for activities to be conducted in existing buildings that can ensure the restoration and maintenance of the fabric of any building on the site, where the building is of the characteristic period.
- By encouraging, where practical, the construction of garages and carports to the rear of, underneath (where appropriate in terms of topography), or alongside the building on the site to ensure the front garden and façade remain visible to the streetscape.
- By controlling the demolition/removal of buildings constructed prior to 1940 where they contribute positively to the special character of the streetscape.

7.6.1.2 STRATEGY

The Residential 1 zone's environment is an essential element of Auckland's built legacy, which has been described as 'the most extensive range of timbered housing with its classical details and mouldings in the world'. In this zone the houses are largely Victorian-Edwardian but some modification has occurred with later infill such as the very plain 'transitional'-style bungalow of the 1910's. The houses generally stand close to the street and each other on narrow small sites. There are streets within the zone, (eg Renall Street) which show particular coherence of form and character. These will be subject to additional controls as Conservation Areas (see [PART 5C - HERITAGE](#)).

In this environment, built form predominates and is finely articulated. Typically, the front garden is open to view, often beyond a low picket fence, which is an important element of the streetscape. There is generally a lack of large trees. Two types of character exist within the zone. In one type, exemplified by Wanganui Avenue, the street layout is rectilinear, there is consistency of lot size and building set back, and period styles tend to be repeated. In the other type, as in Vine/Melford Street, there is a variety of lot sizes and a rich profusion of period styles.

In light of the special character of the areas encompassed within the Residential 1 zone, new building construction, other than minor works as described, requires a resource consent in order that compliance with the relevant objectives, policies and rules can be assessed.

For new buildings and external alterations/additions, appropriate design criteria (including Architectural Design Guidelines) are applied to maintain consistency of building set-back and of architectural mass, form, proportion, detail and materials within the zone, including treatment of the front boundary. Because of the small lot sizes, buildings are permitted to cover a larger proportion of the sites than in the standard zones. The building set-back for dwelling construction is determined on a lining-up basis.

As the streetscape is an important element in the Residential 1 zone, it is expected that the provision of off-street parking will be in the form of a car parking pad or a single width garage or carport (under certain circumstances) if located to the front of the existing building on the site (particularly within the front yard). It is expected that double garages or carports will be located to the rear of, alongside or underneath (where appropriate in terms of topography) the existing building on the site, to ensure that visibility of the existing building from the street is maintained.

Controls are applied to the erection of walls, fences and other structures at the front boundary. Generally walls and fences shall be required to be characteristic of the special character in the zone. There will however be exceptional cases such as a street on a lava flow in basaltic volcanic areas with a legacy of scoria walls which should be maintained. Concrete block or stucco walls should generally be avoided.



Subdivision is permitted down to a lot size of 400 m², to recognise and maintain the close-knit character of the area.

Within the Residential 1 zone there are existing buildings and activities that are not residential in nature. These have generally been included in the Residential 1 zone because the activity is representative of the built legacy and character that the zone is seeking to promote or because the building in which the activity is located is characteristic of the period that the zone is seeking to retain.

In many cases the activity has been present on the site from the building's time of construction. As a consequence the activity itself is able to provide a link with Auckland's heritage. In other instances the presence of the activity has and will continue to ensure that the building is maintained and enhanced.

A special level of amenity exists in the area which requires to be maintained from the adverse effects of intensive activities. Activities will require consent in order that the compatibility of the particular activity with the special character of the area can be assessed.

The total or substantial demolition or removal of buildings (more than 30% by volume and excluding accessory buildings) is controlled so that consideration can be given to the extent the building contributes to the special characteristics and qualities of the streetscape. Demolition or removal below this threshold will be considered as an external alteration. The exclusion of accessory buildings from this provision does not extend to the demolition of an accessory building on a property scheduled (i.e site and surrounds) in the Plan. Refer to clause 5C.7.1.3 for such accessory buildings.

7.6.1.3 EXPECTED OUTCOMES

The controls in the Residential 1 zone are expected to provide a climate of stability and certainty. This will encourage private owners to maintain and rehabilitate their period homes in a manner that is in keeping with the form of the surrounding built environment. The provisions of the Residential 1 zone will also ensure that new building construction is sympathetic to, and consistent with, the elements and qualities of the surviving original character that give areas in this zone their special character.

7.6.2 RESIDENTIAL 2 (BUILT/FLORA)

7.6.2.1 OBJECTIVE[S] AND POLICIES

Objective

To maintain the architectural values of buildings which contribute to the special character of the streetscape.

Policies

- By ensuring renovation of existing buildings and new

buildings maintain the legacy form and pattern of buildings, open space and distinctive streetscapes of areas included in the zone.

- By maintaining the architectural values of period housing predominant in the street.
- By controlling the demolition/removal of buildings constructed prior to 1940 where they contribute positively to the special character of the streetscape.

Objective

To maintain the landscape qualities of those residential areas which display a special blend of built and natural features, generally involving period housing, coupled with the presence of trees.

Policies

- By maintaining the quality of spaciousness which characterises areas included in the zone.
- By requiring the retention of the larger trees, located on private property, roads and reserves, which give areas included in the zone a distinctive character.
- By requiring replacement planting to maintain the landscape qualities and spaciousness of areas in this zone. Replacement with indigenous trees will be encouraged when this is the traditional pattern of planting in the area or when an indigenous tree has been removed.
- By ensuring that the spacious and well-landscaped front yards which are typical of land in this zone retain a reasonable degree of visibility from the street.

Streetscape Character, Streetscape Value or Character of the Streetscape means: The image and perception of a street which includes the composition of elements in a street, that combine to create the urban landscape, including the natural and built features and the spatial qualities of the street.

This definition applies to only the Residential 2 zone and does not apply to any other parts of the District Plan.

7.6.2.2 STRATEGY

The Residential 2 zone is characterised by generously sized lots, wide roads and low densities. Dwellings in the zone are generally set well back from the road, and there is an abundance of trees both on private and public land. House design and street character are typically that of the Edwardian villa suburb, the English cottage revival, and the garden suburb movement. In some roads there has been a degree of infill of a later period, but the original period remains dominant.

This zone also includes the best of the cottage-style State-designed housing of the late 1930s/early 1940s, characteristically set well back on the lots behind clean unfenced lawns.



