

Practice and Guidance note

Residential development in the THAB zone and assessing alternative height in relation to boundary

Council's approach to residential development in the Terraced Housing and Apartment Buildings (THAB) Zone:

- Background and explanation of the THAB zone
- The 'non-notification' rule and bundling
- 'Plan context' and how this is to be applied
- How to assess the effects of the alternative height in relation to boundary standard
- Examples of successfully designed THAB developments

1. [Executive Summary](#)
2. [Introduction](#)
3. [Strategic Direction for residential intensification in Auckland](#)
4. [What outcomes is the THAB zone seeking to achieve?](#)
5. [Assessing a residential development in the THAB zone](#)
6. [Further information and assistance](#)

[Appendix 1 – Interpretation note](#)

[Appendix 2 – Example permitted baseline, receiving environment and plan context statements](#)

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1 Executive Summary

The THAB zone is an important part of the strategic growth objectives for Auckland which seek to increase housing capacity and achieve a quality compact city.

Significant change is expected in THAB-zoned areas. The planned urban character of the zone is one of high-density residential development that is informed by reference to the key bulk and location standards, particularly heights of 5 – 7 storeys. There is no expectation that existing levels of residential amenity will be maintained. However, the intent is for some minimum levels of amenity (but less than existing levels) to be attained for neighbouring sites.

Bundling of the various reasons for consent, where they are not all subject to a ‘non-notification rule’ will result in the need to consider all relevant adverse effects at notification stage, including adverse effects associated with any use of the Alternative Height in Relation to Boundary (AHIRB) standard (for 4 or more dwellings or if relevant).

It is appropriate to contextualise the effects of a development by defining the ‘plan context’ at the outset. This requires reference to the zone description, objectives and policies and standards, and the specific language used in these plan provisions.

The AHIRB standard, in comparison to the HIRB standard, provides for additional height and bulk relative to the site boundaries. The plan contemplates that it will be often utilised in order to achieve the anticipated zone outcomes but the effects of its utilisation will be subject to additional scrutiny.

A design response is required in relation to the specific AHIRB matters, and the adverse effects assessment still requires consideration of the level of adverse effect (less than minor, minor or more than minor) that may result from complying with the AHIRB standard.

2 Introduction

The Residential – Terraced Housing and Apartment Building (THAB) zone is a transformational zone that is reflective of Auckland’s need to accommodate population growth and achieve a quality compact urban form through intensification in appropriate locations.

The extent and quantum of THAB zoned land was established through the development of the Auckland Unitary Plan (AUP). In many areas, this represents a significant ‘upzoning’ or change from the existing character of development established under the legacy planning provisions.

The transformational nature of the zone presents a range of consenting challenges in terms of enabling development that achieves the anticipated outcomes of the zone while balancing that against existing developments and the residential amenity enjoyed by neighbouring persons. In recognition of the need to achieve a quality design as the scale of development increases, all residential use and development in the THAB zone requires a resource consent and is subject to a range of standards and assessment criteria.

This Practice and Guidance Note has been prepared to primarily assist both Council planners and consultant planners with their assessments of residential development proposals in the THAB zone. It can also serve to guide designers and developers designing residential developments to successfully achieve the expected THAB zone outcomes.

3 Strategic direction for residential intensification in Auckland

The Auckland Plan and the Regional Policy Statement are aligned in that they seek to achieve a compact urban form, where the highest level of intensification is focused around centres and public transport.

The Auckland Plan 2050, adopted in June 2018, shows how Auckland is expected to grow and change during the next 30 years. The Auckland Plan 2050 includes a number of directions in relation to housing and promotes a development strategy which seeks to achieve a “quality compact urban form to accommodate Auckland’s growth”.

Quality is then defined as an approach to development that means:

- most development occurs in areas that are easily accessible by public transport, walking and cycling
- most development is within reasonable walking distance of services and facilities including centres, community facilities, employment opportunities and open space
- future development maximises efficient use of land
- delivery of necessary infrastructure is coordinated to support growth in the right place at the right time.

The Regional Policy Statement (RPS) takes a holistic and integrated approach to increasing housing capacity and achieving a quality compact city that is consistent with the directions of the Auckland Plan. Chapter B2 Urban growth sets out key objectives and policies in relation to residential intensification.

In particular the policies direct that higher residential intensities are focused in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space. The spatial distribution of THAB-zoned areas reflects these factors.

The RPS also seeks to promote quality intensification through objectives and policies which seek to achieve a quality built environment and housing choice including policies which:

- ensure there is a range of housing choice which meets the needs and lifestyles of a diverse population.
- seek development to be in keeping with the planned built character of the area.
- manage built form, design and development to achieve attractive, healthy and safe urban environments.
- seek subdivision, use and development to be capable of adapting to changing needs.

- balance the main functions of streets as places for people and as routes for the movement of vehicles.

4 What outcomes is the THAB zone seeking to achieve?

The THAB zone is a critical component in providing for residential intensification for Auckland and giving effect to the outcomes sought by the strategic planning documents and the RPS in particular. It has been applied to the most well-connected locations in the region, and it is expected to provide for a significant portion of the additional housing capacity needed over the next 30 years. This is primarily through enabling development of greater bulk, height and scale than what currently exists.

The THAB zone description states that:

“The zone provides for the greatest density, height and scale of development of all the residential zones. Buildings are enabled up to five, six or seven storeys in identified Height Variation Control areas, depending on the scale of the adjoining centre, to achieve a transition in height from the centre to lower scale residential zones. This form of development will, over time, result in a change from a suburban to urban built character with a high degree of visual change”.

The objectives and policies for the zone (listed in H6.2 and H6.3) align with this description by directing developments to provide for high density and high quality residential living environments, and achieve the planned urban built character of the zone in terms of height, bulk, form, appearance while managing the effects of development on the streetscape and adjoining sites.

It is important to note here that both the zone description and the objectives and policies clearly signal that significant and transformational change is expected in these environments. There are multiple references to “the planned urban built character” - which is generally informed by the key bulk and location standards for the zone, such as height, height in relation to boundary, building coverage and yards. In this regard there is no expectation or plan requirement that existing levels of residential amenity should be maintained other than by managing the effects of construction and development.

5 Assessing a residential development in the THAB zone

5.1 Rules and reasons for consent

Table H6.4.1 contains rules relating to both use and development in the THAB zone.

Three or less dwellings are permitted, please refer to the IPI Plan Change PGN (RC3.2.32) for more detail on weighting and immediate legal effect.

Exceedance of any of these core standards will necessitate a further consent reason for both the use and development under rule C1.9(2). The exception to this is where a development exceeds standard H6.6.6 Height in relation to boundary (HIRB) but complies with H6.6.7 Alternative height in relation to boundary (AHIRB) - which is a restricted discretionary activity under rule H6.4.1(A34) (under the operative AUP). See [Appendix 1](#) for further guidance on how the Table H6.4.1 is interpreted by the Council in relation to the AHIRB standard.

Development of any new building has the same activity status as the use, therefore all new buildings containing four or more dwellings are a restricted discretionary activity under rule H6.4.1(A35).

