

District-wide – Strategic Direction – Urban Form and Development	
Objective	Policy
<p><b>UFD-01 – Attractive urban environment</b></p> <p><i>Well designed, sustainable urban environments are developed that provide for a high level of residential amenity and reflect the purpose of residential zones to create a cohesive future residential form.</i></p> <p><b>UFD-02 – Residential Amenity</b></p> <p><i>Residential zones provide for on-site amenity values through the provision of outdoor living, outlook, separation and privacy, at a scale appropriate to relevant zone purpose.</i></p>	<p><b>UDF-P1 – Anticipated zone outcomes</b></p> <p>Enable development that is consistent with the zone outcome description, recognising that such development may alter the existing urban form as development density over time.</p> <p><b>UDF-P2 – Outdoor living</b></p> <p>Require private or communal outdoor living spaces with sufficient utility for the intended users that designed to be well-orientated for sun exposure, connected to living areas, and allows for a good degree of privacy.</p> <p><b>UDF-P3 – Building separation &amp; privacy</b></p> <p>Require residential buildings to be positioned and designed provide an appropriate level of privacy to future occupants and neighbouring properties.</p> <p><b>UDF-P4 – Building outlook</b></p> <p>Require that residential buildings are designed reduce the outlook over neighbouring living areas and bedrooms, whilst encouraging passive surveillance over public spaces.</p> <p><b>UDF-P5 – Urban living amenity</b></p> <p>Maintain quality urban living environments through the implementation of standards that ensure internal amenity.</p>
<p><b>UFD-03 – Housing diversity &amp; choice</b></p> <p><i>The supply of diverse housing typologies is increased to provide for a variety of housing needs, including multigenerational living or communal living options, increasing accessibility across the housing market.</i></p>	<p><b>UDF-P6 – Typology styles</b></p> <p>Enable a diverse range of housing typologies throughout residential zones that meet the current and future needs of people, communities, and achieve the anticipated zone outcomes.</p> <p><b>UDF-P7 – Secondary residential units and minor residential units</b></p> <p>Provide for a secondary residential unit in accordance with residential zone outcomes and enable the development of minor residential units at a scale that:</p> <ol style="list-style-type: none"> <li>a. Is secondary to an established residential unit; and</li> <li>b. Provides for outdoor living, separation, and access.</li> </ol> <p><b>UDF-P8 – Building Heights</b></p> <p>Provide for buildings at heights that reflect:</p> <ol style="list-style-type: none"> <li>a. Proximity to public transport stops;</li> <li>b. Walkability and multi-modal transport connectivity;</li> <li>c. Degree of accessibility to public open space, community services, and commercial services;</li> <li>d. Actual and anticipated housing demand;</li> <li>e. Relationship to heritage features and sites, or areas of cultural significance; and</li> </ol>

	<p>f. Areas of identified Distinctive residential character.</p> <p><b>UDF-P9 – Papakāinga housing &amp; communal housing options</b></p> <p>Enable the development of papakāinga housing and other communal housing typologies as a means to provide for Māori and community housing needs, recognising the benefits of communal and multigenerational living arrangements.</p> <p><b>UDF-P10 – Comprehensive Residential Development</b></p> <p>Provide for the development of comprehensive residential developments in the General Residential Zone as a means to diversify housing typologies and efficiently develop available land where they meet the urban design outcomes sought under UDF-P11 – Urban design principles.</p>
<p><b>UFD-04 – Urban Design in residential development</b></p> <p><i>Intensified residential development in medium density and high density zones, and comprehensive residential developments, give effect to urban design principles contained within the District Plan, delivering intended zone outcomes.</i></p>	<p><b>UDF-P11 – Urban Design principles</b></p> <p>Provide for residential medium density development, high density development, and comprehensive residential developments that achieve the urban design principles in the Urban Design Guide, being:</p> <ol style="list-style-type: none"> <li>a. Respond to local design context;</li> <li>b. Apply appropriate built form and design;</li> <li>c. Provide amenity;</li> <li>d. Foster diversity and social interaction;</li> <li>e. Encourage sustainability by passive design.</li> </ol>
<p><b>UFD-05 – Environmental controls</b></p> <p>New residential development adopts energy efficiency, and emissions reduction measures and maintains identified significant indigenous vegetation, to improve climate resilience and reduce greenhouse gas emissions.</p>	<p><b>UDF-P12 – Climate resilient development urban areas</b></p> <p>Minimise greenhouse gas emissions for development within residential zones by:</p> <ol style="list-style-type: none"> <li>a. Adopting urban design measures that maximise density, passive energy gains and efficiency;</li> <li>b. Reducing the demand on the three waters and network utility infrastructure; and</li> <li>c. Enabling renewable, alternative, cooperative, or supplementary energy sources and methods.</li> </ol> <p><b>UDF-P13 – Increasing density along public transport corridors</b></p> <p>Recognise the benefits of wider adoption of public transport through the increase of density along public transport corridors.</p> <p><b>UDF-P14 – Maintain identified areas of identified significant indigenous vegetation in Residential Zones</b></p> <p>Recognise and maintain identified urban tree groups, notable trees, and significant natural areas throughout development in residential zones.</p>
<p><b>UFD-06 – Operating home business</b></p> <p><i>Residents are able to operate a home business, fulfil their employment, or provide visitor accommodation within a dwelling, whilst maintaining residential amenity values.</i></p>	<p><b>UDF-P15 – Home business operation</b></p> <p>Enable the use of residential property for a home business where this remains ancillary in scale and:</p> <ol style="list-style-type: none"> <li>a. It is the residence of the business owner or fulfilment of employment at residents address;</li> <li>b. Hours are restricted;</li> </ol>

