

APPENDIX N: Explanation of Residential Provisions

General Residential Zone and High Density Residential Zone – Objectives and Policies

As *relevant residential zones*, the GRZ and HRZ include the mandatory MDRS objectives and policies. The IPI also amends the existing objectives and policies to ensure they are consistent with and give effect to the relevant objectives and policies of the NPS-UD.

The GRZ and HRZ objectives and policies have been amended or drafted to ensure they give effect to the following NPS-UD provisions:

- *Objective 1 – well functioning urban environments*
- *Objective 3 – enabling more people to live in areas near a centre or public transport*
- *Objective 4 – amenity values of urban environments develop and change over time*
- *Policy 1 – well-functioning urban environments*
- *Policy 3 (c) and (d) – building heights and density requirements*
- *Policy 4 – qualifying matters*
- *Policy 6 – particular regard to the planned urban built form of the district plan when it has given effect to the NPS-UD, and amenity values develop and change over time.*

Comparison of Development Standards

The table below provides a summary and comparison of the development standards that apply in the General Residential Zone versus the High Density Residential Zone:

	General Residential Zone	High Density Residential Zone
Building Height	11m + 1m for specified roof types (permitted). Beyond permitted height is restricted discretionary – consistency with design guide is a matter of discretion.	20m (permitted). Above 20m (restricted discretionary – consistency with design guide is a matter of discretion).
Height in relation to boundary	4m + 60° as per MDRS	5m + 60°
Setbacks	As per MDRS	
Number of Residential Units	3 (permitted as per MDRS)	6 (permitted)
Outdoor Living Space	As per MDRS	
Site coverage	50% as per MDRS	70%
Water Supply, Stormwater and Wastewater	Compliance with Council’s code of practice and proposed IPI hydraulic neutrality requirements.	

Notification clauses

Notification clauses in the GRZ and HRZ are consistent with the requirements of the MDRS and the Act. Apart from the specific notification clauses required by the MDRS, no notification or non-notification provisions are proposed by the IPI for the GRZ or HRZ.