

# Residential Zones

*Our vision for Lower Hutt is to create a city where everyone thrives.*

To do this, we need to protect and improve our natural environment and grow our city in a way that is sustainable and meets the needs of all of us who call Lower Hutt home. One of the ways we do this is through the District Plan, which sets the rules for how we use land and develop our city.

The District Plan is going through a top-to-bottom review. How do we protect what we love and provide what we need as a city? That's where you come in – feedback on the draft plan is open until 15 December 2023. Following that, we'll have a statutory submission process on a proposed plan in 2024.

From protecting the environment to managing natural hazards and preserving our built heritage, there's a lot to consider. The District Plan is an important document that influences the future of our city, so find out more and have your say!

**Find out more at [hutt.city/dpreview](https://hutt.city/dpreview)**



## How much is changing?



Little

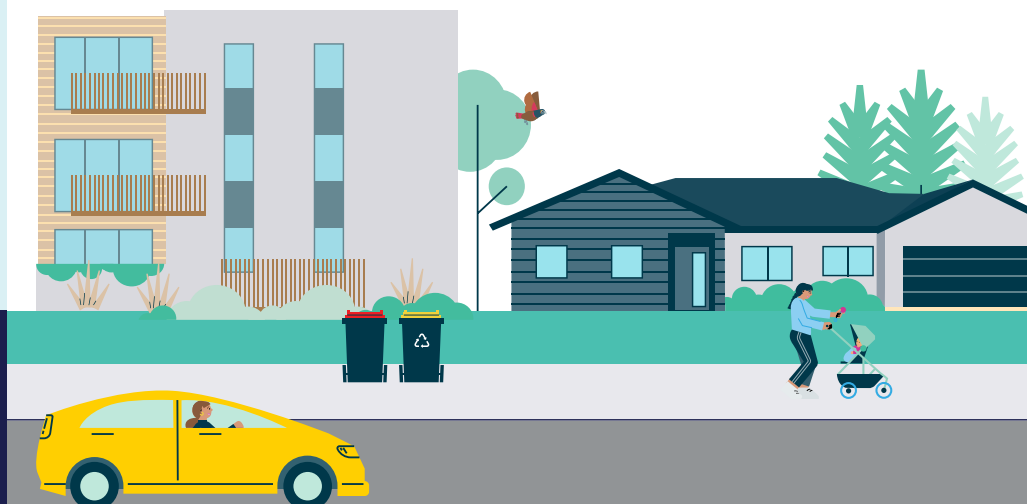
A lot

To meet the requirements of the Government's Medium Density Residential Standards and National Policy Statement on Urban Development (NPS-UD), substantial changes were made to the Residential Zones under Plan Change 56 earlier this year.

Under Plan Change 56, the General Residential, Special Residential, and Historic Residential Activity Areas were removed from the District Plan. Land in these areas was rezoned to either Medium or High Density Residential Activity Areas, depending on the requirements of the MDRS and NPS-UD.

Plan Change 56 also updated the existing Medium Density Residential Activity Area to meet the minimum standards required by the MDRS. It also introduced a High Density Residential Activity Area that applies to residential areas close to train stations, the city and Petone commercial area.

The High Density Activity Area allows for more intensive development, higher permitted building heights, and small-scale commercial activities at ground floor level.



### What are we proposing?

The Draft District Plan does not propose substantial changes to the Medium Density and High Density Residential Activity Areas (now called Zones). The main changes proposed are to give effect to the requirements of the National Planning Standards 2019.

However, the Hill Residential Activity Area and Landscape Protection Activity Area were not amended under Plan Change 56 and therefore require review.

For the Draft District Plan, a new zone called the Large Lot Residential Zone has been created to consolidate these areas. This zone seeks to enable large-lot residential development in these areas while continuing to protect the natural values and recognise constraints to residential intensification, such as steep hillsides.

The changes also give effect to the National Policy Statement on Urban Development 2020. In addition, some areas that were required to be rezoned to Medium Density Residential under Plan Change 56 have been rezoned to Large Lot Residential Zone under the Draft District Plan either to recognise development constraints or protect natural values.

### FAQs

#### What is required by law that we can't change?

The Medium Density Residential Standards (MDRS) applies to the Medium and High Density Residential Zones. It imposes minimum standards for the number of residential units on a site, building height, height in relation to boundary planes, setbacks, outdoor living spaces, outlook space for residential units, windows to the street and landscaped areas. Council cannot alter these minimum standards except to be more permissive of development. There are also some mandatory objectives and policies in the National Policy Statement on Urban Development (NPS-UD) that have been incorporated into these chapters.

#### What can we change under this process?

The District Plan contains objectives, policies, and urban design guidelines that seek to protect the characteristics that make Lower Hutt a great place to live while moving towards developing a well-designed, sustainable and denser city. The District Plan also sets out what activities can occur in what zones. Let us know if these provisions align with your vision for our city.

The draft District Plan contains a new Large Lot Residential Zone that seeks to protect the spacious residential character and natural values of residential areas on the city fringe while also recognising where there are constraints to more intense development, such as steep hillsides. Does this zone achieve these goals? Let us know your thoughts.