127-131 Remuera Road

18/02/2022

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H13 Business - Mixed Use Zone

Overlays:

Natural Heritage: Regionally Signfiicant Volcanic Viewshafts and Height Sensitive Areas Overlay - Mount Hobson, Height Sensitive Areas

H13.4 Activity Table

Table H13.4.1 Activity table specifes the activity status of land use and development activities in the Business - Mixed Use Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H13.4.1 Activity table

Activity		Activity status
General		
(A1)	Activities not provided for	NC
Use		
Accommodation		
(A2)	Dwellings	P
(A3)	Conversion of a building or part of a building to dwellings, residential development, visitor accommodation or boarding houses	RD
(A4)	Integrated residential development	P
(A5)	Supported residential care	P
(A6)	Visitor accommodation and boarding houses	P

H13.6.1 Building Height

Purpose:

• manage the effects of building height;

• allow reaosnable sunlight and daylight access to public open space excluding streets and nearby sites;

• manage visual dominnace effects;

• allow an occupiable height component to the height limit, and an additional height for roof forms that enables design flexibility, to provide variation and interest in building form when viewed from the street;
• enable greater height in areas identified for intensification; and

• provide for variations to the standard zone height through the Height Variation Control, to recognise the character and amenity of particular areas and provide a transition in building scale to lower density zones.

(2) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres, as shwon in Table H13.6.1.2 below and for the site on the planning maps.

(3) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment.

Table H13.6.1.2 Total building height shown in the Height Variation Control on the planning maps

Occupiable building height	Height for roof form	Total building height shown on Height Variation Control on the planning maps
Same as on the planning maps	NA	Less than or equal to 11m
11m	2m	13m
16m	2m	18m
19m	2m	21m
25m	2m	27m
Same as on the planning maps	NA	Exceeding 27m

H13.6.9 Outlook Space

Purpose:

• to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and

• manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

(1) This standard applies to dwellings, units in an integrated residential development, visitor accommodation and boarding houses.

(2) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.

(3) The minimum dimensions for a required outlook space are as follows:

(a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and

(b) all other habitable rooms of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width.

(4) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.

(5) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.

(6) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.

(7) Outlook spaces may be within the site, over a public street, or other public open space.

(8) Outlook spaces required from different rooms within the same building may overlap.

(9) Outlook spaces may overlap where they are on the same wall plane.

(10) Outlook spaces must:

(a) be clear and unobstructed by buildings;

(b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in 0.6.9(7) above; and

(c) not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure H13.6.9.1 Required outlook space
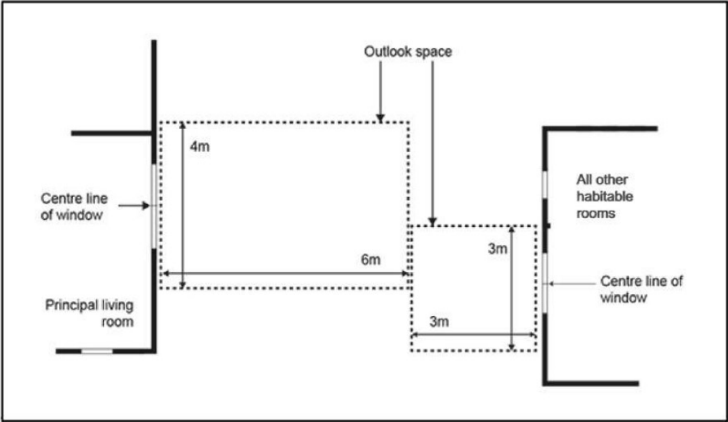
H13.6.6 Landscaping

Purpose:

• ensure landscaping provides a buffer and screening between car parking, loading, or service areas commercial activities and the street: and

• ensure landscaping is of sufficient quality as to make a positve contribution to the amenity of the street

(1) A landscape buffer of 2m in depth must be provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points.

