

4 RESIDENTIAL ZONE

4.1 Background

The residential areas within the City are characterised by mainly low-rise dwellings sited on individual allotments. Past architectural styles, settlement patterns and geographical factors have resulted in diverse residential characteristics and form, resulting in a range of individual neighbourhoods.

Demand for higher density residential development is increasing in the City and the manner in which the District Plan provides for higher density residential development is important to the character and amenity of existing established neighbourhoods. Higher density residential development is becoming more desirable to certain sectors of the community and it is also desirable in establishing a variety of housing types and styles, thereby providing a greater variety to the housing stock of the City.

Higher density residential development is best located in close proximity to retail, service and public transport centres specifically near the central business district, neighbourhood centres and major transport nodes. Higher density residential development is provided for in these areas in the form of Comprehensive Residential Development and by way of an increased density for residential development.

Within the Residential Zone the Residential Conservation and Residential Hill areas reflect the particular environmental and topographical characteristics of those areas.

The City's residential areas are also characterised by the presence of non-residential activities and community facilities. These activities tend to provide essential community services, including shops, churches, schools, doctors' surgeries, day care centres and halls. In some areas motels and hotels have been established. Many non-residential activities and community facilities are generally accepted within residential areas provided they do not give rise to significant adverse effects.

4.2 Resource Management Issues

4.2.1 ***The loss of environmental quality within residential areas caused by adverse effects of activities.***

Amenity values are those inherent qualities or characteristics which contribute to people's appreciation or enjoyment of the local environment. Components of amenity include privacy, sunlight admission, open space, visual streetscape, noise and public health and safety.

Factors which could adversely affect the amenity values of the local residential environment include:

- Noise and illumination.
- The presence of non-residential activities and facilities.
- Signs.
- The design, appearance and siting of buildings.
- Toxic, noxious, offensive, dangerous or hazardous elements.

Dwellings and other buildings can block out sunlight, and reduce privacy and amenity in residential areas. Council seeks to minimise these adverse effects while maintaining a choice of dwelling styles and development opportunities.

Operating non-residential activities in residential areas may also have adverse effects including noise, increased traffic flows and the appearance of utilitarian buildings. Council seeks to maintain a high standard of residential amenity in residential environments.

4.2.2 ***The effects on amenity values of infill development, redevelopment and new subdivisions within and adjoining established residential areas.***

The amount of land suitable for urban use is influenced by servicing, topographical, ecological and other constraints. The Residential Zone covers the existing residential areas as well as undeveloped land suitable for residential use in the future. Expansion of existing urban areas will be encouraged in appropriate environments with the existing urban areas being the preferred location for higher density development. Council will promote the maintenance of the general character and amenity values of particular neighbourhoods.

4.3 Objectives

4.3.1 ***The promotion of a high quality residential environment which maintains and enhances the physical character of the residential areas, provides a choice of living styles and a high level of residential amenity.***

The essential components of residential amenity values include adequate daylight and open space, satisfactory design standards, a reasonable degree of privacy and low noise levels.

The primary role of the Residential Zone is to provide opportunities for residential activity. Residents want a range of living styles to reflect their various needs, while maintaining high levels of amenity and residential character. In the Residential Zone, the provisions of the Plan seek to ensure that new development will be provided for in a manner that will respect existing forms. Appropriate activities are provided for as permitted and others will be assessed by way of resource consent applications.

Certain non-residential activities are most appropriately located within the residential zone provided that the effects of these activities, such as noise and traffic, are appropriately managed.

4.3.2 ***The maintenance and enhancement of the special landscape and natural values of the Conservation and Hill Areas.***

Within the Residential Zone of the City are environments with special character. The Residential Conservation Sub-zone includes the areas adjoining Trentham Memorial Park, Palfrey Street, Chatsworth Road and parts of Pinehaven. These areas have a mature landscape and townscape, contain native flora and fauna, natural watercourses, as well as larger sections. They also include residential development on the hills surrounding the urban area. These areas require a lower density of development in order to maintain their important landscape and ecological values.

