

Engagement Report

Full PC50 Draft Provisions & Zoning

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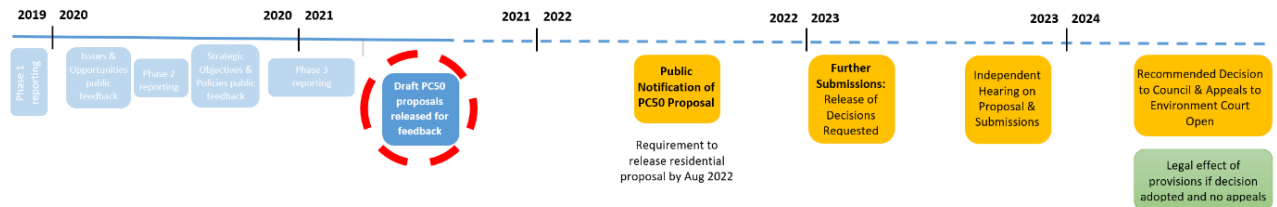
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Overview & Background

On 21 July 2021, Council released its first full draft of proposed changes to the rural and residential chapters of the Upper Hutt District Plan, known as Plan Change 50 (PC50). This was the third public engagement on PC50-related proposals, following on from two engagements during 2020.



The purpose of this engagement was to seek feedback on the draft approach proposed to manage growth in rural and residential areas. The draft proposals also sought to reflect new national regulations which Council is required to give effect to within the District Plan. This includes the National Planning Standards, the National Policy Statement for Urban Development (NPS-UD), the National Policy Statement on Freshwater Management (NPS-FM), and the forthcoming National Policy Statement on Highly Productive Soils.

How we engaged and when

Feedback on the PC50 draft proposals was open until 13 September 2021, providing the public close to eight weeks to review material and give feedback. Release of the full draft and the invitation to engage was communicated in the following ways:

- District-wide mail drop of PC50 flyer
- Weekly ads in the Upper Hutt Leader
- Radio ads on popular radio networks
- Weekly releases on Council social media channels
- Posters in all Council premises & featured on websites
- Emails sent to PC50 stakeholders & engagement database, totalling about 1,000 recipients
- Advertising on Community Notice Boards

Council also shared and expressed information in multiple formats, which sought to reflect a more virtual response given we went into COVID Alert Level 4 lockdown about halfway through the engagement period. This included:

- Full content on Council webpage and Let's Kōrero engagement page
- PC50 mapping portal and 'Drop-a-Pin' map
- Summary Fact Sheets for all zones and overlays
- In-depth FAQ documentation on both main webpages

- Four in-person public drop-in sessions between 1-13 August
- Four public virtual Zoom sessions between 31 August and 9 September

The public were able to provide feedback in three main ways. The first avenue for feedback was the rural and residential survey provided on the Let's Kōrero engagement page, which asked respondents a series of questions on the draft provisions, based on whichever zone they chose to provide feedback on.

The second avenue for feedback was spatial, through the 'Drop-a-Pin' (DAP) map. Here, respondents were able to use an interactive map to see draft zones and overlays, clicking on specific areas they wanted to provide feedback on. Respondents were able to comment on the zone type, zone extent, or provide a general comment, stating whether they were supportive, opposed, or neutral about the draft proposals. The option was also available to attach other documents to their feedback.

The final avenue for people was to complete physical forms, or some simply emailed through their comments to the PC50 email inbox. In this report we refer to these as 'custom' or 'written feedback' including any supplementary information included through DAP attachments.

Scale of feedback

The release of a large amount of material online resulted in a proportionally high degree of online engagement. Over 14,500 views of the PC50 Council webpages were experienced over the engagement period, over 8,000 of those on the mapping portal alone. Documents provided online were downloaded 4,000 times. The most popular of these was information on Medium and High Density Residential Zones, followed by the FAQ documentation and the draft Rural Provisions.

Over **400 individual pieces of feedback** were provided on the PC50 draft proposals. This was spread across the three main feedback avenues as follows:

- 130 respondents to Let's Kōrero survey – 32%
- 210 'pins' made on DAP – 52%
- 66 written pieces of feedback – 16%

Public meetings were reasonably well attended, with over 30 parties attending in-person drop-in sessions to discuss proposals with officers, and 40 parties attending virtual Zoom sessions. All Zoom sessions were also recorded and made publicly available online to be viewed at people's leisure, enabling others who were perhaps unable to attend a session to hear the information shared.

Council also fielded about 45 email enquiries from people during the engagement period. People also called and spoke with officers directly and came to Council offices to enquire further.

TYPE OF RESPONDENTS

The following details the demographics of respondents who provided feedback across the three core platforms. It is worthwhile to note that only the Let's Kōrero survey response in Part 3 is able to provide detailed demographics, since this was a requirement of registration.

PART 3 - RESIDENTIAL SURVEY RESPONSE

Identity – 86 Responded.

How do you identify?

Responded	Female	Male	Prefer not to say	Total
86	35%	60%	5%	100%
Total	35%	60%	5%	100%

Ethnicity – 88 Responded.

What is your ethnicity?

Responded	Maori	European	Asian	Middle Eastern	Other Ethnicity	Total
88	3%	82%	1%	1%	13%	100%
Total	3%	82%	1%	1%	13%	100%

Birth Date – 86 Responded.

When were you born?

Responded	1920s-1930s	1940s-1950s	1960s-1970s	1980s-1990s	2000s-2020s	Total
86	0%	19%	47%	33%	1%	100%
Total	0%	19%	47%	33%	1%	100%

Suburb – 86 Responded.

Which suburb do you live in?

Total	Urban South	Trentham Riverstone	Upper Hutt Central	Urban North	Mangaroa Whitemans	Akatarawa Moonshine	Outside UHC	Total
86	44%	14%	20%	12%	3%	2%	5%	100%
Total	44%	14%	20%	12%	3%	2%	5%	100%

PART 3 - RURAL SURVEY RESPONSE

Identity – 44 Responded.

How do you identify?

Responded	Female	Male	Prefer not to say	Gender Diverse	Total
44	30%	64%	2%	5%	100%
Total	30%	64%	2%	5%	100%

Ethnicity – 48 Responded.

What is your ethnicity?

Responded	Maori	European	Asian	Pasifika	Other Ethnicity	Total
48	8%	71%	2%	2%	17%	100%
Total	8%	71%	2%	2%	17%	100%

Birth Date – 55 Responded.

When were you born?

Responded	1920s-1930s	1940s-1950s	1960s-1970s	1980s-1990s	2000s-2020s	Total
55	4%	27%	45%	24%	0%	100%
Total	4%	27%	45%	24%	0%	100%

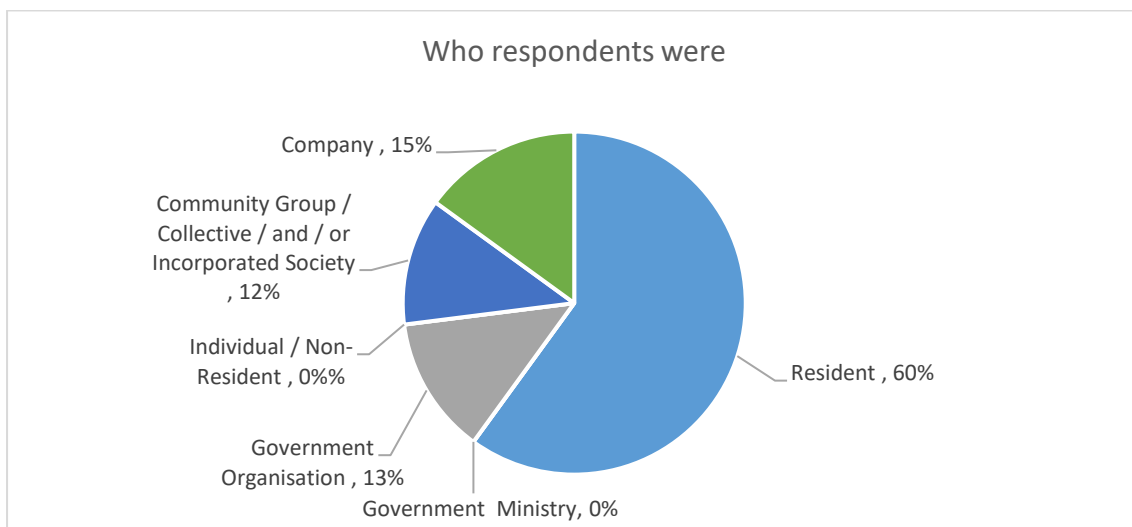
Suburb – 44 Responded.

Question: Which suburb do you live in?

Total	Urban South	Trentham Riverstone	Upper Hutt Central	Urban North	Whitemans	Akatarawa Moonshine	Mangaroa	Outside UHC	Total
44	0%	5%	7%	11%	34%	14%	27%	2%	100%
Total	0%	5%	7%	11%	34%	14%	27%	2%	100%

WRITTEN FEEDBACK

As stated earlier, when written feedback is received there is no provision to provide details of the respondents. What can be ascertained though, is who the respondents were. A total of 66 respondents provided written feedback with the majority, 60%, being residents, 15% from a private company, and 13% being from a government organisation.



Main themes in responses received

Core themes that were common through feedback received can be summarised under the following headings:

1. *Infrastructure is inadequate and must first either be upgraded first, or a plan for upgrades needs to be seen first.*
 - a. Respondents felt that current roading, three waters, and public transport infrastructure was unable to cater for proposed growth; roads are already congested, and the lack of parking would exacerbate this. Any required upgrades should be paid for by those who are developing, rather than Council.
 - b. In terms of specific upgrades, respondents were interested in the better integration of multimodal transport options, in both roading design and future standards. They mentioned that there should be better protection of pedestrians and cyclists, alongside a review of speed limits, particularly in rural areas. Some respondents also wanted to see the facilitation of electric vehicle charging facilities at the curb, reflecting the potential greater use of on-street parking.
2. *The scale of intensification is too high.*
 - a. Overall, there was a concern expressed on building envelop controls that would manage medium and high density developments. Specific issues that respondents were concerned with were around negative changes to amenity value through encroachments on sunlight access, privacy, noise, and outdoor living.
 - b. Some respondents also stated that targeted densities of at least 40 or 50 dwellings per hectare in medium and high density areas was too high. Generally, respondents felt that proposed heights in the high density zone were too high, despite the nationally mandated requirement to enable six storeys, at a minimum. Specific areas of concern were the St Patricks Estate area and Silverstream generally. Respondents also stated that the Distinct Character was either too bespoke and should be expanded, or should not exist.
3. *Technically challenging material in engagement made some concepts difficult to understand.*
 - a. Respondents mainly commented that they struggled to understand some of the detail in provisions or the link to technical reporting, in some instances only referring to Fact Sheets, for example. Many respondents also thought that provisions were superior to one another, rather than all being needed to be evaluated (e.g., that height recession planes could be ignored, and setbacks only relied on for multi-storey developments).
 - b. As mentioned earlier, respondents refuted the direction upon Council to give effect to the NPS-UD and to at least enable six storeys. Because of this, many respondents did not provide feedback on those matters Council still had discretion over, such as the best way to achieve such typologies (e.g., sunlight access approaches, building bulk and location controls, qualifying matters interpretation, urban design measures, etc.).
 - c. Lastly, some respondents also expressed their difficulty with some of the engagement platforms provided. This included the limits of characters in free text feedback, technical understanding of other tools, and the format of survey questions.
4. *A perception that District Plan development happens in isolation from other influential reporting.*
 - a. Many respondents believed that what PC50 was proposing was happening in isolation from other Council-wide reporting necessary to see the preparation implementation of the plan change. This included the likes of a Development Contributions Policy and general infrastructure planning. Respondents also believed that it would be better to see PC50 in tandem with other plan changes that would introduce mixed use zone, other business zones, and community facilities.
5. *General support for the protection of productive soils and rural lifestyle controls.*