(2) The required landscaping in Standard H13.6.6(1) above must comprise a mix of trees, shrubs or ground cover plans (including grass).
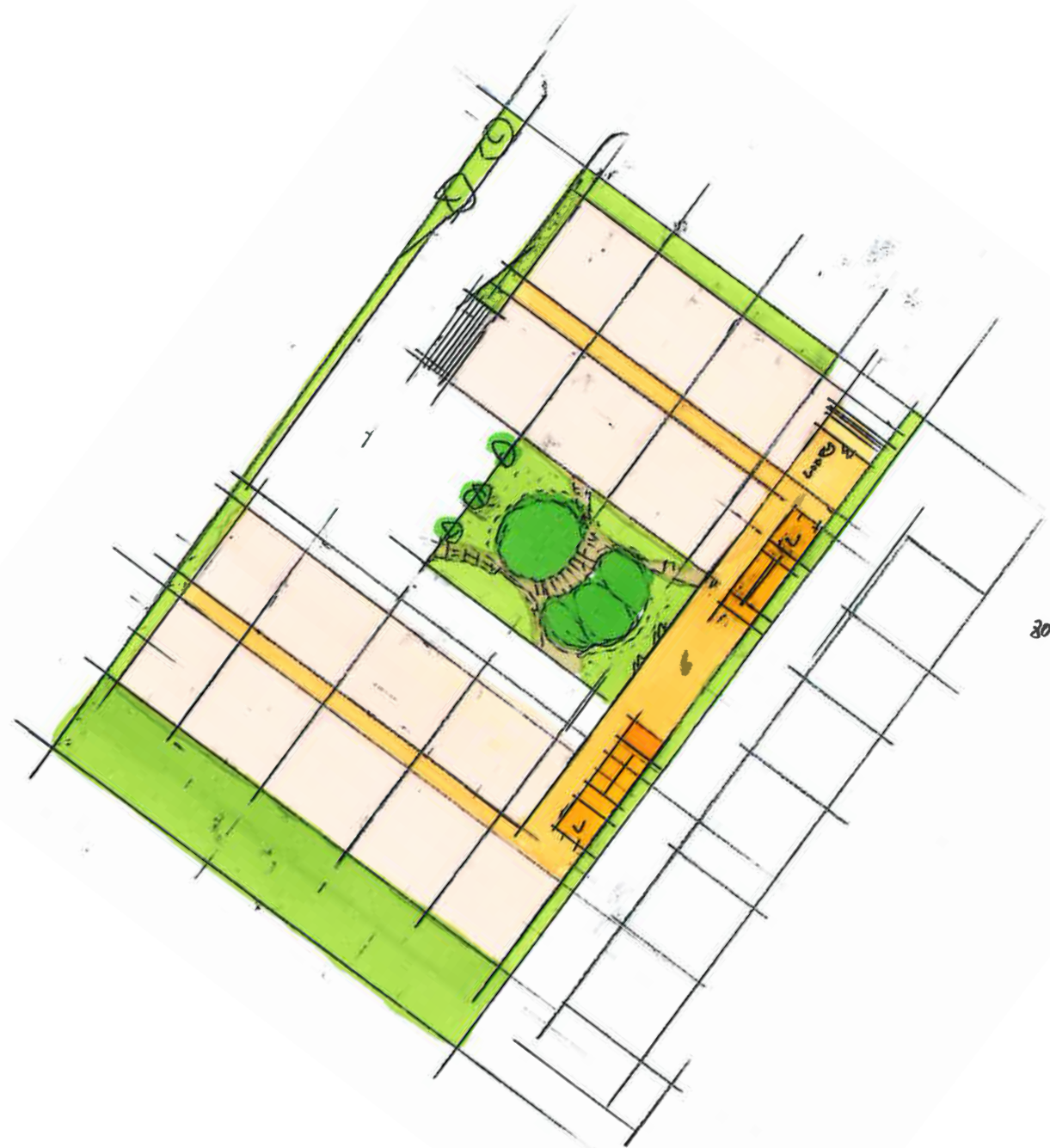
E27 Transport

E27.6.2 Number of parking and loading spaces

(1) The number of parking spaces:

(a) must not exceed the maximum rates specified;

