

## **3 ZONING**

### **3.1 Background**

The City is characterised by a number of readily identifiable areas with distinctive characteristics and environmental qualities. These areas have developed over time as a result of the interaction of land use patterns, topographical, infrastructural and other factors, and planning controls.

The community has different expectations and standards for different areas. These relate to such matters as the level of community services and facilities available, particularly in urban areas, amenity and environmental quality. Different areas include a range of resources, including the type and capacity of infrastructure such as water supply, sewerage, waste disposal and roading. Elements such as landforms, vegetation, streets and buildings, historic associations and a sense of community also contribute to an area's character, amenity values and environmental quality.

The character of an area can change over time. The level and rate of change will depend on an area's particular characteristics. Identifying the actual and desired character of an area is the first step towards managing the effects of activities.

At the broadest level, the distinctiveness or difference in character of areas within the City can be defined in terms of:

- The remote undeveloped areas of the City which form its backdrop.
- Rural land, which is largely used for farming, forestry and rural residential activities.
- The urban area.

### **3.2 Resource Management Issue**

The following issue is important for the sustainable management of the environmental character of different areas within the City.

**3.2.1                    *The potential impacts of development in different areas require management approaches appropriate to each area.***

The Plan applies zoning areas in which the different environmental qualities sought for different areas within the City are defined, and an appropriate management framework developed to control the actual and potential adverse effects of activities on the environment. These areas cover all the land within the City.

The characteristics of some parts of the City are such that particular issues arise that require specific management controls over and above the main City-wide or general zone provisions. The relevant issues relating to these areas are set out in the Plan.

<b>3.3</b>	<b>Objective</b>
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**3.3.1                    *The management of the natural and physical resources of the City in a way that reflects the identified resource management issues and the need to control the actual and potential effects of the use, subdivision and development of resources.***

As environmental characteristics vary throughout the City so do the nature of the effects of activities on natural and physical resources.

<b>3.4</b>	<b>Policies</b>
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**3.4.1                    *To recognise the different qualities and characteristics of the City's unique environments by managing the adverse effects of the use, development and subdivision of land on an area specific basis.***

Defining areas within the City allows for environmental effects to be categorised and managed appropriately. Zones provide a means of setting standards to maintain and enhance the particular characteristics of different parts of the City. The zones identified within the Plan are:

- Residential
- Rural
- Business
- Open Space
- Special Activity

The Rural Zone contains areas within which rural and rural-based activities can occur. The landscape is intended to remain spacious and uncluttered and generally rural in character and environmental quality. The Rural Zone covers small rural holdings as well as virtually untouched conservation areas at the boundaries of the City. The Rural Zone comprises most of the non-urbanised valley floor and hill areas of Upper Hutt.

The urban areas of the City include the Residential, Open Space, Business and Special Activity Zones.

The primary purpose of the Residential Zone is to provide the opportunity for a range of living environments while maintaining high levels of amenity. This Zone also provides for local amenity facilities and services such as schools and churches.

The Open Space Zone is intended to recognise and protect land already used for open space and recreation purposes. A large amount of the land within this Zone is reserve land vested in the Council and administered by the Council under management plans prepared under the Reserves Act 1977. The Zone includes the Hutt River and its margins.

The Business Zone is in two parts. The Business Commercial Zone provides the management framework for the City Centre and the suburban shopping areas. These areas are intended to be attractive for people to visit and for businesses to operate. The Business Industrial Zone manages the industrial and service areas of the City.

The Special Activity Zone manages those large scale special land uses which have a special character or function. The New Zealand International Campus (former Central Institute of Technology), Trentham Military Camp, Trentham Race Course and Rimutaka Prison are four main activities set in residential and semi rural locations. These activities have developed over many years and make an important contribution to the City and to the nation at large. In addition, the St Patrick's Estate Area covers a large area of land with significant development potential. As these areas have a special character and occupy large areas of land, they are subject to specific management provisions under the Special Activity Zone. Factors that distinguish them include the form and scale of buildings, the nature and intensity of activities, impacts on residential neighbourhoods and development potential.

### 3.4.2 **To recognise special resource or environmental issues which exist within the City.**

As a result of particular issues arising that require different management techniques, special controls have been established to address specific environments or resource issues within the principal zones. These recognise the special qualities or issues facing an area, and enable more specific techniques to be used to promote sustainable management. Such controls are applied to areas with particular amenity or other environmental qualities. Conservation and Hill Areas cover special environments with high amenity values within the Residential Zone.

### 3.5 **Method**

District Plan provisions consisting of zones and zone rules to manage the effects of activities within specific environmental areas.

### 3.6 **Anticipated environmental results and monitoring**

The following results are expected to be achieved by the objective, policies and method in this Chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

<b>Anticipated environmental results</b>	<b>Monitoring indicators</b>	<b>Data source</b>
A pattern of land use that provides for the sustainable management of the different environments within the City	Resource consent applications Complaint and enforcement proceedings	Council records Complaints register
A pattern of land use in which activities maintain or enhance the environmental qualities of the City, according to their effects on the environment	Resource consent applications Community survey	Council records Complaints register