The THAB zone requirement for all new (or additional) dwellings (for 4 or more dwellings) to obtain resource consent recognises the need to achieve a quality design outcome as the scale and intensity of residential development increases. It is through the resource consent process that the Council is able to analyse the proposal and work with the applicant where necessary to ensure that a suitable design outcome is being achieved. In this regard the THAB zone has adopted a design-led approach rather than a standard compliance-led approach.

5.2 AUP(OP) non-notification rule and bundling

In addition to any notification preclusion prescribed by the RMA, the AUP(OP) contains Rule H6.5 which provides for a number of activities in the THAB zone to be considered without public or limited notification (except where special circumstances exist), including:

“(a) dwellings that comply with all of the standards listed in Table H6.4.1 Activity table;

and

(c) New buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary, but comply with Rule 6.6.7 Alternative height in relation to boundary;”

Where the consent application only engages rules that are subject to a non-notification rule the outcome is clear in terms of notification – in the absence of any

special circumstances the application will be non-notified and considered under s104.

However, given the nature and scale of new residential development in the THAB zone, there will usually be other related reasons for consent that are not subject to an AUP(OP) non-notification rule. This may include:

- Earthworks exceeding 250m³
- Earthworks exceeding 1000m²
- Infringement of relevant parking and access standards
- Infringement of construction noise standards
- Groundwater take and diversion (particularly where a basement is proposed)

So for the purposes of a notification assessment, does this mean that all effects relating to reasons for consent for which the plan has specifically precluded notification can be discounted (i.e. use and development of dwellings and building infringing HIRB but complying with AHIRB) and focus can only be given to those effects relating to the reasons for consent for which notification is not precluded (i.e. earthworks, access, groundwater, etc)?

As held in *Bayley v Manukau City Council* and as noted in *Urban Auckland v Auckland Council* (the POAL decision) all applications should be bundled by default, where there is overlap between activities that require consent. This applies equally to notification where a consent authority should not dispense with notification unless it is appropriate to do so with all activities that require consent.

The bundling of reasons for consent involves treating an entire application in the round. The approach treats all components as part of one application and calls for the processing of those components together. If at s95 stage the activities that may be subject to non-notification provisions were not considered (i.e. if they were to be looked at separately) – you would, in effect, be un-bundling the application for the purposes of notification. That would not be consistent with case law and could only be justified if the activities that require consent cannot be said to overlap in any way.

For example, bulk earthworks to generally prepare a site or sites for some form of future residential development (i.e. without limiting or dictating the location and extent of future built form) could be considered by the Council separately. However, an earthworks activity providing retaining walls, foundations or a basement for a specific building cannot be separated from any consent for the building itself – the two activities are inextricably linked. You would not have one without the other.

To the extent that these legal principles for bundling apply, your notification assessment must carefully consider **all relevant adverse effects** (as informed by the matters of discretion) of the proposal where there are one or more reasons for consent that are not subject to a rule precluding notification (such as rule H6.5). This

includes adverse effects associated with the use of AHIRB. Remember that the existence of a non-notification provision in the AUP(OP) does not strictly equate to a 'no adverse effects scenario' – rather, the expectation of the plan was just that these effects would be weighed up as part of the substantive assessment under s104.

As noted above, due to the typical nature of a THAB zone residential development, bundling will likely be required in the majority of cases. But without limiting the scope of your notification assessment, it would however be remiss not to acknowledge this general plan expectation around non-notification of a THAB residential development or take this into account when undertaking your notification assessment. This is discussed further below in relation to plan context.

5.3 Permitted Baseline

There are a small number of permitted activity rules in the THAB zone, such as dwellings (up to three), boarding houses up to 10 persons, visitor accommodation up to 10 persons and care centres up to 10 persons, these activities are relatively small in scale and intensity.

Please refer to IPI Plan Change PGN (RC3.2.32) for more detail on permitted baseline.

When comparing the effects of these permitted activities with the use and development of dwellings, it would be fanciful for these relatively small-scale permitted activities to require a building of more than 2 – 3 storeys. In this regard, and for most cases, there is no credible permitted baseline that could be adopted when considering an application for the use and development of dwellings.

While any assessment should be made on a case by case basis, in the likely event that there is no credible permitted baseline, it should be made clear in your report that no adverse effects have been disregarded for the purposes of your notification and substantive assessments.

5.4 Receiving Environment

Identification of the receiving environment is a mandatory requirement as it directly impacts and influences your considerations and the focus of your assessment. Sensibly, this provides for the effects of a proposal to be considered in the context of what is likely to occur in the area in the reasonably foreseeable future (unimplemented consents and permitted development that may occur), while not requiring you to re-assess matters that are not changing and form part of the legally established environment.

As outlined above in relation to the permitted baseline, there are a very limited number of small-scale activities that can be undertaken as a permitted activity in the THAB zone. Therefore, notwithstanding the clear directives of this residential zone, the receiving environment cannot be said to include residential development beyond what currently exists, and certainly not that of the size and scale contemplated by the development standards of the AUP(OP).

5.5 Plan context

5.5.1 Zone description, objective and policies

It is well established that the effects assessment required for Council's notification and substantive decisions on resource consent applications under the RMA must be made in the "context of the legislation and the district plan" (*Discount Brands Ltd v Westfield (New Zealand) Ltd*). Further, it is acknowledged in a number of recent High Court decisions, including *Tasti Products Ltd v Auckland Council*, *Ennor v Auckland Council* and *Kawau Island Action Incorporated Society v Auckland Council*, that it is necessary to have regard to the 'substance' of the objectives and policies of the relevant plan at notification stage.

The process of contextualising your effects assessment is something that planners are trained to do and will often occur subconsciously. In other words, the magnitude of 'Effect X' associated with a particular activity will not necessarily be equal if that same activity was to occur in a different zone with different objectives and policies. It can therefore be very useful, both for your own purposes of undertaking your assessment and for any decision maker, to clearly set out the plan context in your report.

The zone description and general thrust of the THAB objectives and policies has been explained above. Some particularly pertinent policies which you may choose to highlight in your outline of the plan context and for the purposes of your effects assessment are as follows:

(A1) Enable a variety of housing typologies with a mix of densities within the zone including three-storey attached and detached dwellings, and low-rise apartments.

(B1) 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).

(C1) Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

(D1) Enable housing to be designed to meet the day-to-day needs of residents.

(E1) Provide for developments not meeting permitted activity status, while encouraging high-quality developments.

*(1) **Enable a variety of housing types at high densities** including terrace housing and apartments and integrated residential development such as retirement villages.*

*(2) **Require the height, bulk, form and appearance of development** and the provision of setbacks and landscaped areas **to achieve a high-density urban built character** of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.*

For the purposes of this Practice and Guidance Note some of the key directives in these policies are in **bold** for emphasis. The words and language used is particularly important as this is telling you what the zone is seeking to achieve in terms of development outcomes.

