

RESZ - General Objectives and Policies for all Residential Zones

The purpose of this chapter is to provide for and manage activities within new and existing residential areas. The objectives and policies set out below apply to all Residential Zones. However, there are specific objectives that also apply to individual zones and appear in the relevant zone chapter along with the rules for the zone.

The Residential Zones provide for a range of densities and built forms and recognise that residential activities encompass a wide range of housing and living arrangements. This includes social and community housing and multi-generational living, as well as standalone housing. They do not promote one form of housing over another but instead provide flexibility to meet the community's diverse housing preferences and needs.

Home business and other activities that support the social and economic health and wellbeing of the community may also occur in the Residential Zones where they are of a compatible scale and nature and contribute to a walkable, high-amenity and resilient local community. Non-residential activities that are incompatible with residential amenity values anticipated in the planned urban built environment for that zone or precinct, or which are more appropriately located within the Metropolitan Centre Zone, Mixed Use Zone, General Industrial Zone, the Local Centre Zone or the Neighbourhood Centre Zone are not provided for.

There are also areas that have lower height limits for buildings and structures because of their slope aspect or topographical constraints. In these areas, additional control is necessary to mitigate the adverse effects of taller buildings on the health and well-being of people and communities. They are qualifying matters under s771 of the RMA. These areas are identified on the planning map layer as Height Controls – Shading. They represent areas that are generally suited to a medium density intensity of development, but which have steep southern slope aspects or a complex topography that means the adverse effects of taller buildings need additional control.

Specific sites have been identified where additional controls are necessary to mitigate the adverse effects of buildings and structures on the social, physical and surroundings heritage values of heritage items and heritage settings and on Sites and Areas of Significance to Māori (SASM). These sites are identified on the planning map layer as Height Control – Heritage, HIRB Control – Heritage, Height Control – SASM, and HIRB Control – SASM. They are qualifying matters under s771 of the RMA.

Objectives

RESZ- Housing Choice O1

A relevant residential zone provides for a variety of housing types and sizes that respond to:

1. Housing needs and demand; and
2. The neighbourhood's planned urban built character, including 3-storey buildings.

RESZ- Purpose of Residential Zones O2

Residential zones:

1. Primarily consist of residential activities; and
2. Accommodate other activities that support the health, safety and wellbeing of people and communities, where these are compatible with the planned urban built environment and amenity values of the zone.

RESZ- Sustainable, healthy and safe residential zones O3

The intensity, form and design of use and development in Residential Zones achieves the

efficient ~~and sustainable~~⁴ use of residential land and infrastructure and a healthy and safe built environment, which is consistent with the planned urban built environment for the zone or precinct.

Policies

RESZ- Residential activity P1

Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments.

RESZ- Medium Density Residential Standards P2

Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).

RESZ- Safety and street scene quality P3

Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

RESZ- Health and well-being P4

Enable housing to be designed to meet the day-to-day needs of residents.

RESZ- Buildings and structures P5

Enable buildings and structures:

1. That meet the health and well-being needs of people and communities; and
2. Are of an intensity, form, scale and design that achieve the planned urban built form for the zone or precinct they are located in.

RESZ- Providing for development P6

Provide for developments not meeting permitted activity status, while encouraging high-quality developments.

RESZ- Health and well-being – Development not meeting permitted activity standards P7

Provide for buildings and structures that do not meet the permitted activity standards where it can be demonstrated, as relevant and having regard to the planned urban built environment for the zone or precinct, that:

1. The separation from site boundaries and heights in respect to site boundaries, **safeguards**^{2,3} **minimise**^{4,5} on-site and off-site privacy **effects**^{6,7}, mitigates visual dominance to adjacent sites, and ensures adequate access to sunlight and daylight;

¹ RVA [118.63]

² Kāinga Ora [OS76.107]

³ Kāinga Ora [OS76.59]

⁴ Ibid

⁵ Ibid

⁶ Ibid

2. There is a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites;
3. Appropriate levels of useable outdoor amenity space for residential units is provided that can readily accommodate outdoor activities, taking into account proximity of the site to public open space;
4. Visual dominance, shading and loss of privacy for adjacent residential sites from over height buildings is mitigated or remedied; and
5. Topographical or other site constraints make compliance with a density standard impractical.

