

High Density Residential Zone (HDR)

Overview

The High-density Residential Zone (HDR) provides predominantly for higher density residential development in urban areas with few constraints and that are within easy walking distance to public open space and commercial centres. Over the foreseeable future, traditional single residential unit properties will likely remain a dominant feature within the HDR. However, incremental change can be expected with an increasing prevalence of terrace housing, semi-detached housing and detached townhouses on smaller sections.

While it is recognised that more intensive residential development has the potential to generate adverse effects on established residential environments, it can and should be well designed so that the layout and scale of housing complements established neighbourhoods. However, care has been taken not to set development controls at such a level that the feasibility of development may be unduly compromised.

It is expected that any changes to existing amenity levels resulting from further residential intensification will be gradual. Such changes will be off-set by advantages gained from increased neighbourhood activity and vitality, better population support for commercial centres, an emphasis on good quality urban design, a greater range of housing options, better utilisation of existing public facilities and infrastructure and reduced urban sprawl.

Commercial activities are discouraged in the HDR. However, some opportunities are provided for non-residential activities such as community activities, visitor accommodation, supported residential care and home occupations, while ensuring that residential amenity and character are not compromised and that the activity is sympathetic to the surrounding residential context.

Objectives

HDR-O1 – Density	Subdivision and development are consistent with the planned high density built environment and are compatible with the amenity levels of high density residential development.
HDR-O2 – Housing Capacity	Increase housing capacity, intensity and variety.
HDR-O3 – Amenity	Subdivision and development provide quality residential amenity for residents, adjoining sites and the street while acknowledging the potential for reduced on-site amenity due to increased building scale and density.
HDR-O4 – Non-Residential Activities	Residential activities remain the dominant activity in HDR and any non-residential activities are compatible with residential amenity.

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Policies	
HDR-P1 – Residential Activities	<p>To recognise and provide for the diverse accommodation needs of the community by:</p> <ol style="list-style-type: none"> 1. Allowing for decreased outdoor living space and landscaping provided that public open space is conveniently accessible. 2. Enabling a variety of high density housing types including terrace housing, semi-detached townhouses, compact detached townhouses and multi unit developments.
HDR-P2 – Development Scale and Design	<p>To ensure that the physical scale and design of development is sympathetic to the form and scale of existing housing, so that change is managed and adverse effects in terms of dominance, intrusion of privacy and shading are minimised.</p>
HDR-P3 – On-Site Amenity	<p>To require residential design to achieve good levels of on-site amenity by providing:</p> <ol style="list-style-type: none"> 1. Useable private outdoor living courts. 2. Sufficient access to sunlight throughout the year. 3. Adequate space to accommodate typical residential living requirements.
HDR-P4 – Outdoor Living Courts	<p>To provide for development that infringes minimum outdoor living court and sunlight access requirements only where the development is designed to minimise impacts on on-site amenity, including through communal outdoor living space.</p>
HDR-P5 – Adjacent Properties	<p>To mitigate adverse amenity effects on adjacent properties by sensitively designing residential development to:</p> <ol style="list-style-type: none"> 1. Manage the intrusion of privacy and the extent of building dominance on adjoining residential units and areas of outdoor amenity. 2. Minimise the degree of overshadowing or obstruction of sunlight penetration to any adjoining site or residential unit.
HDR-P6 – Residential Amenity and Character	<p>To manage adverse effects on residential amenity and character by requiring new developments to have regard to the way the development:</p> <ol style="list-style-type: none"> 1. Provides street activation through connection between front doors and the street. 2. Provides landscaping and planting that enhances on-site and local residential amenity, with particular regard to site frontage. 3. Avoids large continuous building facades or walls that are not articulated or broken down into smaller elements. 4. Relates to neighbouring properties by employing setbacks, sensitive building orientation and design, and landscaping to mitigate dominance and privacy impacts.

