

- d) Where multiple and contiguous allotments are proposed as a single development site, these rules shall apply only to the outer site boundaries of the land to be developed, and shall not apply to internal boundaries.
- e) The setback requirements in this rule do not apply to any structure provided as part of the riverfront promenade.

7.4.9 Car Parking

- a) No part of the front of a site (i.e. that part of the site adjoining a road and located in front of the front building line) shall be used for car parking, except in the following circumstances when this rule shall not apply:
 - i. Any rear site.
 - ii. Undertaking minor works.
 - iii. Any change of use that would otherwise be a permitted activity and does not change car parking arrangements that existed at 10 December 2012.
- b) No plant or machinery (including air-conditioning units) relating to the activity shall be placed within the front setback of a site fronting an arterial transport corridor (whether or not the site is separated from the transport corridor by a segregation strip or service lane).

7.4.10 Service Areas

- a) Buildings shall provide service areas as follows.
 - i. At least one service area of not less than 10m² or 1% of the gross floor area of the building, whichever is the greater, and with a minimum dimension of 2.5m.
 - ii. At least one service area of not less than 10m² for each residential unit, up to a maximum requirement of 100m².
 - iii. Any outdoor service area shall be maintained with an all-weather dust-free surface.
 - iv. No service area shall be visible from a street identified as a Primary or Secondary frontage (Volume 2, Appendix 5, Figure 5-7).
- b) A service area may be located within a building, provided that it is separately partitioned with an exterior door directly accessible by service vehicles.

7.4.11 Outdoor Storage

- a) Any outdoor storage areas for goods and materials shall:
 - i. Be laid out and used in a manner that does not conflict with vehicle access.
 - ii. Be maintained with an all-weather, dust-free surface.
 - iii. Be located away from public view or otherwise screened by fencing and landscaping.
 - iv. Not encroach on required parking, loading or planting areas, or setbacks from boundaries.
 - v. Not be located within 15m of any defined Primary or Secondary frontage (Volume 2, Appendix 5, Figure 5-7).

7.4.12 Fences and Walls

- a) Sites within Precinct 1 shall have no fence or wall along the street front boundary.
- b) The following design and dimensions shall apply to street front (excluding as provided for by (a)) and side boundary fences or walls located forward of the front building line; and fences on boundaries adjoining any Open Space Zone.

	Precinct 2	Precinct 1 and 3
i. Designed or constructed for less than 50% see-through visibility (e.g. close paling, masonry, or other opaque material)	1.2m max. height	1.2m max. height
ii. Materials with 50% or more see-through visibility	1.8m max. height	1.2m max. height

Note

1. Glass, metal bars or louvres are acceptable fence materials to achieve a minimum 50% see-through visibility. Examples of acceptable and unacceptable fence and wall solutions can be found in Chapter 25.5: City-wide – Landscaping and Screening, Figure 25.5.3a.

- c) For all other instances, boundary fences shall have a maximum height of 1.8m.

7.4.13 Sunlight Protection – Garden Place

- a) Except for elements such as flues, flag poles, open balustrades, aerials and other items which are normally placed above the roof line and which will not materially affect sunlight penetration, no part of the building shall penetrate the sunlight protection plane as illustrated in Volume 2, Appendix 5, Figure 5-8: Sunlight Penetration Plan, between 1100 and 1400 hours from May 1 to August 10.

7.4.14 Active Frontages

- a) For buildings on sites adjoining a Primary or Secondary active frontage (refer Volume 2, Appendix 5, Figure 5-7: Active Frontages Overlay Plan), the following standards shall apply.
- i. Buildings shall contribute to the appearance and retail function of the City by:
- Providing at least 5m or 75% of the active frontage (whichever is greater) of clear glazing (or equivalent) on all Primary Active Frontages at ground floor level.
 - Providing at least 50% of the active frontage as clear glazing (or equivalent) on all Secondary Active Frontages at ground floor level
 - Being capable of use for displaying goods and services to passing pedestrians.
 - Not having painted, covered or otherwise altered glazed areas so as to render them ineffective in achieving the purpose of this rule.
- ii. Vehicular access across active frontages shall not use any more than 10% of the defined frontage.

Zone	Minimum Net Site Area	Average Minimum Net Site Area	Max Net Site Area	Min Shape Factor
f) Large Lot Residential – SH26, Ruakura Structure Plan area	2500m ²	-	-	15m-diameter circle
g) Large Lot Residential – Percival/Ryburn Rd, Ruakura Structure Plan area	5000m ²	-	-	Rule 23.7.1(w) applies
h) Rototuna North East Character Zone	500m ²	700 m ²	-	15m-diameter circle
i) Special Heritage Zone (unless otherwise stated)	600m ²	-	-	15m-diameter circle
j) Special Natural Zone (Lake Waiwhakareke Landscape Character Area)	350m ²	-	800m ² where a boundary to a site is adjoining the Lake Waiwhakareke Heritage Park or is separated from it only by a road reserve.	15m-diameter circle
k) Special Natural Zone (Ridgeline Character Area)	600m ²	800m ²	-	15m-diameter circle
l) Peacocke Character Zone (Terrace Area)	200m ²	-	-	15m-diameter circle Medium density Residential – N/A
m) Peacocke Character Zone (Gully Area)	800m ²	-	-	15m-diameter circle
n) Peacocke Character Zone (Hill Area where slopes are less than 5 Degrees)	400m ²	-	800m ²	15m-diameter circle
o) Peacocke Character Zone (Hill Area where slopes are greater than 5	800m ²	-	-	15m-diameter circle

Comment [HCC1]: Tainui Group Holdings Limited ENV-2016-AKL-285

Zone	Minimum Net Site Area	Average Minimum Net Site Area	Max Net Site Area	Min Shape Factor
Degrees)				
p) Temple View Zone (Within CDP Area 3)	500m ²	-	-	15m-diameter circle
q) Temple View Zone (Within CDP Area 1 and CDP Area 2)	200m ²	-	-	-
r) Central City Zone, Knowledge Zone, Business 1 to 7 Zones	1,000m ²	-	-	20m-diameter circle
s) Industrial Zone, Rotokauri Employment Area and Riverlea Industrial Area	Front, corner or through site – 1,000m ²	-	-	Rule 23.7.1(z) applies
	Rear sites – 500m ²	-	-	Rule 23.7.1(z) applies
t) Te Rapa North Industrial Zone	500m ²	-	-	Rule 23.7.1(z) applies
u) Ruakura Logistics Zone and Ruakura Industrial Park Zone	3000m ²	-	-	Rule 23.7.1(z) applies
v) Ruakura Logistics and Ruakura Industrial Park Zones for food and beverage outlets to accommodate the established use	500m ²			Rule 23.7.1(z) applies
w) Ruakura Industrial Park Zone for wholesale retail and trade supplies, drive-through services, commercial motor vehicle sales and servicing, emergency service facilities, passenger transport facilities, and childcare facilities to accommodate the established use	1000m ²			Rule 23.7.1(z) applies

Comment [HCC2]: Chedworth Properties Limited Env-2016-AKL-284, Tainui Group Holdings Limited ENV-2016-AKL-285

Comment [HCC3]: Chedworth Properties Limited Env-2016-AKL-284, Tainui Group Holdings Limited ENV-2016-AKL-285

Comment [HCC4]: Chedworth Properties Limited Env-2016-AKL-284, Tainui Group Holdings Limited ENV-2016-AKL-285