RESZ- Urban built environment – Development not meeting permitted activity standards P8

Provide for buildings and structures that do not meet the permitted activity standards where it can be demonstrated, as relevant, that:

1. The scale, design, and siting of buildings or structures are compatible with the planned urban built environment of the zone or precinct;
2. Visual dominance in the streetscape arising from the scale and siting of a new building or structure is mitigated or remedied through design responses to the built development or landscaping;
3. There is adequate provision of landscaping and planting to enhance the development and reduce the visual impact of large buildings and/or extensive areas of hard surfacing, having regard to the planned urban built environment for the zone or precinct;
4. An increased building coverage will result in a more efficient, practical and better use of the site for more intensive typologies;
5. An increase in the scale of the building or structure or its siting would provide for the retention of established landscaping;
6. An increase in building or structure height results from a response to natural hazard mitigation; and
7. Topographical or other site constraints make compliance with a density standard impractical.

RESZ- Height Control – Shading P9

On sites identified on the planning maps as being subject to Height Control – Shading, limit the height of buildings and structures where these would result in:

1. Loss of sunlight to adjacent residential sites; or
2. Adverse shading effects on the Mungavin netball courts facility.

RESZ- Urban built environment – Development not meeting permitted activity standard P10 for number of residential units on a site

Provide for more than three residential units on a site where it can be demonstrated that the development is consistent with [the design objectives of the](#)^{8,9} Residential Design Guide as contained in APP3 - Residential Design Guide.

[Note: This policy does not apply to retirement villages, supported residential care activity, and papakāinga](#)¹⁰.

⁷ Ibid

⁸ Kāinga Ora [OS76.111]

⁹ Kāinga Ora [OS76.59]

¹⁰ RVA [OS118.73]

RESZ- Non-residential activities P11

Provide for non-residential activities that contribute to the health and wellbeing of people and communities where:

1. These are compatible with the planned urban built environment ~~and amenity of the area~~¹¹;
2. Any significant^{12,13} adverse effects on the amenity values of adjoining sites can be adequately mitigated, including from the location and scale of utility and external storage areas;
3. These do not result in significant^{14,15} adverse effects on the amenity values of adjoining sites from the movement of people and vehicles associated with the activity which cannot be adequately^{16,17} mitigated;
4. The hours of operation are compatible with residential amenity values; and
5. For Emergency Service Facilities, the activity has an operational need or functional need to locate in the zone.

RESZ- Commercial activity P12

Only allow commercial activities where they are ancillary to a residential activity and of a scale where significant adverse effects are avoided, and any other adverse effects are appropriately remedied or mitigated.

RESZ- Retirement villages P13

Provide for retirement villages where:

1. Significant adverse effects on the residential amenity values of adjoining residential properties and the surrounding neighbourhood are avoided, ~~or where avoidance is not practicable, appropriately remedied or mitigated~~¹⁸;
2. Other adverse effects on residential amenity values are ~~minimised~~ remedied or mitigated¹⁹, including those from:
 - a. The movement of vehicles and people; and
 - b. The layout of buildings, fencing, location and scale of utility areas and external storage areas;
3. ~~On-site amenity, including outdoor living space, for residents is provided, which reflects the nature of and diverse needs of residents of the village~~²⁰;
4. The site can accommodate the scale and intensity of the activity, in terms of its size, topography and location; and
5. The overall scale, form, composition, and design of buildings does not compromise the planned urban built form of the zone or precinct they are located in.

RESZ- Other activities P14

Avoid activities which are incompatible with the purpose and planned urban built environment of

¹¹ Kāinga Ora [OS76.59]

¹² Kāinga Ora [OS76.112]

¹³ Kāinga Ora [OS76.59]

¹⁴ Kāinga Ora [OS76.112]

¹⁵ Kāinga Ora [OS76.59]

¹⁶ Kāinga Ora [OS76.112]

¹⁷ Kāinga Ora [OS76.59]

¹⁸ Metlifecare Limited [OS85.2]

¹⁹ Ibid

²⁰ RVA [OS118.74, OS118.3]

the Zone.