- a. Respondents were supportive of the idea to protect the productive capacity of soils. There was an interest in establishing local food production and general support for draft proposals to increase minimum subdivision requirements in these areas.
6. *Greater need for consistency of rural zones across the rural environment.*
- a. Several respondents believed that there should be more of an effort to make rural zones uniform across rural areas and similar terrains. There was a lack of acceptance of some zone boundaries and a differing of land use rights across boundaries, some noting that the contrast between zones was perhaps too great.
 - b. The scale of rural allotments resulted in a series of allotments having at least two zones. Some respondents stated that greater efforts needed to be made to reconcile some of these differences, with perhaps bespoke rules introduced to manage such instances, or boundary lines being adjusted to ensure subdivision was still possible.
7. *General support for subdivision in rural areas, including clustering.*
- a. Most respondents on rural proposals were supportive of any effort to allow for further subdivision opportunities. This was particularly so for rural-residential zones and the potential option to cluster developments in a more intensified form.

How this report is organised

This report has been arranged to provide an overview of feedback received on the spatial make-up of zones and overlays, as well as feedback on specific provisions, by zone. The fundamental layout is as follows:

<i>Mapping residential zones and precincts</i>	This details spatial feedback on residential zones and precincts, predominantly through DAP, but also includes zone feedback received through the survey and written feedback. This predominantly focuses on the spatial extent of zones/precincts, and which one was proposed.
<i>Residential zone provisions</i>	This details feedback received on specific proposed provisions for residential zones. Feedback is firstly captured under the type of provisions (e.g., density, amenity, secondary units, etc.) and then by the zone type. Feedback is arranged to provide a statistical overview of feedback on provisions before providing commentary on written feedback received.
<i>Residential precinct provisions</i>	This provides feedback in a similar format to the above, focusing on residential precincts.
<i>Mapping rural zones and precincts</i>	This details spatial feedback on rural zones and precincts, predominantly through DAP, but also includes zone feedback received through the survey and written feedback. This predominantly focuses on the spatial extent of zones/precincts, and which one was proposed.
<i>Rural zone provisions</i>	This details feedback received on specific proposed provisions for rural zones. Feedback is firstly captured under the type of provisions (e.g., density, agricultural activities, secondary units, etc.) and then by the zone type. Feedback is arranged to provide a statistical overview of feedback on provisions before providing commentary on written feedback received.

<i>Rural precinct provisions</i>	This provides feedback in a similar format to the above, focusing on residential precincts.
<i>Conclusion</i>	Provides an overview of concluding comments and next steps.

It is recommended to refer to the contents page for specific headings readers may be interested in.

Spatial feedback on Residential Zones & Precincts

The following is an overview of the spatial feedback received on draft residential zones and precincts across the three core feedback streams. This has been organised to first provide a statistical overview of feedback received through the survey, followed by DAP responses, which are complemented by spatial feedback.

RESIDENTIAL SURVEY RESPONSE

Part 1 – 253 Responded.

Residential zones, precincts, and development plan area: Which of the following would you like to comment on?

Part 1: Zones and Precincts	Responded	Percentage
Low Density Residential Zone	26	10%
General Residential Zone	33	13%
Medium Density Residential Zone	43	17%
High Density Residential Zone	64	25%
Future Urban Zone	14	6%
Distinct Character	19	8%
Kingsley Heights Extensions	9	3%
Naturist Club Precinct	7	3%
St Patricks Urban Precinct	20	8%
St Patricks College Precinct	18	7%
Total	253	100%

Part 2 – 202 Responded.

Residential zones, precincts, and development plan area: Which of the following would you like to comment on?

Part 2: Zones and Precincts	Responded	Percentage
Low Density Residential Zone	24	12%
General Residential Zone	27	13%
Medium Density Residential Zone	38	19%
High Density Residential Zone	54	27%
Future Urban Zone	13	6%
Distinct Character	18	9%
Kingsley Heights Extensions	7	4%
Naturist Club Precinct	6	3%
St Patricks Urban and College	15	7%
Total	202	100%

Part 3 – 86 Responded.

Do you have any other comments?

Part 3: 18 Questions	Responded	Percentage
N/A - Zones and Precincts	86	100%
Total	86	100%

Part 1 - Boundaries – 234 Responded.

Are the boundaries in the right place?

Part 1: Zones and Precincts	Responded	Support	Oppose	Amend	Don't Know	No Response	Total
Low Density Residential Zone	26	35%	38%	8%	15%	4%	100%
General Residential Zone	33	27%	36%	21%	16%	0%	100%
Medium Density Residential Zone	43	26%	51%	14%	7%	2%	100%
High Density Residential Zone	64	26%	64%	6%	2%	2%	100%
Future Urban Zone	14	36%	29%	29%	6%	0%	100%
Kingsley Heights Extensions	9	34%	22%	11%	22%	11%	100%
Naturist Club Precinct	7	58%	14%	14%	14%	0%	100%
St Patricks Urban Precinct	20	35%	25%	20%	20%	0%	100%
St Patricks College Precinct	18	34%	22%	22%	22%	0%	100%
	234	30%	43%	14%	11%	2%	100%

Example Commentary

Upper Hutt has a number of character precinct areas which make it distinctive. Examples are Barton Rd (the whole street), Barton Ave, Chatsworth Rd, Benzie Ave and Palfrey St. If they don't fit the definition of a character street - change the definition.

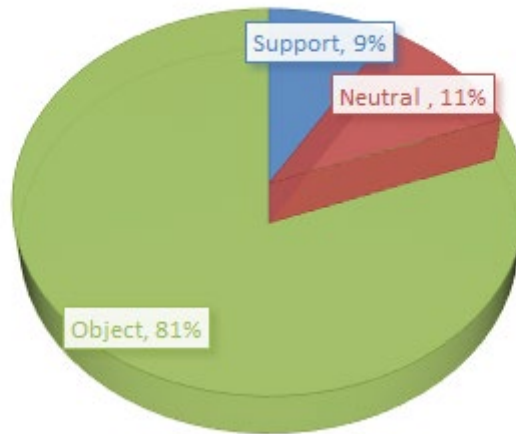
It seems ridiculous to be considering intensification of housing around the Farrah's site in Kiln St when there are so many problems there already causing conflict with current residential areas. That industrial area needs to be re-zoned to residential.

Drop a Pin Overview

A total of 210 pins were dropped during the feedback process – 60 (29%) of which were for the rural zoning and 150 (71%) for residential. Overall, 61% of pins related to the type of zoning proposed, 22% about the extent of proposed zoning, and 17% were general feedback.

Within the proposed residential zones 13 (9%) were in support, 16 were neutral (11%) and 121 objected (81%).

RESIDENTIAL POSITION



A map of pin locations is provided in **Appendix 1**.

Where the Residential pins came from		
Amount of pins	Area (Statistical Areas 2)	Percentage
63	Silverstream (Upper Hutt City)	43%
32	Heretaunga	22%
9	Upper Hutt Central	6%
8	Totara Park	5%
6	Trentham South	4%
5	Ebdentown	3%
5	Elderslea	3%
4	Pinehaven	3%
3	Birchville-Brown Owl	2%
3	Trentham North	2%
2	Brentwood (Upper Hutt City)	1%
2	Clouston Park	1%
2	Maoribank	1%
2	Wallaceville	1%
1	Poets Block	1%
1	Riverstone Terraces	1%
Underlying zone with Pins		
Amount of pins	Proposed Zone	Percentage

82	High Density Residential Zone	55%
18	Low Density Residential Zone	12%
16	General Residential Zone	11%
10	Medium Density Zone	7%
8	Open Space Zone	5%
7	High Density Residential Zone (Schools)	5%
6	Business Commercial	4%
1	Business Industrial Zone	1%
1	Future Urban Zone	1%
1	Medium Density Residential Zone	1%

OVERVIEW OF WRITTEN FEEDBACK RECEIVED ON RESIDENTIAL ZONES

- Custom - written feedback was received from 12 respondents that covered all the residential zones. This feedback was varied but concentrated on development being supported by infrastructure and facilities that have the capacity to support future development. This includes an accessible, safe, and connected transportation network, as well as the provision of local amenities like schools.

HIGH DENSITY RESIDENTIAL ZONE SPATIAL FEEDBACK

- Most DAP comments on the High Density Residential Zone were opposed to the proposal, with the leading reason being building height provisions. Respondents cited that sunlight and privacy would be lost and that high rise buildings should be kept to the CBD. A common view was that the existing infrastructure (including schooling, parking, retail) would be unable to cope with the increase in dwellings. It was mentioned in several pins that some of the areas proposed as high density would be better served as medium density. Several respondents raised that the character and village feel of Silverstream would be lost with intensification. The St Patrick's Estate Urban Precinct had mixed feedback with some suggesting that the stream needs to be protected and a small number agreeing with this as a new subdivision.
- Written feedback was received from 21 respondents related to the High Density Residential Zone with a variety of views. Most respondents were opposed particularly around the enabling of height provisions, impact on local amenity, and the lack of infrastructure and facilities to support future development. A small number of respondents were in support of high density development as it is in line with the NPS-UD, avoids urban sprawl, and is a means to supply affordable housing. Development was suggested around public transport routes, greenfield sites, and the CBD.

MEDIUM DENSITY RESIDENTIAL ZONE SPATIAL FEEDBACK

- All the DAP comments received were in objection to the Medium Density Residential Zone. The feedback was very similar to high density regarding height provisions and infrastructure concerns. Suggestions that the height limit should be kept to 2 storeys, and that the area should be zoned as low density. Respondents also expressed some confusion about the zoning being split over one street.
- Written feedback was received from 11 respondents related the Medium Density Residential Zone. Most respondents were opposed to development in relation to height and scale, and the

lack of infrastructure and facilities to support future development. The small number of respondents in support expressed support for development in part, and at an appropriate scale and time.

