

High Density Lot Standards (320m²-399m²) ONLY

The following bulk and location standards set out in the table below shall be applied to Lots 37-65 and 68-76 (High density (HD) allotments) replacing all the Residential zone standards relating to building construction and alteration (bulk and location) set out in the Tasman Resource Management Plan (TRMP) or any subsequent planning document. For the avoidance of doubt, TRMP rules relating to activities such as home occupations shall continue to apply.

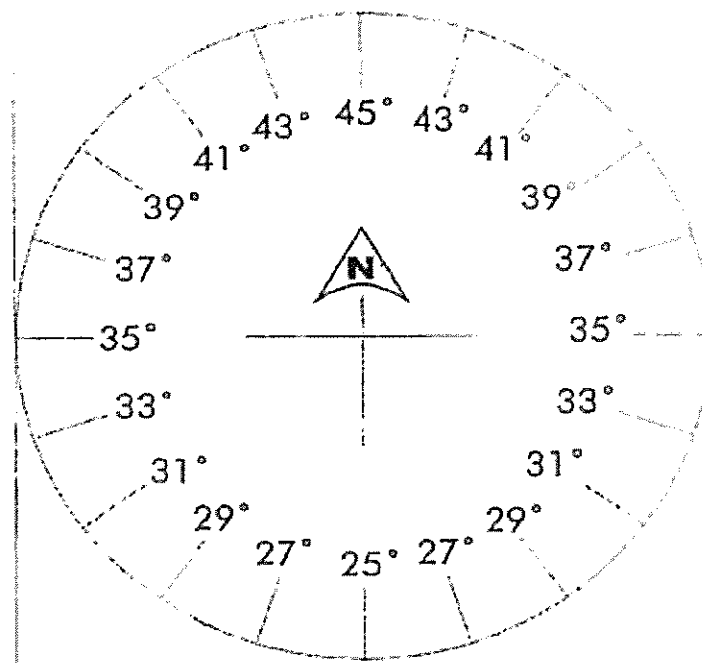
Standard HD1	
Maximum Dwellings per Site:	One
Standard HD2	
Maximum Building Coverage:	50%
Standard HD3	
Maximum Impervious Surface Area	70%
Standard HD4	
Minimum setback from Road Boundary:	1.5m
Standard HD5	
Minimum Setback from Side and Rear Boundaries:	<p>1.5m, except that:</p> <ul style="list-style-type: none"> a) No setback is required from side or rear boundaries for buildings with a common wall on the boundary along that part of the boundary covered by the common wall; and b) No setback is required along one side boundary providing the dwelling design complies with Standard HD9 (daylight Controls); and c) This setback does not apply to accessory buildings, such as detached garages, which may be built right up to the boundary provided they do not exceed a height of 3.6m and comply with the daylight controls of Standard HD9. (However where a carport or garage is attached to a building by one or more walls, it must comply with the 1.5m side and rear yard standard.).
Standard HD6	
Garage Door Yard	5.5m
Standard HD7	
Garage Door Offset	Where two double garages are proposed to adjoin one another or where they are less than 3m apart, the front walls of the garages will be offset by a minimum of 1 m.
Standard HD8	
Maximum height:	<p>7.5m for dwellings</p> <p>3.6m for accessory buildings</p>

Standard HD9
Daylight Controls:

Buildings shall not project beyond daylight admission lines commencing from a point 2.5m above ground level on all southern and rear side boundaries and 5m above ground level on all northern side boundaries. The angle to be used for the daylight admission lines is to be determined using the Daylight Admission Angle Diagram below.

Where there is a common wall along the side boundary (i.e. where a duplex or terrace house is proposed), no daylight admission line will apply along that wall. For clarity, the maximum building height along a common wall will be 7.5m.

