

Item	Permitted	Controlled	Discretionary/Non-complying
<b>REr.25</b> <b>Front yards</b>	REr.25.1 Buildings in a front yard are permitted if: a) buildings are set back at least 1.5m from the road boundary, and b) any garage or accessory building located in a front yard is setback at least 1m further from the road boundary than the wall of the associated residential unit which is nearest to the same road boundary, and c) any garage, accessory building or extension to the principal building is compatible in design and colour scheme with the principal building on the site, and d) any length of wall longer than 5m and facing parallel (or within 25 degrees of parallel) to the road boundary contains a window and/or door, and e) at least 50% of the front yard is landscaped when fronting an Unclassified Road, or at least 30% when fronting a Classified Road, and f) a 85 percentile design vehicle can be located in front of the vehicle entrance of any garage in a manner that does not obstruct the passage of pedestrians and vehicles on legal road. (This provision does not apply to land between the garage and the road where the gradient is greater than 1 in 3.)	REr.25.2 Not applicable	REr.25.3 Comprehensive Housing Developments which do not comply with a permitted condition of this rule on boundaries internal to the development will be processed under Rule REr.22.3.  All other buildings that contravene a permitted condition are restricted discretionary.  Discretion is restricted to:  i) location, design and appearance of the proposed buildings, landscaping and any fences, considering the impact on scale, character, streetscape values and open space, and ii) effects on public safety from changes to passive surveillance between public and private space , and iii) the relationship of the building to adjoining buildings, and other buildings in the vicinity in respect of visual and amenity values, and iv) the safety of pedestrians and vehicular traffic (parked and moving) in relation to the location of garages, manoeuvring area and access, and v) on site amenity for residents.  Resource consent application for restricted discretionary activities will be considered without notification.

Assessment Criteria	Explanation
<p>REr.25.4</p> <ul style="list-style-type: none"> <li>a) the extent to which any breach of the front yard standards contributes to enhanced street amenity and safety, including maintaining a relationship between residential elements (windows, doors, porches) with the street environment and a more visually rich streetscape.</li> <li>b) any impacts on the outlook of other houses in the vicinity, or of public vistas.</li> <li>c) any adverse effect on traffic visibility, affecting pedestrian and vehicle safety.</li> <li>d) the streetscape and the impact on scale, character and open space.</li> <li>e) the avoidance of front yard layout and design that leads to more than one vehicle access point per site.</li> <li>f) the avoidance of visual dominance of street elevations by garages (particularly garage doors), parking and manoeuvring areas and blank walls.</li> <li>g) whether the proposed setback assists with safety and a pleasant public experience by enabling informal surveillance from the dwelling to the street while at the same time providing a modest setback that maintains a degree of privacy and acoustic insulation for residents.</li> <li>h) the design and appearance of proposed fencing and landscaping in the front yard. Trees and vegetation are preferred to hard surfaces.</li> <li>i) the opportunity for safe reverse manoeuvring onto the street on unclassified roads.</li> <li>j) constraints from existing development or unusual site shape or natural and physical features.</li> <li>k) the topography of the site, and whether this might worsen or soften the impact of the building.</li> <li>l) the presence of any unformed road or local purpose reserve (future road) adjacent to the property.</li> <li>m) the position of any formed carriageway, footpaths, or services within the road.</li> <li>n) provision of an additional landscaped area within the site which can be viewed from the road and contribute to the amenity values of the locality.</li> <li>o) the extent that the visual impacts of the building may be mitigated by screening, landscaping, or other treatment.</li> </ul>	<p>REr.25.5</p> <p>The rule aims to create a positive relationship between private and public spaces. This includes a safe and pleasant walking experience along footpaths that are bordered by dwellings at a human scale, that offer a sense of interaction, surveillance and community through front garden areas, and make efficient use of available flat land for uses other than those associated with vehicles. The main issue with buildings occupying the front yard are streetscape amenity, including the reductions in planted or garden areas, extent of impermeable surfacing for parking and manoeuvring areas and maintaining a degree of spaciousness and surveillance in the street. Garages that project in front of the house tend to dominate the streetscape and create unfriendly places.</p> <p>Reverse manoeuvring is encouraged on unclassified roads and is part of ensuring a low speed environment and people orientated streetscape. Parking for more than two vehicles is best achieved at the rear or side of a site if possible.