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Appropriate controls are applied to maintain the spacious and tree-filled qualities which distinguish the zone. These include a density limit, and a front yard control. The front yard is imposed to protect the traditionally deep and spacious front yards found in the zone. There is a greater restriction on building coverage than in the standard zones.

The zone is separated into three sub-zones, reflecting shades of difference in the spaciousness of existing character and matching controls.

- **Residential 2a and 2c**

These areas are characterised by lower housing densities, generally combined with period housing and an abundance of planting. Permitted building coverage is lower. A higher height limit is permitted in the Residential 2a zone, where the area is characterised by taller buildings.

- **Residential 2b**

Areas included in this sub-zone have higher housing densities and building coverage than areas in the Residential 2a and 2c zones, and generally involve period homes.

The zone has also been applied to protect significant bush clad areas. While parts of these areas do not display the period housing characteristics of the Residential 2 zone, these areas do exhibit a special landscape quality.

Given the special blend of built and natural features that characterise areas in the zone, new building construction (other than minor works described) requires a resource consent in order that compliance with the relevant criteria and any other relevant provisions of the Plan can be assessed.

Broadly based design criteria are applied to resource consent applications for new building construction in order to maintain consistency of architectural mass, form, and proportion.

Controls are applied on the height of walls, fences and other structures in the required front yard to ensure outlook from the street over the typical spacious and well-landscaped front yard is maintained.

The total or substantial demolition or removal of buildings (more than 30% by volume and excluding accessory buildings) is controlled on sites identified on the maps in Appendix 14 so that consideration can be given to the extent the building contributes to the special characteristics and qualities of the streetscape. Demolition or removal below this threshold will be considered as an alteration. The exclusion of accessory buildings from this provision does not extend to the demolition/removal of an accessory building on a property scheduled (i.e site and surrounds) in the Plan. Refer to clause 5C.7.1.3 for such accessory buildings.

7.6.2.3 CRITERIA FOR DETERMINING WHERE DEMOLITION OR REMOVAL CONTROLS APPLY

A set of criteria have been used to determine what parts of the Residential 2 zone should be subject to demolition or removal controls. The criteria were used to identify those parts of the zone where the built environment is of sufficient quality by reason of there being

(a) a coherent repetition of building of similar styles which:

- (i) have architectural value; and
- (ii) were constructed before 1940; and
- (iii) contribute significantly to the distinctive quality of streetscape character;

or

(b) a number of buildings, although of diverse building styles, which;

- (i) individually have architectural value; and
- (ii) were constructed before 1940; and
- (iii) contribute significantly to the distinctive quality of streetscape character;

sufficient that demolition or removal of those particular buildings should be regulated.

These properties are shown on maps in Appendix 14

7.6.2.4 EXPECTED OUTCOMES

A special level of amenity exists in the area which requires to be maintained from the adverse effects of more intensive non-residential activities. The provisions of the Residential 2 zone are expected to ensure that new building construction is sympathetic to existing (and where relevant, the surviving original) architectural qualities and landscaped qualities that give land in this zone its special character.

7.6.3 RESIDENTIAL 3 (BUILT/ LANDFORM)

7.6.3.1 OBJECTIVE AND POLICIES .

Objective

To protect the visual and physical integrity of outstanding volcanic features such as volcanic cones, tuff rings and explosion craters.

Policies

- By controlling subdivision, use and development to ensure that natural and cultural heritage values of volcanic features are maintained.



- By ensuring that new development does not encroach visually on the natural character of the land above the existing residential development on volcanic features.
- By restricting any earthworks to a minimum so as not to detrimentally affect the form and texture of volcanic landscapes.

Objective

To maintain the special character of the residential areas which occupy volcanic cones, volcanic features and particular coastal cliffs, and maintain the resulting visual harmony and coherence between the historic character of development, and the natural character of the wider landform.

Policies

- By ensuring that no new development in the zone visually offends or competes with the form, texture and natural character of the volcanic cone, volcanic features or coastal cliff it occupies.
- By maintaining the scale, massing and color of development, and maintaining and enhancing the pattern of vegetative cover in the zone as necessary to protect the natural character.
- By maintaining the authenticity of character of land included in the zone in relation to activities, development, and by preventing other work which is not in sympathy with the identified special character.

Objective

To maintain the architectural values of buildings which contribute to the special character of the streetscape in the zone.

Policies

- By ensuring additions and alterations to existing buildings and new buildings maintain the legacy form and pattern of buildings, open space and distinctive streetscapes of land included in the zone.
- By maintaining the architectural values of period housing predominant in the street.
- By controlling the demolition/removal of buildings constructed prior to 1940 where they significantly contribute to the special character of the streetscape.

Objective

To maintain the landscape qualities of those residential areas which display a special blend of built and natural features, generally involving period housing, coupled with distinctive landforms and the presence of trees.

Policies

- By maintaining the open or treed character of land included in the zone.

- By requiring the retention of the larger trees, located on private property, roads and reserves, which give land included in the zone a distinctive character.
- By requiring, where appropriate, replacement planting of trees to maintain the landscape qualities and spaciousness of areas in this zone.
- By ensuring that the spacious and well-landscaped front yards which are typical of land in this zone retain a reasonable degree of visibility from the street.

Streetscape Character

Streetscape Value or Character of the Streetscape means; The perception of a street, arising out of the relationship between the built features (houses, fences and other structures) and the surrounding distinctive natural landforms over which the street is laid out. Important to this perception is the disposition of the built features in those landforms (volcanic cones, volcanic features and coastal cliffs and how these then define the landscape quality of the street.

This definition applies only to the Residential 3 zone and does not apply to any other parts of the District Plan

7.6.3.2 STRATEGY

Most residential areas within the Residential 3 zone have a significant relationship with natural landform. The volcanic cones are one of the most significant natural features of the Isthmus, and the Council is concerned to ensure that the form of the cones is protected. The zone also is applied to a remnant of a tuff ring associated with a volcanic cone, and an area coastal cliff, both of which display an important combination of built form and natural character.

Residential areas on volcanic features

The Auckland region's volcanic cones, tuff rings and explosion craters are outstanding natural features that are of regional, national and international significance. They are iconic features that embody landscape, scientific, social, cultural and historical values, that can be adversely affected by subdivision, use and development. They form part of a wider natural and cultural heritage which includes the aprons where more extensive development has taken place. The heritage values of the volcanic features are fragile and can be adversely affected by unsympathetic forms of development which involves extensive or visible excavation, or uses high or bulky built forms.

