

Residential – Terrace Housing and Apartment Buildings (THAB)

Proposed Auckland Unitary Plan: Fact Sheet Council's Position December 2015

This fact sheet summarises the Council's position on the Terrace Housing and Apartment Buildings zone for the Residential Zones Hearing.

The Independent Hearings Panel will release its recommendations to Auckland Council on all matters, including the Residential zones, in July 2016. The Panel's recommendations may be different to the Council's position outlined below.

The Terrace Housing and Apartment Buildings (THAB) zone provides for urban living in the form of terrace houses and apartments. The zone is located around metropolitan, town and local centres and close to public transport and large urban facilities. The zone seeks to make efficient use of land in highly accessible areas of the city and therefore enables the greatest density, height and scale of development out of all the residential zones.

Over time, the character of the areas that the zone has been applied to will change from a typically suburban residential character to an urban residential character.

Height

The zone allows heights of 16m (generally five storeys), 19.5m (generally six storeys) or 22.5m (generally seven storeys) in specifically identified locations. These heights may be infringed by up to 2m as a restricted discretionary (non-notified) activity to provide flexibility for roof forms or greater floor to ceiling heights. Above that, height infringements are subject to the normal tests for notification.

Generally, greater heights of 19.5m or 22.5m apply only in locations immediately next to the 10 metropolitan centres (Albany, Botany, Henderson, Manukau, New Lynn, Newmarket, Papakura, Sylvia Park, Takapuna and Westgate/Massey North).

Where six or seven storeys are permitted in the THAB zone, they generally step down to five storeys at the edge of the zone to better integrate with lower density residential surroundings/zones



Key permitted activities:

- Up to two dwellings per site. Three or more dwellings require a non-notified restricted discretionary resource consent to ensure high quality outcomes through assessment against a suite of design criteria. Larger residential developments will be reviewed by the council's Urban Design Panel.
- Home occupations
- Care centres accommodating up to 10 people per site, excluding staff
- Supported residential care, boarding houses and visitor accommodation accommodating up to 10 people per site, including staff and residents / visitors
- Alterations and additions to dwellings
- Demolition of buildings
- Conversion of single dwelling into two dwellings
- Accessory buildings

Notification

Neighbours and the public may be notified where a building does not comply with core development controls or where non-residential activities have the potential to adversely affect the amenity of the neighbourhood.

This does not mean that the activities will automatically be notified, but it will require Council to assess whether anyone is adversely affected by the building or activity.

Activities that require a notification assessment:

- Visitor accommodation for more than 10 people per site
- Care centres for more than 10 people per site
- Community facilities

Development control infringements that require a notification assessment:

- Building height
- Height in relation to boundary
- Building coverage
- Landscaping
- Outlook space

Key Development Controls

In the THAB zone, a range of development controls manage the scale and form of buildings on a site.

Overall, the development controls seek to achieve an urban residential character within the zone.

Rule	Purpose	Summary of rule
Density	Provide for intensification in locations accessible to centres and frequent transport networks	No density controls apply
Building height	Achieve an urban built character	16m or 19.5m or 22.5m in identified locations. 2m infringement requires non-notified resource consent.
Height in Relation to Boundary	Maintain reasonable sunlight access and minimise visual dominance effects to neighbours	3m + 45 degrees on side and rear boundaries.
Alternative Height in Relation to Boundary	Provide for the efficient use of land while managing effects on neighbours	Restricted discretionary activity, subject to consideration of effects on neighbours. Buildings must not exceed a height of 8m + 60 degrees within 20m of the front boundary.

		Thereafter, buildings must not exceed a height of 8m, 2m perpendicular to side boundary and 60 degrees thereafter.
Front Yard	Achieve an urban streetscape character	1.5m
Side and Rear Yards	Ensure buildings can be adequately maintained	1m
Maximum Impervious Area	Manage the amount of stormwater run-off generated by development	Maximum 70% of the site
Maximum Building Coverage	Achieve an urban built character and ensure dwellings are surrounded by open space	Maximum 50% of the site
Minimum Landscaping	Achieve an urban built character, ensure dwellings are surrounded by open space and maintain the landscaped character of the street	Minimum 30% of the site Minimum 50% within the front yard.
Outlook	Manage privacy between dwellings and visual dominance effects within a site	Minimum 6mx4m of clear space from main living room, 3mx3m for main bedroom and 1mx1m for all other habitable rooms.
Daylight	Ensure dwellings receive an adequate degree of daylight	Windows to main living rooms and bedrooms must be separated from other buildings on the site. The required distance depends on the height of the opposite wall/building.
Outdoor living space	Provide dwellings with usable, accessible and functional outdoor living space	Minimum 20m ² with requirements for sunlight access, gradient and accessibility from the dwelling – ground level only. Apartments may have a balcony or a larger internal floor space – size dependent on the number of bedrooms.
Minimum dwelling size	Ensure dwellings are of a useable size	Studio –30m ² One bedroom – 45m ²
Dwellings fronting the street	Ensure dwellings contribute to the visual amenity and safety of the street	Minimum glazing requirements for the front façade of a dwelling (10%)
Front Fences	Provide privacy for dwellings while enabling passive surveillance of the street	Maximum height: 1.2m, or 1.8m for half of the frontage with 1.2m elsewhere, or 1.8m if the fence is 50% open (e.g. permeable fencing or landscaping)
Side and Rear Fences	Provide privacy for dwellings and minimise visual dominance effects to neighbours	Side and rear yards: 2m, including retaining
Garages	Contribute to the visual amenity and safety of the street.	A garage door must not occupy more than 45% of the width of the dwelling fronting the street
Water and wastewater	Ensure dwellings can be adequately serviced	Buildings must be able to connect to the existing public reticulated water supply and wastewater networks with capacity to service the development

Refer to the track changes attached to the Council's Closing Statement for the Residential Zones for more detail.

<https://hearings.aupihp.govt.nz/hearings>