(b) must meet the minimum rates specified; or

(c) must meed the minimum rates and not exceed the maximum rates specified which apply to the zone or location specified in Table E27.6.2.2
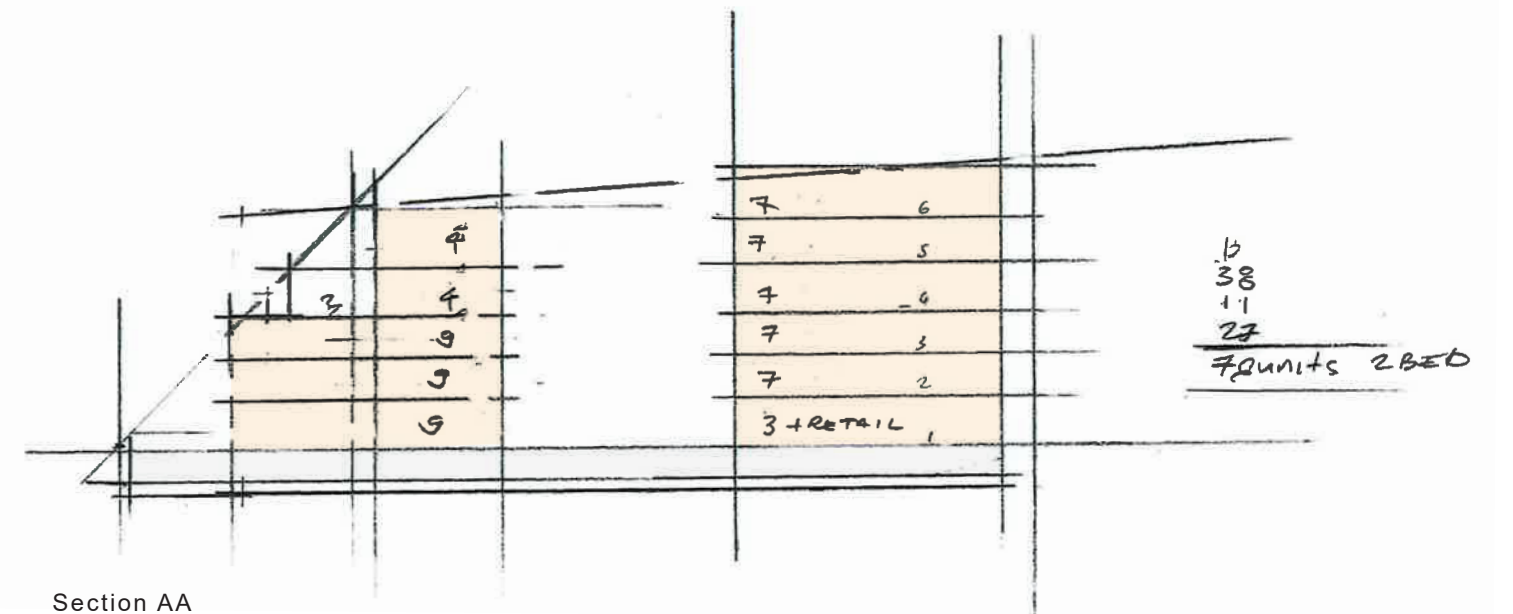
Table E27.6.2.2 Maximum parking rates for the Centre Fringe Office Control area as shown on the planning maps

Activity		Centre Fringe Office Control as shown on the planning maps adjoining the Business – City Centre Zone Maximum rate
(T16)	Offices	1 per 60 m² GFA
(T17)	All other activities	No minimum or maximum