While the natural character of the cones has been compromised to some extent by housing on their slopes, much of this development has an identifiable character in its own right. Some houses, such as those on Mt St. John with steeply dipping roofs in the English cottage style, echo the slope of the cone. Some other houses, while less dramatic, are part of a wider historic character more typical of the early suburbs of Auckland or later Garden Suburb development. Some later houses, while not regarded as having identifiable historic character, have a general form that is compatible



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with the landscape qualities. The special character of these areas will be maintained, by safeguarding houses that participate in the special character, and ensuring that new building respects both the architectural and the landscape values of these sensitive areas.

The zone is also applied to land between McCullough Avenue and Simmonds Avenue in Mt Roskill, where the only clearly visible and wholly intact segment of the outer tuff ring of the remaining Three Kings crater is present. Not only is this a precious geological item, but it is also an element of special landscape character. To maintain this remarkable combination of housing and landform, it is important that building activity is controlled.

Residential areas on particular coastal cliff-lines

The zone is also applied to the residential areas above, below and occupying the coastal cliffs at West Tamaki Head and Karaka Bay. It is important that housing in this area not encroach on the natural character of the cliffs, and that their vegetation cover be protected and maintained. Appropriate controls are applied to promote compatibility of building location, form and texture with the character of the cliffs.

The nature of the controls and their application

Given the special blend of built and natural features that characterise areas in the zone, new building construction requires a resource consent in order that compliance with the relevant objectives, policies and criteria can be assessed.

Broadly based design criteria are applied to resource consent applications for new building construction in order to maintain consistency of scale, mass, form, proportion, materials and colour as appropriate in the zones.

The total or substantial demolition or removal of buildings (more than 30% by volume and excluding accessory buildings) constructed prior to 1940 is controlled on identified sites so that consideration can be given to the extent the building contributes to the special characteristics and qualities of the streetscape. Demolition or removal below this threshold will be considered an external alteration. The exclusion of accessory buildings from this provision does not extend to the demolition/removal of an accessory building on a property included as a scheduled building (i.e. site and surrounds) in the Plan. Refer to clause 5C.7.1.3 for such accessory buildings.

Controls are applied on the height and design of walls and fences, to preserve aspects of traditional character, protect the relationship between houses and the street, and allow continued appreciation of landform and landscape qualities.

A more restrictive height limit is applied than in the standard residential zones. In respect of the volcanic cones, no subdivision is permitted if it would result in a new residential unit being built higher up the slope than existing neighbouring development. Controls are also applied to

ensure that development in existing sites does not encroach visually on the open space zoned land at the top of the cones.

The zone is separated into two sub-zones -

- **Residential 3a**

This area comprises steep narrow cul-de-sacs, set out in late Victorian times, on the western side of Mt Eden. Site sizes are mostly small, the period houses are tightly packed and the built character is similar to the Residential 1 zone. Accordingly, the allowable activities in this area are the same as for the Residential 1 zone and its development controls apply with the exception of maximum height. In this zone, the density and dominance of many of the buildings which have colonized the slopes of the cone has masked much of the natural character.

- **Residential 3b**

Most of these areas have qualities similar to the Residential 2 zone. Although the age of houses, the nature of the landform and the character of vegetation does vary. Sites are larger and the density of development is lower. In some of the areas on the slopes of the volcanic cones such as Mt St John, large indigenous or exotic trees are present, while on the Glendowie cliff-line, there are areas of regenerating coastal bush.

The visual impact of houses within these sensitive landscapes (both individually and collectively) depends on a number of factors. In terms of the built contribution to the environment, these factors include the form, mass and colour of the houses. In terms of the landscape, the terrain, lot size and landscaping (in particular the presence of large trees) are particularly important. The built aspects and natural aspects also interrelate. In some areas in the zone, larger sites which include significant trees harmoniously accommodate relatively large houses without inappropriate visual dominance. Other less treed areas, where lot sizes are less generous, have maintained their natural qualities because house sizes are smaller.

7.6.3.3 CRITERIA FOR DETERMINING WHERE DEMOLITION OR REMOVAL CONTROLS APPLY

A set of criteria have been used to determine what parts of the Residential 3 zone should be subject to demolition or removal controls. The criteria were used to identify those parts of the zone where the built environment is of sufficient quality by reason of there being

- (a) a coherent repetition of buildings of similar styles which;
 - (i) have architectural value: and
 - (ii) were constructed before 1940: and
 - (iii) contribute significantly to the distinctive quality of streetscape character:
- or



(b) a number of buildings, although of diverse building styles, which:

- (i) individually have architectural value: and
- (ii) were constructed before 1940; and
- (iii) contribute significantly to the distinctive quality of the streetscape character:

sufficient that demolition or removal of those particular buildings should be regulated.

7.6.3.4 EXPECTED OUTCOMES

As a result of the zone's provision it is expected that further development occurring in residential areas around volcanic cones will not detract from the visual significance of the cones. Renovation and new construction will be undertaken in a manner that is in keeping with the historic form and pattern of existing buildings, particularly in the case of the Residential 3a sub-zone.

The provisions of the Residential 3 zone are expected to ensure that new building construction is sympathetic to existing (and where relevant, the surviving original) architectural and landscape qualities of the site and wider context. The provisions are also intended to ensure that there is no further erosion of either the natural character of the context or historic character embodied in the development. It is also anticipated that the existing treed character will be retained, and enhanced over time by replacement plantings, where appropriate using indigenous species in areas of regenerating bush. Use of noxious or weed species for replacement or additional planting is strongly discouraged.

7.6.4 RESIDENTIAL 4 (FLORA DOMINANT)

7.6.4.1 OBJECTIVE AND POLICIES

Objective

To protect and maintain the primacy, cohesiveness, continuity and botanical health of existing areas of mature or regenerating forest, particularly native forest, in association with limited housing development.

Policies

- By restricting to a very low density any residential activity within mature or regenerating forest, particularly native forest, so that the forest remains predominant.
- By ensuring that every residential unit and vehicular access is visually compatible with, and subservient to, the natural character of the forest.
- By restricting any earthworks to a minimum so as not to endanger the health or stability of the trees.