Where the AUP(OP) uses words such as ‘reduce’, ‘manage’ and ‘minimise’ in relation to various effects, particularly in the policies and assessment criteria, this is setting a different level of tolerance for residential amenity effects than would be the case if words such as ‘avoid’, ‘remedy’ or ‘mitigate’ were used. In the THAB zone context, where high-density development of a significant height and scale is anticipated (and arguably ‘required’), this is deliberate and appropriate. In doing so the AUP(OP) accepts that some level of adverse effect on residential amenity will be acceptable, provided that there still needs to be an effort by applicants to reduce/minimise the residual amenity effects through good design.

Note: While the words and language used in the policies and assessment criteria are important for context, you need to be very mindful of the correct tests for notification in the way that you describe the level or magnitude of any adverse effect – that being less than minor, minor or more than minor.

The policies above also provide general direction on the form and nature of development, particularly by reference to achieving a “high-density urban built character”. In this sense, and despite all dwellings requiring resource consent (with the exception to 3 or less dwellings), residential development of a certain bulk, height and scale *is* anticipated. In *Sydney St Substation Limited v Wellington City Council*, the High Court considered that relevant policies supported the consideration of the ‘anticipated development model’ when assessing the effects of a proposed activity and that this in turn required the assessment of the activity against the relevant development standards in the plan.

In that regard, the Court stated (in assessing the adverse effects of the building’s height against the relevant standard):

“I can see the logic of this approach when considering r 13.3.8. The point is a simple one. Had the proposed building not breached the 35.4 m height standard, then consideration of r 13.3.8 would not have been required. So when consideration is required to be given to the effects of a departure from that standard (and whether those effects are adverse) it makes sense to consider the extent of the departure. The smaller the deviation, the less serious its effects are likely to be.”

As indicated in Sydney St, the zone standards provide a basis for a deeper understanding of the bulk and location of built form that can be reasonably anticipated in the zone. In other words, an anticipated building envelope. The relevant THAB standards, and particularly the height in relation to boundary standards, are explained below in terms of how they relate to plan context.

A relevant consideration when assessing a proposed development in the THAB zone is the extent to which it is consistent with the planned built character of the zone. Policy 2 is strong and directive, as it ‘requires’ development to achieve a specified high density urban built character. This is a very different word to ‘enable’.

This raises an interesting question when you are assessing an application for a low density proposal, such as a detached or semi-detached, two storey townhouse development. Clearly, such a development is not consistent with this planned urban built character.

However, the AUP balances this requirement with other policies such as Policy 5, which seeks that the height and bulk of development is managed to address amenity effects. As a result, a pragmatic approach could be that for typical residential properties (16-18 metres in width), where it is difficult to build to three or more storeys and comply with the height in relation to boundary standards, a greater degree of tolerance can be shown to lower density development.

Conversely, on wider and bigger sites that are less constrained, lower density development should be scrutinised more strongly, as there is greater scope to build to a higher intensity while providing reasonable amenity for neighbours.

5.5.2 THAB zone standards

The THAB zone description specifically states that standards are applied to all buildings in order to:

- achieve the planned urban built character of the zone;
- achieve attractive and safe streets and public open spaces;
- manage the effects of development on adjoining sites, including visual amenity,
- privacy and access to daylight and sunlight; and
- achieve high quality on-site living environments.

For dwellings, the activity table lists the following standards as 'standards to be complied with' (core standards) which generally provide for that envelope:

- Height
- Height in relation to boundary
- Alternative height in relation to boundary
- Height in relation to boundary adjoining lower intensity zones
- Yards

The matters of discretion list further standards (non-core standards) which control other more specific aspects of the development, including some design aspects that are internal to the site:

- (i) Standard H6.6.10 Maximum impervious areas;
- (ii) Standard H6.6.11 Building coverage;
- (iii) Standard H6.6.12 Landscaped area;
- (iv) Standard H6.6.13 Outlook space;
- (v) Standard H6.6.14 Daylight;
- (vi) Standard H6.6.15 Outdoor living space;
- (vii) Standard H6.6.16 Front, side and rear fences and walls; and
- (viii) Standard H6.6.17 Minimum dwelling size

Compliance with the relevant metric (e.g. 3m+45° or 4m+60°) as prescribed by the AUP(OP) is one way of achieving the purpose of standard, and in turn, ensures that the development is consistent with the corresponding policy outcome. The exception to this, as explained below, is the AHIRB standard which requires a level of assessment even where compliance is achieved.

The THAB zone includes three height in relation to boundary standards – H6.6.6 Height in relation to boundary (HIRB) and H6.6.7 Alternative height in relation to boundary (AHIRB) and H6.6.8 Height in relation to boundary adjoining lower intensity zones (HIRBALIZ).

When looking at the respective metrics for these height in relation boundary standards, it is clear that HIRBALIZ is the most restrictive of the three. However, it is only applicable in those instances where the development site **adjoins** a lower intensity residential zone. It is responding to a specific situation where it will be necessary to reduce the height of the proposed development adjacent to the boundary with the lower intensity zone to ensure that the proposed development is compatible with the adjoining zone. It is reasonable that HIRBALIZ standard would inform your plan context where this standard is applicable.

The HIRB standard is a more typical metric of a 3m + 45° or 4m+60° recession plane, providing for the building to increase in height as it moves further away from the boundary. It is a 'core standard' for dwellings, as well as a number of other permitted activities in the zone. Dwellings that comply with the HIRB standard (and the other 'core standards', with the exception of AHIRB) are subject to a lesser level of scrutiny with regard to adverse effects on neighbouring sites. For permitted activities, compliance with HIRB potentially enables these activities to be undertaken without the need for resource consent. The trade-off for choosing to comply with HIRB is reduced building height and bulk relative to the site boundaries.

It is acknowledged that compliance with HIRB alone is unlikely to deliver the expected higher intensity residential development anticipated in the THAB zone. Many THAB zoned sites exhibit a historic subdivision pattern, being relatively narrow (15 – 18 metres) but deep (30+ metres), whereby compliance with the HIRB standard may be unduly limiting. For these sites especially, in order to achieve a development of the size and scale generally anticipated for the zone, there was recognition that a more 'relaxed' height in relation to boundary standard would be required. The AHIRB standard provides for this relaxation and has the following purpose statement:

“to enable the efficient use of the site by providing design flexibility at the upper floors of a building, while maintaining a reasonable level of daylight access and reducing visual dominance effects to immediate neighbours”.

The AHIRB standard (if relevant) enables a greater level of height in proximity to the site's boundaries, particularly so where the development is located within the front 20 metres of the site. The notion is that the additional building bulk (and its associated effects) can be absorbed by the street, while promoting passive surveillance and managing the effects on neighbouring properties.

There is however an important caveat to the AHIRB standard. Such were the potential effects of enabling additional bulk over and above that which is enabled by the HIRB standard, the Council in developing the AHIRB standard considered that any proposal relying upon it should be subject to an additional consent requirement for a restricted discretionary activity. This provides for the consideration of some of the resulting adverse effects, and the degree to which the design has achieved the purpose of the standard, to be considered in the specific zone context. Clearly an appropriate design response, particularly with regard to daylight access, visual dominance, safety and attractiveness of the street, and overlooking and privacy, is required in order for Council to grant consent. It follows that a situation could arise where a development complying with the AHIRB control generates unacceptable impacts on neighbouring persons.