GENERAL RESIDENTIAL ZONE SPATIAL FEEDBACK

- DAP respondents were generally opposed, with the majority stating that the type of zoning was the issue with height of buildings being noted as a concern. Some mentioned that this zone should be medium density.
- No significant written feedback was received for the General Residential Zone. One respondent did suggest development should coincide with a well-connected, accessible, and safe transportation network.

LOW DENSITY RESIDENTIAL ZONE SPATIAL FEEDBACK

- There was some DAP feedback regarding the proposed mixed zones in Sylvan Estate, Silverstream with respondents not in favour of having high density surrounding their properties. Feedback also given around the Gabites Farm block with respondents worried that their current lifestyle and environment will be negatively impacted. Traffic congestion/safety was raised as a concern in both Silverstream and Maymorn.
- No significant feedback written feedback was received for the Low Density Residential Zone. One respondent did suggest development should coincide with a well-connected, accessible, and safe transportation network.

FUTURE URBAN ZONE SPATIAL FEEDBACK

- Limited DAP feedback provided on this zone, with only 1 respondent. Opposition based on this area being a flood plain and proposed SAL area.
- Only one respondent provided written feedback in relation to the Future Urban Zone, stating that the Southern Growth Area should be included as such.

OPEN SPACE ZONES

- A small number of DAP comments received stated that local golf courses should be made more readily available for walkers and considered for housing before forested hills. Some noted that Moehua Park and Bartons Bush should be zoned as open space as opposed to Sport and Recreation.

INFRASTRUCTURE SUFFICIENCY

- A large amount of written feedback was received from 32 respondents on a variety of topics relating to infrastructure associated with residential zone development. The general concern related to the provision of supporting infrastructure in line with development levels especially around proposed walkable catchment areas. Participants expressed that they felt current infrastructure was already operating at capacity levels. It was also suggested that Council would struggle to provide the required level of infrastructure so this should be provided through development.
- By far the greatest amount of feedback, 15, related to public transport and transport capacity. Respondents suggested that we do not have a rapid transport network to facilitate the suggested level of development. Participants also expressed that they felt the current roading network was already overloaded and congested creating safety issues. This would be accentuated by further development. The removal of parking provisions was of concern to respondents suggesting this will lead to on-street parking congestion. Lack of supporting nearby amenities was also raised particularly in relation to the provision of schools and supermarkets.

Residential Zone Provisions

Density

This section covers residential zone feedback relating to draft subdivision, net site area, and minimum unit size controls. A statistical overview is first provided on responses received via the Residential Survey, followed by a summary of written feedback provided by respondents.

GENERAL RESIDENTIAL ZONE

Site Area – 27 Responded.

Do you think that these site area provisions (including specific matters Council will consider) will achieve the purpose of the General Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
26%	56%	0%	11%	7%

Example Commentary

No written responses.

Subdivision – 27 Responded.

Do you think that these subdivision provisions (including specific matters Council will consider) will achieve the purpose of the General Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
30%	52%	0%	11%	7%

Example Commentary
Require consent from neighbours.

Custom written feedback on the General Residential Zone subdivision controls was low with mixed views. Some respondents expressed support for increased density as it allows vacant lot development and development around an existing dwelling. Other respondents were opposed as they felt provisions needed clarification and the consent process amended.

LOW DENSITY RESIDENTIAL ZONE

Site Area – 24 Responded.

Do you think that these site area provisions (including specific matters Council will consider) will achieve the purpose of the Low Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
38%	50%	0%	8%	4%

Example Commentary
No written responses.

Subdivision – 24 Responded.

Do you think that these subdivision provisions (including specific matters Council will consider) will achieve the purpose of the Low Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
25%	54%	0%	17%	4%

Example Commentary
Require consent from neighbours. Also have a minimum property size which allow adequate space between all properties.

Custom written feedback on the Low Density Residential Zone subdivision controls was low with some respondents in support of subdivision with the required supporting infrastructure.

MEDIUM DENSITY RESIDENTIAL ZONE

Net Site Area – 38 Responded.

Do you think that these subdivision and net site area provisions (including specific matters Council will consider) will achieve the purpose of the Medium Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
26%	58%	5%	8%	3%

Example Commentary
That these changes if implemented as proposed will destroy much of Upper Hutt's existing character. Medium density height limits expanded across Upper Hutt except high density - in the CBD, Silverstream shops etc. High density housing with restricted height should be included across all of Upper Hutt.

Density – 38 Responded.

Do you think that a minimum a development density requirement of 40 dwellings per hectare for sites at or over 700m2 (including specific matters Council will consider) will achieve the purpose of the Medium Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
32%	39%	8%	16%	5%

Example Commentary

Medium density height limits should be expanded across Upper Hutt except high density - in the CBD, Silverstream shops etc. High density housing with restricted height should be included across all of Upper Hutt.

Support introducing medium density but don't like these proposals for our residential areas. They will create considerable issues for Upper Hutt with roading, stormwater, noise control, sewerage & parking.

Custom written feedback on the Medium Density Residential Zone showed 7 respondents in support of increased density with a clarification of standards and provisions. A small number of respondents were opposed to density provisions, particularly subdivision site area of 700-800m² and 40 dwellings per hectare.

HIGH DENSITY RESIDENTIAL ZONE

Net Site Area – 54 Responded.

Do you think that these subdivision and net site area provisions (including specific matters Council will consider) will achieve the purpose of the High Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
28%	52%	6%	8%	6%

Example Commentary

High density should only be in the CBD and then expand when that's complete.

Density – 54 Responded.

Do you think that a minimum a development density requirement of 50 dwellings per hectare for sites at or over 800m² (including specific matters Council will consider) will achieve the purpose of the High Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
31%	48%	9%	7%	5%

Example Commentary

Respondents would prefer to see both minimum and maximum densities.

35 Dwellings per hectare should be maximum.

Custom written feedback on the High Density Residential Zone density provisions was mixed. Several respondents expressed support for density controls as it limited efficient land use and avoided sprawl. Respondents also supported coordinated large scale and CBD development. Several respondents were opposed to density controls as they considered the net site area of 700-800m² too small and 50 dwellings per hectare too great.

Bulk & Location

This section covers residential zone feedback on draft site coverage, setbacks, and building height provisions. A statistical overview is first provided on responses received via the Residential Survey, followed by a summary of written feedback provided by respondents.

GENERAL RESIDENTIAL ZONE

Building Height – 27 Responded.

Do you think that these building height provisions (including specific matters Council will consider) will achieve the purpose of the General Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
30%	56%	0%	10%	4%

Example Commentary

Don't allow more than 2 storey to be built. This is out of character for Upper Hutt.

Building Coverage- 27 Responded.

Do you think that these coverage provisions (including specific matters Council will consider) will achieve the purpose of the General Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
22%	56%	0%	11%	11%

Example Commentary

No written responses.

Road Setback – 27 Responded.

Do you think that these road setback provisions (including specific matters Council will consider) will achieve the purpose of the General Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
26%	53%	7%	7%	7%

Example Commentary

Should be 3 metres to facilitate visitors car parking.

Side Yard – 27 Responded.

Do you think that these side yard provisions (including specific matters Council will consider) will achieve the purpose of the General Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
26%	52%	4%	11%	7%

Example Commentary

Bigger space needed between housing/units due to potential fire risk.

Rear Setback – 27 Responded.

Do you think that these rear setback provisions (including specific matters Council will consider) will achieve the purpose of the General Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
30%	52%	0%	7%	11%

Example Commentary

No written responses.

Custom Written feedback on bulk and location controls in the GRZ was low. Support was expressed by a respondent for building height of up to 8m while another suggested three storey builds across all zones.

LOW DENSITY RESIDENTIAL ZONE

Building Height – 24 Responded.

Do you think that these building height provisions will achieve the purpose of the Low Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
38%	46%	4%	4%	8%

Example Commentary

Building height should be restricted to 1 storey unless set further back from the boundary. Height of 5m is not enough to allow existing dwellings to retain the quality of their privacy.

Site Coverage – 24 Responded.

Do you think that these coverage provisions (including specific matters Council will consider) will achieve the purpose of the Low Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
42%	46%	4%	8%	0%

Example Commentary

In the current residential conservation zones provision should be made to enable trees to be retained and cultured.

Road Setback – 24 Responded.

Do you think that these road setback provisions (including specific matters Council will consider) will achieve the purpose of the Low Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
38%	50%	4%	8%	0%

Example Commentary
Road setbacks should be less generous.

Side Yard – 24 Responded.

Do you think that these side yard provisions (including specific matters Council will consider) will achieve the purpose of the Low Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
38%	33%	0%	29%	0%

Example Commentary
Setbacks are too close. Houses and people need space.

Rear Setback – 24 Responded.

Do you think that these rear setback provisions (including specific matters Council will consider) will achieve the purpose of the Low Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
33%	37%	0%	17%	13%

Example Commentary
No written response.

No significant custom written feedback for bulk and location provisions in the Low Density Residential Zone.

MEDIUM DENSITY RESIDENTIAL ZONE

Building Height – 38 Responded.

Do you think that these building height provisions (including specific matters Council will consider) will achieve the purpose of the Medium Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
29%	55%	0%	13%	3%

Example Commentary
Respondent didn't think the height needs to be 4 stories to achieve density. They believe medium density should be townhouses, not apartments. Apartments should be in the high density areas only.

Building Coverage – 38 Responded.

Do you think that these coverage provisions (including specific matters Council will consider) will achieve the purpose of the Medium Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
26%	50%	3%	16%	5%

Example Commentary
Respondent believed Council is de-valuing the house/land already existing. Should create another city, in Whitemans Valley or Mangaroa.

Road Setback- 38 Responded.

Do you think that these road setback provisions (including specific matters Council will consider) will achieve the purpose of the Medium Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
26%	37%	11%	21%	5%

Example Commentary
Respondent would reduce road setbacks to a minimum (i.e. zero where possible) to allow for more active and attractive street fronts without token land that cannot be used by residents.

Side Yard – 38 Responded.

Do you think that these side yard provisions (including specific matters Council will consider) will achieve the purpose of the Medium Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
21%	45%	8%	21%	5%

Example Commentary
Allow for zero side setbacks, so that connected buildings can be constructed ad hoc, if desired.

Rear Setback – 38 Responded.

Do you think that these rear setback provisions (including specific matters Council will consider) will achieve the purpose of the Medium Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
27%	47%	3%	18%	5%

Example Commentary
No written response.

Custom written feedback on bulk and location controls in the Medium Density Residential Zone showed 14 respondents opposed to building height and setback provisions. Concern was generally related to impact on amenity values. Some respondents expressed support for two to four storey builds across the zone.

HIGH DENSITY RESIDENTIAL ZONE

Building Height – 54 Responded.

Do you think that these building height provisions (including specific matters Council will consider and the height overlay) will achieve the purpose of the High Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
24%	61%	2%	7%	6%

Example Commentary
Respondent stated that Upper Hutt has a lot of attractions; 10 story residential buildings is not one of them. City Centres should be high density, not leafy suburbs with parks.

Building Coverage – 54 Responded.