7.6.4.2 STRATEGY

The Residential 4 zone applies to 1.0 hectare of mixed coastal forest at Granny's Bay which includes part of a larger stand of pohutukawa forest extending from the adjacent Council land. The area is botanically significant, it is a wildlife habitat and is an outstanding natural landscape feature, particularly when viewed from the beach.

Much of the land is steep, and has marginal stability. To protect the forest from unnecessary disturbance, the Council will allow only one dwelling unit to be erected per lot. In the event of any subdivision the Council will seek to protect the bulk of the forest by a memorandum of encumbrance or covenant to the effect that the area of forest is to be protected in perpetuity and is to be fenced off. A sufficient area of cleared land may be provided for the residential unit within the lot, outside the covenanted or encumbered portion.

Permitted building positions and vehicular accesses shall be shown upon a management plan approved by the Council (refer [PART 11 - SUBDIVISION](#)). No earthworks or building development shall be commenced except in conformity with the management plan.

Appearance controls are applied to ensure compatibility of building form and texture with the landform and the character of the forest.

7.6.4.3 EXPECTED OUTCOMES

Controlling development in terms of the rules of this zone will ensure that this significant area of the City is protected from inappropriate residential development.

7.6.5 RESIDENTIAL 5 (LOW INTENSITY)

7.6.5.1 OBJECTIVE AND POLICIES

Objective

To protect and maintain the low intensity character of certain areas:

- i) in order to secure their generally appreciated pleasantness and coherence;*
- ii) in selected locations to assist in preserving the overall integrity of the special character zones by ensuring developments occurring in adjacent residential neighbourhoods are sympathetic;*
- iii) in order to reflect the limited capacity of the existing environment to sustain additional development.*

Policies

- By limiting densities to a level which will preserve the qualities and conditions of the local environment.
- By limiting the range of permitted activities in this zone



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to ensure that the residential qualities and characteristics of the neighbourhood areas are not eroded.

- By imposing limitations on development to maintain amenity values particularly appreciated by the community.

7.6.5.2 STRATEGY

The Residential 5 zone has been applied generally to areas characterised by detached homes, mainly low rise (1-2 storeys), at lower densities (1-2 units per site) on sites with relatively generous areas of open space to accommodate landscaping and leisure activities. These areas exhibit a pleasantness and aesthetic coherence which is particularly appreciated by the resident community. The purpose of the zone is to maintain or even enhance the environment of these areas. In certain areas, while development is unlikely to be constrained by aspect and slope, access to public transport, community facilities and business areas is poor. In addition, some areas are also constrained by drainage infrastructure that is operating at capacity and are experiencing isolated stormwater problems and minor sanitary drainage problems.

In some parts of the Isthmus that are zoned Residential 5, higher densities than presently exist may be established. However, the zone's provisions aim for compatibility with existing development through controls which encourage lower rise, lower intensity development, while preserving privacy and open space for existing residential units. Height is limited to 8.0 metres which will facilitate development of one to two storeys. Units are required to provide open space at ground level.

Emphasis is on activities primarily residential in nature. This zone aims to prevent the intrusion of incompatible activities and their disruptive characteristics. Activities are restricted in the zone to ensure that the generated effects are consistent with the surrounding environment.

7.6.5.3 EXPECTED OUTCOMES

In all areas where Residential 5 has been applied, it is expected that over time, local amenity values will be enhanced. In some areas this will occur to the extent that these areas will become the special character areas of the future.

It is also expected that as other parts of the Isthmus change as a consequence of more intensive development, Residential 5 environments will offer the opportunity of a less intensive lifestyle.

7.6.6 RESIDENTIAL 6 (MEDIUM INTENSITY)

7.6.6.1 OBJECTIVE AND POLICIES

Objective

To provide for medium intensity residential neighbourhoods in appropriate locations.

Policies

- By directing these zones to areas where the environment is able to sustain residential development at medium intensity.
- By imposing controls on developments which protect the external environment of the site, while achieving a reasonable level of amenity for medium intensity developments.
- By permitting a wider range of activities in these locations than is permitted in the lower intensity zone, while maintaining the appreciated amenity.
- By promoting quality and innovative design solutions for developments of 4 or more residential units by requiring the application of urban design criteria.

7.6.6.2 STRATEGY

The Residential 6 zone tends to be less spacious and often more diverse in form than the Residential 5 zone. These areas have aesthetic conditions which set them apart from higher intensity areas and are often characterised by favourable aspect, principally orientated to the northern slopes.

Residential 6 is the most significant residential zone on the Isthmus because in its application, it covers the largest area of residential land.

Areas within the zone are reasonably accessible to local open space and leisure opportunities, public transport, community facilities and business areas and are generally located on roads which distribute traffic from the primary network. The drainage systems in these areas are generally able to cope with residential development at higher densities than presently reflected in the existing built environment.

The zone's controls compliment and build upon the characteristics of the areas zoned for medium intensity. This zone allows for further development while retaining and sustaining a reasonable level of amenity with more generous density limits permitted in the residential 6 zone than in the Residential 5 zone. The zone is divided into two sub-zones; Residential 6a and 6b zones that vary in density and height. The Residential 6a zone has a density of one residential unit for every 375m² of site area. The Residential 6b zone has a density of one dwelling for every 300 m² of site area.



The zone has two height limits, which are designed to reflect existing amenity values. The lower of these two height limits, 8 metres, is applied in the Residential 6a zone, to those locations which are predominantly characterised by one or two storey developments. This height limit is intended to compliment the amenity values currently found in these locations.

In Residential 6b, an increased height limit of 10m is applied in locations which are characterised by increased building bulk and a more intense development style. It is envisaged that the amenity values of these areas will not be compromised by the increased building envelope. This height limit provides increased design flexibility and will accommodate up to three storeys of development. Often the Residential 6b zone occurs adjacent to the Residential 5 zone. To protect this less intensive zone from the potential impacts of development in the Residential 6 zone the height to boundary control applies at the common boundary between these zones. In some instances this zone will act as a buffer between the distinct styles of the development of the Residential 5 zone, and the development of the high intensity Residential 7 zone.