In contrast, the Residential Hill Sub-zone is characterised by more recent development which recognises the topographical constraints by having a lower density of development. This sub-zone also contains areas undergoing development as well as some earmarked for future development.

Within the Conservation and Hill Areas there are a number of standards and controls which maintain and enhance the special values of those parts of the Residential Zone. These controls are in addition to the provisions relating to the Residential Zone.

4.3.3 *The management of the adverse effects of subdivision within residential areas.*

This objective seeks to provide for subdivision which promotes residential amenity values, creates safe and well-designed housing development and promotes the efficient use of natural and physical resources.

4.3.4 *To provide for higher density residential development by way of Comprehensive Residential Developments and specific net site area standards around the central business district, neighbourhood centres and major transport nodes.*

Providing a choice of living options involves the provision of more intensive types of residential development as well as traditional forms of development in Upper Hutt, which generally comprise standalone dwellings on individual lots. Higher density housing may suit the needs of certain groups of the community.

It is important to locate higher density housing in appropriate areas. The Plan identifies areas where higher density housing is specifically encouraged due to the proximity of these areas to retail and service centres and transport nodes. The Plan provides for this type of development through reduced minimum net site area standards compared to the remainder of the Residential Zone, and through provisions for Comprehensive Residential Development.

To ensure that new higher density residential development, including Comprehensive Residential Development, is well designed and achieves a high degree of amenity, assessment against the Design Guide for Residential Developments will be required.

4.3.5 *To promote the sustainable management and efficient utilisation of land within the Wallaceville Structure Plan area, while avoiding, remedying or mitigating adverse effects.*

The Wallaceville Structure Plan Area comprises a mix of residential and commercial zoning and provides opportunity for higher density living. It has a number of site specific values, constraints and opportunities. It is also a very important land resource within the City's urban boundary. Its development should therefore occur in a manner that is consistent with the Wallaceville Structure Plan, in an integrated way that does not compromise the amenity or servicing requirements of future development stages. Particular regard must be paid to the potential for reverse sensitivity issues arising from interfaces within adjoining land uses.

The Wallaceville Structure Plan (Chapter 39: Wallaceville) was developed to provide for the development of the Wallaceville Structure Plan Area in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. The Wallaceville Structure Plan has been adopted by the Council as the

guiding document for the development of this area and as such all development should be guided by this document as to what is appropriate. The intentions and outcomes for each of the precincts provide an outline of the development that the Wallaceville Structure Plan is seeking to achieve. These are the key considerations for development in this area.

4.4 Policies

4.4.1 *To provide for a range of building densities within the residential areas which takes into account the existing character of the area, topography and the capacity of the infrastructure.*

A number of housing density standards are provided for within the Residential Zone to provide choice, and to take into account existing characteristics, topography and infrastructure. These differences were recognised under zoning policies relating to the Residential General and Residential Conservation Zones in the previous District Plan. In addition the Plan makes specific provision for higher density housing through reduced minimum net site area standards and Comprehensive Residential Developments in identified areas of the City within which this form of development is considered to be most appropriate. These locations are called Residential (Centres Overlay) Areas.

Density refers to the amount of built development in a given area, together with the relationship between buildings and open spaces on sites. Density affects the potential number of people living in an area, the area occupied by buildings and the amount of hard surfacing, as well as the available space for gardens. The controls on allowable levels of development provide a degree of certainty to residents on such matters.

Increasing the amount of buildings and hard surfaces on a site also has an impact on infrastructure, in particular on the amount of stormwater runoff. Over time, incremental change can have a significant effect on infrastructure operations. The Plan includes a requirement for new Comprehensive Residential Developments to include a specified amount of on-site stormwater soakage, in order to reduce this impact.

4.4.2

To ensure that the scale, appearance and siting of buildings, structures and activities are compatible with the character and desired amenity values of the area.