Do you think that these coverage provisions (including specific matters Council will consider) will achieve the purpose of the High Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
22%	46%	4%	22%	6%

Example Commentary

Higher density developments need to have explicit requirements for community amenities such as community gardens, fruit trees, BBQs, shaded areas and green play-space etc.

Road Setback – 54 Responded.

Do you think that these road setback provisions (including specific matters Council will consider) will achieve the purpose of the High Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
26%	43%	2%	22%	7%

Example Commentary

Minimise road setback to create a more active and attractive street frontage.

Side Yard – 54 Responded.

Do you think that these side yard provisions (including specific matters Council will consider) will achieve the purpose of the High Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
24%	46%	4%	17%	9%

Example Commentary

To close to the neighbours where high density housing is being erected next to a single existing dwelling.

Rear Setback- 54 Responded.

Do you think that these rear setback provisions (including specific matters Council will consider) will achieve the purpose of the High Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
26%	48%	0%	20%	6%

Example Commentary

Setback is too close to other boundaries, particularly neighbours' boundaries who will be dwarfed by neighbouring high rises, lose sunlight, lose privacy, and have wind tunnels.

Custom written feedback for bulk and location controls in the High Density Residential Zone showed 21 respondents opposed to building height and setback provisions due to amenity and environmental impacts. Some support from respondents for three to six storey builds across the zone.

Amenity Controls:

This section covers residential zone feedback on draft provisions relating to outdoor living, sunlight access (recession planes), open space, and urban design. A statistical overview is first provided on responses received via the Residential Survey, followed by a summary of written feedback provided by respondents.

GENERAL RESIDENTIAL ZONE

Outdoor Living – 27 Responded.

Do you think that these outdoor living area provisions (including specific matters Council will consider) will achieve the purpose of the General Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
26%	48%	11%	11%	4%

Example Commentary

Should be a minimum of 25 square meters.

Recession Planes – 27 Responded.

Do you think that these daylight recession planes provisions (including specific matters Council will consider) will achieve the purpose of the General Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
30%	45%	7%	11%	7%

Example Commentary

In addition to height limits recession planes are somewhat limiting and pointless.

Custom written feedback on amenity control provisions for this zone was low with three respondents expressing concern on amenity values impacts particularly sunlight access.

LOW DENSITY RESIDENTIAL ZONE

Outdoor Living – 24 Responded.

Do you think that these outdoor living area provisions (including specific matters Council will consider) will achieve the purpose of the Low Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
38%	50%	4%	4%	4%

Example Commentary

More outdoor space for people to have yards and pets.

Recession Planes – 24 Responded.

Do you think that these daylight recession planes provisions (including specific matters Council will consider) will achieve the purpose of the Low Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
38%	50%	0%	8%	4%

Example Commentary

Most areas in the low density residential zone are on hillsides or in areas where sunlight isn't regular (particularly along Wyndham in Pinehaven). There should be more flexibility for deciding in the low density zone on a 'case by case' basis.

No significant custom written feedback for amenity control provisions in this zone. One respondent raised concern around neighbouring effects of infill housing.

MEDIUM DENSITY RESIDENTIAL ZONE

Outdoor Living – 38 Responded.

Do you think that these outdoor living area provisions (including specific matters Council will consider) will achieve the purpose of the Medium Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
24%	50%	0%	13%	13%

Example Commentary

More yard space needed.

Recession Plane – 38 Responded.

Do you think that these daylight recession plane provisions (including specific matters Council will consider) will achieve the purpose of the Medium Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
16%	47%	3%	29%	5%

Example Commentary

Recession planes are a bit superfluous with height limits.

Everyone deserves equitable access to daylight in their home, and your current proposal denies this basic right equitably.

Urban Design Assessment – 38 Responded.

Do you think that requiring an assessment against the Medium and High Density Urban Design Guide will achieve the purpose of the Medium Density Residential Zone?

Support	Oppose	Amend	Don't Know ⁵	No Response
29%	42%	0%	24%	5%

Example Commentary

Yes, but I don't see how some of it will be achieved. For example, how can you limit environmental impact when you are removing gardens/trees to build more dense housing? The current yards are vastly larger than the proposed outside space.

Written feedback on amenity control provisions in the Medium Density Residential Zone showed ten respondents expressing concern about impacts on amenity values relating to sunlight access, privacy, shadowing, and mental health. Some respondents also raised concern around impacts on the surrounding natural environment.

Feedback on outdoor living provisions was low with mixed views. Support was expressed of size provisions while respondents opposed raising concern around the lack of privacy and orientation standards. Several respondents expressed support for quality and consistent urban design. Three respondents raised concerns about the removal of car parking provisions.

HIGH DENSITY RESIDENTIAL ZONE

Outdoor Living – 54 Responded.

Do you think that these outdoor living area provisions (including specific matters Council will consider) will achieve the purpose of the High Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
26%	48%	4%	15%	7%

Example Commentary

Minimum of 30 square meters.

Recession Plane – 54 Responded.

Do you think that these daylight recession plane provisions (including specific matters Council will consider) will achieve the purpose of the High Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
19%	51%	4%	19%	7%

Example Commentary

Minimise recession plane restrictions so that they don't undermine the ability to maximise building heights.

Urban Design Assessment – 54 Responded.

Do you think that requiring an assessment against the Medium and High Density Urban Design Guide will achieve the purpose of the High Density Residential Zone?

Support	Oppose	Amend	Don't Know ⁵	No Response
31%	43%	6%	17%	3%

Example Commentary

Mostly support provisions of Urban Design Guide but all higher density urban design options need to incorporate provision for electric vehicle charging as well as secure storage for scooters, bicycles and mobility scooters etc.

Written feedback on amenity control provisions in the HDRZ showed 19 respondents expressing concern about impacts on amenity values relating to sunlight access, privacy, noise, wind, shadowing, and mental

health. Other concerns, to a lesser extent, related to HDRZ not reflecting the character of Upper Hutt, the impact on the natural environment and surrounding open space.

Respondent feedback on outdoor living provisions was low with mixed views. Some respondents expressed support of size provisions while respondents opposed expressed concern about the lack of privacy and orientation standards. Several respondents expressed support for consistent quality urban design. Eight participants raised concerns about the removal of car parking provisions.

Secondary and Communal Living

This section covers residential zone feedback on draft provisions relating to secondary dwellings, minor residential units, and communal and papakāinga living options. A statistical overview is first provided on responses received via the Residential Survey, followed by a summary of written feedback provided by respondents.

GENERAL RESIDENTIAL ZONE

Secondary Dwelling – 27 Responded.

Do you think that these minor residential unit/secondary dwelling provisions (including specific matters Council will consider) will achieve the purpose of the General Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
26%	48%	0%	19%	7%

Example Commentary

They don't have to be more than 1 level, you could have 3 single small dwellings on a 1/4 acre section, that is enough. This still allows for sunlight and sunshine, especially if we are working from home.

Communal Housing – 27 Responded.

Do you think that these papakāinga housing & communal living provisions (including specific matters Council will consider) will achieve the purpose of the General Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
26%	37%	4%	26%	7%

Example Commentary

Respondents would like to see more of these, where they link into a community garden. Sunlight and outdoor living area in the middle would be awesome.

Custom written feedback on secondary and communal living in the General Residential Zone was low with most respondents in support for the provision of minor residential units and papakāinga housing and communal living in this zone.

LOW DENSITY RESIDENTIAL ZONE

Secondary Dwelling – 24 Responded.

Do you think that these minor residential unit/secondary dwelling provisions (including specific matters Council will consider) will achieve the purpose of the Low Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
33%	38%	0%	21%	8%

Example Commentary

Consent from neighbours should be required.

Communal Housing – 24 Responded.

Do you think that these papakāinga housing and communal living provisions (including specific matters Council will consider) will achieve the purpose of the Low Density Residential Zone?

Support	Oppose	Amend	Don't Know	No Response
38%	29%	0%	25%	8%

Example Commentary

No written responses.

Custom written feedback on secondary and communal living in the Low Density Residential Zone was low with most respondents in support for the provision of minor residential units, papkāinga and communal housing in this zone.

MEDIUM DENSITY RESIDENTIAL ZONE

Secondary Dwelling – N/A Responded.

Support	Oppose	Amend	Don't Know	No Response
N/A	N./A	N/A	N/A	N/A

Example Commentary

No written responses.

Only one written feedback for secondary and communal living in the MDRZ which expressed support for papakāinga and communal housing in this zone.

HIGH DENSITY RESIDENTIAL ZONE

Secondary Dwelling – N/A Responded.

Support	Oppose	Amend	Don't Know	No Response
N/A	N/A	N/A	N/A	N/A

Example Commentary

No written responses.

Only one written feedback for secondary and communal living in the HDRZ which expressed support for papakāinga and communal housing in this zone.

Non-residential activities

This section covers residential zone feedback on draft provisions relating to a selection of non-residential controls that are proposed for across all residential. A statistical overview is first provided on responses received via the Residential Survey, followed by a summary of written feedback provided by respondents.

WATER CONTROLS (HYDRAULIC NEUTRALITY, WATER TANKS, AND PERMEABLE SURFACES)

Water Controls – 86 Responded.

Do you think that these permeable surface requirement provisions (including specific matters Council will consider) are suitable for all residential areas?

Do you think that these hydraulic neutrality provisions (including specific matters Council will consider) are suitable for all residential areas?

Do you think that these water storage provisions (including specific matters Council will consider) are suitable for all residential areas?

Provisions	Support	Oppose	Amend	Don't Know	No Response
Permeable Surface Requirement	35%	25%	3%	37%	0%
Hydraulic Neutrality	28%	23%	1%	48%	0%
Water Storage	43%	20%	6%	31%	0%

Example Commentary - Permeable Surface

More permeable surfaces overall. Move from 30% to 50% at least.

Example Commentary - Hydraulic Neutrality

There needs to be greater hydraulic neutrality provisions.

Example Commentary - Water Storage

How are people to have tanks of water if you're trying to minimise land space. Maybe need to invest in better water supply for the region. A new supply.

Some noted that water supply should be increased before anymore subdivisions are approved. Rain water tanks are only good for CD emergencies and should not be relied on for water shortages in extremely hot summers.

Written feedback for water controls was received from three participants. One respondent opposed water storage and water tank controls suggesting it was cost prohibitive. Another respondent suggested stormwater management had potentially excessive coverage. The final respondent suggested controls to prevent stream flooding.

ACOUSTIC BUFFER CONTROLS

Custom written feedback for acoustic buffer controls was received from two respondents. One opposed the controls, stating it was too onerous and the responsibility of the producer of noise to manage effects, and the other suggested implementing controls to manage Temporary Military Training Activities (TMTA).

HOME BUSINESSES

Home Business – 86 Responded.

Do you think that these home business provisions (including specific matters Council will consider) are suitable for all residential areas?

Support	Oppose	Amend	Don't Know	No Response
47%	21%	5%	27%	0%

Example Commentary

Allow a wider range of mixed use buildings to allow local cafes, businesses and vibrancy, where these don't conflict with residential amenity.

VISITOR ACCOMMODATION

Visitor Accommodation – 86 Responded.

