

Appendix 11: Zone Objectives

Appendix 11

Analysis of Territory Plan Residential Zone Objectives to determine preferred zoning for Block 15 Section 42 Griffith

RZ1 – Suburban Zone	RZ2 – Suburban Core Zone	RZ3 – Urban Residential Zone	RZ4 - Medium Density Residential Zone	RZ5 - High Density Residential Zone
a) Create a wide range of affordable and sustainable housing choices within a low density residential environment to accommodate population growth and meet changing household and community needs	a) Create a wide range of affordable and sustainable housing choices to accommodate population growth and meet changing household and community needs	a) Create a wide range of affordable and sustainable housing choices to accommodate population growth and meet changing household and community needs in locations that create a transition area between low and higher density housing areas	a) Create a wide range of affordable and sustainable housing choices within a medium density residential environment to accommodate population growth and meet changing household and community needs	a) Create a wide range of affordable and sustainable housing choices within a high density residential environment to accommodate population growth and meet changing household and community needs
b) Ensure development respects and contributes to the neighbourhood and landscape character of residential areas	b) Ensure that development addresses the street and the existing neighbourhood characteristics in scale, form and site development	b) Ensure development respects and contributes to the neighbourhood and landscape character of residential areas whilst carefully managing change in suitable locations	b) Ensure development respects and contributes to the neighbourhood and landscape character of residential areas whilst carefully managing change in suitable locations	b) Provide increased opportunities for high density residential development, particularly in areas close to commercial and employment centers and along major transport corridors

c) Provide opportunities for home based employment consistent with residential amenity	c) Facilitate efficient use of existing social and physical infrastructure and services in residential areas close to commercial centres	c) Provide increased opportunities for medium density residential development, particularly in areas close to commercial and employment centres	c) Provide increased opportunities for medium density residential development, particularly in areas close to commercial and employment centers and along major transport corridors	c) Create an attractive and vibrant living environment with a high standard of residential amenity in a highly urbanised setting
d) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity	d) Provide opportunities for home based employment consistent with residential amenity	d) Achieve developments with a high standard of residential amenity	d) Achieve developments with a high standard of residential amenity in medium-density areas	d) Provide opportunities for home based employment consistent with residential amenity
e) Promote energy efficiency and conservation and sustainable water use	e) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity	e) Provide opportunities for home based employment consistent with residential amenity	e) Provide opportunities for home based employment consistent with residential amenity	e) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity
	f) Promote energy efficiency and conservation and sustainable water use	f) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity	f) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity	f) Promote energy efficiency and conservation and sustainable water use
		g) Promote energy efficiency and conservation and sustainable water use	g) Promote energy efficiency and conservation and sustainable water use	

Commentary relating to Block 15 Section 42 Griffith			
Development of the site under the RZ1 or RZ2 zone would result in a small number of standard housing lots. This would not provide a marked improvement in the variety of housing in the vicinity which is characterised by standard housing. Development of the site for medium density housing would broaden the choice of available housing. The RZ1 and RZ2 zones limit development density to very low levels and preclude apartments. The broader objectives of the Territory Plan, the Spatial Plan and the Integrated Transport Plan encourage more intensive development in well located central areas such as Block 15. The opportunity to meet these important objectives would be precluded if the site was developed at low density.	The site is not transitional to a high density zone and the RZ3 objectives are not applicable.	Development of block 15 for medium density housing is compatible with the RZ4 objectives. The proposed development will introduce a new choice in housing in the area, without diminishing the existing stock of standard housing as it is not a redevelopment of existing housing. The proximity of the site to open space, Manuka and other amenities warrants a development intensity that is higher than standard suburban densities	It is not in a highly urbanised setting (such as Kingston Foreshore) so the RZ5 zone is not appropriate.