Buildings, structures and activities need to be of a scale or type that reflects the character of the neighbourhood. The overall aim of this policy is to promote residential character, and to ensure the compatibility of activities with the surrounding environment. Assessment of new developments may include the degree of integration a proposal achieves with not only the adjoining sites, but with the streetscape and, in some cases, the wider townscape.

The Plan includes visual amenity standards, including controls over the location of residential buildings, and the screening of non-residential buildings. The relocation of residential buildings requires resource consent as it can cause adverse visual effects.

Higher density housing has the potential to affect both existing residential character and amenity. Accordingly the Plan includes standards and design guidelines for higher density housing against which this type of development is assessed in order to ensure that residential character is appropriately managed and that existing amenity values are not adversely affected. The retention of existing trees and vegetation where practical is important in this respect.

Comprehensive Residential Developments may include an existing dwelling on a site, but there may be instances where an existing dwelling requires additional changes to ensure it is compatible with a proposed development. This will be assessed through the resource consent and Design Guide assessment process.

On the land identified in Appendix Residential 3, particular care needs to be taken with the design of any residential development or subdivision to ensure that it appropriately addresses the interface with Maidstone Park and the adjoining Business Industrial Zone.

4.4.2A

To avoid development and subdivision on land identified in Appendix Residential 3 ('Maidstone Terrace Residential') which does not comply with site specific standards controlling the number of lots and dwellings, access from Railway Avenue, boundary setbacks and fencing.

On the land identified in Appendix Residential 3, particular care needs to be taken with the design of any residential development or subdivision to ensure that it appropriately addresses the interface with the adjoining Business Industrial Zone. In particular, site specific standards apply to the site and compliance with these standards is critical to ensuring that development and subdivision is appropriate.

4.4.3

To ensure that non-residential activities within residential areas do not cause significant adverse environmental effects.

Some business activities service or benefit the local community. Changing technology and business practices mean that some non-residential activities can occur without adversely affecting the character or amenity values of the residential environment.

Similarly, many people now work from home, and this creates social and economic advantages. This policy provides the opportunity for home occupations and non-residential activities to establish, provided any adverse effects are avoided, remedied, or mitigated, and the character of residential areas is maintained.

Certain activities such as early childhood centres, can be appropriately located within residential areas provided the adverse environmental effects caused by these activities, primarily noise and traffic effects, are appropriately managed.

To control the adverse effects of such uses on residential amenity, the Plan includes standards on the scale and location of buildings, noise, car parking and use of hazardous substances.

While provided for as a Discretionary Activity, it is recognised that commercial development may take place in the Urban Precinct of the Wallaceville Structure Plan, which may include the commercial redevelopment of the farm management building and dairy building, provided that significant adverse environmental effects on the Business Commercial Zone (the Gateway Precinct), residential activities and other areas of Upper Hutt City can be avoided or mitigated. This does not preclude other potential development options for the Urban Precinct being developed that are compatible with residential activities.

Resource consent applications for any commercial development not consistent with the Wallaceville Structure Plan will need to be carefully assessed against Policies 4.4.3 and 4.4.16 in particular.

4.4.4 *To ensure that the location and design of buildings and earthworks do not significantly detract from the residential amenity of the area.*

There are a number of matters that influence residential amenity. These include:

- The density and topography of sites.
- The closeness of dwellings to boundaries and other buildings.
- The height and orientation of buildings.
- The height or existence of fences, trees or other vegetation.
- The size, location and appearance of earthworks, retaining walls and fill batters.

Private open space is an important factor in the use and enjoyment of a residential site. Open space provides an area for outdoor leisure activities. This policy seeks to provide a reasonably open and private outlook protecting residential sites from being 'closed in' by neighbouring buildings.

Access to sunlight and daylight also contribute to the use and enjoyment of a residential site. To avoid excessive shading effects and allow the admission of daylight to a site, the Plan provides daylight controls on all side and rear boundaries. Similarly, to control the size and height of earthworks and associated retaining, the Plan provides for earthworks plane controls along all boundaries in order to avoid or mitigate adverse effects.

