

H2. Residential – Rural and Coastal Settlement Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

H2.1. Zone description

The Residential – Rural and Coastal Settlement Zone applies to rural and coastal settlements in a variety of environments including high-quality landscape areas and coastal areas. Some settlements rely on on-site wastewater disposal and treatment and water supply, while others are serviced relying on reticulated community wastewater facilities and water supply. Due to factors including servicing, infrastructure and accessibility constraints and, in some cases their sensitive character, growth needs to be managed accordingly.

The zone limits lot sizes and/or development to avoid, remedy or mitigate existing or potential adverse effects on water and land and to maintain rural and coastal character. Non-residential uses of a scale and intensity that serve the local population are provided for.

H2.2. Objectives

- (1) Development maintains and is in keeping with the area’s rural and coastal character, landscape qualities and natural features.
- (2) Development provides quality on-site residential amenity for residents and adjoining sites and the street.
- (3) Development in rural and coastal settlements is appropriate for the physical and environmental attributes of the site and any infrastructure constraints.
- (4) Non-residential activities provide for the community’s social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

H2.3. Policies

- (1) Require minimum site sizes and limit the scale and intensity of development for un-serviced sites to ensure that:
 - (a) sites are able to accommodate on-site wastewater treatment and disposal; and
 - (b) development will be in keeping with any landscape qualities or natural features; and
 - (c) development will not exacerbate any physical limitations such as land instability.
- (2) For serviced sites, the scale and intensity of development, including minimum site sizes, ensures that:
 - (a) development will be in keeping with any landscapes qualities or natural features; and

- (b) development will not exacerbate any physical limitations such as land instability.
- (3) Require the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to immediate neighbours.
- (4) Require development to be of a height and bulk and have sufficient setbacks and open space to maintain and complement the rural and coastal built character of the area.
- (5) Encourage accommodation to have useable and accessible outdoor living space.
- (6) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- (7) Enable non-residential activities that:
 - (a) support the social and economic well-being of the community; and
 - (b) are in keeping with the scale and intensity of development anticipated within the zone; and
 - (c) avoid, remedy or mitigate adverse effects on residential amenity; and
 - (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and the Business – Town Centre Zone.

H2.4. Activity table

Table H2.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Rural and Coastal Settlement Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H2.4.1 Activity table

Activity		Activity status	Standards to be complied with
Use			
(A1)	Activities not provided for	NC	
Residential			
(A2)	Camping grounds	D	
(A3)	One dwelling per site	P	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls

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(A4)	The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings	RD	Standard H2.6.3 The conversion of a principal dwelling into a maximum of two dwellings
(A5)	Minor dwellings	RD	Standard H2.6.4 Minor dwellings; Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A6)	More than one dwelling per site (other than the conversion of a principal dwelling in Rule H2.4.1(A4) or a minor dwelling in Rule H2.4.1(A5))	NC	
(A7)	Home occupations	P	Standard H2.6.2 Home occupations
(A8)	Home occupations that do not meet Standard H2.6.2	D	
(A9)	Integrated Residential Development	D	
(A10)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	RD	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A11)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	D	
(A12)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	RD	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A13)	Boarding houses accommodating greater than 10 people per site inclusive of staff and residents	D	
(A14)	Visitor accommodation	RD	Standard H2.6.5 Building height;

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	accommodating up to 10 people per site inclusive of staff and visitors		Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A15)	Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors	D	
Commerce			
(A16)	Dairies up to 100m ² gross floor area per site	RD	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A17)	Restaurants and cafes up to 100m ² gross floor area per site	D	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A18)	Service stations on arterial roads	D	
Community			
(A19)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A20)	Care centres not provided for above accommodating greater than 10 people per site excluding staff	D	
(A21)	Community facilities	D	
(A22)	Education facilities	D	
(A23)	Tertiary education facilities	D	
(A24)	Emergency services adjoining an arterial road	D	
(A25)	Healthcare facilities up to 200m ² gross floor area per site	RD	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7