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	<ol style="list-style-type: none"> 5. Provides an active interface to open space on to which it fronts. 6. Is sympathetic to other buildings in the vicinity, having regard to: <ol style="list-style-type: none"> a. Building materials and external appearance. b. Glazing treatment. c. Building bulk, scale and symmetry.
HDR-P7 – Impervious Areas	<p>To restrict impervious areas within sites in order to:</p> <ol style="list-style-type: none"> 1. Manage stormwater runoff. 2. Protect and enhance amenity values. 3. Safeguard esplanade areas and waterfront walkways.
HDR-P8 – Supported Residential Care and Retirement Village Premises	<p>To enable a range of appropriate residential activities by providing for supported residential care and retirement village premises where they are designed, located and managed to:</p> <ol style="list-style-type: none"> 1. Provide a high level of amenity for residents. 2. Ensure any adverse effects on surrounding Living and Green Space Zones are avoided. 3. Maintain the existing residential character of the surrounding environment. 4. Avoid, remedy or mitigate any adverse effects on infrastructure, including the transport network.
HDR-P9 – Non-Residential Activities	<p>To only enable non-residential activities where they:</p> <ol style="list-style-type: none"> 1. Will not detract from the vitality and viability of established commercial centres. 2. Are complementary in design, scale, nature and intensity to the residential context. 3. Avoid, remedy or mitigate adverse effects on residential amenity values such as noise, traffic, parking, lighting, glare and visual impact.
HDR-P10 – Comprehensive Design	<p>To encourage subdivision and landuse proposals to be undertaken concurrently as part of a comprehensive design process.</p>
HDR-P11 – Subdivision	<p>To promote design and layout of subdivision which achieves the following:</p> <ol style="list-style-type: none"> 1. Lots are shaped and sized to allow adequate sunlight to living and outdoor spaces, and to provide appropriate on-site amenity and privacy. 2. Where possible, lots are located so that they over-look and front roads and open spaces. 3. The creation of multiple rear sites is limited, and where practicable avoided. 4. A permeable street network where the use of cul-de-sacs is limited. 5. Connections within a development, and between developments and the public realm, are maximised.

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6. Opportunities for connections to public open space, services and facilities in the neighbourhood are identified and created.

Rules

HDR-R1	Any Activity Not Otherwise Listed in This Chapter	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Resource consent is not required under any rule of the District Plan. 2. The activity is not prohibited under any rule of the District Plan. 	
HDR-R2	Building Height	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum building height is 11m. 	<p>Activity Status when compliance not achieved: D</p>
HDR-R3	Building Setbacks	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any building is set back at least: <ol style="list-style-type: none"> a. 2m from the road boundary. b. 27m from Mean High Water Springs or the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). 2. Any habitable room of a building is set back at least 1.5m from side and rear boundaries, except where a common wall between two buildings on adjacent sites is proposed. 3. Any non-habitable building or non-habitable room of a building is set back at least: 	<p>Activity Status when compliance not achieved: D</p>

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- a. 1.5m from side and rear boundaries, allowing for a nil setback for a maximum building length of 7.5m on any single boundary for a maximum total building length of 10.5m on all boundaries.
- b. 2.5m from a habitable room on any other site.

HDR-R4 Building Bulk in Relation to Boundary

Activity Status: P

Where:

1. A building does not result in an existing residential unit on a separate site no longer being able to comply with HDR-R5.2 or HDR-R14.2 or increase the degree of infringement for an existing residential unit.
2. Any part of a building that is greater than 3.5m in height is confined within the arms of a single 150° angle formed by two lines intersecting at a common point on any side or rear boundary such that each line forms an angle of 15° with that boundary.

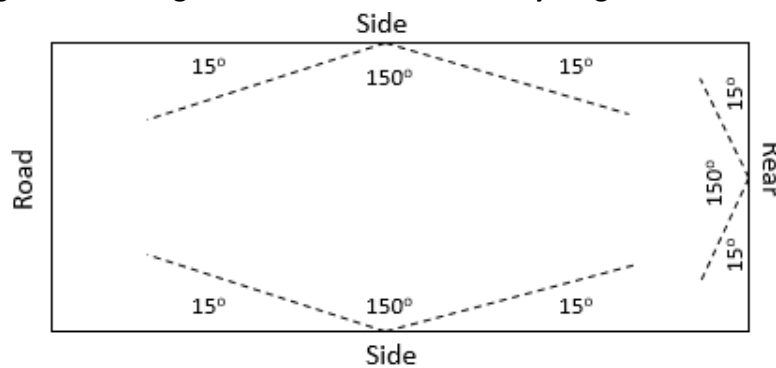
Compliance Standards:

1. *HDR-R4.2 does not apply where a common wall between two buildings on adjacent sites is proposed.*
2. *Measurements for HDR-R4.2 can be taken from the furthest boundary when adjoining an access lot/access leg.*

Activity Status when compliance not achieved: D

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Figure 1: Building Bulk in Relation to Boundary Diagram for HDR-R4.2



HDR-R5 Outdoor Living Court

Activity Status: P

Where:

1. Every residential unit:
 - a. With one or more habitable rooms at ground floor level provides an outdoor living court of at least 20m² and at least 4m depth.
 - b. With all habitable rooms above ground floor with 1 or 2 bedrooms provides an outdoor living court of at least 6m² and at least 1.8m depth.
 - c. With all habitable rooms above ground with 3 or more bedrooms provides an outdoor living court of at least 10m² and at least 2.4m depth.
2. The outdoor living court is able to receive direct sunlight for at least 5 hours on the winter solstice over at least 50% of the minimum space required under HDR-R5.1.

Activity Status when compliance not achieved: RD

Matters of discretion:

1. Appropriate privacy and amenity of the occupants on-site.
2. Sufficient sunlight access to outdoor areas and habitable rooms within the site.
3. The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space.

Notification:

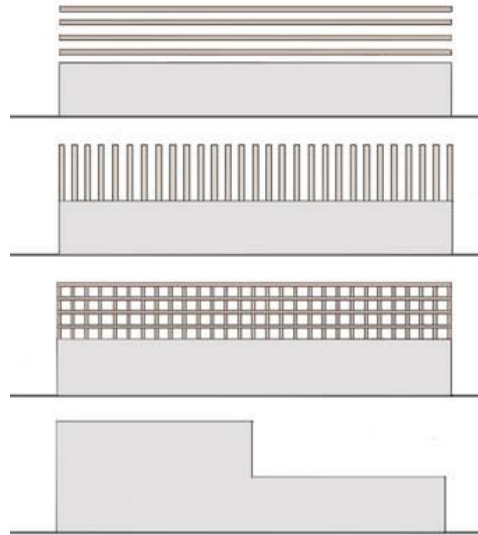
Any restricted discretionary activity under HDR-R5 shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

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HDR-R6	Impervious Areas	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The impervious area within the site does not exceed 65% of the net site area. 2. The impervious area is set back at least 5m from Mean High Water Springs or the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). 	<p>Activity Status when compliance not achieved: D</p>
HDR-R7	Landscaping	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. At least 25% of the net site area is in landscaping. 	<p>Activity Status when compliance not achieved: D</p>
HDR-R8	Fences	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any fence has a maximum height of 2m. 2. Any fence within 3m of a road boundary is at least 50% visually permeable for any portion above 1m high. 3. Any fence along a boundary shared with a Green Space Zone is at least 50% visually permeable for any portion above 1.5m high. 4. Fencing is not fortified with barbed wire, broken glass or any form of electrification except for stock exclusion purposes where abutting the Rural Production Zone. 	<p>Activity Status when compliance not achieved: D</p>

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Figure 2: Examples of fences solid up to 1m and 50% visually permeable between 1m and 2m high



HDR-R9	Garages	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> Any ground floor garage which faces the street occupies less than 40% of the site frontage. 	<p>Activity Status when compliance not achieved: D</p>
HDR-R10	Car Parking	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> Any car parking spaces within the site (excluding garages) are located at least 2m from any road boundary. 	<p>Activity Status when compliance not achieved: D</p>
HDR-R11	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: P</p> <p>Where:</p>	<p>Activity Status when compliance not achieved: D</p>

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1. Any outdoor area of storage or stockpile:
 - a. Complies with rules HDR-R2 – R4.
 - b. Is screened from view from public places and surrounding sites.