In the Wallaceville Structure Plan Area, the intentions and outcomes for each of the Precincts define the particular amenity that is envisaged for development of this area.

4.4.5 *To ensure that sites fronting streets present a pleasant and coherent residential appearance.*

The setback of buildings from the front boundary assists with privacy and provides for landscaping. The front setback provides an open style streetscape which is part of the established residential character of Upper Hutt.

4.4.6 *To mitigate the adverse effects of noise within residential areas to a level consistent with a predominantly residential environment.*

Noise is a particularly important amenity consideration in residential areas as people are living in close proximity to each other. This policy aims to ensure that noise levels experienced are reasonable for a Residential Zone. In the Wallaceville Structure Plan Area, fencing, noise insulation and/or ventilation standards seek to mitigate the reasonable

adverse effects of noise arising from adjoining activities. The standards ensure a reasonable level of acoustic amenity within buildings that have their windows closed. Ventilation standards have been developed to avoid the need to open windows.

4.4.7 *To promote a safe and efficient roading network which avoids, remedies or mitigates the adverse effects of road traffic on residential areas.*

Traffic on roads, whether mobile or stationary, can have major impacts on the amenity values of residential areas.

An efficient residential roading network of a high standard will meet the mobility needs of the City's residents, give access to available transport services, provide safety for those using the network and mitigate the adverse effects of traffic on the environment.

4.4.8 ~~*To ensure that signs in residential areas do not adversely affect neighbourhood amenity or traffic safety.*~~

~~The Residential Zone is relatively free from signs, which can detract from amenity values. For this reason, controls are needed to prevent the proliferation of signs and to manage the effects of those that are appropriate in the zone.~~

4.4.9 *To promote a relatively low intensity of development within the Conservation and Hill Areas.*

These areas have a lower level of building density with a corresponding sense of spaciousness compared with other residential areas. They have developed a certain character as a result of past patterns of development. Higher density forms of development such as Comprehensive Residential Development may erode the character and amenity of these areas, and higher density housing is therefore not encouraged. This policy seeks to recognise and protect the existing and potential future levels of amenity.

4.4.10 *To protect trees and vegetation which contribute to the amenity values, landscape values, character, ecological, historical and cultural values of the Conservation and Hill Areas.*

Trees add to the character of residential areas and also have ecological, historical, and cultural values.

The Conservation and Hill Areas have special qualities which merit the protection of trees. They also merit different requirements for development and subdivision to assist in protecting their amenity values and land stability.

4.4.11 *To provide for new residential development within the City in a sustainable manner.*

The edge of the urban area is defined primarily by a rural interface. Council generally intends to contain new residential development within the existing zoned urban area. Continuous expansion at the City's edge, while large parts of the urban areas remain undeveloped, does not constitute sustainable management.

Greenfield subdivision, for urban residential development outside Residential Zones should be considered by way of a District Plan change to extend the urban area. This enables the full effects of the potential development to be assessed.

4.4.12 *To promote subdivision and residential development with a high level of amenity and ensure that it has adequate access to infrastructural requirements.*

The Plan provides for the intensification of land use within the urban area to accommodate residential development where adverse effects can be avoided, remedied or mitigated.

Subdivision requires resource consent because Council may need to impose conditions that relate to provision or co-ordination of services and other matters relating to the sustainable management of resources.

4.4.13 *To encourage higher density housing through the provision of reduced net site area standards and in the form of Comprehensive Residential Developments in identified areas of the City.*

The Plan identifies areas considered suitable for higher density residential development. These areas are located surrounding the central business district, around the Trentham neighbourhood centre located at Camp Street, near the Wallaceville railway station from Ward Street to Lane Street and within the Urban Precinct and Grants Bush Precinct of the Wallaceville Structure Plan Area.