Section AA

9M MAX HEIGH - VOLCANIC VIEWSHAFT

21m MAX HEIGHT BOUNDARY

21m MAX HEIGHT BOUNDARY

9M MAX HEIGH - VOLCANIC VIEWSHAFT

REMUERA ROAD
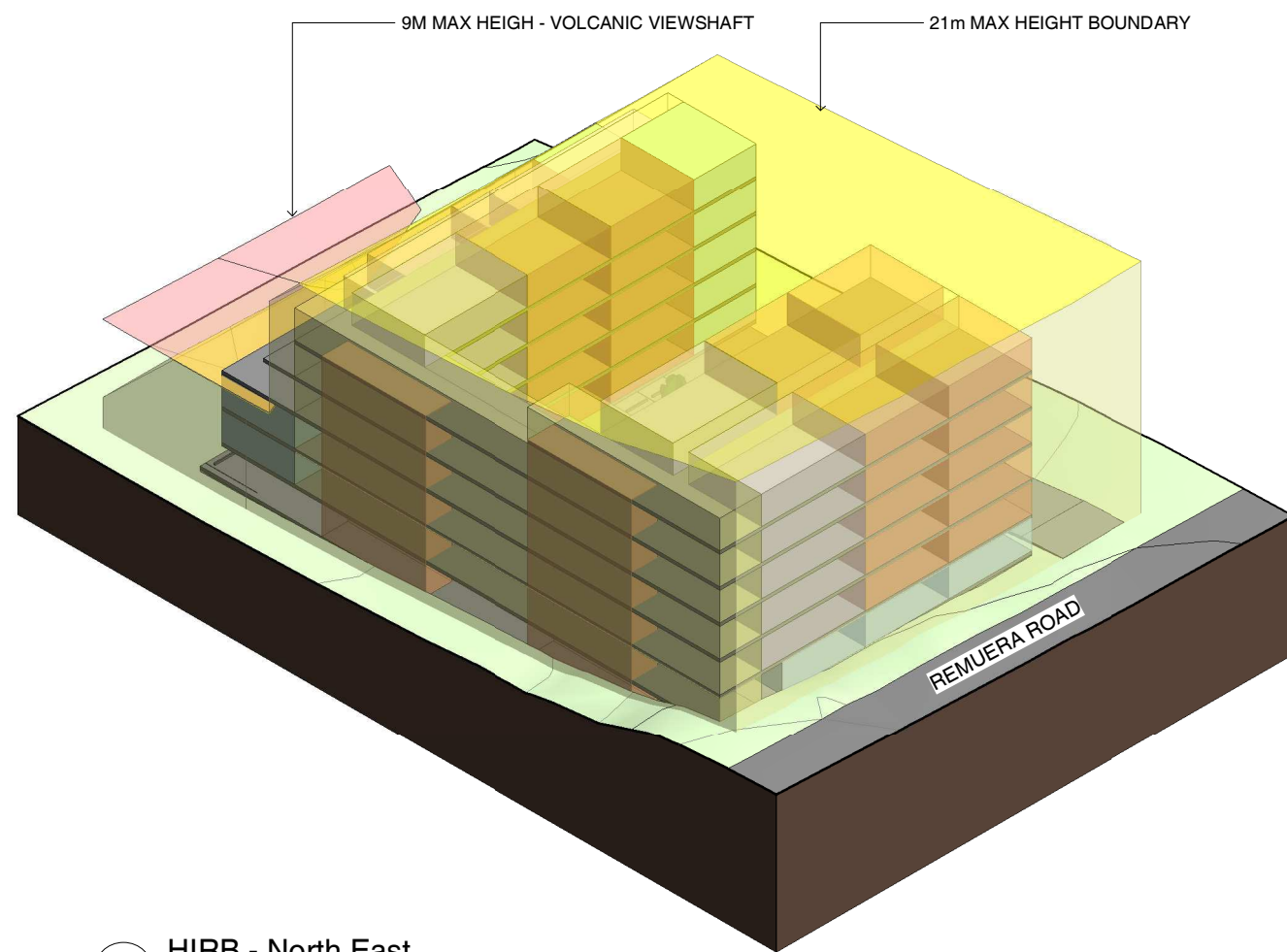
1   HIRB - North East
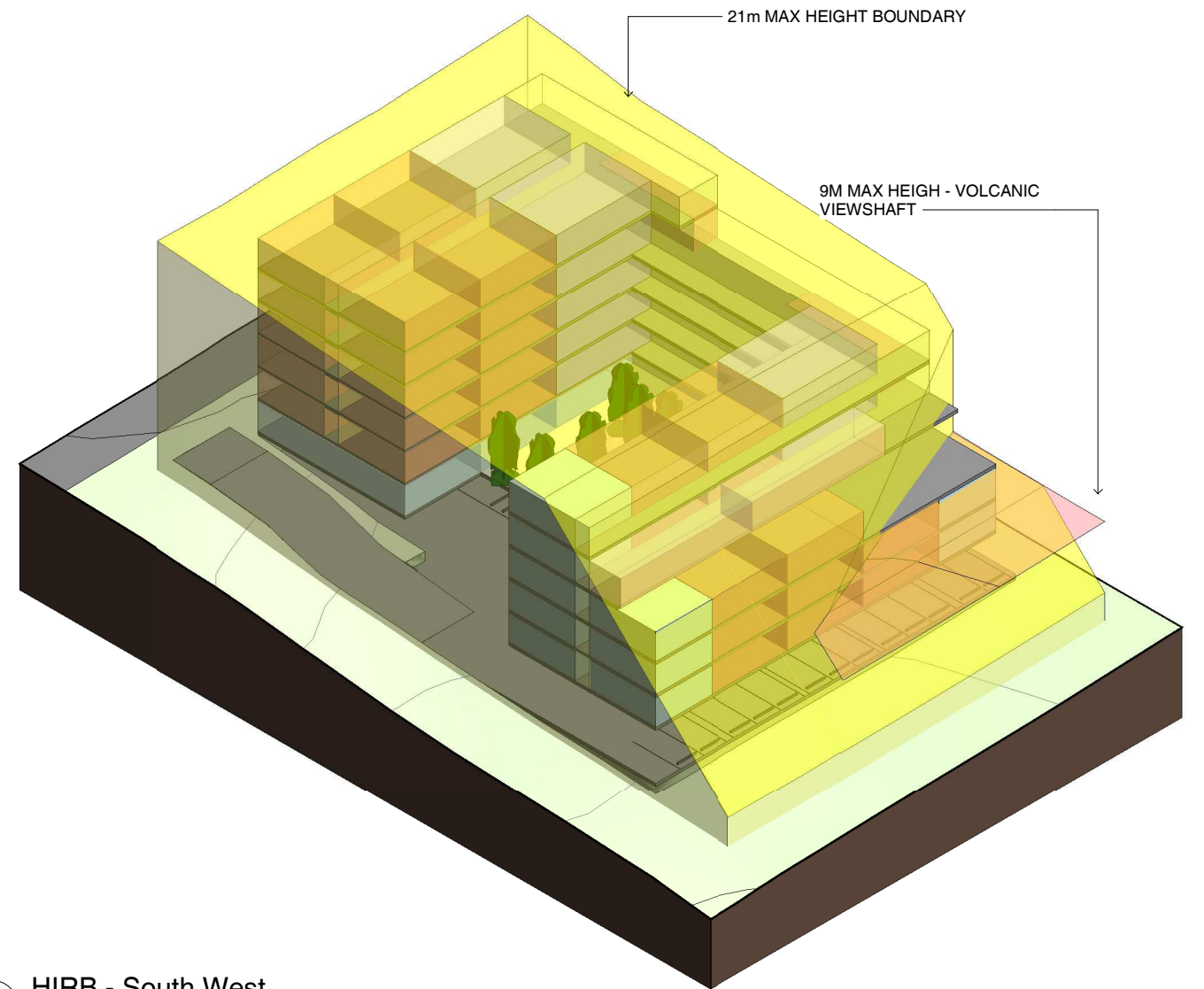
2   HIRB - South West