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			Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A26)	Healthcare facilities greater than 200m ² gross floor area per site	NC	
(A27)	Veterinary clinics	D	
Rural			
(A28)	Grazing of livestock on sites greater than 2,000m ² net site area	P	
Mana Whenua			
(A29)	Marae complex	D	
Development			
(A30)	Demolition of buildings	P	
(A31)	Internal and external alterations to buildings	P	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A32)	Accessory buildings	P	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage
(A33)	Additions to an existing dwelling	P	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A34)	New buildings and additions to buildings	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate	

H2.5. Notification

- (1) Any application for resource consent for an activity listed in Table H2.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

H2.6. Standards

H2.6.1. Activities listed in Table H2.4.1 Activity table

- (1) Activities and buildings containing activities listed in Table H2.4.1 Activity table must comply with the standards listed in the column in Table H2.4.1 Activity table called Standards to be complied with.

H2.6.2. Home occupations

Purpose: to enable people to work from home at a scale that the residential character and amenity is maintained.

- (1) A home occupation must comply with all the following standards:
- (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
 - (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
 - (c) no more than four people in total may work in the home occupation;
 - (d) the sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm;
 - (e) car trips to and from the home occupation activity must not exceed 20 per day;
 - (f) heavy vehicle trips must not exceed two per week;
 - (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
 - (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
 - (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
 - (j) goods sold from the home occupation must be:
 - (i) goods produced on site; or
 - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or

- (iii) goods ancillary and related to a service provided by the home occupation.

H2.6.3. The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings

Purpose: to enable a dwelling existing as at 30 September 2013 to be converted into a maximum of two dwellings and to provide for sufficient outdoor living space for each of the dwellings.

- (1) Where a dwelling existing as at 30 September 2013 is proposed to be converted into a maximum of two dwellings each dwelling must have an outdoor living space that is:
- (a) at least 5m² for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling; and
 - (b) at least 1.8m in depth; and
 - (c) directly accessible from the dwelling.

H2.6.4. Minor dwellings

Purpose:

- to provide accommodation that is limited in size and secondary to the principal dwelling on a site; and
 - to ensure that sufficient outdoor living space is provided for the minor dwelling; and
 - to ensure there is no more than one minor dwelling on each site.
- (1) A minor dwelling must not exceed a floor area of 65m² excluding decks and garaging.
- (2) A minor dwelling must have an outdoor living space that is:
- (a) at least 5m² for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling; and
 - (b) least 1.8m in depth; and
 - (c) directly accessible from the minor dwelling.
- (3) There must be no more than one minor dwelling per site.

H2.6.5. Building height

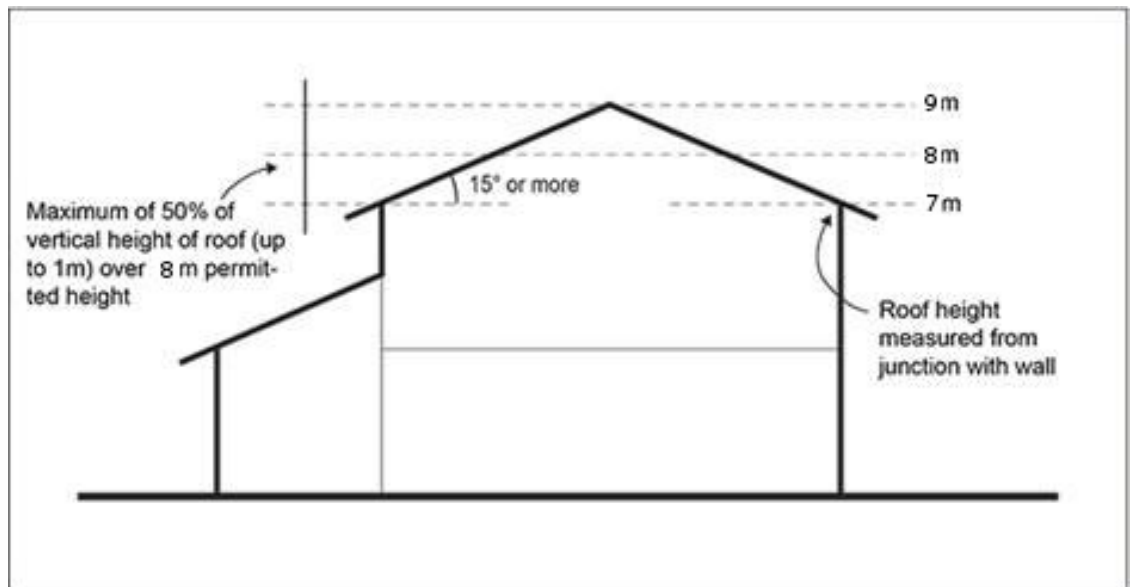
Purpose: to manage the height of buildings to:

- maintain and complement the rural and coastal built character of predominantly one to two storeys and any landscape qualities and natural features; and
- minimise visual dominance effects; and

- maintain a reasonable standard of residential amenity for adjoining sites; and
- provide some flexibility to enable variety in roof forms.

(1) Buildings must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H2.6.5.1 Building height in the Residential – Rural and Coastal Settlement Zone below.

Figure H2.6.5.1 Building height in the Residential – Rural and Coastal Settlement Zone

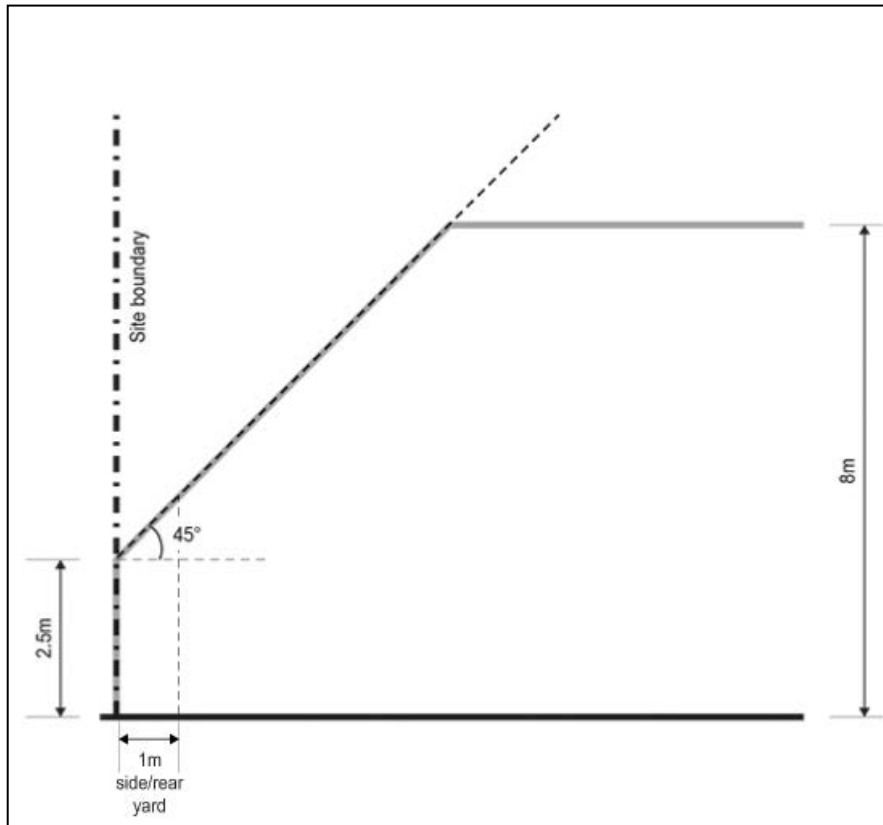


H2.6.6. Height in relation to boundary

Purpose: to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise adverse visual dominance effects to immediate neighbours.

