

DRAFT DISTRICT PLAN
Topic summary:

RESIDENTIAL

KEY OUTCOMES

- *Great urban areas*



INTRODUCTION

Most of Napier's residents live in our residential zones, and we spend a lot of our lives at home. The layout and design of neighbourhoods, and homes within those neighbourhoods, can impact on our health and wellbeing. It is therefore important that the rules of our residential zones encourage quality development.

At the same time, our neighbourhoods are evolving. We need to provide for more homes, and a range of housing types to meet the needs of Napier's communities. Many of our existing neighbourhoods have room to accommodate more people. The provisions of the Draft District Plan residential zones seek to manage this change while achieving the outcome of "Great Urban Areas".

OVERVIEW OF ZONES AND PRECINCTS

The Draft District Plan has three residential zones. You can check which residential zone your property is in by searching on our ePlan maps – visit our website www.napier.govt.nz keyword **#drafteplan**.

GENERAL RESIDENTIAL ZONE

The General Residential Zone applies to most residential properties in Napier. It replaces the "Main Residential Zone" of the operative District Plan. The zone allows for one to two-storey development of either standalone or terraced houses, in a suburban context.

MEDIUM DENSITY RESIDENTIAL ZONE

The Medium Density Residential Zone generally allows for two to three-storey development of either standalone or terraced houses, or walk-up apartments, in an urban context. In the Draft District Plan, the zone applies to land adjacent to Marine Parade south of the city centre and replaces the Marine Parade Character Zone of the current District Plan.

LARGE LOT RESIDENTIAL ZONE

The Large Lot Residential Zone applies to land on the periphery of Napier's residential areas where there are landscape, ecological, and/or mana whenua values, or any topographical and/or infrastructure constraints related to suburban scale residential development. The zone facilitates a transition between urban and rural areas and provides for a more spacious lifestyle alternative on the periphery of the urban area.

In the Draft District Plan, it applies to land around Kent Terrace and replaces the Lifestyle Character Zone of the operative District Plan. In the future, there could be other areas on the urban fringe where this zone may be appropriate.

PRECINCTS AND CONTROL AREAS

In addition to the underlying zones, a number of residential precincts and control areas throughout the city recognise special characteristics in the layout of homes and neighbourhoods:

Amenity character precincts

These precincts recognise a different pattern of development and distinctive amenity values that require a different approach to management than the General Residential Zone.

- **Ahuriri Spit Amenity Character Precinct:** Applying to properties along Hardinge Road and Waghorne Streets that do not fall within the Special Character Areas, this precinct overlays General Residential Zone stipulations. The precinct has different controls relating to height, site coverage, and height in relation to boundary. These differing controls are in recognition of the smaller site sizes and existing pattern of development.
- **Napier Hill Character Precinct:** This precinct overlays the General Residential Zone on Mataruahou, and replaces the Napier Hill Character Zone of the Operative District Plan. The precinct has a larger minimum lot size and additional requirements for multi-unit developments to recognise the character of Napier Hill. The precinct also allows for the provision of open space via a balcony on steep sites.

- **Westshore Character Control Area:** This area is identified as part of the General Residential Zone. The provisions of the General Residential Zone apply, with additional assessment criteria for multi-unit developments to recognise the character of this seaside community. This replaces the Northern Residential Zone of the Operative District Plan.

Special character precincts

Special character precincts have a distinctive architectural character that provides a point of difference from the General Residential Zone. The provisions seek to maintain the character values while enabling appropriate development.

- **Marewa Art Deco, Marewa State Housing, & Te Awa Bungalow Special Character Precincts:** These areas, currently recognised by their own zones in the operative District Plan, now have an underlying General Residential Zone with a precinct overlay that recognises and protects the unique characteristics of matters such as boundary setback, building height, and placement of accessory buildings, as well as the architecture of the homes. The provisions for these three precincts are very similar.
- **Napier South Special Character Precinct:** This is a newly proposed character precinct, centred primarily on the northern portion of McDonald Street. The villa and bungalow streetscape here is remarkably intact and well-maintained, and is an excellent representative area for the development that occurred in the suburb of Napier South at the time it formed.
- **Railway Housing Special Character Precinct:** This strip of houses along Wellesley Road and McGrath Street contains excellent representative examples of railway housing that was built by the Railways Corporation between 1912 and 1922. This is an 'Advocacy Area' under the operative District Plan, but an assessment has found that it remains intact and its character should be retained and protected.

- **Ahuriri Spit Special Character Precinct:** Currently known as the Hardinge Road Character Area, the Ahuriri Spit Special Character Precinct has been reduced in size to centre primarily on a small section of Waghorne Street, where the character of these early cottages remain intact.
- **Coronation Street Special Character Precinct:** This area currently encompasses parts of Coronation Street, Campbell Street, Ossian Street, and Battery Road. Under the Draft District Plan, this area has now been reduced to an area centred on Coronation, Campbell and Ossian Streets. The character and architectural styles of this area are representative of the time in which they were developed as this part of Ahuriri was reclaimed from the estuary. The adjoining Battery Road Character Area (in the operative District Plan) is proposed to be removed in the Draft District Plan.

For each of these precinct and control areas, a "character statement" sets out additional matters to be considered for any multi-residential unit development. These are based on the analysis and recommendations of an independent report prepared by Urban Perspectives Ltd, available on our website.

KEY ISSUES AND CHANGES

HOUSING SUPPLY AND CHOICE

A range of housing types is required to provide for changing demographics and market demands. Our suburban areas have generally been made up of single detached family homes on sites of 600-900sqm. Smaller houses on smaller sites can provide alternative housing options for singles and couples, "empty nesters" looking to downsize, and those on a budget. Larger houses (5+ bedrooms with multiple kitchens) can accommodate multi-generational and extended families or communal living arrangements. Supply of only one housing type to the market reduces choice and options for different households and undermines social cohesion.

