

Draft District Plan Review: General Residential & Settlement Zone

OVERVIEW: GENERAL RESIDENTIAL & SETTLEMENT

This draft chapters has been prepared as part of Council's District Plan Review Project. The structure and layout of these chapters reflects the intended reformatting of the existing District Plan in accordance with the National Planning Standards 2019.

Council is working on reviewing the whole District Plan at present. The following overview is focused on the General Residential (GRZ) and Settlement Zone (SETZ) of the draft Plan.

As a draft plan change we expect to be making changes to the provisions as we respond to matters raised in feedback, new technical advice received, and any change in national or regional direction. These changes will be made before public notification of the plan change documents under the Resource Management Act 1991 takes place. Public notification of the plan change will enable formal submissions to be lodged which can then be considered as part of a hearing and final decision-making process.

The focus of the Residential Zone review is to update the policy framework that manages development within the urban area. At the forefront of the review is a move towards enabling increased housing choice within the District and signalling that the character and amenity of existing areas will change over time. Change is not necessarily, or automatically, a negative outcome, but rather is to be seen as an opportunity to enhance urban areas and future proof them for future generations. The changes proposed aim to provide a clear and concise permitted activity window for what is allowed to occur as of right in the residential area. Where non-compliances arise, the Plan will provide clear direction to all plan users on the key matters to be addressed when preparing and assessing applications for resource consent.

The Settlement Zone focuses on providing for a residential environment in those areas spread throughout the district that contain a small settlement of residential like properties. These areas are located away from the main urban centres of the District. The intent of introducing this zone is to continue to provide for the residential elements of these areas and their continued use for housing. It is recognised that the development pattern is one of a lower density when compared to the General Residential Zone. This zone does not introduce any substantial change from what is currently provided for but rather updates the plan provisions to be in line with the National Planning Standards.

Due to the number of substantive changes and consequential changes proposed, the new General Residential Zone (GRZ) and Settlement Zone (SETZ) Chapters will replace the existing Residential and

Settlement Management Area chapters in their entirety. The main changes proposed by draft Plan Change, for the GRZ and SETZ, include:

- Updating the Objectives and Policies to reflect a new approach of enabling housing choice within the GRZ and ensuring good design outcomes are achieved.
- Updating the Settlement Objectives and Policies to reflect the new District Plan approach whilst continuing to provide for the existing areas.
- Updating the bulk and location standards to reflect current best practices for residential development in both the GRZ and the SETZ.
- Including explicit provision for, and introducing a new consenting framework for, Medium Density Development in the GRZ.
- Including explicit direction regarding the management of stormwater within new developments.
- Including a new definition for Medium Density Development in the GRZ.
- Specific provision for Papakainga development.
- Parallel changes to the Subdivision Chapter to reflect the changes made above, including new objectives and policies, revised matters of discretion, a new Medium Density Development framework, a change to the minimum lot size.
- Specific provisions for the management of stormwater within new developments to ensure appropriate solutions are presented up front and minimise the effects of excess stormwater run-off within a development.

PROVISION-BY-PROVISION SUMMARY OF CHANGES – GENERAL RESIDENTIAL ZONE

Provision	Change	Primary reason for change
Introduction	New text added which provides updated commentary on purpose of the General Residential Zone and what it provides for, including promoting housing choice.	To better align the zone description with the National Planning Standards description of a General Residential Zone and to highlight the wider range of housing choice and design outcomes now anticipated within the zone
GRZ-Objectives	Objectives added to include the need for housing choice to be provided and to reflect an intent to provide for intensification in locations where this is appropriate.	To better reflect the wider range of living environments already within the GRZ and the intent to expand on the range of housing choice provided for within the zone in the future.
GRZ-Objectives	Objectives added to include the need for new development to achieve good design outcomes that enhance existing character and amenity values.	To recognize that character and amenity are going to change over time and recognize that this is not automatically an adverse outcome. The purpose of the zone is to enable new development. It is recognized that the existing housing stock of the

Provision	Change	Primary reason for change
		district is dated and that any change is going to be significantly different to what currently exists.
GRZ-Policies	Policies added to include the need for housing choice to be provided and to reflect an intent to provide for intensification in locations where this is appropriate.	To better reflect the wider range of living environments already within the GRZ and the intent to expand on the range of housing choice provided for within the zone in the future. Also, to ensure that careful context analysis is undertaken for new development and that good design outcomes are promoted in new development.
GRZ-Policies	Policies added to include clear direction on the key matters to be maintained and addressed for new development within the zone.	To clearly outline the key design outcomes sought for the zone and to articulate the matters that are to be addressed for new development before it can occur. We want to ensure that the Plan contains enough regulatory control to achieve the desired outcomes but at the same time not inhibit new development from occurring.
GRZ-Policies	Policies added to include the need for stormwater management to be a key consideration for any new developments.	We recognize that the management of stormwater in the residential area is going to be a key consideration moving forward. New development will increase the level of impervious surfaces and impact upon natural overland flow paths. New development needs to be considered and suitable solutions presented and assessed before development can take place.
GRZ-Rules	Updates to convert the old rule structure into the new National Planning Standards format.	To align what is provided for within the zone with the National Planning Standards.
GRZ-Rules	Updates to ensure that the list of activities provided for within the zone area clear and concise.	To clearly outline that the zone is primarily for residential activities and to prevent incompatible activities from occurring. Housing choice, ancillary home occupations, early childhood and community facilities are all provided for. Standalone commercial and industrial activities are not provided for here.
GRZ-Rules	New Rule added to specifically provide for Medium Density Development.	To allow for medium density development to occur within the GRZ but to ensure that it is located and undertaken in an appropriate manner. The intent is to make is clear what the parameters are for this development typology.
GRZ-Rules	New Rule added to specifically provide for Papakāinga Development.	To allow for papakāinga development to occur within the GRZ but to ensure that it is located and undertaken in an appropriate manner. The intent is