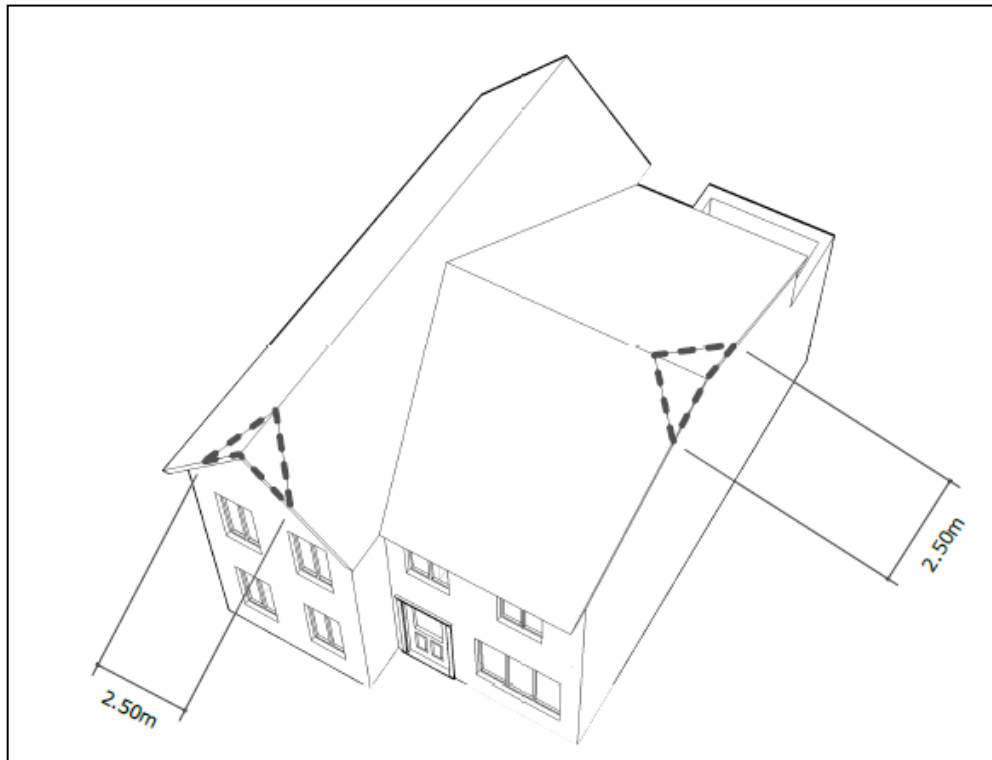
(1) Buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level along side and rear boundaries, as shown in Figure H2.6.6.1 Height in relation to boundary below.

Figure H2.6.6.1 Height in relation to boundary



- (2) Standard H2.6.6(1) above does not apply to a boundary adjoining any of the following:
- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
 - (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone exceeding 2000m².
- (3) Where the boundary forms part of a legal right of way, entrance strip or access site, the standard applies from the farthest boundary of that legal right of way, entrance strip or access site.
- (4) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
- (a) no greater than 1.5m² in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H2.6.6.2 Exceptions for gable ends and dormers below.

Figure H2.6.6.2 Exceptions for gable ends and dormers



(5) No more than two gable ends, dormers or roof projections are allowed for every 6m length of site boundary.

H2.6.7. Yards

Purpose:

- to maintain the rural and coastal built character of the streetscape and provide sufficient space for landscaping within the front yard; and
- to maintain a reasonable standard of residential amenity for adjoining sites; and
- to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and
- to enable buildings and services on the site or adjoining sites to be adequately maintained.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H2.6.7.1 Yards below.

Table H2.6.7.1 Yards

Yard	Minimum depth
Front	5m
Side	1m
Rear	1m

Riparian	10m from the edge of all other permanent and intermittent streams
Lakeside	30m
Coastal protection yard	20m, or as otherwise specified in Appendix 6 Coastal protection yard

H2.6.8. Maximum impervious area

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks; and
- to support the functioning of riparian yards, lakeside yards and coastal protection yards and water quality and ecology; and
- to reinforce the building coverage and landscaped area standards; and
- to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.

(1) The maximum impervious area must not exceed 35 per cent of site area or 1400m², whichever is the lesser.

(2) The maximum impervious area within a riparian yard, lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.

H2.6.9. Building coverage

Purpose: to manage the extent of buildings on a site to maintain and complement the rural and coastal built character of the zone and any landscape qualities and natural features.

(1) The maximum building coverage must not exceed 20 per cent of net site area or 200m², whichever is the lesser.