Do you think that these visitor accommodation provisions (including criteria) are suitable for all residential areas?

	Support	Oppose	Amend	Don't Know	No Response
	31%	28%	1%	40%	0%

Example Commentary

All visitor accommodation to become a discretionary activity. Short term visitor accommodation can be noisy, disruptive and not in keeping with developing a neighbourly environment so it requires some council control.

REST HOMES, RETIREMENT VILLAGES, BOARDING HOUSES, AND EARLY CHILDHOOD CARE

Rest Homes, Retirement Villages and Early Childhood Care – 86 Responded.

Do you think that these rest homes provisions (including specific matters Council will consider) are suitable for all residential areas?

Do you think that these retirement villages provisions (including specific matters Council will consider) are suitable for all residential areas?

Do you think that these early childcare within a residential unit provisions (including specific matters Council will consider) are suitable for all residential areas?

Do you think that these early childcare centre provisions (including specific matters Council will consider) are suitable for all residential areas?

Activities	Support	Oppose	Amend	Don't Know	No Response
Rest Homes	37%	17%	1%	45%	0%
Retirement Villages	37%	20%	1%	42%	0%
Early Childcare - Residential Units	37%	25%	1%	37%	0%

Early Childcare - Centre Provisions	41%	25%	1%	33%	0%
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Example Commentary - Rest Homes

There's no space to create new rest home, building high is not ideal for the region. Keep what we have. Look into new areas.

Example Commentary - Retirement

Not suitable for this land if high rise development. We do not want to see the type of development as has occurred in Hutt City i.e. Sir Bob Scott Retirement development.

Example Commentary - Early Childcare

I think that whenever it is proposed early childcare centres are proposed the neighbouring properties must be notified and given the opportunity to object. The objections need to be heard publicly and all objectors notified and given time to object.

COMMERCIAL AND COMMUNITY FACILITIES

Commercial and Community Facilities – 86 Responded.

Do you think that these community facilities provisions are suitable for all residential areas?

Do you think that these community corrections activity provisions are suitable for all residential areas?

Do you think that these community gardens should be permitted across all residential zones, meaning that resource consent is not required?

Activities	Support	Oppose	Amend	Don't Know	No Response
Community Facilities	31%	27%	5%	37%	0%

Community Corrections	14%	42%	2%	42%	0%
Community Garden	60%	14%	2%	24%	0%

Example Commentary - Community Facilities

Community facilities should be a permitted activity.

Example Commentary - Community Correction

If we are going to have designated distinct character zones, I think these would really be the most effective place to make a positive impact on those utilising community corrections or transition facilities.

Example Commentary - Community Garden

As long as there were rules about gardens where they remained uncared for and could be grassed over after a period of neglect.

No significant custom written feedback on non-residential activities in this zone although one respondent expressed support for community care housing.

Residential Precincts & Future Urban Zone

St Patrick's Estate Precincts

DENSITY, BULK AND LOCATION, SECONDARY DWELLINGS

This section covers residential zone feedback relating to draft subdivision, building bulk and location, and secondary dwelling controls. A statistical overview is first provided on responses received via the Residential Survey, followed by a summary of written feedback provided by respondents.

Subdivision & Activity Provisions – Discretionary & Non-Complying - 15 Responded.

Do you think that the subdivision, discretionary and non-complying activity provisions will achieve the purpose of the St Patrick's Urban Precinct?

Support	Oppose	Amend	Don't Know	No Response
7%	66%	7%	13%	7%

Example Commentary

The use for this proposed area needs to be reconsidered.

Permitted Activity Provisions – 15 Responded.

Do you think that these permitted activity provisions (including specific matters Council will consider) will achieve the purpose of the St Patrick's Urban and College Precincts?

Support	Oppose	Amend	Don't Know	No Response
27%	53%	13%	0%	7%

Example Commentary

The use for this proposed area needs to be reconsidered.

Mixed feedback was received by respondents who provided written commentary on provisions for the St Patrick's Estate Precinct. Several respondents supported density levels, an efficient use of land, supply of a range of housing typologies, coinciding with comprehensive supporting infrastructure. The respondents who were opposed to the precinct stated density levels, high minimum yields of 60 dwellings per hectare, and traffic management as concerns. One respondent suggested site coverage of 70% at an average of 35 dwellings per hectare as more appropriate as well as the potential for development of a retirement village.

AMENITY AND CHARACTER CONTROLS

This section covers feedback received on measures to ensure adequate amenity is provided through development and the establishment of character through the Urban Design Guide. A statistical overview is first provided on responses received via the Residential Survey, followed by a summary of written feedback provided by respondents.

Example Commentary - Survey feedback

Some respondents were strongly opposed to high rise development on the St Patrick's Precinct. They believed Council should be requiring a developer to produce a design for low rise residential units that enhances and protects the entrance to Upper Hutt & the Mawaihakona Stream.

Custom written feedback was received from 6 respondents who were all opposed to provisions for the St Patrick's Estate Precinct and the associated perceived impacts on amenity and character. Concern was raised regarding the loss of a distinct character area and the impact on the natural environment including Mawaihakona Stream.

Distinct Character Precinct

DENSITY, BULK & LOCATION

This section covers draft precinct feedback relating to draft subdivision, building bulk and location, and secondary dwelling controls. A statistical overview is first provided on responses received via the Residential Survey, followed by a summary of written feedback provided by respondents.

Site Area – 18 Responded.

Do you think that these site area provisions (including specific matters Council will consider) will achieve the purpose of the Distinct Character Precinct?

Support	Oppose	Amend	Don't Know	No Response
29%	53%	4%	9%	5%

Example Commentary
There is no reason for the Distinct Character Precinct to exist, and it should be rezoned similarly to the surrounding area.

Subdivision – 18 Responded.

Do you think that these subdivision provisions will achieve the purpose of the Distinct Character Precinct?

Support	Oppose	Amend	Don't Know	No Response
28%	60%	0%	6%	6%

Example Commentary
It is very wrong to designate selected private residences in this way without offering this to all city ratepayers. It's exclusive, exclusionary and elitist in its current form.

Building Height – 18 Responded.

Do you think that these building height provisions will achieve the purpose of the Distinct Character Precinct?

Support	Oppose	Amend	Don't Know	No Response
28%	44%	11%	11%	6%

Example Commentary
Should have 10 story buildings in Golf Road as it is within walking distance to transport.

Site Coverage – 18 Responded.

Do you think that these coverage provisions (including specific matters Council will consider) will achieve the purpose of the Distinct Character Precinct?

Support	Oppose	Amend	Don't Know	No Response
17%	61%	6%	6%	10%

Example Commentary

The whole of Barton Rd has always been a heritage character area and it should be zoned as such. The idea of the historic Greenkeeper's Cottage at the Fergusson Drive corner giving way to a 10-storey building is both horrific and irresponsible.

Secondary Dwelling – 18 Responded.

Do you think that these minor residential unit/secondary dwelling provisions (including specific matters Council will consider) will achieve the purpose of the Distinct Character Precinct?

Support	Oppose	Amend	Don't Know	No Response
16%	44%	6%	28%	6%

Example Commentary

Should have the same provisions as high density housing areas. There was disagreement with Golf Road, Blundell Way, and Barton Road being a Distinct Character Precinct.

Very little custom written feedback was received regarding controls for density, bulk and location, and secondary dwellings in the Distinct Character Precinct. Two respondents did express that they supported subdivision controls.

AMENITY AND CHARACTER CONTROLS

This section covers draft proposals for amenity and character controls, ensuring the protection and continuation of identified Distinct Character. A statistical overview is first provided on responses received via the Residential Survey, followed by a summary of written feedback provided by respondents.

Outdoor Living – 18 Responded.

Do you think that these outdoor living area provisions (including specific matters Council will consider) will achieve the purpose of the Distinct Character Precinct?

Support	Oppose	Amend	Don't Know	No Response
28%	33%	6%	22%	11%

Example Commentary

Should have the same outdoor living area provisions as high density housing areas. There was disagreement with Golf Road, Blundell Way, and Barton Road being a Distinct Character Precinct.

Recession Planes – 18 Responded.

Do you think that these daylight recession planes provisions (including specific matters Council will consider) will achieve the purpose of the Distinct Character Precinct?

Support	Oppose	Amend	Don't Know	No Response
28%	32%	6%	28%	6%

Example Commentary

If the city agrees on a standard daylight recession plane, it should be applicable across all residential zones.

Road Setback – 18 Responded.

Do you think that these road setback provisions (including specific matters Council will consider) will achieve the purpose of the Distinct Character Precinct?

Support	Oppose	Amend	Don't Know	No Response
33%	50%	0%	6%	11%

Example Commentary

Should have the same road setback provisions as high density housing areas. There was disagreement with Golf Road, Blundell Way, and Barton Road being a Distinct Character Precinct.

Side Yard - 18 Responded.

Do you think that these side yard provisions (including specific matters Council will consider) will achieve the purpose of the Distinct Character Precinct?

Support	Oppose	Amend	Don't Know	No Response
28%	50%	0%	11%	11%

Example Commentary
Should have the same side yard provisions as high density housing areas. There was disagreement with Golf Road, Blundell Way, and Barton Road being a Distinct Character Precinct.

Rear Setback – 18 Responded.

Do you think that these rear setback provisions (including specific matters Council will consider) will achieve the purpose of the Distinct Character Precinct?

Support	Oppose	Amend	Don't Know	No Response
33%	45%	0%	11%	11%

Example Commentary
Should have the same setback provisions as high density housing areas. There was disagreement with Golf Road, Blundell Way, and Barton Road being a Distinct Character Precinct.

Feedback was received from 5 respondents regarding controls for amenity and character controls in the Distinct Character Precinct. Three respondents expressed that they thought the precinct was not required with two suggesting it should be rezoned as a High Density Residential Zone. Three respondents felt other areas in Upper Hutt should be zoned Distinct Character instead of High Density Residential Zone. This included Heretaunga Square, Blundell Way and a property on Fergusson Drive.

Kingsley Heights Precinct

Subdivision – 7 Responded.

Do you think that these subdivision provisions will enable future residential development and achieve the purpose of the Kingsley Heights Extension Precinct?

Support	Oppose	Amend	Don't Know	No Response
29%	57%	0%	0%	14%

Example Commentary
<i>No written responses.</i>

Little written feedback was received regarding controls for the Kingsley Heights Precinct. Two respondents did express that they supported subdivision controls. In general, respondents supported the precinct as a comprehensive spatial plan with the provision of supporting infrastructure, in particular a well-connected transportation network.

Naturist Club Precinct

Development – 6 Responded.

Do you think that the development provision will achieve the purpose of the Naturist Club Precinct?

Support	Oppose	Amend	Don't Know	No Response
33%	67%	0%	0%	0%

Example Commentary
<i>No written responses.</i>

Only a single respondent provided written feedback on provisions in the Naturist Club Precinct. They supported the precinct with an associated trip generation threshold.