	<p>c. Number of employees are limited;</p> <p>d. Residential amenity values are maintained;</p> <p>e. Traffic generation is limited.</p> <p><b>UDF-P16 – Visitor accommodation</b></p> <p>Enable visitor accommodation in a residential property where the activity is ancillary to the residential occupation and traffic generation is limited.</p>
<p><b>UDF-07 – Non-residential activities</b></p> <p><i>Residential zones to provide for certain non-residential activities where these provide ancillary services to the community and residential amenity is maintained.</i></p>	<p><b>UDF-P17 – Allowing non-residential activities</b></p> <p>Provide for rest homes, boarding houses, early childhood facilities and other ancillary services at a scale where the outcomes of UFD-01 [Attractive urban environment] and UFD-02 [residential amenity] are able to be achieved.</p> <p><b>UDF-P18 – Consideration of non-residential activities</b></p> <p>Only allow for non-residential activities in residential zones where these align with community demands and seek to reflect overall zone purpose and anticipated form.</p>

<b>Subdivision – Residential Subdivision</b>	
<b>Objective</b>	<b>Policy</b>
<p><b>SUB-RES-01 – Flexible and practical subdivision</b></p> <p><i>Subdivision in urban areas creates allotments which respond to surrounding current and anticipated urban form and housing demand, and provide practically accessible and serviceable allotments.</i></p>	<p><b>SUB-RES-P1 – Comprehensive subdivision development</b></p> <p>Permit the subdivision of residentially-zoned land where a complying dwelling is proposed or exists and is able to meet UFD-02 [residential amenity] and UFD-04 [urban design], including associated Policies.</p> <p><b>SUB-RES-P2– Diversity of allotment size</b></p> <p>Recognise the benefits of reduced allotment sizes where there is a lack of allotments at a similar scale.</p>
<p><b>SUB-RES-02– Density reflects demand</b></p> <p><i>The benefits of increased housing density and efficiency in residential zones is recognised in response to actual and anticipated housing demand.</i></p>	<p><b>SUB-RES-P3 – Low-density residential intensification</b></p> <p>Restrict low-density development in medium density and high density residential zones where higher density residential development is commercially feasible to develop.</p> <p><b>SUB-RES-P4– Infill housing need</b></p> <p>Recognise the need for additional housing on established sites as a means to address housing demand..</p>
<p><b>SUB-RES-03 – Development yield delivery</b></p> <p><i>Sufficient housing supply is provided for through the intensification of larger sites in locations that anticipate medium and high density and is delivered at a rate that meets short, medium, and long term housing demand.</i></p>	<p><b>SUB-RES-P5– Housing bottom lines</b></p> <p>Enable and incentivise the consenting of housing at a rate that delivers for a minimum of:</p> <ol style="list-style-type: none"> <li>527 dwellings in the short term [176/yr];</li> <li>1,319 dwellings in the medium term [188/yr]; and</li> <li>3,546 dwellings in the long term [177/yr].</li> </ol>