H2.6.10. Side and rear fences and walls

Purpose: to enable fences and walls to be constructed on a side or rear boundary or within a side or rear yard to a height sufficient to:

- provide privacy; and
- minimise visual dominance effects to immediate neighbours and the street.

(1) Fences or walls or a combination of these structures (whether separate or joined together) on a side or rear boundary or within a side or rear yard must not exceed a height of 2m above ground level.

H2.7. Assessment – controlled activities

There are no controlled activities in this section.

H2.8. Assessment – restricted discretionary activities

H2.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application:

- (1) for supported residential care accommodating up to 10 people per site inclusive of staff and residents; boarding houses accommodating up to 10 people per site inclusive of staff and residents; visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; and healthcare facilities up to 200m² gross floor area per site:
 - (a) the effects on wastewater capacity; and
 - (b) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:
 - (i) building intensity, scale, location, form and appearance;
 - (ii) traffic;
 - (iii) design of parking and access; and
 - (iv) noise, lighting and hours of operation.
- (2) for minor dwellings:
 - (a) the effects on the rural and coastal character of the zone; and
 - (b) the effects on wastewater capacity.
- (3) for the conversion of a primary dwelling existing as at 30 September 2013 into a maximum of two dwellings:
 - (a) the effects on wastewater capacity.
- (4) for buildings that do not comply with Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; and Standard H2.6.10 Side and rear fences and walls:
 - (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the rural and coastal character of the zone;
 - (e) the effects on the amenity of neighbouring sites;
 - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (g) the characteristics of the development;

- (h) any other matters specifically listed for the standard; and
- (i) where more than one standard will be infringed, the effects of all infringements.

H2.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) for supported residential care accommodating up to 10 people per site inclusive of staff and residents; boarding houses accommodating up to 10 people per site inclusive of staff and residents; visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; and healthcare facilities up to 200m² gross floor area per site:

- (a) wastewater capacity:

- (i) whether adequate wastewater capacity is provided within the on-site wastewater system based on the design occupancy to avoid significant adverse effects on public health, water quality and amenity values and to remedy or mitigate other adverse effects.

- (b) building intensity, scale, location, form and appearance:

- (i) whether the intensity and scale of the activity, the building location, form and appearance is compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.

- (c) traffic:

- (i) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.

- (d) design of parking and access:

- (i) whether adequate parking and access is provided or required.

- (e) noise, lighting and hours of operation:

- (i) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:

- locating noisy activities away from neighbouring residential boundaries; and
- screening or other design features; and
- controlling the hours of operation and operational measures.

- (2) for minor dwellings:

- (a) refer to Policy H2.3(1);
 - (b) refer to Policy H2.3(2);
 - (c) refer to Policy H2.3(3); and
 - (d) refer to Policy H2.3(5).
- (1) for the conversion of a primary dwelling existing as at 30 September 2013 into a maximum of two dwellings:
- (a) refer to Policy H2.3(1); and
 - (b) refer to Policy H2.3(2).
- (2) for building height:
- (a) refer to Policy H2.3(1);
 - (b) refer to Policy H2.3(2);
 - (c) refer to Policy H2.3(3); and
 - (d) refer to Policy H2.3(4).
- (3) for height in relation to boundary:
- (a) refer to Policy H2.3(1);
 - (b) refer to Policy H2.3(2);
 - (c) refer to Policy H2.3(3); and
 - (d) refer to Policy H2.3(4).
- (4) for yards:
- (a) refer to Policy H2.3(1);
 - (b) refer to Policy H2.3(2);
 - (c) refer to Policy H2.3(3); and
 - (d) refer to Policy H2.3(4).
- (5) for maximum impervious areas:
- (e) refer to Policy H2.3(6).
- (6) for building coverage:
- (a) refer to Policy H2.3(1);
 - (b) refer to Policy H2.3(2);
 - (c) refer to Policy H2.3(3); and

(d) refer to Policy H2.3(4).

(7) for side and rear fences and walls:

(a) refer to Policy H2.3(1);

(b) refer to Policy H2.3(2);

(c) refer to Policy H2.3(3); and

(d) refer to Policy H2.3(4).

H2.9. Special information requirements

There are no special information requirements in this zone.