So the key question is: does the AHIRB standard, together with the other core standards, form part of your plan context (where HIRBALIZ does not apply)? **Yes, to a degree.** When reading the THAB provisions together, there is a plan expectation that THAB development will need to utilise the AHIRB standard in order to achieve a high-density outcome of 5 – 7 storeys in height as anticipated by the plan. When a development exceeds the HIRB standard but complies with the AHIRB standard, the more restrictive HIRB standard becomes irrelevant to your consideration of the application – see the ‘note’ in rule H6.4.1 (A34). You should not be directly comparing the proposal with one that complies with the HIRB standard as this would not be the correct basis for your assessment.

A design response is required in relation to specific matters, and your effects assessment still requires consideration of the level of adverse effect and the overall acceptability of the outcome, that may result from complying with the AHIRB standard. This is much the same as how you would assess the effects of a new building complying with the varying standards in the numerous Business Zones. The directive words used in the AHIRB purpose statement and assessment criteria (e.g reasonable, reduce, minimise, etc) are important to bear in mind when making your planning judgement.

5.5.3 Non-notification rule

As previously noted, there is a general plan expectation that a residential development complying with the core standards (including AHIRB) would be non-notified, except for that bundling and the need to consider the proposal ‘in the round’ brings the notification tests back into focus. There can however be some merit in contemplating a ‘theoretical non-notified’ scenario.

This exercise may call for you to build a picture in your mind, or ask the applicant to provide you with a concept design, of what a ‘precluded from notification’ development on the site could look like – i.e one that only has reasons for consent under rules H6.4.1 (A3), (A34) and (A35). This could look something very similar to, and in many cases be even larger than, the proposed development that is the subject of the application before you, and accordingly provides some further context for the assessment of effects.

Other reasons for consent such as earthworks, access, groundwater, construction noise, whilst being relevant considerations in terms of notification, do not fundamentally change the bulk, scale and appearance of the building and the level of corresponding adverse effects, particularly upon neighbouring properties.

5.5.4 Conclusion on plan context

On this basis of the above, it is clear that an effects assessment cannot be made in isolation, with the zone description, relevant objectives, policies and development standards all acting to guide the overarching assessment as to whether the adverse effects of a proposed activity are ‘less than minor’, ‘minor’ or ‘more than minor’ for the purpose of notification.

See [Appendix 2](#) for an example of how the plan context can be set out in your report.

5.6 Relevant effects of residential development

Residential development (for four or more dwellings) in the THAB zone is provided for as a restricted discretionary activity. The specific matters for discretion are set out in H6.8.1 and it is essential that your assessment does not stray beyond those matters. Guidance on the various scenarios is set out below, with particular emphasis on how to assess those effects associated with the AHIRB standard (if relevant):

5.6.1 Dwellings that comply with the core standards, including HIRB – (A3)

If all ‘core standards’ are complied with then your matters of discretion are limited to H6.8.1(2) for dwellings only. These matters include consideration of building intensity, scale, location, form and appearance, traffic and design of parking and access, in terms of how these aspects may impact upon neighbourhood character, amenity and safety; all of the ‘non-core’ standards, and infrastructure and servicing.

Bearing in mind the plan context for your assessment and the ‘anticipated envelope’, as you have already confirmed compliance with the core standards it should not be necessary to further analyse and justify the level of adverse effects in relation to these standards. By complying with the standard, the purpose of the standard has been met and you can be satisfied that the outcome is consistent with what the plan anticipates.

You are then able to focus your attention on the ‘non-core’ standards, particularly the purpose of those standards, and the other relevant considerations such as access and servicing. In terms of the ‘non-core’ standards the plan acknowledges that a proposal may provide for an alternative approach that results in the same or a better outcome.

5.6.2 Dwellings that comply with the core standards, except HIRB (but comply with AHIRB) – (A3) + (A34)

Where the development exceeds HIRB but complies with AHIRB, this introduces additional matters for discretion under H6.8.1(4). Specifically, this includes visual dominance effects, safety and attractiveness of the street, and overlooking and

privacy. It is important to note that sunlight access and shading cannot be considered. Unlike the other 'core standards', the plan directs the effects of AHIRB to be considered and assessed, even where compliance with the metric is achieved. The expectation that comes with this standard and the additional height and bulk it provides relative to the site boundaries, is that the use of the AHIRB standard is necessary to deliver expected plan outcomes in terms of residential intensity but that a suitable design response is employed in delivering that outcome.

5.6.3 Visual dominance

(a) The extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:

- (i) the planned urban built character of the zone;
- (ii) the location, orientation and design of development; and
- (iii) the physical characteristics of the site and the neighbouring site.

A building is composed of various elements, including its height, length, depth, visual appearance (including the number, size and arrangement of windows) and materiality. The way these elements are utilised and positioned on a site, relative to the setback from the viewing audience (i.e. residents in neighbouring properties) will have an impact on the visual dominance of the building.

A visually dominant built form can affect the outlook of neighbouring sites; cause people to feel small in comparison; over-power a space and reduce a person's enjoyment of that space and create a feeling of being closed in or contained, even when in an open space.

As THAB-zoned areas begin to transform, situations will inevitably arise where the proposed development (potentially up to 5 – 7 storeys) is significantly larger than the existing development located on adjacent sites (1 – 2 storeys). Despite the clear disparity, this does not necessarily result in a visual dominance effect. As is evident from the assessment criterion above, your assessment needs to consider the planned built character of the zone, which brings you back to the 'plan context' or 'anticipated envelope'.

You will need to consider carefully the physical characteristics of the site, the proposed site layout and the bulk and mass arrangement of the proposed development, and importantly, the layout of neighbouring sites with regard to habitable rooms and outdoor living spaces – this should be informed by your site visit and/or floor plans. If the ground level of the application site is raised above the adjoining site, or fill earthworks and retaining walls are proposed, then a visual dominance effect may be exacerbated rather than minimised. The location on the

site and the orientation of the proposed building may also increase dominance effects rather than reduce them. Bulk may be better placed in the centre of the site thereby internalising the dominance effects to the site itself.

A range of design techniques can be employed to reduce visual dominance effects and avoid or mitigate long, unrelieved, bulky and flat facades. This could include one, or more commonly, a combination of the following elements:

- Setting back upper levels
- Modulation (the stepping forward and back of walls, roof planes and recessed openings in walls to provide relief to flat surfaces)
- Articulation (the introduction of architectural features and human scale detailing such as differentiating horizontal and vertical planes with a change in material, colour, texture or pattern, the use of decorative screen devices (e.g. louvres or boxed window framing), balconies, shading devices, porches etc).
- Fenestration / windows including their location, arrangement and size
- Materials and colour

While being mindful of any sloping topography (particularly where a neighbouring site may be at a level significantly below the application site), through the use of a combination of the design techniques outlined above, visual dominance effects will likely be reduced to a level of effect upon persons that is less than minor, in the context of the THAB zone.