</p> <p>There needs to be sufficient space in front of the entrance of any garage to park a car to ensure that vehicles do not obstruct the footpath or roadway. An exemption to the parking requirement is provided for steep sites, recognising that a setback of a garage can be difficult to achieve on such sites. Conditions can be placed on the appearance of the building and on landscaping requirements in order to ensure the amenity and surveillance of the road is adequate. Also, conditions can be placed to ensure that the location or appearance of the building is not a traffic hazard eg. vehicles reversing from a garage, and to avoid buildings being constructed too close to services.</p> <p>Development should not perpetuate existing patterns of design and layout that are not valued development patterns, nor representative of the urban design outcomes sought in the Plan. Valued development patterns are explained further in DO13A.1.1.i.</p> <p>The restricted discretionary category is provided for departure from the permitted activity standards in certain circumstances. For example, in situations where houses are located on the southern side of the road, or where steep topography dictates the provision of access and setback of the garage, it may be appropriate to relax the standards if a positive private to public relationship between the dwelling and street can be demonstrated through other design features.</p> <p>See Rule REr.35 (daylight admission). In addition to side boundary recession planes, a height recession plane applies from the road boundary to prevent any building within 4 m of the road boundary over shadowing the road or an accessway.</p> <p>Notes:</p> <p>Refer to the NCC Residential Street Frontage Guideline. A right of way serving more than 4 actual or potential residential units is treated as a road in this rule (see Definition of 'Boundary' in Chapter 2), and the Front Yard provisions therefore apply.</p> <p>This rule does not apply to Wakefield Quay Precinct – refer Rule REr.84.</p> <p>This rule does not apply to Heritage precincts – refer Rules REr.89 (alterations to any building including listed heritage buildings) and REr.90 (erection of new buildings).</p>

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<b>RER.31 Fences</b>	<p>RER.31.1 Fences are permitted if:</p> <p>a) In a front yard or on a road boundary of an Unclassified Road:</p> <ul style="list-style-type: none"> <li>i) the maximum height does not exceed 1.2m, or</li> <li>ii) for any fence over 1.2m in height the maximum height does not exceed 1.8m and the entire fence is visually permeable,</li> </ul> <p>and</p> <p>b) In a front yard or on a road boundary of a Classified Road:</p> <ul style="list-style-type: none"> <li>i) the maximum height does not exceed 1.2m, or</li> <li>ii) for any fence over 1.2m in height <ul style="list-style-type: none"> <li>• the maximum height does not exceed 1.8m and</li> <li>• at least 50% across the entire front boundary is visually permeable (as measured by the total length of the front boundary and the height of the fence),</li> </ul> </li> </ul> <p>and</p> <p>c) on a boundary with a reserve, walkway or other publicly owned space:</p> <ul style="list-style-type: none"> <li>i) the maximum height of the fence does not exceed 1.2m within 1.5m of the boundary, or</li> <li>ii) for any fence over 1.2m in height the maximum height does not exceed 1.8m and the entire fence is visually permeable,</li> </ul> <p>and</p> <p>d) on all other property boundaries the maximum height does not exceed 1.8m, and</p> <p>e) where board or paling fences are used, structural railings do not face a road, walkway, reserve or other publicly-owned space.</p>	<p>RER.31.2 Not applicable</p>	<p>RER.31.3 Fences that contravene a permitted condition are restricted discretionary.</p> <p>Discretion is restricted to the following assessment matters which will be guided by the assessment criteria in RER.31.4:</p> <ul style="list-style-type: none"> <li>(i) Height, Length and Location</li> <li>(ii) Design and Appearance</li> <li>(iii) Residential Character and Streetscape</li> <li>(iv) Surveillance and Safety</li> <li>(v) On site amenity</li> </ul> <p>Resource consent applications for restricted discretionary activities will be considered without notification.</p>
<b>RER.32 Maximum building height</b>	<p>RER.32.1 The maximum permitted height for buildings is 7.5m.</p> <p>(see Chapter 2 Meanings of Words for definitions of 'Height' [including chimneys] and 'Height measurement')</p>	<p>RER.32.2 Not applicable</p>	<p>RER.32.3 Activities that contravene a permitted condition are discretionary.</p>
<b>RER.33 Relocated buildings</b>	<p>RER.33.1 Relocation of a building from another site is permitted if: the gross floor area is less than 30m<sup>2</sup>.</p>	<p>RER.33.2 Relocation of a building from another site is controlled if:</p> <ul style="list-style-type: none"> <li>a) the gross floor area is greater than 30m<sup>2</sup>.</li> </ul> <p>Control reserved over:</p> <ul style="list-style-type: none"> <li>i) the external appearance of the building, and</li> <li>ii) landscaping of the site, and</li> <li>iii) timing of completion of work.</li> </ul>	<p>RER.33.3 not applicable</p>

Assessment Criteria	Explanation
