

Residential zones

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What are the Residential zone chapters about?

- The Residential zones chapter sets out how urban residential development is to occur, including where different activities are appropriate, the level of intensity anticipated, and the standards that manage building scale, layout, amenity, and effects on neighbours. It supports housing choice, enables growth in serviced areas, and promotes well-functioning, liveable environments supported by infrastructure.
- The Proposed District Plan- Decisions version provides for different residential zones to reflect varying levels of intensity and function, including the General Residential zone and the Medium Density Residential zone.
- **General Residential zone:** Applies to most established urban areas and provides for low- to moderate-density housing. It enables additional dwellings (e.g. minor residential units or two dwellings per site) where standards are met, supporting gradual change over time.
- **Medium Density Residential zone:** Enables higher-density housing in accessible urban locations around the Kerikeri town centre. It provides for a range of housing types (e.g. duplexes, terraces, and low-rise apartments up to three storeys) and supports intensification close to services, employment, and transport in line with the National Policy Statement on Urban Development.

These chapters implement higher-level statutory direction, including the Resource Management Act 1991, the National Policy Statement on Urban Development, and the Regional Policy Statement, by guiding where different types of activities are appropriately located and how they should be designed and managed.

What does the Proposed District Plan – Decisions Version (PDP-DV) do?

These chapters manage the use, development, and intensification of land across the district's residential environments, they:

- Enable residential development in urban areas that are already serviced, or planned to be serviced, by key infrastructure such as wastewater, stormwater, water supply and transport.
- Provide a clearer framework to enable more housing where it is most appropriate, particularly near town centres, services, and employment.
- Introduce a broader range of housing typologies, including standalone houses, minor residential units, duplexes, terraces, and low-rise apartments.
- Manage development through zone-specific rules and standards to maintain residential amenity while allowing change over time.
- Gives effect to national direction, particularly the National Policy Statement on Urban Development (NPS-UD), by supporting well-functioning urban environments.

Following submissions and Hearings Panel recommendations, several refinements have been made to the Residential zones framework:

- A new Medium Density Residential zone (MDRZ) has been introduced, particularly focused around Kerikeri town centre, to enable higher-density housing in the most accessible locations.
- The General Residential zone rules have been adjusted to better align residential intensity with subdivision standards (generally one dwelling per 600m², with additional dwellings requiring consent).
- Multi-unit development provisions in the General Residential zone have been reduced in areas where the MDRZ applies, to ensure intensification occurs in the most appropriate locations.

- Objectives and policies have been updated to refer to the planned residential environment, recognising that neighbourhood character is expected to evolve.
- Clarifications and refinements have been made to standards and assessment matters to improve certainty and workability.

Overall, the PDP-DV is more enabling than the ODP, particularly for housing diversity and long-term growth needs.

What's changed from the Operative District Plan (ODP)?

Compared with the Operative District Plan, the PDP-DV introduces several key changes:

- Greater support for housing intensification, particularly through new multi-unit and minor residential unit provisions.
- More flexibility in residential intensity, allowing more than one dwelling on a site through restricted discretionary and discretionary pathways.
- Updated standards for buildings, setbacks, outdoor living space, and site coverage to reflect current planning practice and national standards.

When do I need a Resource Consent?

A resource consent is required if your activity or building does not meet the permitted standards in the PDP-DV.

General Residential zone

Permitted:

- Buildings that comply with all relevant standards.
- Residential activities where the number of units doesn't exceed one or one residential unit per 600m².
- Visitor accommodation, home business and educational facilities, supported residential care (within standards).
- Emergency service facilities, healthcare services, community facilities, conservation activities, and community corrections facilities.

Consent required if:

- Building standards are not met.
- Activities not permitted in the zone (e.g. retirement village, community facility, place of assembly, emergency services facility).

Medium Density Residential zone

Permitted:

- Buildings that comply with all relevant standards.
- Residential activities.
- Visitor accommodation, home businesses (generally above ground floor, with noise insulation).
- Emergency service facilities, healthcare services, community facilities, conservation activities and community corrections facilities.

Consent required if:

- Building standards are not met.
- Activities not permitted in the zone (e.g. education, retirement villages, trade suppliers, industrial).

What do I need to know?

- Check the zoning of your site (General Residential, Medium Density Residential, or another zone).
- Confirm what level of residential density is anticipated in that zone.
- Understand the applicable development standards, including height, setbacks, outdoor living space, and coverage.
- Consider infrastructure availability, including wastewater, stormwater, water supply, and roading access.