

8.11 Residential 5 Zone - Rules

Rule 8.11.1 Permitted Activities

The following activities are permitted activities provided that they comply with the conditions in Rule 8.11.2 of the Residential 5 Zone:

- (i) Residential Activity at a density of not less than 1000 m² of site area per residential unit except:
 - (a) that a single residential unit may be erected on any existing residential site in Aramoana.
 - (b) Formby Street Structure Plan area (Appendix 8.6), only one residential unit may be established on each of Lots 1-28. *[Amended by Plan Change 16, 1/09/2014]*
 - (c) at Holyhead Street, Outram Residential 5 Zone, as shown on the Holyhead Street, Outram, Structure Plan in Appendix 8.7, there can only be one residential unit on each of Lots 1-26. *[Amended by Plan Change 14, Consent Order, ENV-2013-CHC-84, 21/01/2015]*
- (ii) Recreational Activity provided that associated structures do not exceed 25 m² in floor area.
- (iii) Accessory buildings for permitted activities excluding structures for recreational activities in excess of 25 m². *[Amended by Variation 6: 18/10/00]*
- (iv) Signs permitted in this zone are specified in the Signs Section.

Rule 8.11.2 Conditions Attaching to Permitted Activities

- (i) **Minimum Yards**
 - (a) **Front Sites**
 - (i) Front Yard 4.5 m
 - (ii) All Other Yards 2.0 m

Except Lots 1-10 Formby Street Structure Plan, the minimum yard along the eastern site boundary is 10.0 m. *[Amended by Plan Change 16, 1/09/2014]*
 - (b) **Rear Sites**
 - (i) All Yards 2.0 m

Except Lots 1-10 Formby Street Structure Plan, the minimum yard along the eastern site boundary is 10.0 m. *[Amended by Plan Change 16, 1/09/2014]*
- (ii) **Height Plane Angle**
63° (1 to 2 yard to height ratio).
- (iii) **Maximum Height**
9 m.
Except Lots 1-10 Formby Street Structure Plan, the maximum height is 6.0 m. *[Amended by Plan Change 16]*
- (iv) **Maximum Site Coverage**
30% of site area.
- (v) **Minimum Amenity Open Space**
Every residential unit shall provide at ground level an area of 35 m² of amenity open space that is capable of containing a 4.5 m diameter circle. For residential units not at ground level (ie multi-storeyed apartments and flats) Rule 8.6.2 shall apply. *[Amended by Variation 12: 7/5/03]*

- (vi) **Separation Distances**
Development containing more than one residential unit that does not share a common wall shall be separated by a distance of no less than 4 m.
- (vii) **Minimum Car Parking**
On-site car parking shall comply with the performance standards in Section 20 (Transportation) and shall be provided for on the following basis:
- (a) **Residential Activity**
- (i) 1 car park per residential unit up to and including 150 m² gross floor area (excluding garaging areas).
 - (ii) 2 car parks per residential unit greater than 150 m² gross floor area (excluding garaging areas).
 - (iii) 1 visitor car park per 5 residential units.
 - (iv) 2 additional car parks for a residential unit where staff provide for between 13 and 18 residents inclusive. *[Amended by Variation 6: 18/10/00]*
- (b) **Recreational Activity**
- (i) 1 car park per 750 m² of site area.
- (viii) **Loading and Access**
No requirements for loading. Access requirements shall comply with the performance standards in Section 20 (Transportation).
- (ix) **Signs**
Refer to the Signs Section.
- (x) **Noise, Glare, Lighting and Electrical Interference**
Refer to the performance standards of the Environmental Issues Section.
- (xi) **Minimum Site**
- (a) **Minimum Area**
- (i) Front Site 1000 m²
 - (ii) Rear Site 1000 m² excluding the access leg *[Amended by Plan Change 10, 18/1/11]*
- (b) **Minimum Frontage**
- (i) Front Site 3.5 m
 - (ii) Rear Site where access serves up to 3 residential units 3.5 m
 - (iii) Rear Site where access serves 4 or more residential units 6.0 m
- (xii) **Home Occupation**
The area within any building used for home occupation(s) is limited to 50 m².

Rule 8.11.3 Controlled Activities

The following activities are controlled provided that they comply with the conditions in Rule 8.11.2 of the Residential 5 Zone:

- (i) *[Deleted by Variation 6: 18/10/00]*

- (ii) Marae and Marae-related activities on land subject to Te Ture Whenua Maori Act 1993 which are controlled in respect of the following matters:
 - (a) Effluent disposal.
 - (b) The size and location of structures.
 - (c) Vehicle access and parking.
 - (d) The performance standards of the Environmental Issues Section.

Rule 8.11.4 Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted):

- (i) Any permitted or controlled activity which does not comply with the conditions in Rule 8.11.2 of the Residential 5 Zone. The Council's discretion is restricted to the condition or conditions with which the activity fails to comply.

Rule 8.11.5 Discretionary Activities (Unrestricted)

The following activities shall be discretionary activities (unrestricted):

- (i) Community Support Activity.
- (ii) Structures for recreational activities with a floor area greater than 25 m².
- (iii) Accessory buildings for discretionary activities.

Rule 8.11.6 Non-Complying Activities

- (i) Forestry Activity.
- (ii) Quarrying.
- (iii) Any activity not specifically identified as permitted, controlled or discretionary by the rules in this zone or in the rules of Sections 17 to 22 of this Plan is non-complying. This rule does not apply to activities identified as permitted, controlled or discretionary in the rules of Sections 13 to 16 of the Plan, regardless of where in the zone those activities are undertaken.