<p>REr.31.4</p> <ul style="list-style-type: none"> <li>a) the proportion of the front yard to be contained by the fence and whether the objectives of an open, high amenity, pleasant and safe streetscape can still be achieved, and</li> <li>b) the design and appearance of the fence (including physical dimensions), materials and colour of the fence and whether this provides a pleasant, human scaled streetscape, and</li> <li>c) whether any site specific circumstances exist that result in the need for a higher solid front fence for safety of the residential occupants and/or animals or to reduce noise effects from Classified Roads on residents, and</li> <li>d) the relationship of the fence with the dwelling, garage, and driveway on the site and the cumulative effects of those elements on the streetscape, and</li> <li>e) the degree to which landscaping between the fence and the road boundary mitigates the visual effects of solid fences, and</li> <li>f) the degree of surveillance when viewed from public spaces and the consistency with the outcomes sought in policy RE3.5 and DO13A.3.1 and</li> <li>g) the topography of the site and whether that mitigates the fence height encroachment effects on streetscape and/or reserve amenity, residential character and surveillance and safety.</li> </ul>	<p>REr.31.5</p> <p>The concept of open frontages onto roads, walkways and reserves is promoted. A sense of openness between residential properties and streets, reserves and walkways is required to maintain streetscape amenity, encourage a sense of community, provide opportunities for passive surveillance and improve safety in public spaces.</p> <p>The requirements of REr.31.1 a) to b) relate to the entire front yard i.e. the section of side boundaries that are within the front yard. In some circumstances multiple rules may apply, particularly where boundaries adjoin a reserve or walkway and are also within the front yard. On boundaries adjoining a walkway or reserve rule REr.31.1(c) applies rather than REr.31.1 (a or b).</p> <p>The rule provides for different degrees of height and visual permeability for classified and unclassified roads in recognition of the different function, traffic effects and privacy needs of the residents living in that street.</p> <p>Fences on boundaries between properties are limited in height to avoid having a dominant effect, keep them human scaled, and to maintain a level of openness while providing for privacy. Development, including front fences, should not perpetuate existing patterns of design and layout that are not valued development patterns, nor representative of the urban design outcomes sought in the Plan. Valued development patterns are explained further in DO13A.1.1.i and RE3.5.</p> <p>Visually permeable for front fences means the ability to clearly see through from the street to the front yard of the site, and is determined by a comparison of the solid portion of the fence structure against any gaps provided within the structure, or between fence structures.</p> <p>Notes:</p> <p>Refer to rules REr.29 corner sites, REr.40 Access and section 4.3.15.4 of the NCC Land Development Manual, and REr.92 Heritage Precincts Front fences for other rules relating to fence heights or locations.</p> <p>Refer to the NCC Residential Street Frontage Guidelines.</p>
<p>REr.32.4</p> <ul style="list-style-type: none"> <li>a) the effect on streetscape and the general amenity values in the locality.</li> <li>b) the scale and bulk of the structure in relation to the street, the site and the locality.</li> <li>c) the extent to which landscaping, or greater than required building setback distances could mitigate the height.</li> <li>d) proximity of residential development on an adjoining site.</li> <li>e) any natural and physical constraints on the use of the site.</li> <li>f) whether the layout or topography of the site may reduce the adverse effects of a taller structure.</li> <li>g) the extent to which the proposed development will visually intrude or dominate an adjacent activity.</li> <li>h) the manner in which the proposed development might protect or enhance the amenities of the adjoining land.</li> <li>i) impacts on any significant views or landscapes in Appendix 9 (landscape components and views).</li> </ul>	<p>REr.32.5</p> <p>Building height is limited to a scale normally accepted in a residential area. The permitted standard allows 2 storey buildings.</p> <p>Allowing higher buildings within the Residential Zone requires greater scrutiny. Therefore, buildings over 7.5m or averaging over 7.5m on sloping ground are discretionary.</p> <p>This rule does not apply to Wakefield Quay Precinct – refer to Rule REr.84.</p> <p>Note: Airport Height Restrictions may also affect some properties, especially at Monaco - see Maps A3.1 and A3.2.</p>
<p>REr.33.4</p> <ul style="list-style-type: none"> <li>a) the exterior materials used, their condition and quality, including whether recladding may be required for the building to be brought up to an acceptable standard</li> <li>b) the period required for restoration work to be undertaken</li> <li>c) how prominent the site is to neighbours or from any public place</li> <li>d) whether bonds or covenants are required to enforce compliance with conditions.</li> </ul>	<p>REr.33.5</p> <p>Relocated buildings can be an efficient reuse of a valuable resource. However, in the residential zone, conditions are needed to ensure that the relocated building is promptly restored and blended into the site.</p> <p>There are no additional controls in the Plan on relocating older buildings into new residential subdivisions. If this is a concern to the developers of such subdivisions, then they should consider the use of private covenants on the title to restrict this.</p>