Future Urban Zone

Subdivision – 13 Responded.

Do you think that these subdivision provisions (including specific matters Council will consider) will achieve the purpose of the Future Urban Zone?

Support	Oppose	Amend	Don't Know	No Response
30%	54%	0%	8%	8%

Example Commentary
Do not allow any more subdivision.

Residential Development – 13 Responded.

Do you think that these residential development provisions will achieve the purpose of the Future Urban Zone?

Support	Oppose	Amend	Don't Know	No Response
38%	62%	0%	0%	0%

Example Commentary
No written responses.

Rural Development – 13 Responded.

Do you think that these rural development provisions will achieve the purpose of the Future Urban Zone?

Support	Oppose	Amend	Don't Know	No Response
30%	54%	0%	8%	8%

Example Commentary
No written responses.

RESIDENTIAL ZONE PROVISIONS

Little written feedback was received regarding provisions in the Future Urban Zone. Four respondents were in support of Gillespies Block with the provision of supporting infrastructure, in particular a well-connected transportation network.

Spatial feedback on Rural Zones & Precincts

The following is an overview of the spatial feedback received on draft rural zones and precincts across the three core feedback streams. This has been organised to first provide a statistical overview of feedback received through the survey, followed by DAP responses, which are complemented by spatial feedback.

RURAL SURVEY RESPONSE

Part 1 – 105 Responded.

Rural zones, precincts, and development plan area: Which of the following would you like to comment on?

Part 1: Zones and Precincts	Responded	Percentage
General Rural Zone	10	10%
Rural Production Zone	14	13%
Rural Lifestyle Zone	20	19%
Settlement Zone	27	26%
Village Precinct	12	11%
Staglands Precinct	2	2%
Hutt Valley Clay	4	4%
Gabites Farm Development	16	15%
Total	105	100%

Part 2 – 68 Responded.

Rural zones, precincts, and development plan area: Which of the following would you like to comment on?

Part 2: Zones and Precincts	Responded	Percentage
General Rural Production Zone	5	7%
Rural Production Zone	4	6%
Rural Lifestyle Zone	12	18%
Settlement Zone	23	34%
Village Precinct	8	12%
Staglands Precinct	2	3%
Hutt Valley Clay Target	2	3%
Gabites Farm	12	17%
Total	68	100%

Part 3 – 31 Responded.

Do you have any other comments?

Part 3: 1 Question	Responded	Percentage
N/A – Zones and Precincts	31	100%
Total	31	100%

Part 1 – Boundaries - 105 Responded.

Do you think the boundaries are roughly in the right location?

Part 1: Zone and Precinct	Responded	Support	Oppose	Amend	Don't Know	No Response	Total
General Rural Zone	10	40%	20%	0%	40%	0%	100%
Rural Production Zone	14	21%	50%	0%	29%	0%	100%
Rural Lifestyle Zone	20	35%	35%	5%	20%	5%	100%
Settlement Zone	27	48%	37%	15%	0%	0%	100%
Village Precinct	12	25%	50%	17%	8%	0%	100%
Staglands Precinct	2	50%	0%	50%	0%	0%	100%
Hutt Valley Clay	4	50%	25%	25%	0%	0%	100%
Gabites Farm Development	16	25%	44%	13%	18%	0%	100%
Total	105	35%	38%	11%	15%	1%	100%

Example Commentary

264G Parkes Line Road is proposed to have a split zoning, it is not a supported outcome. Rural Settlement Zone is considered to be the most appropriate fit; and should encompass 264G Parkes Line Road in its entirety.

Zone boundary's should follow topology of the land (straight lines can still be used)

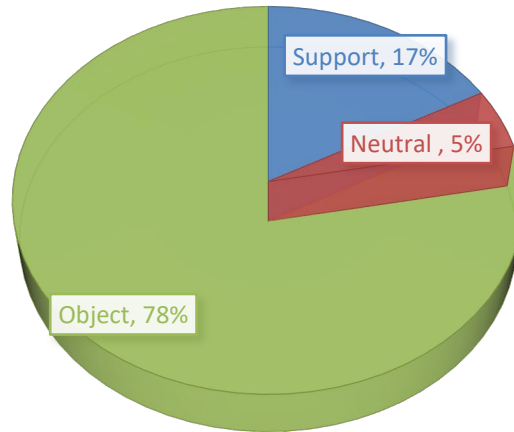
The proposed zoning fails to recognise existing rural lifestyle properties within the proposed rural production zones. E.g. Kakariki Way, Rovale Estate. Existing lifestyle properties should be classified and operate under the rural lifestyle provisions.

DROP A PIN OVERVIEW

A total of 210 pins were dropped during the feedback process – 60 (29%) of which were for the rural zoning and 150 (71%) for residential. Overall, 61% of pins related to the type of zoning proposed, 22% about the extent of proposed zoning, and 17% were general feedback.

Within the proposed rural zones, 10 (17%) were in support, 3 (5%) were neutral and 47 (78%) objected.

RURAL POSITION



A map of pin locations is provided in **Appendix 1**.

Where Rural pins came from		
Number	Area	Proportion
40	Maymorn	65%
20	Mangaroa	32%
1	Whitemans Valley	2%
1	Akatarawa	2%

Rural Zones with pins		
Amount of pins	Proposed Zone	Percentage
34	Settlement Zone	57%
15	Rural Lifestyle Zone	25%
9	Rural Production Zone	15%
2	General Rural Zone	3%

OVERALL WRITTEN FEEDBACK ON RURAL ZONES

- Most respondents who provided written feedback expressed their support or support-in part for rural zones locations. Many of these respondents stated that roading infrastructure must also be addressed to support this, and to support sustainable development. Some also stated their support for development on rural hills, so long as adequate accessibility was provided. Respondents expressed their support for the general zoning approach to protect rural character and establish rural businesses, including visitor accommodation.
- Other respondents who provided written feedback expressed general opposition to the draft rural zoning approach stated that more rural productive land would be used for lifestyle developments. Some also stated that the density proposed in rural-residential zones did not promote rural living, being too dense. Other concerns that were raised related to roading

accessibility, water quality and ecology effects of rural-residential living, and the ability to provide for more open space.

GENERAL RURAL ZONE SPATIAL FEEDBACK

- DAP respondents suggested in the small amount of feedback given that the tree belt should be retained around the Maymorn area and that the area on the hills around Trentham is not suitable for housing.
- Written spatial feedback received on the General rural zone was mostly supportive, respondents expressing support for activities provided for within the zone. Others wanted to see specific areas changed from General Rural to some form of rural-residential zone, or special purpose precinct or primary production area. Such areas mentioned included within and around the Mangaroa Peatlands, Kaitoke, and areas of production value in Mangaroa Valley.

RURAL PRODUCTION ZONE SPATIAL FEEDBACK

- DAP respondents showed some support for this proposed zone noting that the increase to the second dwelling size was favoured. Also suggested that the zone should be increased in the Mangaroa area. Those that objected cited the subdivision allowance size as their main issue with the zoning. Another concern raised was that the land proposed as rural production was not suitable for this purpose.
- Written feedback respondents expressed strong support on the location of the Rural Production Zone. Respondents were supportive of seeing productive land protected, including support for primary production activities. Some also stated that they wanted better ability for commercial active recreation activities within the zone, with others also stating they would rather have more rural lifestyle zones extend up hillsides, subject to consenting considerations.

RURAL LIFESTYLE ZONE SPATIAL FEEDBACK

- DAP respondents' feedback for this area was mixed with some suggesting that the area around Maymorn should be settlement or residential, others suggesting that property around the Mangaroa area should be zoned as Rural Production. Some respondents felt that the number and size of dwellings allowed on the property should be increased.
- Written spatial feedback on the Rural Lifestyle Zone was generally supportive of zone locations, however a number of respondents stated that some proposed lifestyle areas would develop over productive lands or that the zoning layout was inconsistent with surrounding zones and amenities. The former was mostly in relation to areas around the Mangaroa School, Flux Road, and Mangaroa Hill Road; while the latter was mostly in relation to the area between Old School Road and Maclaren Street. In this last example, some respondents felt that the area provided for all of the same services as surrounding Settlement zoned areas and should be zoned accordingly. Others also stated that the contrast was too great between rural zones and that either density should be adjusted for a better gradation, or buffers should be required. Support was expressed for the intended zone outcomes and for development along foothills.

SETTLEMENT ZONE & VILLAGE PRECINCT

- DAP respondents showed some support for this proposed zone in the Maymorn area this was mainly due to the subdivision rules, however it was also requested that landowners have the same rights to this as a developer would. The proposed Village Precinct has been 100% opposed with respondents stating that commercial activity is not supported, it is too large, and it will destroy the feel of the area. The general settlement zone had opposing feedback regarding the subdivision size being too small and generating too many people in the area and putting pressure on the existing infrastructure. Respondents also commented that focussing on Maymorn station being a transportation link was not an ideal plan.
- Most respondents who provided written feedback were supportive of the zone. They highlighted that the zone location would help create a rural community and that additional housing was needed in the area. Others noted that clarification was needed on how infrastructure would be provided for and that there should be greater consistency of zoning in the rural area. Respondents who are opposed to the zone believe that it could be 'urbanising by stealth', taking up productive soils, and potentially located in hazardous areas (e.g., slope or other natural hazards). More locally, some mentioned that the outcome of the Maymorn Structure Plan was still relevant, with zoning better reflecting rural outcomes.
- Respondents who provided written feedback were split on their support for the precinct concept. While some were in support, others stated that it was unnecessary and did not reflect current land use, and that there was little demand for business use in areas suggested.

GABITES FARM DEVELOPMENT PLAN

- Written feedback on the draft development plan was mixed from respondents. Those who expressed their support stated that a development plan was an important tool to manage the scale of such a development, some saying density should be increased if reticulated services were provided. Those neutral to the idea stated that plans for infrastructure upgrades, including schools, first needed to be provided. Respondents who expressed opposition to the development plan felt that this would have a detrimental impact on rural living, the scale was too great, and it created inconsistency in zoning outcomes.

STAGLANDS PRECINCT

- A limited number of respondents provided written feedback on this draft precinct. Support was expressed for the allowance of commercial activities alongside the need to conduct a roading safety assessment. Another respondent however stated that this should be shared with Council.

HUTT VALLEY CLAY TARGET CLUB ACOUSTIC PRECINCT

- Only one respondent provided written feedback on this draft precinct, stating that it should be removed and should be a choice to have such additional controls for landowners.

Rural Zone Provisions

Density

This section covers draft controls proposed for subdivision, net site area, including clustering subdivision in select zones. A statistical overview is first provided on responses received via the Rural Survey, followed by a summary of written feedback provided by respondents.

GENERAL RURAL ZONE

Net Site Area – 5 Responded.

Do you think that these minimum net site area provisions (including specific matters Council will consider) will achieve the purpose of the General Rural Zone?

