

Why GRZ is deleted from PDP

	GRZ-2020	MRZ-2020	MDRS
Standard			
Height	8m	11m	11m
HIRB	3m x 45°	3m x 45° 3m x 55°	4m x 60°
Building coverage	40%	45%	50%
Setback from road	4m	2m	1.5m

National Planning Standards zone descriptions

General residential zone	Areas used predominantly for residential activities with a mix of building types, and other compatible activities
Medium density residential zone	Areas used predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities

Two residential zones introduced by Variation 1

Medium density residential zone	This zone incorporates the MDRS and replaces the GRZ
High density residential zone	Implements NPS-UD Policy 3(c)(i) and 3(c)(iii) i.e. walkable catchment for train stations and/or MCZ) – enable 6 storey (22m)

Mapping the HRZ

Methodology based on mapping of:

- 800m walking distance from train station and/or MCZ, and where this intersects with walking distance from the following:
 - Primary school – 1000m
 - Supermarket – 1200m
 - Local Park – 400m
(active play space/playground)

Spatial extents reviewed and refined to create zone boundary

Mapping of HRZ continued

Refinements included:

- Zone boundary to follow cadastral boundaries at mid-block and/or at streets and other public rights of way/walkways.
- Random small islands of 'spot zoning' eliminated.
- Equal treatment on both sides of the street.
- Minor gaps along major transport routes included within HRZ where they were outside of the zone in original draft map.
- The length of access via the street and suitable walkways determined whether individual lots were included within the zone.
- Utilised GIS 3D model to assist in exercise

Mapping the MRZ-RIP

NPS-UD Policy 3(d) – enable 18m (5 storey)

Methodology based on mapping of:

- 800m walking distance from a LCZ, and where this intersects with walking distance from the following:
 - Primary school – 1000m
 - Local Park – 400m
(active play space/playground)

Spatial extends reviewed and refined to create precinct boundary

Creates a precinct which enables an ‘uplift’ in heights and density of built form for the MRZ in locations adjacent to local centres

Three levels of intensification in residential areas

HRZ	6-storey (22m)	Highest level
MRZ-RIP	5-storey (18m)	Middle level
MRZ	3-storey (11m)	Lowest level

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