Provision is made for a range of activities to operate within this zone. In general the activities provided for will be expected to include a residential component or to be of benefit to the community. Activities which attract significantly more people to a site than would be anticipated from the density permitted in the zone, will be discouraged. These can cause increased traffic generation, noise and other adverse environmental impacts. Conditions may be imposed on activities seeking resource consent to ensure that:

- generated effects do not extend beyond the boundaries of a site; and
- measures are undertaken to mitigate any adverse impact on personal privacy and on the visual amenity of the vicinity.

7.6.6.3 EXPECTED OUTCOMES

It is expected that the Residential 6 zone, will enable residential development to occur that is distinctly different to the higher densities able to be achieved in the Residential 7 zones and the low intensity character that the Residential 5 zone will maintain.

7.6.7 RESIDENTIAL 7 (HIGH INTENSITY)

7.6.7.1 OBJECTIVE AND POLICIES

Objective

To maximise design flexibility and allow residential activities to establish at a relatively high intensity, while

protecting the surrounding environment from adverse effects of development.

Policies

- By providing for higher density residential development in appropriate locations.
- By imposing minimal development controls on sites within the zone, while affording appropriate protection on the interface with lower intensity residential zones.
- By promoting quality and innovative design solutions for developments of 4 or more residential units by requiring the application of urban design criteria.

7.6.7.2 STRATEGY

The Residential 7 zone is characterised by a range of building types and includes relatively high rise, high density development. Three and four storey multi-unit developments can be found in the Residential 7a and 7b sub-zones while development at a greater scale can be found in the Residential 7c sub-zone. The zone is often located in areas with favourable aspect and slope. It is applied to areas with good access to local open space and leisure opportunities, business centres, community services and public transport. Areas within the zone are generally found adjacent to the regional and district arterial roads of the Isthmus.

Indications are that the sanitary drainage system in these areas is able to cope with further residential development. However, there may be areas within the zone experiencing isolated stormwater drainage problems.

The zone is applied to locations suitable for the application of more generous building bulk controls to allow residential accommodation to be established at higher densities. It sits apart from the other residential zones because it contains substantially more intense development which is often located on smaller sites with minimal areas of open space.

As a consequence, the zonal controls seek to maximise design flexibility. To this end development controls provide an appropriate density, and three height controls, all of which will accommodate multi-level development. The application of these height limits is based on the existing built environment which generally characterises these locations. A 10 metre height limit is applied to areas which exhibit relatively high intensity development usually at 2-3 storeys. A 12.5 metre height limit is applied to those locations which already include development at a greater scale, sometimes up to and greater than 4 storeys. A 20 metre height limit is applied to those areas which include development which has been established at a far greater scale than occurs elsewhere in the City including, in some cases, high rise apartment blocks.

In some areas this zone will be located beside the lower intensity zones. While minimum controls are applied to sites within the zone, it is considered important to protect the



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lower intensity zoned sites at this interface from any potential adverse effects generated by the higher intensity development. These effects include overshadowing, visual domination and to a certain extent the loss of privacy. To achieve this, stringent controls are applied at the interface.

The zone is also applied near existing commercial centres and community facilities which are able to service a greater population. In these cases the more generous development controls associated with the zone, allow development to achieve a built scale similar to the commercial centres without the additional and often adverse impacts which can be associated with the non-residential uses the commercial centres contain. This will have the effect of providing a buffer between the larger scale and higher intensity form of development which occurs in commercial centres and lower intensity development associated with lower density residential areas.

7.6.7.3 EXPECTED OUTCOMES

It is expected that the range of choice offered by the 3 subzones of the Residential 7 zone will provide the opportunity to achieve a range of lifestyles appropriate to particular needs and circumstances.

The density applied in Residential 7 is expected to facilitate more intensive development in areas near major public transport routes, near major commercial centres and in areas where the local environment and infrastructure are able to accommodate the level of additional development envisaged.

7.6.8 RESIDENTIAL 8 (STRATEGIC GROWTH MANAGEMENT AREAS)

7.6.8.1 OBJECTIVES AND POLICIES

Objective

To provide opportunities for a more compact lifestyle, in appropriate locations, while catering for future population growth within the Auckland Isthmus.

Policies

- By promoting the development of higher density apartment, terraced housing and townhouse residential development within specified growth areas, through the application of the Residential 8 zone, in a manner which respects the surrounding built and natural environment and protects neighbouring sites from the adverse effects of development.
- By directing compact residential living to appropriate locations which will have sufficient infrastructure capacity to accommodate such growth and which avoid compromising significant natural, historic or cultural features.

- By promoting growth within locations which are within walking distance of major transport nodes, existing town centres zoned Business 2 and 3 and recreational opportunities.
- By promoting quality, and innovative design solutions for developments, by requiring the application of urban design criteria

7.6.8.2 STRATEGY

The Residential 8 zone is applied to residential land close to the Central Area, adjacent to existing centres, or main transport nodes, which is located within a specified growth areas. The purpose of the zone is to facilitate the outcomes of Council's adopted growth management strategy through the provision of more liberal densities than found in the other residential areas of the City.

To create quality neighbourhoods, and to avoid or mitigate any adverse effects arising from more compact development, specific development controls and design criteria are applied. The zone allows for a range of housing choice and lifestyles including apartment, terrace house and townhouse living.

Planning frameworks for managing future growth are developed for each community within the specified growth areas in consultation with the community and local stakeholders. The development of the planning framework for each area will be an on going process which will vary depending on factors such as capacity to accommodate growth, budget, infrastructure capacity and public 'acceptance' of process.

The principal outcomes of the growth management strategy through the identification of specified growth areas, are to:

- accommodate expected population growth in appropriate locations
- reduce vehicle dependence for access to employment, retail and community facilities by promoting walkable neighbourhoods clustered around centres of compatible mixed uses,
- ensure walkable neighbourhoods are designed to promote access to all users, including those with disabilities,
- foster a sense of community and strong local identity,
- promote access generally by a series of interconnected network of streets which facilitate safe, efficient and pleasant walking, cycling and driving
- promote developments, which support safe and direct access to public transport for residents.
- promote the development of a variety of housing types to cater for the diverse housing needs of the community
- protect areas with environmental, cultural and historic significance



The actual location of each Residential 8 zone is usually determined through the consultative process of developing the planning framework. The zone may also be applied to land, which is located within a specified growth area, but not subject to an adopted planning framework, where the land's characteristics satisfies the above stated outcomes.