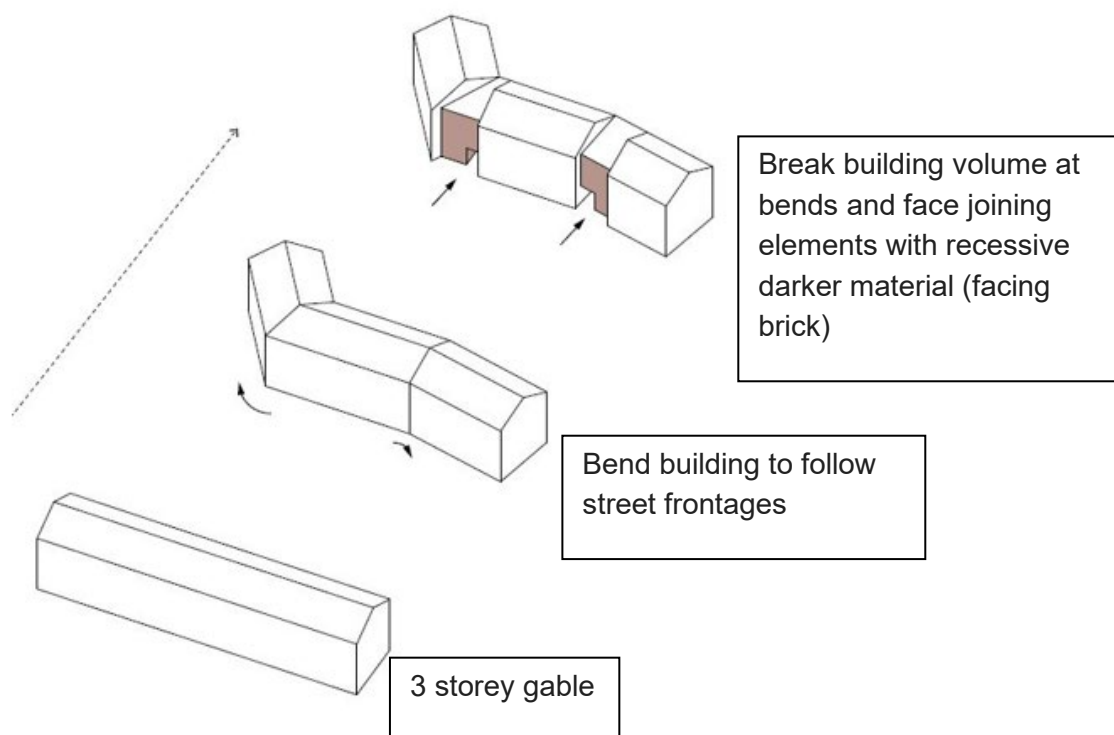


Image 1: Conceptual example of how building bulk can be broken down to minimise visual dominance effects



Image 2: 41-57 Fred Taylor Drive, Westgate: Four storey apartment building broken down into smaller elements/modules that step down the slope. The building presents a well-articulated and modelled mass to the street including recesses, projections and generous depth to the balconies and façade surfaces.



Image 3: 34-37 Seymour Road, Sunnyvale. Five storey apartment building which successfully resolves the overall bulk and massing of the building by emphasising the vertical façade elements, stepping of the building façade, differing material finishes and the depth of the balconies.

5.6.4 Attractiveness and safety of the street

(b) The extent to which those parts of buildings located closest to the front boundary achieve attractive and safe streets by:

- (i) providing doors, windows and balconies facing the street;
- (ii) optimising front yard landscaping;
- (iii) providing safe pedestrian access to buildings from the street; and
- (iv) minimising the visual dominance of garage doors as viewed from the street.

The combined visual effect of all the buildings, spaces and landscape elements along both sides of a street create the “streetscape”. The streetscape experience is defined by the street, berms, building setting, spaces, built scale and form, fencing, landscaping, car parking etc, in both the street and within private properties.

Buildings can contribute to or detract from the attractiveness of the streetscape through design, scale and location. Attractiveness can mean slightly different things to different people, but in broad terms it is about the way a street ‘feels’ when you walk down it.

How the street elevation and front yard interface is designed can also have a significant impact on actual and perceived safety both within the subject site and from the street itself. Perception of safety is a significant driver of how people interact with their environment and behave in that setting.

The assessment criterion above provides a clear direction on the design aspects that should be incorporated into the development in order to provide for an attractive and safe street. Doors, windows and balconies facing the street create opportunities for surveillance of and interaction with the street, contributing to an ‘active’ and safe street. Front yard landscaping should give a feeling of residential character rather than pure built form that you might expect to see in retail or commercial zones. In this regard, optimisation of the front yard landscaping should include consideration of landscape treatments that complement and contribute positively to the overall streetscape amenity and safety, particularly through the use of carefully selected plantings.

Vehicle access should be minimised (i.e. combining vehicle crossings and/or minimise the number of crossings through use of rear lanes) and parking within the front yard should be avoided. Pedestrian access from the street to the dwelling should be clear and direct, leading to a front door that is clearly visible. Garage doors can be a dominant front-facing feature of a development, and accordingly, the AUP(OP) expects that the site layout and design minimises the garage component of the building.

By providing a meaningful design response to these aspects, adverse effects upon persons relating to the attractiveness and safety of the streetscape will likely be less than minor, in the context of the THAB zone.



Image 4: 9-11 Walmer Street, Pt Chevalier - Apartment interface with the street – clear & easily identifiable pedestrian entrance separate from vehicle entrance, outdoor patios elevated above street with opaque balustrades and landscape treatment to ensure privacy, but also maintaining opportunities for overlooking and surveillance of the street.



Image 5: Ground level street interface is dominated with garage doors, with no opportunity for landscape treatment or passive surveillance.



Image 6: The Isaac Apartments, Auckland. Architect – Ockham Residential

Ground floor apartments have useable private open spaces. A combination of elevated ground floor level relative to the street, a concrete up-stand and permeable balustrades balances privacy for the occupants with overlooking of the street.

Access to the apartments is via communal apartment lobbies and internal corridors. The entry space is well designed – generous in scale, has a large covered outdoor area, is easy to see from the lane and is welcoming.

Providing access for people in wheelchairs would have improved the building and allowed ease of use by people with a range of abilities.

Source: http://www.aucklanddesignmanual.co.nz/resources/case-studies#/resources/case-studies/audp_issac

5.6.5 Overlooking and privacy

(c) The extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.

Living in close proximity to neighbours requires communities to expect a level of privacy in their homes and outdoor space such that they feel secure and private in their environment. Even in a high-density urban environment where there are generally more people in a smaller space, it is important that a development is designed in a way that minimises direct overlooking as far as is practicable. Given the height enabled in this zone, it would be unrealistic and unreasonable to expect the overlooking would be completely avoided.