These areas are in close proximity to retail and service facilities as well as the availability of major transport points, including rail and bus services, and a major bus terminal in the CBD.

The reduction of net site area standards in the Residential (Centres Overlay) Areas recognises a minimum site area Council is prepared to allow for housing development. Any reduction below this minimum net site area is provided for as a discretionary activity and will be assessed against the Design Guide for Comprehensive Residential Development so as to ensure that any subdivision or development below this net site area can still achieve a high quality.

4.4.14 *Provide for subdivision and/or Development within the Wallaceville Structure Plan Area that is consistent with the Wallaceville Structure Plan.*

The Wallaceville Structure Plan in Chapter 39: Wallaceville includes the following:

- the Wallaceville Structure Plan Map
- Wallaceville Precinct descriptions, intentions and outcomes
- Wallaceville Indicative Road Typologies
- Wallaceville Stormwater Management Principles

The Wallaceville Structure Plan has been based on detailed assessment of site constraints and opportunities and sets out an appropriate response to these. It includes detailed consideration of servicing requirements to ensure that adverse effects of urban development within the Wallaceville Structure Plan Area is appropriately managed while incorporating an element of design flexibility to ensure a suitable level of amenity while responding to housing demand.

4.4.15

Subdivision and/or development in the Wallaceville Structure Plan Area, will only be appropriate if it:

- ***Is integrated with the development generally anticipated in the Wallaceville Structure Plan***
- ***Provides a high level of residential amenity;***
- ***Ensures adequate infrastructure and transport provision;***
- ***Facilitates the safety of road users;***
- ***Provides adequate on-site stormwater management; and***
- ***Does not detract from the vitality and vibrancy of the Upper Hutt CBD***

The Wallaceville Structure Plan provides for the development of the Wallaceville Structure Plan Area in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. It also establishes outcome expectations based on an analysis of site values, constraints and opportunities. Requiring development to be consistent with this plan will ensure that future development represents sustainable management of the land resource. Subdivision within the Wallaceville Structure Plan Area is a restricted discretionary activity to enable consideration of consistency with the Structure Plan. Subdivision and/or development that is consistent with the Wallaceville Structure Plan will satisfy Policy 4.4.15, and provide for sustainable management of the land resource.

The development of the site will occur over an extended period. During this time opportunities to integrate alternative land uses within the site may arise. This policy provides a framework for the consideration of such alternative land uses and layouts. The policy emphasises the importance of ensuring development ensures adequate infrastructure provisions, minimises potential effects on the Upper Hutt CBD, is integrated with the remainder of the site's development, and that it avoids, remedies or mitigates adverse environmental effects.

4.5**Methods****4.5.1**

District Plan provisions consisting of a Residential Zone identifying the residential environments within the City, including the Conservation and Hill Areas, and Residential (Centres Overlay) Areas and the Wallaceville Structure Plan Area. Rules and standards apply to activities so that adverse effects are avoided, remedied or mitigated. Consent application procedures provide for the consideration of effects on a case-by-case basis and the imposition of appropriate conditions when necessary. Design guidelines provide for assessment of Comprehensive Residential Developments and subdivision design in Residential (Centres Overlay) Areas.

- 4.5.2** Code of Practice for Civil Engineering Works.
- 4.5.3** Abatement notices and enforcement orders may be issued where it is necessary to enforce the Plan rules and mitigate any adverse effects of activities.
- 4.5.4** Reserve Management Plans.
- 4.5.5** District Plan rules requiring reserve contributions and development impact fees.

4.6 Anticipated environmental results and monitoring

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

Anticipated environmental results	Monitoring indicators	Data source
Maintenance of residential amenity and special landscape characteristics, including on-site amenity, streetscape design and appearance	Number of resource consents by type	Council records
	Community Survey	Council Survey
	Complaints and enforcement proceedings	Complaints register
Development of the Residential Zone which reflects the amenity values of the area	Compliance with performance standards within the Residential Zone	Council records
	Number of resource consents by type	