The Residential 8 zone is applied to parcels of land with an area of one hectare or more. Parcels of land zoned Residential 8 will usually comprise a number of sites held either in individual or multiple ownership, and will be applied within distinctive urban boundaries. These boundaries could be defined by topography, built form, character, street edges or a combination.

The Residential 8a zone is usually applied to parcels of residential land within a ten minute walking distance of town centres or major transport nodes.

Two to three storey multi unit developments, including townhouses and terrace housing, can be found in the Residential 8a zone.

The Residential 8b zone, is usually applied to parcels of residential land that are within a five minute or less walking distance of the town centre or major transport node. Multi unit development in this zone can reach 3-4 storeys high consistent with existing town centre commercial buildings.

The Residential 8c zone is applied to parcels of residential land within a 2 km radius of the Central Area. The development controls are consequently more flexible and provide for greater height, bulk and density.

Within all the Residential 8 zones, developments are required to be sensitive to the amenity of the existing residential neighbourhoods. Development Controls are applied to avoid overshadowing, over looking, visual domination and loss of privacy.

The Residential Design Guide is also applied to these Residential 8 zoned areas in order to achieve quality medium to high density residential developments, which display vitality and interest while integrating into the local neighbourhood.

Pedestrian and cycleway linkages between developments within this zone and town centres / the central area, local reserves / recreation areas and transport nodes are encouraged, so as to offer people choices in how they may move around and travel.

Where one owner holds a parcel of Residential 8 land, in separate titles, the Council would prefer to see these sites developed in an integrated manner. To encourage this, the Residential 8 zone allows planned unit development as a restricted discretionary activity. This activity allows one resource consent application to be lodged for development on all sites within the parcel through the mechanism of a development plan, and provides flexibility on how buildings can be located with regard to internal site boundaries. In

return, certainty over the type, variety and location of housing is required, as is compliance with particular Residential 8 development and urban design rules. To ensure compliance with the approved development plan is maintained, covenants will be imposed.

7.6.8.3 EXPECTED OUTCOMES

It is expected that the Residential 8 zone will allow a range of higher density housing options, within specified growth areas, in a manner which achieves the outcomes of Council's adopted growth management strategy. The zone enables a range of lifestyle choices, while protecting the character and amenity of these areas, through application of the Residential Design Guide.

The location of Residential 8 zones around town centres and major transport nodes will strengthen existing town centres and ensure that residents in these areas are located close, or have good access, to community facilities, services, business and educational opportunities.

7.6.9 RESIDENTIAL 9A (ELLERSLIE RACECOURSE)

7.6.9.1 OBJECTIVES AND POLICIES

Objective

To enable residential development at moderately high intensities and mixed use development within those parts of Ellerslie Racecourse that are not currently used for racing purposes and which adjoin or are in close proximity to existing residential zones, while protecting the surrounding environment from the adverse effects of development, facilitating residential intensification within easy walking distance of the Ellerslie Town Centre and public transportation routes, and enhancing views of the adjoining racecourse from publicly accessible places.

Policies

- By enabling the development of higher residential densities (including apartments and terrace housing) within the area to the south of the existing racetrack between Morrin Street and Derby Downs Place, in a manner which respects the surrounding built and natural environment and which protects neighbouring sites from the adverse effects of development while optimising the use of a scarce land resource.
- By providing for the establishment of non-residential activities, as discretionary activities, of a scale and character comparable to residential development allowed in the residential 9a zone that are not disruptive of residential amenities in the zone.
- By encouraging the opening up of views into the



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adjoining open space land (racecourse) from publicly accessible areas.

- By encouraging the provision of convenient walking and cycling connections through the zone to facilitate easy access to major transportation routes and town centres.
- By controlling development with the aid of concept plans and rules which are specially tailored to meet the particular circumstances of the zone.
- By ensuring quality and innovative designs, by requiring all applications for new buildings to be part of a comprehensively designed and integrated layout and subject to assessment against a series of suitable design criteria.
- By ensuring there is sufficient capacity within the adjoining infrastructure (including roads) to accommodate the potential residential or mixed use development.

7.6.9.2 STRATEGY

The residential 9a zone is a special residential zone that has been applied to land at Ellerslie Racecourse which is not currently used, or only used occasionally, for racing purposes. The zoning controls seek to achieve a reading layout and building forms that take into account the particular location and character of the land, the nature of the surrounding land uses, the surrounding State highway and local roading system, and the regional and district objectives and policies relating to residential intensification.

The relatively large size of the land involved coupled with the fact that it is mostly unencumbered by buildings: held in single ownership; not compromised by existing road boundaries and capable of being developed with a variety of building forms; mean that the area is well suited to a zoning that has its own unique set of site specific development controls. The concept plan technique enables the activities which are allowed to develop within the zone to be specified; the required arrangement and location of internal private roads and walkways within the zone to be determined; links to the surrounding State Highway and local roading network to be identified; the controls that apply to building activities within the zone to be specified; and the assessment criteria required to be applied to any application for land use consent to be listed.

The residential 9a and residential 6a zones front onto Morrin Street and back onto an existing residential 6a zone served by The Oaks (private way) and Lonsdale Street. This area is zoned in part residential 6a and in part residential 9a.

Parts of the land zoned residential 9a are still used from time to time for horse racing. In particular, the land includes the start chute for the 2,400m race. The residential 9a zone

includes provisions which enable the occasional continuation of horse racing within the area.

The Ellerslie Racecourse is a privately owned area of open space which is owned by the Auckland Racing Club and which has been operating in Ellerslie for over 150 years. The Auckland Racing Club proposes to lease the residential 9a zoned land so as to provide an ongoing income stream which will improve the financial security of the Club and in turn the long term viability of the dominant activity of horse racing on its adjoining Open Space 5 (Ellerslie Racecourse) land.

Due to historical reasons most of the periphery of the racetrack is screened from outside view by a combination of 2.5m high corrugated iron fences, rock walls and screen planting. As a result, views into the extensive Ellerslie Racecourse private open space area are only enjoyed by a relatively small number of people. These include residents from surrounding areas who look out over the racecourse (often from a distance) and members of the public who have the privilege of driving or walking through the racecourse grounds. The residential 9a zone seeks to improve this situation by requiring the opening up of views into the racecourse from existing surrounding streets and proposed internal publicly accessible roads and footpaths located adjacent to the racetrack.