	<p>[using 2019 HBA example for baseline growth – this will be updated in accordance with the 2021 Residential HBA Update]</p> <p><b>SUB-P6- Efficient development threshold</b></p> <p>Require residential sites within intensification zones able to deliver scale intensification to be developed to a minimum density, being:</p> <ol style="list-style-type: none"> <li>40 dwellings per hectare on sites 700m<sup>2</sup> or greater in the Medium Density Residential Zone;</li> <li>50 dwellings per hectare on sites 800m<sup>2</sup> or greater in the High Density Residential Zone;</li> </ol> <p>in order to increase housing sufficiency.</p> <p><b>SUB-RES-P7 – Minimum density controls</b></p> <p>Require that development plans for growth areas achieve the following average density across areas identified for residential development:</p> <ol style="list-style-type: none"> <li>Kingsley Heights Precinct: between 15 to 20 dwellings per hectare; and</li> <li>St Patricks Estate Urban Precinct: 50 dwellings per hectare.</li> </ol>
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Subdivision – Subdivision Infrastructure	
Objective	Policy
<p><b>SUB-INF-01 – Urban infrastructure capacity</b></p> <p><i>Urban infrastructure has capacity to accommodate the demands from urban development and includes the utilisation of green infrastructure solutions.</i></p>	<p><b>SUB-INF-P1– Urban roading</b></p> <p>Require urban development to maintain roading accessibility, integration, and safety.</p> <p><b>SUB-INF-P2– Network utility capacity</b></p> <p>Ensure that the network utilities have capacity to service the demand generated by urban development.</p> <p><b>SUB-INF-P3 – Three waters services</b></p> <p>Require all new residential and non-residential buildings in residential zones to be serviced with reticulated water and waste water supply, and adopt a stormwater management design that:</p> <ol style="list-style-type: none"> <li>Meets the regional standard [quote relevant standard at notificaiton];</li> <li>Has capacity to accommodate the development, incorporating measures to not adversely impact the level of service provided by the three waters network; and</li> <li>Be established at the time of building.</li> </ol> <p><b>SUB-INF-P4 Efficient water management in residential areas</b></p> <p>Require new development to adopt a water efficiency measure that reduce the demands on reticulated water supply and does not further increase peak stormwater runoff from the site.</p>
<p><b>SUB-INF-02 – Quality urban form</b></p> <p><i>High quality urban infrastructure is constructed to facilitate the demands of urban intensification and highly walkable urban environments.</i></p>	<p><b>SUB-INF-P5 – Walkable urban environments</b></p> <p>Maintain and enhance pedestrian facilities established urban areas within a walkable distance to urban railway stations and the CBD to increase walking accessibility and safety.</p> <p><b>SUB-INF-P6 – Facilitating multimodal transport connections</b></p>

	Provide for the efficient function of multimodal transport options within the road corridor within a walkable distance to urban railway stations and the CBD.
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**Area Specific Matters – Residential Zones – Low Density Residential Zone**

<b>Objective</b>	<b>Policy</b>
<p><b>LRZ-01 – Low Density Residential Zone Purpose</b></p> <p><i>Residential areas where further development is limited due to slope, or proximity to urban centres, containing family homes of up to 2 storeys on larger residential allotments.</i></p>	<p><b>LRZ-P1 – Low density Residential activity and development</b></p> <p>Enable residential activities and development that provide for a spacious form of residential living in a landscaped setting.</p> <p><b>LRZ-P2 – Secondary residential units and minor residential units</b></p> <p>Enable the development of a second residential unit on established sites where the purpose of the zone are maintained.</p> <p><b>LRZ-P3 – Recognise the limits of density within the zone</b></p> <p>Only allow for an increase in density where site constraints, accessibility and serviceability have been accounted for.</p>

**Area Specific Matters – Residential Zones – General Residential Zone**

<b>Objective</b>	<b>Policy</b>
<p><b>GRZ-01 – General Residential Zone Purpose</b></p> <p><i>Flatter suburban areas that are isolated from rapid transport stops and local centres, containing predominantly 2 storey dwellings, providing for infill development and some forms of intensification, including ancillary local commerce and community facilities.</i></p>	<p><b>GRZ-P1 – Residential activity and development</b></p> <p>Enable residential activities and development that provides for a variety of housing typologies.</p> <p><b>GRZ-P2 – Secondary residential units and minor residential units</b></p> <p>Enable the development of a second residential unit on established sites where the outcomes of the zone are maintained.</p>
<p><b>GRZ-02 – Increased density in the general residential zone</b></p> <p>Established density is increased to enable housing accessibility through the efficient utilisation of site density and increased building height where urban design principles are able to be achieved.</p>	<p><b>GRZ-P3 – Recognising increased density</b></p> <p>Recognise the benefit of increased density through the enablement of opportunities to increase height or develop comprehensively to make efficient use of site area in accordance with UDF-P11 – Urban design principles.</p>

