

APPENDIX M: Rationale for Residential Zones

National Planning Standards – Zoning Options

The National Planning Standards provide for a number of residential zone options with the following purposes:

| Zone Name | Description |
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| <i>Large Lot Residential Zone</i> | <i>Areas used predominantly for residential activities and buildings such as detached houses on lots larger than those of the Low density residential and General residential zones, and where there are particular landscape characteristics, physical limitations or other constraints to more intensive development.</i> |
| <i>Low Density Residential Zone</i> | <i>Areas used predominantly for residential activities and buildings consistent with a suburban scale and subdivision pattern, such as one to two storey houses with yards and landscaping, and other compatible activities</i> |
| <i>General Residential Zone</i> | <i>Areas used predominantly for residential activities with a mix of building types, and other compatible activities.</i> |
| <i>Medium Density Residential Zone</i> | <i>Areas used predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities</i> |
| <i>High Density Residential Zone</i> | <i>Areas used predominantly for residential activities with high concentration and bulk of buildings, such as apartments, and other compatible activities.</i> |

Having considered these zone options for the implementation of the MDRS and giving effect to NPS-UD Policy 3, the zones shown in bold have been selected for the management of residential subdivision, use and development within the relevant residential zones of Upper Hutt. An explanation for why these zones have been chosen is provided below.

Proposed zones

The identified zones have been selected with regard to the fact they are both *relevant residential zones* under the MDRS, and their descriptions best capture all forms of subdivision, use and development catered for within them under the requirements of the MDRS, Policy 3 of the NPS-UD, and the existing residential uses that will continue to be provided for.

The table below provides further information regarding the description of these zones, the expected outcomes, and the spatial extent of the zones:

| Zone | Description |
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| General Residential Zone GRZ | <p>This is the primary existing residential zone in the City that covers all existing residential areas. The General Residential Zone is a relevant residential zone where the MDRS must be incorporated.</p> <p>The part of the GRZ located within a walkable catchment of centres and rapid transit stops is proposed to be rezoned to High Density Residential Zone to more appropriately provide for the heights and densities of urban form required by Policy 3(c) and (d) of the NPS-UD. All remaining GRZ areas are to remain zoned GRZ.</p> |

| Zone | Description |
|---|--|
| | <p>Built Form and Amenity</p> <p>The built form and amenity within the GRZ can be expected to range from the status quo up to the maximum levels permitted and enabled by the MDRS, including multi-unit residential medium density housing. Amenity is expected to evolve over time in response to the diverse and changing housing needs of existing and future generations.</p> <p>The built form and amenity that will result from residential subdivision and development that exceeds permitted and controlled activity levels will be influenced by the proposed Medium and High Density Design Guide. This is expected to result in amenity and built form consistent with Policies 3 and 4 of the MDRS. This will enable the Council to more effectively deliver on the requirements of the NPS-UD to ensure well-functioning urban environments.</p> <p>Activities</p> <p>The GRZ chiefly provides for residential activities including residential units, rest homes and community care housing. A limited number of non-residential activities are provided for as permitted activities (subject to limits) such as home business ancillary to residential activities. Other non-residential activities must be authorised via the resource consent process to ensure the objectives of the GRZ and the purpose of the Act are achieved.</p> <p>Location of Zone</p> <p>The full spatial extent of the existing GRZ excluding the proposed High Density Residential Zone – as shown on the IPI planning maps.</p> <p>Site Specific Controls</p> <p>N/A</p> |
| <p>High Density Residential Zone HRZ</p> | <p>The HRZ comprises the part of the GRZ that is located within a walkable catchment of centres and rapid transit stops. The HRZ is to be created by rezoning these spatial catchments from GRZ to HRZ to more appropriately provide for the heights and densities of urban form required by Policy 3(c) and (d) of the NPS-UD.</p> <p>Built Form and Amenity</p> <p>The built form and amenity within the HRZ can be expected to range from the status quo up to and beyond the maximum levels permitted and enabled by the MDRS, as the HRZ provides for increased heights and densities over-and-above the MDRS as a permitted activity as follows:</p> <ul style="list-style-type: none"> • Up to six residential units per site; • Up to 70% site coverage; • 5m vertical and 60 degrees height in relation to boundary; and • 20m maximum permitted height, heights beyond 20m are a restricted discretionary activity. <p>Amenity is expected to evolve over time in response to the diverse and changing housing needs of existing and future generations.</p> |

| Zone | Description |
|------|---|
| | <p>The HRZ provides for and encourages higher and more intensive residential development than the GRZ.</p> <p>The built form and amenity that will result from residential subdivision and development that exceeds permitted and controlled activity levels will be influenced by the proposed Medium and High Density Design Guide. This is expected to result in amenity and built form consistent with Policies 3 and 4 of the MDRS. This will enable the Council to more effectively deliver on the requirements of the NPS-UD to ensure well-functioning urban environments.</p> <p>Activities</p> <p>The HRZ provides for the same activities as those provided for within the GRZ as described above.</p> <p>Location of Zone</p> <p>Within walkable catchments of the centres and rapid transit stops as shown on the IPI planning maps.</p> <p>Site Specific Controls</p> <p>N/A</p> |