Parts of the Ellerslie Racecourse are underlain by a lava flow, and there is the potential for lava cavities to exist within this lava flow. Lava cavities can yield important scientific information about Auckland's geological heritage. The provisions of the concept plan seek to ensure that developments that involve excavation should include a protocol that sets out a process to be followed in the event that a lava cavity is discovered during construction. This protocol should be satisfactory to the council's heritage team and may be reinforced through conditions of consent.

The residential 9a zone is subject to a concept plan, which contains a unique combination of planning controls. The objectives, rules and diagrams which make up the concept plan seek to implement the objectives and policies outlined in clause 7.6.9.1 in a two stage process which includes

- Defining the broad form of development ultimately proposed for the land by way of the concept plan, and
- Requiring all subsequent building development to obtain consent as a restricted discretionary activity or discretionary activity in accordance with the relevant objectives, policies, assessment criteria and, where appropriate, Appendix 10a Residential 9a (Ellerslie Racecourse) Design Guide contained in the Plan.

The over-arching urban design strategy for the residential 9a zone is to create a residential environment that integrates closely with the adjoining racecourse and surrounding area and which capitalises on the area's parklike setting with its associated high visual and recreational amenity. A wider planning exercise for the racecourse area has been completed



so that any development is being undertaken in a comprehensive and integrated manner. An indicative future development plan (namely the Preliminary Master Plan, dated 10 May 2011) has been developed to reflect the Auckland Racing Club's indicative long term development possibilities over the racecourse site. From a transportation perspective, the development potential of the Preliminary Master Plan (or other development plans for the land) will need to be considered by reference to an Integrated Transport Assessment prepared in accordance with ARTA guidelines October 2007 (or any replacement of those guidelines) and a comprehensive transportation network model. This assessment and modelling will ensure that the overall development of the racecourse area can be appropriately integrated into the surrounding local and State Highway network, taking into account any existing network constraints.

7.6.9.3 EXPECTED OUTCOMES

It is expected that the foregoing processes, coupled with the concept plan requirements, will ensure a high quality urban design outcome in terms of layout and building form as well as facilitating a more efficient use of two areas that are conveniently located to public transport and the Ellerslie town centre. It is also expected that development of the racecourse land in general accordance with Concept Plan E11-25 and the applicable development controls will achieve Objective 7.6.9.1.

7.6.9.4 ACTIVITY RULES AND DEVELOPMENT CONTROLS

The activity rules and development controls relating to the Residential 9a zone are set out in Concept Plan E11 -25.

7.7 RULES: ACTIVITIES

7.7.1 ACTIVITIES IN THE RESIDENTIAL 1-7 ZONES

For the purpose of the following table:

P = Permitted Activity

C = Controlled Activity

D = Discretionary Activity

***Those activities marked with a * are restricted controlled activities (refer Clause 4.3.2.5 RESTRICTED CONTROLLED ACTIVITIES for public notification and service requirements).**

**** Those activities marked ** are restricted discretionary activities (refer Clause 4.3.2.6 RESTRICTED DISCRETIONARY ACTIVITIES for public notification and service requirements).**

ACTIVITIES	ZONES									
	1	2a, 2b & 2c	3a	3b	4	5	6a	6b	7a & 7b	7c
Any wall or fence or other structure defined as a building located within the yard required by clause 7.8.1.7A, or in the case of the Residential 1, 2a, 2b and 2c zones any wall or fence which meets the standards of clause 7.8.1.15, or in the case of the Residential 3a and 3b zones any wall or fence which meets the standards of clause 7.8.1.16	P		P		P	P	P	P	P	P
Construction and/or relocation of residential units or any new building (including accessory buildings) #	D**		D**	D**	C*	P	P	P	P	P



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ACTIVITIES	ZONES									
	1	2a, 2b & 2c	3a	3b	4	5	6a	6b	7a & 7b	7c
Construction of residential units or any new building or accessory building in the residential 2a, 2b and 2c zones; and relocation onto a Residential 2a, 2b and 2c zoned site of a residential unit. #		D**								
Construction and/or relocation of 4 or more residential units on a site (within the density limits specified in Clause 7.7.2.1) within the Residential 6 & 7 zones. #1							D**	D**	D**	D**
Demolition or removal of buildings (more than 30% by volume and excluding accessory buildings) constructed on the site prior to 1940 within the Residential 2a, 2b and 2c zones on sites identified on the maps in Appendix 14.		D**								
The total or substantial demolition or removal (more than 30% by volume) of any building (excluding accessory buildings) constructed on the site prior to 1940 in the Residential 1 zone	D**									
The total or substantial demolition or removal (more than 30% by volume) of any building (excluding accessory buildings) constructed on the site prior to 1940 in the Residential 3a and 3b zones on sites identified on the maps in Appendix 16			D**	D**						
The use of a residential unit for residential purposes (within the density limits specified in Clause 7.7.2.1)#.	P	P	P	P	P	P	P	P	P	P
Restoration, repair and internal alteration of any existing building fabric or detailing thereof	P	P	P	P	P	P	P	P	P	P
External additions or alterations to existing buildings on the site #	D**		D**	D**	C*	P	P	P	P	P
External additions and alterations to, or building relocation within the same site of, existing buildings in the Residential 2a, 2b and 2c zones. #		D**								



ACTIVITIES	ZONES									
	1	2a, 2b & 2c	3a	3b	4	5	6a	6b	7a & 7b	7c
Earthworks†										
• over 5m ³			D	D						
• of up to 500m ² where the average slope of the area subject to earthworks is less than 5% (refer to Clause 4A.2 for development controls)	P	P			P	P	P	P	P	P
• of up to 250m ² where the average slope of the area subject to earthworks is 5% or more (refer to Clause 4A.2 for development controls)	P	P			P	P	P	P	P	P
• of greater than 500m ² where the average slope of the area subject to earthworks is less than 5% (refer to Clause 4A.2 for criteria)	C*	C*			C*	C*	C*	C*	C*	C*
• of greater than 250m ² where the average slope of the area subject to earthworks is 5% or more (refer to Clause 4A.2 for criteria)	C*	C*			C*	C*	C*	C*	C*	C*
• Resurfacing, maintenance and repair of existing carparking areas and driveways, where no more than 500m ² of bare earth is exposed at any one time at an average slope of less than 5% or no more than 250m ² of bare earth is exposed at any one time at an average slope of 5% or more.	P	P	P	P	P	P	P	P	P	P
• Boarding House / Hostel accommodating people within the intensity level specified in the note below.††	D	D	D	D		D	D	D	D	D

† These provisions do not apply to earthworks which are to be carried out as part of:

- a subdivision which has been granted a resource consent; or
- a network utility service of the type where specific provision has been made for earthworks in [Clause 4A.4.6B. PERMITTED ACTIVITIES](#).