DAYLIGHT ADMISSION ANGLE DIAGRAM



Standard HD10

Outdoor Living Space:

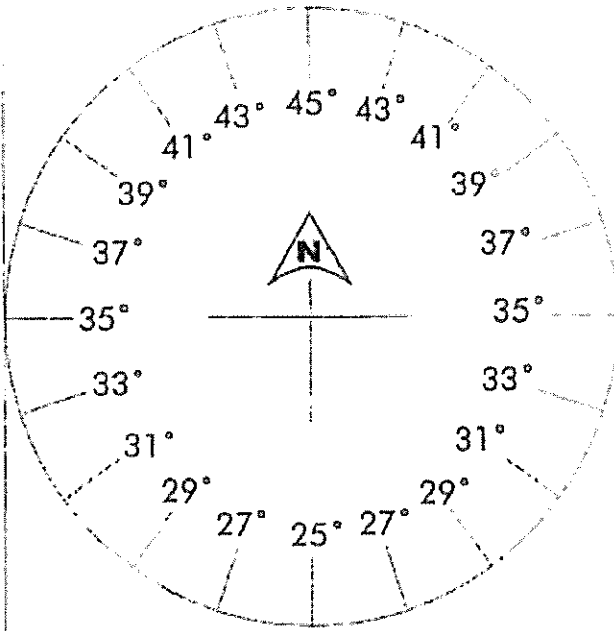
Each dwelling shall have an area of outdoor living space for the exclusive use of the occupants of that dwelling which:

- a) Has a minimum area of 60m²;
- b) Contains a circle with a diameter of at least 6 metres;
- c) Is located to receive sunshine in midwinter; and
- d) Is readily accessible from a living area of the dwelling

Medium Density Lot Standards (400m² - 499m²) ONLY

The following bulk and location standards set out in the table below shall be applied to Lots 1, 2, 5, 6, 8 -10, 12-15, 19-36, 66, 67, 77-89, 91 - 98 and 100-102 (Medium density (MD) allotments) replacing all the Residential zone standards relating to building construction and alteration (bulk and location) set out in the Tasman Resource Management Plan (TRMP) or any subsequent planning document. For the avoidance of doubt, TRMP rules relating to activities such as home occupations shall continue to apply.

Standard MD1	
Maximum Dwellings per Site:	One
Standard MD2	
Maximum Building Coverage:	50%
Standard MD3	
Maximum Impervious Surface:	70%
Standard MD4	
Minimum setback from Road Boundary:	3m
Standard MD5	
Minimum Setback from Side Boundaries:	<p>All buildings shall be set back at least 1.5 metres from the internal boundaries on one side boundary and at least 3 metres from all other side and rear boundaries except that:</p> <ul style="list-style-type: none"> a) No setback is required from side boundaries for buildings with a common wall on the boundary along that part of the boundary covered by the common wall; and b) No setback is required along one side boundary provided that the dwelling complies with Standard MD10 (Daylight Controls); and c) This setback does not apply to accessory buildings, such as detached garages, which may be built right up to the side boundary provided they do not exceed a height of 3.6m and comply with the daylight controls of Standard MD10. (However where a carport or garage is attached to a building by one or more walls, it must comply with the 1.5m side and rear yard standard.)
Standard MD6	
Minimum Setback from Rear Boundaries:	3m
Standard MD7	
Garage Door Yard:	5.5m
Standard MD8	
Garage Wall Offset:	Where two double garages are proposed to adjoin one another or where they are less than 3m apart, the front walls of the garages will be offset by a minimum of 1 m.

Standard MD9 Maximum height:	7.5m for dwellings 3.6m for accessory buildings
Standard MD10 Daylight Controls:	<p>Buildings shall not project beyond daylight admission lines commencing from a point 2.5m above ground level on all southern and rear side boundaries and 5m above ground level on all northern side boundaries, excluding Lots 1 and 94 where the height on the northern boundary shall from a point 2.5m above ground level at the boundary. The angle to be used for the daylight admission lines is to be determined using the Daylight Admission Angle Diagram below:</p> <p>Where there is a common wall along the side boundary (i.e. where a duplex or terrace house is proposed), no daylight admission line will apply along that wall. For clarity, the maximum building height along a common wall will be 7.5m.</p>
<p style="text-align: center;">DAYLIGHT ADMISSION ANGLE DIAGRAM</p> 	
Standard MD11 Outdoor Living Space:	<p>Each dwelling shall have an area of outdoor living space for the exclusive use of the occupants of that dwelling which:</p> <ul style="list-style-type: none"> a) Has a minimum area of 60m²; b) Contains a circle with a diameter of at least 6 metres; c) Is located to receive sunshine in midwinter; and d) Is readily accessible from a living area of the dwelling.