**Area Specific Matters – Residential Zones – Medium Density Residential Zone**

<b>Objective</b>	<b>Policy</b>
<p><b>MRZ-01 – Medium Density Zone Purpose</b></p> <p><i>Areas near public transport stops, with community facilities and commercial activities nearby, provide for a denser form of residential living up to 4 storeys, including detached townhouses, multi-unit housing or apartment-style living.</i></p>	<p><b>MRZ-P1 – Providing for Medium Density typologies</b></p> <p>Enable the development of residential units of up to four storeys where they are consistent with the following policies:</p> <ol style="list-style-type: none"> <li>UDF-P5 – Urban living amenity;</li> <li>UDF-P11 – Urban design principles;</li> <li>MRZ-P2 – Medium density extent; and</li> <li>MRZ-P3 – Medium density buffer.</li> </ol>

<p><b>MRZ-02 – Medium density areas</b></p> <p>Medium density residential development is located to:</p> <ol style="list-style-type: none"> <li>a. Be accessible to community services, public open space, commercial activities, and public transport stops; or</li> <li>b. Act as a transition between lower and higher density areas.</li> </ol>	<p><b>MRZ-P2 – Medium Density extent</b></p> <p>Enable medium density in areas accessible to community facilities, open space, and commercial activities with access to public transport.</p> <p><b>MRZ-P3 – Medium Density buffer</b></p> <p>Enable medium density development where this acts as a transition between low and high density zones and developments.</p>
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**Area Specific Matters – Residential Zones – High Density Residential Zone**

Objective	Policy
<p><b>HRZ-01 High Density Residential Zone Purpose</b></p> <p>High quality Intensive residential development is provided in close proximity to rapid transport stops, community facilities and commercial activities in multi-storey flats and apartments at 5-10 storeys.</p>	<p><b>HRZ-P1 – Providing for High Density typologies</b></p> <p>Enable the development of residential units of between six to ten storeys where consistent with the following policies:</p> <ol style="list-style-type: none"> <li>a. UDF-P5 – Urban living amenity;</li> <li>b. UDF-P11 – Urban design principles;</li> <li>c. HRZ-P2 – Responsive high density building heights; and</li> <li>d. HRZ-P3 – High density extent.</li> </ol> <p><b>HRZ-P2 – Responsive high density building heights</b></p> <p>Enable greater building heights in the High Density Residential Zones in response to meeting criterion within UDF-P8 – Building Heights.</p>
<p><b>HRZ-02 High Density Residential Zone Areas</b></p> <p>High Density residential development is located in areas that are within a walkable distance to either urban railway stations or the CBD, and are accessible to: public open space; community services; and commercial activities.</p>	<p><b>HRZ-P3 – High Density extent</b></p> <p>Enable high density residential within a minimum of 800m walkable distance from urban railway stations and the CBD, increasing extent where there is higher housing demand and are within 400m from: community services; public open space, or commercial activities.</p>
<p><b>HRZ-03 Ancillary and mixed-use development</b></p> <p>Ancillary commercial activities and community facilities are established within high density zones to support local needs in areas where located within a walkable catchment and high housing demand is anticipated.</p>	<p><b>HRZ-P4 Provide for ancillary services</b></p> <p>Provide for additional commercial activities and community facilities in high density zones to support local demands in a manner that ensures residential occupation remains a dominant activity within a site.</p>

**Area Specific Matters – Special Purpose Zones – Future Urban Zone**

Objective	Policy
<p><b>SPZ-01 – Future urban zone of Gilliespies Block</b></p> <p>Recognise the future use of the Gillespies Block for residential and mixed-use development and its associated infrastructure constraints.</p>	<p><b>SPZ-P1 – Gillespies Roading design</b></p> <p>Only provide for urban development within the Gilliespies Block when:</p> <ol style="list-style-type: none"> <li>a. roading design provides multiple connections to the Gillespies Block, prioritising the safe and efficient operation of State Highway 2;</li> <li>b. there is the ability to service the site by three waters infrastructure;</li> <li>c. a comprehensive structure plan has been developed; and</li> <li>d. The area has been rezoned.</li> </ol>