Provided however, that the works are outside the dripline of any scheduled or protected trees, and will not affect any scheduled archaeological or geological feature.

- (1) Note: Parts 5B, 5C have earthwork rules which may be more restrictive and which take precedence over these provisions.
- (2) Note: The above rule does not obviate the need to obtain the written consent of Council to excavate or otherwise interfere with any land in the vicinity of a public work of the Council if the excavation or interference is likely to produce, directly or indirectly, a subsidence onto that work or a subsidence of that or of the soil under it (refer to Section 237 Public Works Act 1981)
- (3) Note: The NZ Archaeological Association and the Auckland Regional Council maintains a list of recorded archaeological sites. In addition to this a number of archaeological sites are listed with the NZHPT in their register of



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Historic Places, historic areas, wahi tapu and wahi tapu areas. All archaeological sites are protected by the Historic Places Act 1993 whether or not they are recorded. No destruction or modification of any archaeological site whether scheduled, recorded or unrecorded may take place without prior authority from the NZHPT. Applicants undertaking earthworks are advised to contact the abovementioned agencies in the first instance to ascertain whether their property or properties contain or are likely to contain archaeological sites.

#1 The Council considers that these activities are appropriate in these zones. However, the Council has retained discretion to consider certain aspects of these activities and has the right to decline them.

†† Intensity level for Boarding House / Hostel in the Residential 5 zone is 1 person per 100m².

Where an application for a Boarding House/Hostel seeks to exceed the intensity level specified in Clause 7.8.1.1, such an application is considered a non-complying activity. Refer to Clause [4.3.1.3 NON-COMPLYING ACTIVITIES ASSESSMENT](#).

ACTIVITIES	ZONES											
	1	2a	2b	2c	3a	3b	4	5	6a	6b	7a & 7b	7c
Care centre accommodating people within the intensity level specified in Clause 7.8.1.1	P	C			C	C	D	C	P	P	P	P
Care centre accommodating people in excess of the intensity level specified in Clause 7.8.1.1	D	D			D	D	D	D	D	D	D	D
Camping ground									D	D	D	D
Community welfare facility	D	D			D	D			D	D	D	D
Dairy	D	D			D	D			D	D	D	D
Educational facility	D	D			D	D			D	D	D	D
The use of accessory buildings for any permitted activity in Clause 7.7.1	P	P			P	P	P	P	P	P	P	P
Ancillary activities	P	P			P	P	P	P	P	P	P	P
Home occupation	P	P			P	P	P	P	P	P	P	P
Horticulture								D	D	D	D	D
Hospital	D	D			D	D		D	D	D	D	D
Housing development for the elderly or disabled								D	D	D	D	D
Integrated housing development <ul style="list-style-type: none"> In the Residential 6a zone with a density limitation of 1 residential unit per 300m² site area; In the Residential 6b zone with a density limitation of 1 residential unit per 250m² site area; In the Residential 7 zone, or on the site located at 24 St Luke's Road (being 9034m² comprised in Lot 2 DP 190708, CT NA132C/126), with a density limitation of 1 residential unit per 150m² gross site area 									D	D	D	D
Healthcare services	D	D			D	D			D	D	D	D
Offices	D ⁽¹⁾										7a 7b D ⁽²⁾	
Places of assembly	D	D			D	D		D	D	D	D	D



ACTIVITIES	ZONES											
	1	2a	2b	2c	3a	3b	4	5	6a	6b	7a & 7b	7c
Rest home accommodating people within the intensity level specified in Clause 7.8.1.1	C	C			C	C	D	C	C*	C*	C*	C*
Rest home accommodating people in excess of the intensity level specified in Clause 7.8.1.1	D	D			D	D	D	D	D	D	D	D
Retirement village							D	D	D	D	D	D
Non-permanent accommodation for care	D**	D**			D**	D**		D**	D**	D**	D**	D**
Visitor accommodation									D	D	D	D

Where an application seeks to exceed the density limitations set out above for integrated housing developments, such an application is considered a non-complying activity. Such non-complying activities shall be notified. Refer to [Clause 4.3.1.3 NON-COMPLYING ACTIVITIES ASSESSMENT](#).

- (1) Applies to some sites only. Refer to Clause 7.7.4.3H
(2) Applies to some sites only. Refer to Clause 7.7.4.3I and Figure 7.3A

ACTIVITIES	ZONES											
	1	2a	2b	2c	3a	3b	4	5	6a	6b	7a & 7b	7c
Service stations existing as at 1 July 1995 on sites listed in Appendix 9 including alterations, modifications and redevelopment of those listed service stations provided that:		C						C	C		C	
i) the modification, alterations or redevelopment do not contravene or invalidate conditions attaching to any previous consent or approval which relate to the operation of the premises; and ii) In relation to the plan accompanying that previous consent or approval, site coverage is not increased by more than 30%; and iii) Unless previously consented to the retail premises shall not exceed 200m ²												
Modifications, alterations and redevelopment of existing service station on sites listed in Appendix 9 where those alterations, modifications and redevelopment are not a controlled activity		D						D	D		D	
Extensions to service station existing as at 1 July 1995 into residentially zoned land		D						D	D	D	D	



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ACTIVITIES	ZONES											
	1	2a	2b	2c	3a	3b	4	5	6a	6b	7a & 7b	7c
Tourist complex										D	D	D
Use of artificial lighting producing an illuminance in excess of 150 lux, measured at any point on the site containing the light source, in a horizontal or vertical plane at ground level.	D		D		D		D		D	D	D	D

Note: the Council holds a set of aerial photos flown in 1940 which may assist the Council and applicants to determine the age of buildings and parts of buildings subject to application for demolition. Upon request these aerial photos can be viewed free of charge.

SECTION CONTINUED