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		to make is clear what the parameters are for this development typology.
GRZ-Matters of Discretion	Additional (and updated) matters of discretion added to allow for careful consideration of resource consent applications.	To require careful consideration of the design outcomes of new proposals including explicit direction around stormwater management. Also, to enable Council to achieve the desired design outcomes through the consenting process.
GRZ-Standards	Additional (and updated) Standards added to reflect current best practice for managing residential development including density controls and specific stormwater management controls.	The way in which residential development is occurring has changed over time. The standards, therefore, require updating to better reflect current practice. Also, new density controls are needed to ensure that a variety of housing typologies are provided for within the GRZ. Standards here include site coverage requirements, setbacks, height envelope and impervious surface requirements. The Plan aims to clearly define what can happen as of right within a residential property versus what will trigger resource consent.
New Definition	New definition added to outline exactly what Medium Density Development under the Plan.	Required to provide clear direction on implementing the provisions of the Plan.
SUB-Consequential Changes	Additional rules added to the Subdivision Chapter providing for subdivision for medium density development.	To align the subdivision chapter with the direction taken in the GRZ in regard to Medium Density Development.
SUB-Consequential Changes	Amendments added to the standards of Subdivision Chapter to align the minimum lot sizes to current best practice and provide explicit stormwater management provisions.	To align the subdivision chapter with the direction taken in the GRZ in regard to general residential and Medium Density Development.

PROVISION-BY-PROVISION SUMMARY OF CHANGES – SETTLEMENT ZONE

Provision	Change	Primary reason for change
Introduction	New text added which provides updated commentary on purpose of the Settlement Zone and what it	To better align the zone description with the National Planning Standards description of a Settlement Zone.

Provision	Change	Primary reason for change
	provides for, including enabling housing.	
SETZ-Objectives	Objectives added to include the need for housing choice to be provided and to reflect the existing settlement environment.	To better reflect the wider range of living environments already within the district and the intent to continue to provide for housing within this zone.
SETZ-Objectives	Objectives added to include the need for new development to achieve good design outcomes that enhance existing character and amenity values.	To recognize that character and amenity are going to change over time and recognize that this is not automatically an adverse outcome. The purpose of the zone is to enable new development. It is recognized that the existing housing stock of the district is dated and that any change is going to be significantly different to what currently exists.
SETZ-Policies	Policies added to include the need to continue to provide for housing in these areas while also providing for flexibility of use for sites here.	To better reflect the wider range of living environments that already exist and continue to provide for these within settlement areas. Also, focus is placed on enabling flexibility for ancillary uses such as home occupations.
SETZ-Policies	Policies added to include clear direction on the key matters to be maintained and addressed for development within the zone.	To clearly outline the key design outcomes sought for the zone and to articulate the matters that are to be addressed for new development before it can occur. We want to ensure that the Plan contains enough regulatory control to achieve the desired outcomes but at the same time not inhibit new development from occurring.
SETZ-Policies	Policies added to include the need for stormwater management and on-site servicing to be a key consideration for any new developments.	We recognise that the management of stormwater and on-site services in the SETZ area is going to be a key consideration moving forward. Any development will need to demonstrate that there has been careful consideration given to the servicing arrangement for the site.
SETZ-Rules	Updates to convert the old rule structure into the new National Planning Standards format.	To align what is provided for within the zone with the National Planning Standards.
SETZ-Rules	Updates to ensure that the list of activities provided for within the zone area clear and concise.	To clearly outline that the zone is primarily for residential activities and to prevent incompatible activities from occurring. Housing choice, ancillary home occupations, early childhood and community facilities are all provided for. Standalone commercial and industrial activities are not provided for here.

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SETZ-Rules	New Rule added to specifically provide for Papakāinga Development.	To allow for papakāinga development to occur within the GRZ but to ensure that it is located and undertaken in an appropriate manner. The intent is to make is clear what the parameters are for this development typology.
SETZ-Matters of Discretion	Additional (and updated) matters of discretion added to allow for careful consideration of resource consent applications.	To require careful consideration of the design outcomes of new proposals including explicit direction around stormwater management. Also, to enable Council to achieve the desired design outcomes through the consenting process.
SETZ-Standards	Additional (and updated) Standards added to reflect current best practice for managing residential development including density controls and specific stormwater management controls.	The way in which residential development is occurring has changed over time. The standards, therefore, require updating to better reflect current practice. Also, new density controls are needed to ensure that a variety of housing typologies are provided for within the GRZ. Standards here include site coverage requirements, setbacks, height envelope and impervious surface requirements. The Plan aims to clearly define what can happen as of right within a residential property versus what will trigger resource consent.
SUB-Consequential Changes	Additional rules added to the Subdivision Chapter providing for subdivision for medium density development.	To align the subdivision chapter with the direction taken in the GRZ in regard to Medium Density Development.