HDR-R12	Supported Residential Care	
HDR-R13	Retirement Village Premises	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity generates less than 25 traffic movements per day, per site. 	<p>Activity Status when compliance not achieved: D</p>
HDR-R14	Principal Residential Unit	
HDR-R15	Minor Residential Unit	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Every principal residential unit provides an internal area (excluding garages) of at least: <ol style="list-style-type: none"> a. For 1 bedroom – 60m² b. For 2 bedrooms – 75m² c. For 3 bedrooms – 110m² d. For more than 3 bedrooms – 110m² plus 20m² for each additional bedroom. 2. Every residential unit provides a living area that can receive direct sunlight for at least 5 hours on the winter solstice. 3. There is a separation distance of at least 6m from any window in a habitable room to a window of a habitable room in a separate residential unit (excluding any ancillary minor residential unit) where there is a 	<p>Activity Status when compliance not achieved: RD</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The design, size and layout of buildings to provide appropriate privacy and amenity of occupants on-site. <p>Notification:</p> <p>Any restricted discretionary activity under HDR-R14-R15 shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.</p>

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direct line of sight between the windows.

HDR-R16	Retail Activity	
HDR-R17	Commercial Services	
HDR-R18	Food and Beverage Activity	
HDR-R19	Care Centre	
HDR-R20	Visitor Accommodation	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is ancillary to a residential unit on the site. 2. The principal operator of the activity is a permanent resident on the site. 3. The activity does not include, before 8am or after 6pm on any day, the operation of machinery, receiving customers or the loading or unloading of vehicles. 4. The activity generates less than 20 traffic movements per day, per site. 5. There is no car parking between the residential unit and the road. 6. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity. 7. The activity does not exceed the use of 15% of the total GFA of all buildings on the site. 8. The total area of signage is less than 0.25m², per site. 9. There is no illuminated or moving signage. 10. No more than 6 tariff-paid visitors are staying on-site at any one time. 11. Each visitor accommodation unit provides an outdoor living court of at least 6m² and at least 1.8m depth. 	<p>Activity Status when compliance with up to two of the rules is not achieved: D</p> <p>Activity Status when compliance with more than two of the rules is not achieved or when compliance with rules HDR-R16 – R20.1 – 3 is not achieved: NC</p> <p>Notification:</p> <p>Any non-complying land use activity in the HDR must be publicly notified.</p>

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HDR-R21	Multi Unit Development
<p>Activity Status: RD</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity meets Rules HDR-R2 – R4 and R9. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Appropriate privacy and amenity of the occupants on-site. 2. Sufficient sunlight access to outdoor living space and habitable rooms within the site. 3. The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space. 4. The suitability of the particular area for increased residential density, including: <ol style="list-style-type: none"> a. The availability and accessibility of open space, public amenities and commercial activities in proximity. b. Capacity and availability of infrastructure. c. Road access and effects on transport, including availability of public and/or active transport options. <p>Notification:</p> <p>Any restricted discretionary activity under HDR-R21 shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.</p>	<p>Activity Status when compliance not achieved: D</p>

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Note: Any application shall comply with information requirement HDR-REQ1.

HDR-R22	Place of Assembly
HDR-R23	Emergency Services
Activity Status: D	

HDR-R24	Entertainment Facilities
HDR-R25	Service Stations
HDR-R26	Funeral Home
HDR-R27	Recreational Facilities
HDR-R28	Educational Facilities
HDR-R29	Hospital
Activity Status: NC	
Notification:	
Any non-complying land use activity within the HDR must be publicly notified.	

HDR-R30	Rural Production Activity
HDR-R31	Industrial Activities
Activity Status: Pr	

HDR-REQ1	Information Requirement
<ol style="list-style-type: none"> 1. All applications for resource consent pursuant to HDR-R21 shall include an urban design assessment prepared by a suitably qualified and experienced professional which details: <ol style="list-style-type: none"> a. An analysis of the site in relation to its context, including: <ol style="list-style-type: none"> i. The character and scale of surrounding development including any cultural or historic heritage features. ii. The landform and topography of the site and surrounding environment. iii. The ecology and habitat of the site and surrounding environment. 	

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- b. An assessment of how the proposal is consistent with best practice urban design, including:
 - i. Effects on the character of the area and neighbourhood, residential amenity and pedestrian and vehicular movements.
 - ii. The relationship of the proposed development to public places and how the proposal responds to any issues or characteristics identified in the site analysis.
 - iii. Any proposed measures to avoid or mitigate adverse effects on adjacent public places and residential sites.
- c. Any consultation undertaken as part of any pre-application meetings with Council and any mitigation measures that were recommended by Council.

Note:

1. Acceptable means of compliance and best practice urban design guidance is contained within Whangarei District Council's Urban Design Guidelines.