Support	Oppose	Amend	Don't Know	No Response
0%	40%	60%	0%	0%

Example Commentary

Zoning should be based on the surrounding context of the area where the zone is. If areas are to be subdivided and sold to neighbouring properties to create larger sections for farming activities, then lots smaller than 20ha should be allowed.

Subdivision – N/A Responded.

Support	Oppose	Amend	Don't Know	No Response
N/A	N/A	N/A	N/A	N/A

Example Commentary
<i>No written responses.</i>

Limited custom written feedback was provided for density controls within this zone. Overall feedback provided was supportive of the proposed direction of controls, some noting that further clarification or discretion may be needed for specific development scenarios. This included, for example, where there was limited infrastructure servicing or where a site had split zoning. The latter was more common for this zone as it typically covered large tracts of land.

RURAL PRODUCTION ZONE

Net Site Area – 4 Responded.

Do you think that these minimum net site area provisions (including specific matters Council will consider) will achieve the purpose of the Rural Production Zone?

Support	Oppose	Amend	Don't Know	No Response
25%	25%	25%	0%	25%

Example Commentary
Land identified is not suitable for cropping and will have minimal production output for agriculture. The zoning requires reconsideration. It also limits landholders from subdividing without a minimum lot size that would be acceptable elsewhere.

Subdivision – 4 Responded.

Do you think that this subdivision provision will achieve the purpose of the Rural Production Zone?

Support	Oppose	Amend	Don't Know	No Response
25%	0%	50%	0%	25%

Example Commentary
Applications to subdivide without minimum lot size that would be acceptable elsewhere should still be an option for landholders, particularly given the land identified is not suitable for cropping and will have minimal production output for agriculture.

Limited custom written feedback was provided for density controls within this zone. Most respondents were supportive of the proposed direction to increase minimum allotment size, stating that they wanted to protect productive use, and existing rural character in the valley floor. Several respondents also noted that the safety and efficiency of the roading environment first needed to be addressed before any other subdivision proceeded.

RURAL LIFESTYLE RESIDENTIAL ZONE

Net Site Area – 12 Responded.

Do you think that these minimum net site area provisions (including specific matters Council will consider) will achieve the purpose of the Rural Lifestyle Zone?

Support	Oppose	Amend	Don't Know	No Response
25%	33%	9%	25%	8%

Example Commentary
The minimum site area for subdivision does not support on going productive use of the land. These provisions will turn rural land into large subdivisions. The minimum should not be any less than 5 acres.

Subdivision – 12 Responded.

Do you think that these subdivision and clustering allotments provisions (including specific matters Council will consider) will achieve the purpose of the Rural Lifestyle Zone?

Support	Oppose	Amend	Don't Know	No Response
25%	50%	17%	0%	8%

Example Commentary

Some respondents have existing covenants preventing subdivision, being the main reasons why they purchased land. Those are against changing these restrictions.

Cluster Allotments – 12 Responded.

Do you think that these cluster allotments land use control provisions (including standards) will achieve the purpose of the Rural Lifestyle Zone?

Support	Oppose	Amend	Don't Know	No Response
25%	42%	8%	8%	17%

Example Commentary

No written response.

Written custom feedback provided largely supported the idea to make subdivision in this zone more flexible and easier to achieve, simplifying the proposed approach. This included: providing greater certainty in Council's discretion and consenting outcomes; focusing on ensuring roading is adequate; and retaining the current 1ha subdivision size, rather than 2ha averaging.

Regarding proposed clustering controls, most respondents were supportive. They also wanted to see a further reduction in minimum allotment size (eg, 1,500m²) and increase the number of clustered units to 15. The few respondents opposed felt that the approach could erode the indented outcomes of the zone, with developers exploiting controls, thereby reducing rural character.

SETTLEMENT ZONE

Net Site Area – 23 Responded.

Do you think that these minimum net site area provisions (including specific matters Council will consider) will achieve the purpose of the Settlement Zone?

Support	Oppose	Amend	Don't Know	No Response
52%	35%	0%	4%	9%

Example Commentary

I would consider what the 2000m2 area is based on - is it the minimum area that can be feasibly serviced by onsite wastewater? If that is smaller, would 1500m2 be acceptable?

Subdivision – 23 Responded.

Do you think that these subdivision and clustering allotments provisions (including specific matters Council will consider) will achieve the purpose of the Settlement Zone?

Support	Oppose	Amend	Don't Know	No Response
48%	39%	4%	0%	9%

Example Commentary

Increase the allotment size to 6,000m2.

Cluster Allotments - 23 Responded.

Do you think that these cluster allotments land use control provisions (including standards) will achieve the purpose of the Settlement Zone?

Support	Oppose	Amend	Don't Know	No Response
48%	35%	0%	9%	8%

Example Commentary

The placement of some settlement zones is completely wrong. The land is not capable of such high density housing without access to town sewerage. This will lead to poor environmental outcomes.

Mixed feedback was provided by respondents who provided written commentary on density here. Several respondents stated that the proposed density of 2,000m² was too dense, not representative of rural form, and created too great a contrast between other rural zones. Some suggested that this could be remedied by decreasing the size of the Rural Lifestyle Zone. Other respondents were satisfied with the density proposed, noting that this should be concentrated around the Maymorn Station. Others thought that this could urbanise the area, also stating that the anticipated private plan change for the Gabites Farm area should deal with this separately.

Regarding proposed clustering controls, almost all respondents were in favour of the concept. Most of these respondents wanted to see greater enablement of these provisions, reducing the minimum allotment size (eg, 1,000m²) and increasing the number of clustered units which could be constructed (anywhere between 20 to 25 suggested). Others noted that this needs to be done with care, ensuring the roading environment was suitable, and again highlighting that this would be exploited by developers.

Bulk & Location

This section covers feedback on proposals relating to site coverage, boundary setbacks, and building heights. A statistical overview is first provided on responses received via the Rural Survey, followed by a summary of written feedback provided by respondents.

GENERAL RURAL ZONE

Building Height – 5 Responded.

Do you think that these building height and design provisions (including specific matters Council will consider) will achieve the purpose of the General Rural Zone?

Support	Oppose	Amend	Don't Know	No Response
40%	40%	20%	0%	0%

Example Commentary

As long as two stories allows for high ceilings.

Recession Plane – 5 Responded.

Do you think that these recession plane provisions (including specific matters Council will consider) will achieve the purpose of the General Rural Zone?

Support	Oppose	Amend	Don't Know	No Response
20%	60%	0%	20%	0%

Example Commentary

These are unnecessary due to setback and building height standards.

Boundary Setback – 5 Responded.

Do you think that these boundary setback provisions (including specific matters Council will consider) will achieve the purpose of the General Rural Zone?

Support	Oppose	Amend	Don't Know	No Response
40%	40%	20%	0%	0%

Example Commentary
There is a gap for residential buildings greater than 60m2.

Building Coverage – 5 Responded.

Do you think that these building coverage standards will achieve the purpose of the General Rural Zone?

Support	Oppose	Amend	Don't Know	No Response
40%	20%	20%	20%	0%

Example Commentary
Maintain provisions similar to those in the current District Plan enabling the average to be 20 hectares.

No custom written feedback was provided on these types of provisions.

RURAL PRODUCTION ZONE

Building Height – 4 Responded.

Do you think that these building coverage standards will achieve the purpose of the Rural Production Zone?

Support	Oppose	Amend	Don't Know	No Response
25%	25%	25%	0%	25%

Example Commentary
As long as two story means high ceilings.

Recession Plane – 4 Responded.

Do you think that these recession plane provisions (including specific matters Council will consider) will achieve the purpose of the Rural Production Zone?

Support	Oppose	Amend	Don't Know	No Response
25%	25%	0%	25%	25%

Example Commentary
No written responses.

Boundary Setback – 4 Responded.

Do you think that these boundary setback provisions (including specific matters Council will consider) will achieve the purpose of the Rural Production Zone?

Support	Oppose	Amend	Don't Know	No Response
25%	25%	25%	0%	25%

Example Commentary
Should be location and access specific.

Building Coverage – 4 Responded.

Do you think that these building coverage standards will achieve the purpose of the Rural Production Zone?

Support	Oppose	Amend	Don't Know	No Response
50%	25%	0%	0%	25%

Example Commentary

No written response.

No custom written feedback was provided on these types of provisions.

RURAL LIFESTYLE RESIDENTIAL ZONE

Building Height – 12 Responded.

Do you think that these building height and design provisions (including specific matters Council will consider) will achieve the purpose of the Rural Lifestyle Zone?

Support	Oppose	Amend	Don't Know	No Response
33%	17%	8%	17%	25%

Example Commentary

Some respondents purchased in an area with existing restrictions on building heights - changing this would potentially cause respondent to lose the privacy of their property.

Recession Plane – 12 Responded.

Do you think that these recession plane provisions (including specific matters Council will consider) will achieve the purpose of the Rural Lifestyle Zone?

Support	Oppose	Amend	Don't Know	No Response
9%	25%	0%	33%	33%

Example Commentary
<i>No written response.</i>

Boundary Setback – 12 Responded.

Do you think that these boundary setback provisions (including specific matters Council will consider) will achieve the purpose of the Rural Lifestyle Zone?

Support	Oppose	Amend	Don't Know	No Response
50%	17%	8%	0%	25%

Example Commentary
Should be 12m as currently works well.

Building Coverage – 12 Responded.

Do you think that these building coverage standards will achieve the purpose of the Rural Lifestyle Zone?

Support	Oppose	Amend	Don't Know	No Response
33%	42%	0%	0%	25%

Example Commentary
Minimum lot size is too small.

Only a single respondent provided written feedback on these types of provisions. The respondent stated that setbacks should be removed, relying only on shape factor controls, increasing this to 50m to improve consistency and the ease of consenting.

SETTLEMENT ZONE

Building Height – 23 Responded.

Do you think that these building height and design provisions (including specific matters Council will consider) will achieve the purpose of the Settlement Zone?

Support	Oppose	Amend	Don't Know	No Response
57%	26%	0%	8%	9%

Example Commentary
No written response.

Recession Plane – 23 Responded.

Do you think that these recession plane provisions (including specific matters Council will consider) will achieve the purpose of the Settlement Zone?

Support	Oppose	Amend	Don't Know	No Response
35%	26%	0%	30%	9%

Example Commentary
<i>No written response.</i>

Boundary Setback – 23 Responded.

Do you think that these boundary setback provisions (including specific matters Council will consider) will achieve the purpose of the Settlement Zone?

Support	Oppose	Amend	Don't Know	No Response
52%	26%	9%	4%	9%

Example Commentary
Some existing sections in the Settlement Zone (esp Rural Hill Blue Mountains) are under 2000m ² . 5m minimum setbacks may be a challenge. Perhaps better to stick with the Res Conservation Zone setbacks or the Low Dense Res rules for these smaller lots?

Building Coverage – 23 Responded.

Do you think that these building coverage standards will achieve the purpose of the Settlement Zone?