As discussed in relation to visual dominance effects, as THAB-zoned areas begin to transform from the character established under legacy planning provisions (in many cases 1 – 2 storeys) to the planned built character of the AUP(OP), existing levels of privacy will be reduced. Again, it is important that you are cognisant of the 'plan context' when considering the magnitude of the effect in terms of overlooking and privacy.

The assessment criterion above focuses on way in which the proposed development can be designed in order to minimise overlooking of a neighbour's habitable room windows and outdoor living space – the location of which needs to be established during your site visit / assessment. Some design measures that could be employed to achieve this include:

- Orientating living room windows and balconies towards the street or the backyard;
- Providing additional building setback from the side boundaries or 'stepping-back' upper levels;
- Careful placement and sizing of windows that face neighbouring properties;
- Use of recessed balconies, vertical fins, solid or opaque balustrades between adjacent balconies;
- Boundary fencing; and
- Landscaping or use of planter boxes incorporated into walls or balustrades to increase the visual separation.

The degree to which any combination of the above design measures is necessary will depend to some extent on the physical characteristics of the site and neighbouring sites, and your consideration of how the habitable spaces and outdoor living spaces may relate to one another. An appropriate design response will likely enable you to conclude that overlooking and privacy effects on persons will be less than minor, in the context of the THAB zone.



Image 7: Poor example of projecting balconies overlooking adjacent site

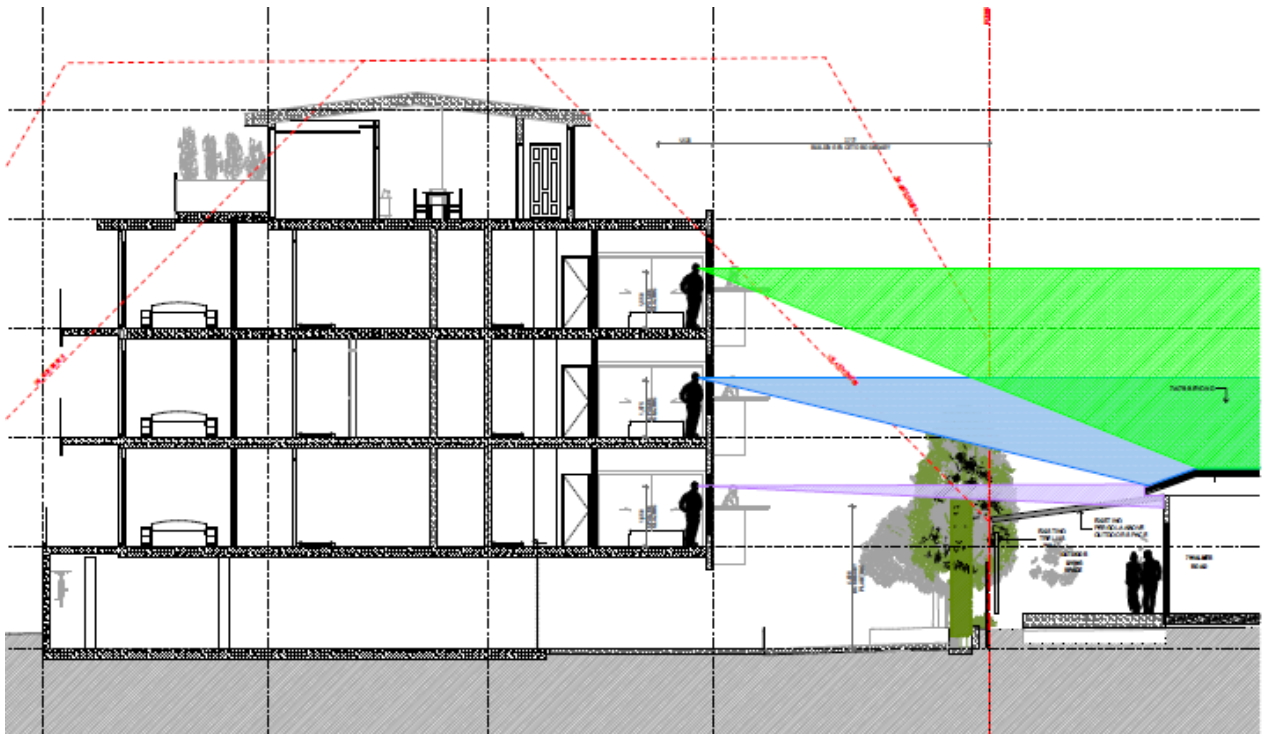


Image 8: 9-11 Walmer Rd, Pt Chevalier - Example of analysis of potential overlooking effects

5.6.6 Dwellings that do not comply with a standard (A3 + C1.9(2))

Infringement of a core standard or a non-core standard expands your matters of discretion under C1.9(3). These matters require you to look at the purpose of the standard, any relevant objectives and policies relating to the standard, and the effects of the infringement of the standard. This will again require an understanding of what a 'compliant' development could look like and the argument that meeting the metric in the standard would achieve its purpose. The focus will then be the extent to which the proposal varies from that standard and whether or not its effects can be mitigated.

In the event that the AHIRB standard is exceeded, rule H6.41 (A34) ceases to be a reason for consent and consequently the matters of discretion under H6.8.1(4) will not be applicable. This has the effect of bringing the HIRB standard and its purpose back into focus, and therefore this tougher test is an incentive for applicants to ensure that the development is designed to comply with AHIRB. The AHIRB standard is already generous in enabling additional height and bulk relative to side and rear boundaries, to the extent that the effects of exceeding AHIRB may well be unacceptable in a typical setting.

Additional assessment criteria are listed in H6.8.2 (5) – (17) relating to the infringement of specific standards. These matters direct you back to the relevant policies, again enabling you to assess the effect against the corresponding policy outcome.

6 Further information and assistance

If you require further guidance or assistance in relation to designing, or assessing, a residential development in the THAB zone, you may wish to refer to the following:

- [Appendix 1](#) to this Practice and Guidance Note sets out the Council's interpretation of rule H6.4.1 (A34) which relates to a proposal that infringes HIRB but complies with AHIRB. The note contained within this rule creates an exception to needing to comply with HIRB under rule H6.4.1 (A3).
- [Appendix 2](#) to this Practice and Guidance Note provides an example of how the permitted baseline, receiving environment and plan context can be set out for an assessment of a residential development in the THAB zone.
- The Auckland Design Manual contains a number of useful case studies, residential design elements and design tips for urban development. See the link below:

<http://www.aucklanddesignmanual.co.nz/>

Residential Design Elements:

<http://www.aucklanddesignmanual.co.nz/regulations/design-for-the-rules>

- You can request a pre-application meeting with one of Council's planners. See the link below:

<https://www.aucklandcouncil.govt.nz/building-and-consents/understanding-building-consents-process/ask-for-guidance/Pages/request-pre-application-guidance.aspx>

Appendix 1 – AHIRB ‘note’

Topic: AHIRTB Note

AUP (OP) Section Reference: H4.4.1 (A33), H5.4.1(A33) and H6.4.1 (A34)

Important note: this guidance is to assist resource consent staff and is for internal use only

INTERPRETATION

The 'note' in rules H4.4.1(A33), H5.4.1(A33) and H6.4.1(A34) creates an exception under rule C1.9(2) to the requirement for development proposals to comply with the Height in relation to boundary standard under other rules in the residential activity tables.

