

Residential 8a



Residential 8b



Residential 8c



Residential 8 zone

Plan Change 58, which provides for the new Residential 8 zone, will allow terrace and apartment style living close to town centres with high quality urban design controls.

Residential 8 zones will be applied following extensive public consultation including notification, submissions and an appeal process. It will typically be applied around town centres, usually areas of change as noted in Council's growth management strategy, on land areas greater than 1 hectare in size.

Although it allows for more compact living, Residential 8 zoning is not a blueprint for overcrowding or high rises. Development density and heights are summarised in the table below:

ZONE	HEIGHT	DENSITY
Residential 8a Adjacent to residential areas, within walking distance of town centre	Up to 3 storeys (max. 11m) Town houses and terrace houses.	Density up to 1 unit per 150m ²
Residential 8b Adjacent to town centre	Up to 4 storeys (max. 14 m.) Multi-unit development consistent with existing town centre commercial buildings	Density up to 1 unit per 100m ²
Residential 8c Close proximity (within 2km) of CBD	Up to 5 storeys (max. 17m.)	No limit (controlled by heights and maximum site coverage of 60%)

Residential 8 also puts an end to 'battery hen' apartments by requiring a minimum floor area of at least 40 sq.m.

The zone has in-built guidelines to ensure good urban design including criteria for visual and acoustic privacy, landscaping, private open space, energy efficiency and neighbourhood character. An outline of the Residential Design Guide, which summarises the design assessment criteria, is on page 3.11.

Council approved Plan Change 58 in August 2003 and is currently negotiating appeals on specific provisions of the Plan Change.