Napier's Draft District Plan provisions can contribute to a greater diversity of housing, meeting the needs of the whole spectrum and a wide range of household demands.

General Residential Zone

The General Residential Zone will enable more homes to be provided by:

- **Density:** The zone has no minimum lot size for subdivision, and no limit on the number of homes on a site (providing all bulk and location controls such as height and site coverage can be met).
- **Open space:** Reducing the open space requirement for homes under 100sqm provides greater flexibility for the layout of smaller homes. It also recognises that some households do not require large outdoor areas.
- **Car parks:** The requirement for on-site car parks is removed. (Note: this is a requirement of the National Policy Statement: Urban Development).
- **Flexibility:** Design guidelines and assessment criteria for multi-unit developments focus on achieving quality outcomes while enabling flexibility for site and home layouts.

Medium Density Residential Zone

We are in the process of identifying potential additional areas throughout Napier that could be zoned Medium Density Residential to provide more opportunities for terraced homes and low-medium rise apartments in our city. See the "Draft Napier Spatial Picture" discussion paper for more information.

Financial contribution policy

This has recently been reviewed. The draft policy provides discounts for one or two-bedroom homes in close proximity to our local centres to encourage housing supply in these areas. More information is available at www.napier.govt.nz/assets/Document-Library/Policies/development-financial-contributions-policy.pdf

QUALITY LIVING ENVIRONMENTS

While we need to provide for more and varied homes to meet demand from a growing population, this comes with increased risk of poor quality outcomes. Poor quality outcomes can include safety and security issues for private property, streets and public open spaces, unhealthy living environments (e.g. lack of sunlight), and reduced vegetation coverage.

Key changes to improve the quality of development in our residential zones are:

Street and park frontages

The following new rules aim to provide for safe and attractive streets and park frontages:

- **Fences:** Restrictions on the height or visual permeability of fences along street or park frontages (see GRZ-S8). The reduction in permitted front fence heights is a significant change from the Operative District Plan but is typical of new housing development areas.
- **Garages and accessory buildings:** Minimum setbacks for garages and accessory buildings (see GRZ-S9)
- **Windows:** Minimum requirement for windows on the facades of homes facing the street (see GRZ-S10)

Having visibility to and from a house to the street or park is a deterrent for crime, as it provides less opportunity to hide. From a safety perspective, it also means residents are more likely to spot someone in trouble, such as a child fallen off their bike. Large blank fences and garage doors do not provide an attractive environment or enjoyable neighbourhood for walking or cycling around. Setting garage doors back from the street means that a car parked in front of the garage won't block the footpath and cause safety issues.

Assessment criteria for multi-unit development

Resource consent is already required for multi-unit development in residential zones. Council proposes additional assessment criteria (see GRZ-AC1) and has developed draft design guidelines to help developers achieve good outcomes for residents and neighbours of a development. These criteria and design guidelines also will apply to houses on small sites (less than 350sqm) and where development standards such as height or site coverage will be infringed.

Council's approach to assessment criteria and design guidelines aims to be outcome-focused rather than prescriptive, to enable flexibility and innovation in housing supply.

Our draft design guidelines are available on our website at www.napier.govt.nz keyword **#designguide**.

GATED COMMUNITIES

The Draft District Plan proposes that gated communities be classified as a non-complying activity in Napier (see GRZ-R15). Gated communities are less resilient as there is restricted access in or out in case of an emergency. All infrastructure is required to be privately owned and managed (as Council is unable to easily access it) which can increase risk if the infrastructure fails and creates a public health or safety issue. Gated communities also do not encourage connections to the wider community.

INFRASTRUCTURE CAPACITY

Residential development, in particular higher density development, places additional demand on infrastructure capacity and if not managed appropriately can contribute towards the further degradation of the environment. Council has a programme of work to upgrade infrastructure in residential areas throughout the city, including our wastewater treatment plant and outfall capacity, and significant stormwater detention and future treatment at Lagoon Farm, prior to discharge to the Ahuriri Estuary.

However, due to cost and practical constraints, it is not possible to improve network capacity and servicing in all areas. New development will be expected to reduce peak demand on what is already a constrained network. Further, some areas have significant constraint issues that need to be managed to ensure that development does not generate hazards or public health issues.

The assessment criteria for multi-unit residential developments therefore require consideration of whether the development can be sufficiently serviced by water, wastewater and stormwater infrastructure, including through the use of low impact stormwater design, where appropriate (see GRZ-AC1(r)). This will require early engagement with Council's development engineers.

NON-RESIDENTIAL ACTIVITIES

Appropriate non-residential activities can contribute to residential neighbourhood cohesion (such as local daycare facilities within walking distance of residents) and economic wellbeing (such as enabling small/start-up businesses to operate from home). The Draft District Plan enables a range of small scale non-residential activities. Key changes include:

- Hospitality activity and dairies: These have not typically been provided for in our residential zones. However, some areas are poorly serviced by dairies, cafes etc. To address this, resource consent will be required for hospitality activity and dairies (to assess effects on neighbouring properties), however will be better recognised for their positive attributes. Therefore, these will be classed as discretionary activities rather than non-complying if less than 100sqm (see GRZ-R14)
- Daycare centres: The plan enables an additional 5dBA noise level for daycare centres in residential zones between the hours of 7am and 6pm Monday-Friday (see NOISE-S2). This change is required to enable daycare centres to operate legally. This additional allowance is compensated by a reduction in noise limits for these activities outside of those hours.