UNIT LEGEND

TYPE A | 10.0m x 7.0m UNIT	15 TOTAL UNITS	
TYPE B | 8.0m x 7.0m UNIT	38 TOTAL UNITS	
TYPE C | 6.0m x 7.0m UNIT	10 TOTAL UNITS	
TYPE D | 3.3m x 14.0m UNIT	2 TOTAL UNITS	
RETAIL	3 TOTAL	

65 TOTAL UNITS + 3 RETAIL

51 TOTAL CARPARKS
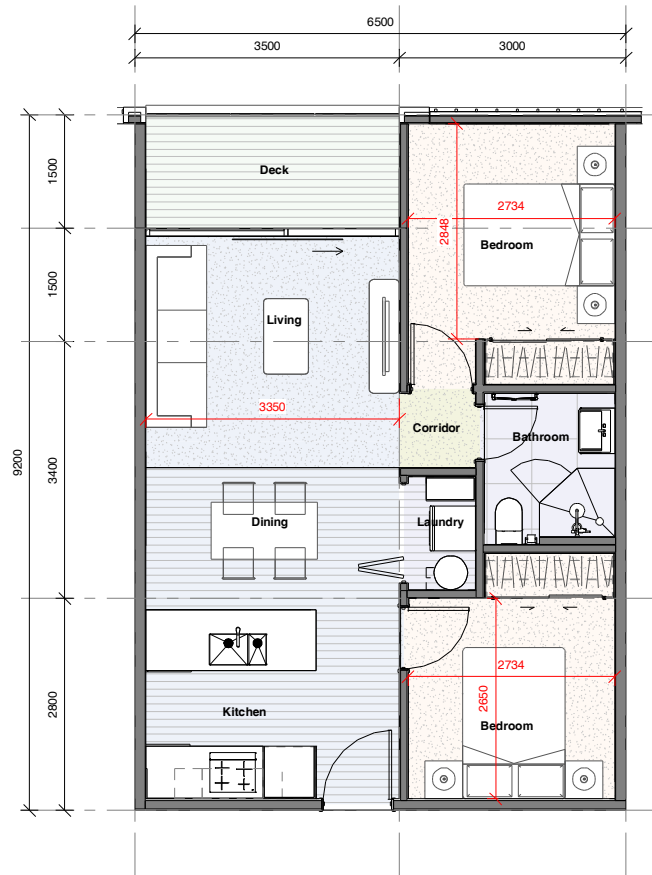
TYPE A

NAME	AREA
TYPE A DECK	5.3 m²
TYPE A GFA	52.2 m²
TOTAL AREA	57.5 m²
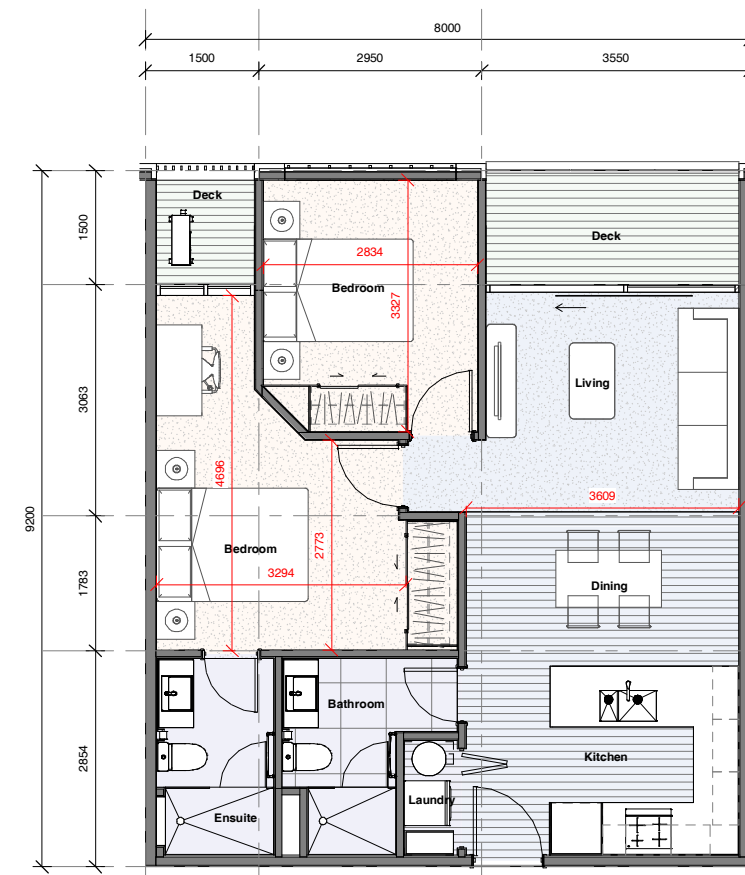
TYPE B

NAME	AREA
TYPE B GFA	64.8 m²
TYPE B DECK	5.4 m²
TYPE B DECK	2.2 m²
TOTAL AREA	72.4 m²

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127-131 Remuera Road | Typical Unit Typologies

Project No.:	-
Scale:	1:100
Date:	18/02/2022

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