This exception also applies to the notification provisions H4.5 (1)(a), H5.5 (1)(a) and H6.5 (1)(a).

ISSUE:

Rule H4.4.1(A33) describes as a restricted discretionary activity "New buildings and additions to buildings which do not comply with H4.6.5 Height in relation to boundary, but comply with H4.6.6 Alternative height in relation to boundary." In the column headed "Standards to be complied with" it states "Standard H4.6.6 Alternative height in relation to boundary Note: Compliance with Standard H4.6.5 Height in relation to boundary is not required".

Does the activity description and Note apply only to rule H4.4.1(A33), or does it create an exception under rule C1.9(2) to the requirement for development proposals to comply with the Height in relation to boundary standard under other rules in the Activity Table?

This same issue applies to rules H5.4.1(A33) and H6.4.1(A34) and this interpretation is also relevant for the purposes of the notification provisions.

DISCUSSION:

The Residential – Mixed Housing Suburban (MHS), Residential – Mixed Housing Urban (MHU) and the Residential – Terrace Housing and Apartment Buildings (THAB) zones include two height in relation to boundary (HITRB) standards. Where HIRTB is infringed Plan users may instead use to comply with Alternative Height in Relation to Boundary (AHIRTB)

- 'HITRB' is a permitted activity (H4.6.5 / H5.6.5 / H6.6.6) ;
- 'AHIRTB' is a restricted discretionary activity (H5.6.6 / H5.6.6 / H6.6.7).

The purpose of the Note in rules H4.4.1(A33), H5.4.1(A33) and H6.4.1(A34) is to put beyond doubt that where the AHIRTB standard is complied with, compliance with the HITRB standard is not also required. The activity description and the note together make it clear that compliance with HIRTB is not required where this is listed as a 'standard to be complied with' under other rules in the Activity Table i.e H4.4.1(A3) and (A4) in MHS, H5.4.1(A3) and (A4) in MHU and H6.4.1(A3) in THAB.

Topic: AHIRTB Note

AUP (OP) Section Reference: H4.4.1 (A33), H5.4.1(A33) and H6.4.1 (A34)

Important note: this guidance is to assist resource consent staff and is for internal use only

Therefore, rules H4.4.1(A33), H5.4.1(A33) and H6.4.1(A34) provide an exception to the usual approach (where all plan rules apply) of the Plan for breaches of HIRTB. It creates a path by which those who can't or don't want to comply with HIRTB can propose instead to comply with the AHIRTB. As AHIRTB is a more permissive development standard than HIRTB, any proposal using AHIRTB is assessed as a restricted discretionary activity against the relevant matters for discretion and assessment criteria. It is not a given that consent will be granted.

The exception as described above also applies to the respective notification provisions H4.5 (1)(a), H5.5(1)(a) and H6.5(1)(a) where compliance with AHIRTB provides an alternative to compliance with HIRTB.

Example 1: Two new dwellings in MHU zone which do not comply with HIRTB but comply with AHIRTB (compliance with all other core standards is achieved).

Reasons for consent

- To develop new buildings which do not comply with H5.6.5 Height in relation to boundary, but comply with H5.6.6 Alternative height in relation to boundary, is a restricted discretionary activity under rule H5.4.1(A33).

Note: The 'use' of two dwellings under rule H5.4.1(A3) is permitted and consent under rule C1.9(2) (for infringing HIRTB) is not required because of the exception provided by rule H5.4.1(A33). Therefore the 'development' of new buildings under rule H5.4.1(A34) is also permitted.

Relevant Matters for Discretion

- H5.8.1(5)(a)-(c)

Relevant Assessment Criteria

- H5.8.2(5)(a)-(d)

Notification - Is notification precluded under H5.5?

- Yes, the proposal satisfies H5.5(1)(c). This assumes that there are no other reasons for consent that are bundled and which are subject to the normal notification tests.

Example 2: Four new dwellings in the MHS zone which do not comply with HIRTB but comply with AHIRTB (compliance with all other core standards is achieved).

Reasons for consent

- To construct and use four new dwellings is a restricted discretionary activity under rule H4.4.1(A4)
- To develop new buildings which do not comply with H4.6.5 Height in relation to boundary, but comply with H4.6.6 Alternative height in relation to boundary, is a restricted discretionary activity under rule H4.4.1(A33).
- To develop new buildings, as the development of new buildings or any additions has the same activity status as the land use activity, is a restricted discretionary activity under rule H4.4.1(A34).

Topic: AHIRTB Note

AUP (OP) Section Reference: H4.4.1 (A33), H5.4.1(A33) and H6.4.1 (A34)

Important note: this guidance is to assist resource consent staff and is for internal use only

Note: The 'use' and 'development' of four dwellings requires consent as a restricted discretionary activity under rules H4.4.1(A3) and (A34), however consent under rule C1.9(2) (for infringing HIRTB) is not required because of the exception provided by rule H4.4.1(A33).

Relevant Matters for Discretion

- H4.8.1(2)(a)-(c)
- H4.8.1(5)(a)-(c)

Relevant Assessment Criteria

- H4.8.2(2)(a)-(i)
- H4.8.2(4)(a)-(d)

Notification - Is notification precluded under H4.5?

- Yes, the proposal satisfies H4.5(1)(a) and H4.5(1)(c). This assumes that there are no other reasons for consent that are bundled and which are subject to the normal notification tests.

Example 3: Four new dwellings in the MHS zone which do not comply with both HIRTB and AHIRTB.

Reasons for consent

- To construct and use new four dwellings is a restricted discretionary activity under rule H4.4.1(A4)
- To develop new buildings, as the development of new buildings or any additions has the same activity status as the land use activity, is a restricted discretionary activity under rule H4.4.1(A34).
- The proposal involves use and development that fails to meet the following core standards and is a restricted discretionary activity under rule C.1.9(2):
 - The height in relation to boundary standard relative to the XXXX boundary is infringed by a length of Xm relative to the boundary, and to maximum height of Xm, which exceeds the required 2.5m plus 45 degrees required under standard H4.6.5(1).
 - The alternative height in relation to boundary standard relative to the XXXX boundary is infringed by a length of Xm relative to the boundary, and to maximum height of Xm, which exceeds the requirements of standard H4.6.6(2).

Note: Rule H4.4.1(A33) does not apply because the development infringes both HIRTB and AHIRTB. As these standards are both listed as 'standards to be complied with', consents are required under rule C1.9(2), in addition to those consents required for 'use' and 'development' under H4.4.1(A4) and (A34).

Relevant Matters for Discretion

- H4.8.1(2)(a)-(c)
- H4.8.1(4)(a)-(i)
- C1.9(3)(a)-(f)

Relevant Assessment Criteria

Topic: AHIRTB Note

AUP (OP) Section Reference: H4.4.1 (A33), H5.4.1(A33) and H6.4.1 (A34)

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- H4.8.2(2)(a)-(i)
- H4.8.2(6)(a)-(c)
- H4.8.2(7)(a)-(d)

Notification - Is notification precluded under H6.5?