	<p><b>SPZ-P2 – Climate resilient development in Gilliespies Block</b></p> <p>Minimise adverse climate effects future development has by requiring that the development plan for the site achieves:</p> <ol style="list-style-type: none"> <li>1. Greenhouse gas emission are reduced through Urban Design controls and greenspace enhancement;</li> <li>2. Integration of public and active transport options;</li> <li>3. Density is maximised to make efficient use of commercially feasible land and increased density along public transport corridors; and</li> <li>4. Dependency on three waters and network utility infrastructure is reduced through on-site measures to reduce the demand from future residential units on this infrastructure.</li> </ol>
<p><b>SPZ-02 – Purpose of the Future Urban Zone</b></p> <p><i>The Future Urban Zone allows for the continued operation of existing activities and the establishment of new rural use and development that does not compromise the potential of the Gilliespies Block to accommodate future serviceable residential and ancillary commercial and community development.</i></p>	<p><b>SPZ-P4 – Inappropriate use and development</b></p> <p>Avoid use and development that may result in the future development potential of the Future Urban Zone being compromised.</p>
<p><b>SPZ-03 – Avoidance of growth area and future urban fragmentation</b></p> <p><i>Use and development within growth areas and Future Urban Zones does not compromise future urban development opportunities.</i></p>	<p><b>SPZ-P5 – Growth area subdivision</b></p> <p>Avoid subdivision that results in the fragmentation of the land and limits the ability of the land to provide for future integrated urban development</p>

<b>Precincts – Kingsley Heights Extension</b>	
<b>Objective</b>	<b>Policy</b>
<p><b>PREC-01 – Recognising development potential of Kingsley Heights Precinct</b></p> <p><i>Residential development within the Kingsley Heights Precinct efficiently utilises available commercially feasible developable land in a comprehensive manner that adopts urban design principles and responds to identified site constraints.</i></p>	<p><b>PREC-P1 – Kingsley Heights Precinct development:</b></p> <p>Require development within the Kingsley Heights Precinct demonstrates how the urban design principles of UDF-P11 [Urban design principles] will be cohesively achieved across the precinct.</p> <p><b>PREC-P2 – Specific Kingsley Heights constraint considerations:</b></p> <p>Protect the heritage value of Cruickshanks railway and mill heritage features as part of development within the Kingsley Heights Growth Area.</p> <p><b>PREC-P3 – Required efficiency</b></p> <p>Any development within the Kingsley Heights Extension Precinct must be developed to a gross density of between 20 to 25 dwellings per hectare.</p>

<b>Precincts – Distinct Character Area</b>	
<b>Objective</b>	<b>Policy</b>
<p><b>PREC-02 – Distinctive residential character</b></p> <p><i>Identified distinctive residential character areas are protected and associated amenity values are maintained.</i></p>	<p><b>PREC-P4 – Protecting distinctive character</b></p> <p>Maintain identified distinctive residential character areas within Golf Road and Barton Road through use and development controls that ensures the scale and style of development is in proportion to existing surrounding distinctive character areas.</p>

	<p><b>PREC-P5 – Protecting distinctive character</b></p> <p>Require an evaluation of residential character effects for developments that seek to increase density beyond that the existing urban form, which evaluates:</p> <ol style="list-style-type: none"> <li>Effects on established vegetation;</li> <li>Effects on street scene;</li> <li>Effects on neighbourhood setting;</li> <li>Retention of residential use;</li> <li>Consistency of site coverage; and</li> <li>Building dominance, form, and scale.</li> </ol>
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<b>Precincts – Naturist Club</b>	
<b>Objective</b>	<b>Policy</b>
<p><b>PREC-O3 – Wellington Naturist Club activities</b></p> <p><i>Activities associated with the Wellington Naturist Club continue at a scale where residential amenity values are retained and traffic impacts respond to roading and access constraints.</i></p>	<p><b>PREC-P6 – Continued operation of club activities</b></p> <p>Enable the Wellington Naturists Club to continue club-related activities related to overnight accommodation, passive and active recreation, and events that maintain the amenity values of the neighbouring properties.</p> <p><b>PREC-P7 – Recognise site constraints</b></p> <p>Maintain the traffic safety of the local roading network by assessing the traffic impacts from larger events at the Wellington Naturists Club.</p>