- No, the proposal does not satisfy either H4.5(1)(a) or H4.5(1)(c).

Example 4: New dwellings in the THAB zone which do not comply with HIRTB but comply with AHIRTB (compliance with all other core standards is achieved).

Reasons for consent

- To construct and use new dwellings is a restricted discretionary activity under rule H6.4.1(A3)
- To develop new buildings which do not comply with H6.6.6 Height in relation to boundary, but comply with H6.6.7 Alternative height in relation to boundary, is a restricted discretionary activity under rule H6.4.1(A34).
- To develop new buildings, as the development of new buildings or any additions has the same activity status as the land use activity, is a restricted discretionary activity under rule H6.4.1(A35).

Note: The 'use' and 'development' of new dwellings requires consent as a restricted discretionary activity under rules H6.4.1(A3) and (A35), however consent under rule C1.9(2) (for infringing HIRTB) is not required because of the exception provided by rule H6.4.1(A34).

Relevant Matters for Discretion

- H6.8.1(2)(a)-(c)
- H6.8.1(5)(a)-(c)

Relevant Assessment Criteria

- H6.8.2(2)(a)-(j)
- H6.8.2(4)(a)-(c)

Notification - Is notification precluded under H4.5?

- Yes, the proposal satisfies H6.5(1)(a) and H6.5(1)(c). This assumes that there are no other reasons for consent that are bundled and which are subject to the normal notification tests.

Example 5: New dwellings in the THAB zone which do not comply with both HIRTB and AHIRTB.

Reasons for consent

- To construct and use new dwellings is a restricted discretionary activity under rule H6.4.1(A3)
- To develop new buildings, as the development of new buildings or any additions has the same activity status as the land use activity, is a restricted discretionary activity under rule H6.4.1(A35).

Topic: AHIRTB Note

AUP (OP) Section Reference: H4.4.1 (A33), H5.4.1(A33) and H6.4.1 (A34)

Important note: this guidance is to assist resource consent staff and is for internal use only

- The proposal involves use and development that fails to meet the following core standards and is a restricted discretionary activity under rule C.1.9(2):
 - The height in relation to boundary standard relative to the XXXX boundary is infringed by a length of Xm relative to the boundary, and to maximum height of Xm, which exceeds the required 3m plus 45 degrees required under standard H6.6.6(1).
 - The alternative height in relation to boundary standard relative to the XXXX boundary is infringed by a length of Xm relative to the boundary, and to maximum height of Xm, which exceeds the required 8m plus 60 degrees required under standard H6.6.7(2).

Note: Rule H6.4.1(A34) does not apply because the development infringes both HIRTB and AHIRTB. As these standards are both listed as 'standards to be complied with', consents are required under rule C1.9(2), in addition to those consents required for 'use' and 'development' under H6.4.1(A3) and (A35).

Relevant Matters for Discretion

- H6.8.1(2)(a)-(c)
- H6.8.1(4)(a)-(i)
- C1.9(3)(a)-(f)

Relevant Assessment Criteria

- H6.8.2(2)(a)-(j)
- H6.8.2(6)(a)-(e)
- H6.8.2(7)(a)-(f)

Notification - Is notification precluded under H6.5?

- No, the proposal does not satisfy either H6.5(1)(a) or H6.5(1)(c).

Appendix 2 – Example permitted baseline, receiving environment and plan context statements

Note: These statements are an example only. Please give careful consideration to how you apply the permitted baseline and set out the receiving environment and plan context with specific regard to the facts of the site and proposal before you.

Effects that may be disregarded

Permitted baseline

The permitted baseline may be taken into account and the council has the discretion to disregard those effects.

The THAB zone provides for a small number of permitted land uses, and buildings associated with these uses that comply with relevant standards, including boarding houses for up to 10 persons, visitor accommodation for up to 10 persons, care centres for up to 10 persons. There are no particular site-specific constraints that could prevent these activities from being established on the subject site as permitted activities.

The application seeks consent to establish 34 new residential units within a new 5 storey apartment building. All new dwellings, and new buildings accommodating dwellings, in the THAB zone require consent for a restricted discretionary activity. While there is a permitted level of built form (as described above) that could be established on this site, it is not of a size or scale that is comparable to that of the proposed development. The permitted baseline therefore does not, in my view, provide a useful or appropriate means for discounting adverse effects relating to the built form.

The plan permits up to 250m³ of earthworks over an area of up to 1000m² on this site. It is conceivable that earthworks could be required in order to establish non-fanciful permitted land uses as noted above. This is relevant to the consideration of the proposed earthworks, being 560m³ and 500m².

Therefore, I consider that it is appropriate for me to exercise Council's discretion to apply the permitted baseline, but only insofar as it relates to the earthworks activity.

Assessment

Receiving environment

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably

foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed.

The existing subject site and surrounding environment is as described under section 2.0 of the AEE. The immediate surrounding properties are all zoned THAB. The adjoining site to the north contains a long, two-storey building comprising 5 dwelling units. The adjoining site to the south contains a long, single-storey building comprising 5 dwelling units. The adjoining sites to the east have an outdoor living space directly next to the east boundary of the subject site. These sites gain access from Manukau Road, and each also contain more than one dwelling unit. Infill subdivision and redevelopment of sites to accommodate greater densities is common in the surrounding area. It is noted that, as identified in the permitted baseline assessment above, new buildings for dwellings cannot be established without consent on surrounding sites within this zone. As such, the receiving environment is as it is currently existing.

I am not aware of any unimplemented resource consents in the vicinity of the site that are likely to be implemented, and that are relevant to the assessment of this application.

Plan Context

Case law has established that an effects assessment on a resource consent application under the RMA must be made in the “context of the legislation and the district plan” (Discount Brands Ltd v Westfield (New Zealand) Ltd).

Particularly given my comments above in relation to the permitted baseline and receiving environment, where all new dwellings in the THAB zone (including both the use and development aspects) require resource as a restricted discretionary activity, it is helpful to briefly set out what I consider to be the correct plan context for my assessment.

- The THAB zone is a residential zone that seeks to enable high density development (Policy H6.3(1)). New residential development is expected to occur and will alter the existing character of these areas.
- Development is ‘required’ to achieve the planned urban built character zone, being “... of predominantly of five, six or seven storey buildings...” (Policy H6.3(2)). The relevant building height standard (H6.6.5) for this site is 16m which can generally accommodate a 5 storey building.
- There will likely need to be use of the alternative HIRB standard (H6.6.7) to achieve the anticipated outcomes of the zone but a suitable design response will be required in particularly relation to visual dominance, safety and attractiveness of the street and overlooking and privacy effects (Policies H6.3(3) and H6.3(5)).
- Other relevant standards that apply in this zone and inform a generally anticipated building bulk include: setbacks of 1m from the side and rear boundaries (H6.6.9), and building coverage limited to 50% of the net site area (H6.6.11).

It is in this context that my adverse effects assessment will be undertaken.