Support	Oppose	Amend	Don't Know	No Response
52%	35%	0%	4%	9%

Example Commentary
<i>No written response.</i>

Only a single respondent provided written feedback on these types of provisions. They suggested that a shape factor should be introduced at 30m and be inclusive of setbacks.

Agricultural Farming Activities – Primary Production:

This section covers off controls that manage primary production, otherwise known as agricultural farming activities, which typify the rural environment. A statistical overview is first provided on responses received via the Rural Survey, followed by a summary of written feedback provided by respondents.

GENERAL RURAL ZONE

Land Use Activities – 5 Responded.

Do you think that these rural land use activity provisions will achieve the purpose of the General Rural Zone?

Support	Oppose	Amend	Don't Know	No Response
20%	60%	20%	0%	0%

Example Commentary

The purpose of the general rural zone is not provided. Provisions emphasise production, whereas primary purpose of zone is clearly landscape.

No custom written feedback was provided on these types of provisions.

RURAL PRODUCTION ZONE

Land Use Activities – 4 Responded.

Do you think that these rural land use activity provisions will achieve the purpose of the Rural Production Zone?

RURAL ZONE PROVISIONS

Support	Oppose	Amend	Don't Know	No Response
50%	25%	25%	0%	0%

Example Commentary
Include riding schools and equestrian activities as permitted activities.

Little feedback was provided on proposed agricultural provisions. Respondents who did provide feedback were all supportive of the zone focusing on primary production activities in the interests of creating local food production.

RURAL LIFESTYLE RESIDENTIAL ZONE

Land Use Activities - 12 Responded.

Do you think that these rural land use activity provisions will achieve the purpose of the Rural Lifestyle Zone?

Support	Oppose	Amend	Don't Know	No Response
50%	42%	0%	0%	8%

Example Commentary
All and any business should be allowed.
The minimum site area for subdivision does not support on going productive use of the land. These provisions will turn rural land into large subdivisions.

No written feedback was provided on these types of provisions.

SETTLEMENT ZONE

Land Use Activities – 23 Responded.

Do you think that these rural land use activity provisions will achieve the purpose of the Settlement Zone?

Support	Oppose	Amend	Don't Know	No Response
57%	26%	0%	4%	13%

Example Commentary

The placement of some settlement zones is completely wrong. The land is not capable of such high density housing without access to town sewerage. This will lead to poor environmental outcomes.

No custom written feedback was provided on these types of provisions.

Environmental Controls

This section covers controls relating to water, infrastructure, reverse sensitivity, and on-site servicing, including the likes of septic tanks and discharge fields. A statistical overview is first provided on responses received via the Rural Survey, followed by a summary of written feedback provided by respondents.

GENERAL RURAL ZONE

Building Reflectivity – 5 Responded.

Do you think that these building reflectivity provisions (including specific matters Council will consider) will achieve the purpose of the General Rural Zone?

Support	Oppose	Amend	Don't Know	No Response
60%	40%	0%	0%	0%

Example Commentary
It is location and design specific. Reflectivity is not the be all and end all.

Little written feedback was provided on proposed environmental controls in this zone. One respondent stated that hydraulic neutrality and water tank provisions should be introduced in the zone. They also stated that efforts should be made to reduce the potential for light pollution. Another respondent supported the idea that Temporary Military Training Activities (TMTAs) should be permitted across the zone.

RURAL PRODUCTION ZONE

Building Reflectivity – 4 Responded.

Do you think that these building reflectivity provisions (including specific matters Council will consider) will achieve the purpose of the Rural Production Zone?

Support	Oppose	Amend	Don't Know	No Response
25%	25%	0%	25%	25%

Example Commentary
<i>No written responses.</i>

Little written feedback was provided on proposed environmental controls in this zone. One respondent stated that hydraulic neutrality and water tank provisions should be introduced in the zone. They also stated that efforts should be made to reduce the potential for light pollution. Another respondent supported the idea that TMTAs should be permitted across the zone.

RURAL LIFESTYLE RESIDENTIAL ZONE

Building Reflectivity – 12 Responded.

Do you think that these building reflectivity provisions (including specific matters Council will consider) will achieve the purpose of the Rural Lifestyle Zone?

Support	Oppose	Amend	Don't Know	No Response
33%	25%	0%	17%	25%

Example Commentary

No written responses.

Little written feedback was provided on proposed environmental controls in this zone. One respondent stated that hydraulic neutrality and water tank provisions should be introduced in the zone. They also stated that efforts should be made to reduce the potential for light pollution. Another respondent supported the idea that TMTAs should be permitted across the zone.

SETTLEMENT ZONE

Building Reflectivity – N/A Responded.

Support	Oppose	Amend	Don't Know	No Response
N/A	N/A	N/A	N/A	N/A

Example Commentary

No written responses.

Various suggestions were made by respondents who provided written feedback here. Protection of the 'dark sky' environment was suggested, managing light pollution accordingly. Regarding on-site services, some respondents were concerned about water quality outcomes with septic tanks in such close proximity under the proposed density, suggesting that a communal solution is required. Again, some respondents expressed support for hydraulic neutrality and water tanks, as well as the enablement of TMTAs across rural zones.

Secondary dwellings

This section covers draft controls proposed for secondary dwellings and minor residential units. A statistical overview is first provided on responses received via the Rural Survey, followed by a summary of written feedback provided by respondents.

GENERAL RURAL ZONE

Secondary Dwelling – 5 Responded.

Do you think that these provisions for minor residential units and secondary residential units will achieve the purpose of the General Rural Zone?

Support	Oppose	Amend	Don't Know	No Response
40%	60%	0%	0%	0%

Example Commentary

The limit of between 50m and 100m from the principal residential unit to the minor residential unit lacks rationale and would be impractical in many situations due to typography. Why should there be any prescriptive distances?

Visitor Accommodation – 5 Responded.

Do you think that these visitor accommodation provisions (including specific matters Council will consider) will achieve the purpose of the General Rural Zone?

Support	Oppose	Amend	Don't Know	No Response
40%	60%	0%	0%	0%

Example Commentary

Visitor accommodation definition is unclear and expectations unrealistic and impractical.

Little custom written feedback was provided on this topic, however the feedback received was supportive of draft controls to allow for secondary units. One respondent stated that secondary units should be permitted alongside a minor residential unit (i.e., permitting a total of three dwellings on each site).

RURAL PRODUCTION ZONE

Secondary Dwelling – 4 Responded.

Do you think that these provisions for minor residential units and secondary residential units will achieve the purpose of the Rural Production Zone?

Support	Oppose	Amend	Don't Know	No Response
50%	25%	0%	25%	0%

Example Commentary

No written responses.

Visitor Accommodation – 4 Responded.

Do you think that these visitor accommodation provisions (including specific matters Council will consider) will achieve the purpose of the Rural Production Zone?

Support	Oppose	Amend	Don't Know	No Response
50%	25%	0%	0%	25%

Example Commentary
<i>No written responses.</i>

Little written feedback was provided on this topic, however the feedback received was supportive of draft controls to allow for secondary units.

RURAL LIFESTYLE ZONE

Secondary Dwelling – 12 Responded.

Do you think that these provisions for minor residential units and secondary residential units will achieve the purpose of the Rural Lifestyle Zone?

Support	Oppose	Amend	Don't Know	No Response
33%	33%	9%	0%	25%

Example Commentary
Secondary dwelling should be 65m2 in line with most other councils.

Visitor Accommodation – 12 Responded.

Do you think that these visitor accommodation provisions (including specific matters Council will consider) will achieve the purpose of the Rural Lifestyle Zone?

Support	Oppose	Amend	Don't Know	No Response
25%	42%	0%	8%	25%

Example Commentary
<i>No written responses.</i>

Several respondents provided feedback on draft controls, who were all supportive of the concept of secondary dwellings but suggested further refinement of controls. Some respondents stated that if this was intended to provide for multigenerational living, then the proposed 60m² minor residential unit size should be made larger. Some of those respondents also stated that despite changing the control to footprint to allow for two story construction, such a typology would be unsuitable for older persons.

SETTLEMENT ZONE

Secondary Dwelling – 23 Responded.

Do you think that these provisions for minor residential units and secondary residential units will achieve the purpose of the Settlement Zone?

Support	Oppose	Amend	Don't Know	No Response
48%	30%	0%	9%	13%

Example Commentary
<i>No written responses.</i>

Visitor Accommodation – 23 Responded.

Do you think that these visitor accommodation provisions (including specific matters Council will consider) will achieve the purpose of the Settlement Zone?

Support	Oppose	Amend	Don't Know	No Response
52%	26%	0%	13%	9%

Example Commentary
<i>No written responses.</i>

Several respondents also provided feedback on secondary dwellings in the Settlement Zone. The nature of feedback was similar to the Rural Lifestyle Zone.

Non-rural activities

This section covers non-residential activities proposed to be controlled through the rural zone, such as home businesses, commercial active recreation activities, and visitor accommodation. A statistical overview is first provided on responses received via the Rural Survey, followed by a summary of written feedback provided by respondents.

GENERAL RURAL ZONE

Home Business – 5 Responded.

Do you think that these home business provisions (including specific matters Council will consider) will achieve the purpose of the General Rural Zone?

Support	Oppose	Amend	Don't Know	No Response
20%	20%	20%	20%	20%

Example Commentary

Yes, but provision for honey, manuka oil and other commercial activities relating to the rural production should be allowed.

Commercial Recreational – 5 Responded

Do you think that these commercial recreational activity provisions (including specific matters Council will consider) will achieve the purpose of the General Rural Zone?

Support	Oppose	Amend	Don't Know	No Response
60%	20%	0%	20%	0%

Example Commentary
No written responses.

Animal Boarding – 5 Responded.

Do you think that the animal boarding facilities provision will achieve the purpose of the General Rural Zone?

Support	Oppose	Amend	Don't Know	No Response
20%	20%	20%	40%	0%

Example Commentary
There is no reason why general rural zone is not equally appropriate to rest of rural area - and given larger lots more appropriate - should be restricted discretionary.

Only one respondent provided written feedback on this topic relating to this zone. They were supportive of commercial active recreation activities but wanted to see the scope broadened to allow for other activities.

RURAL PRODUCTION ZONE

Home Business – 4 Responded.

Do you think that these home business provisions (including specific matters Council will consider) will achieve the purpose of the Rural Production Zone?

Support	Oppose	Amend	Don't Know	No Response
50%	25%	0%	0%	25%

Example Commentary
No written responses.

Commercial Recreational – 4 Responded.

Do you think that this commercial recreational activity provision will achieve the purpose of the Rural Production Zone?

Support	Oppose	Amend	Don't Know	No Response
25%	25%	25%	0%	25%

Example Commentary
Some respondents support this, but consider provision for honey, manuka oil and other commercial activities relating to the rural production should be allowed.

Animal Boarding – 4 Responded.

Do you think that these animal boarding facilities provisions (including specific matters Council will consider) will achieve the purpose of the Rural Production Zone?

Support	Oppose	Amend	Don't Know	No Response
25%	25%	0%	25%	25%

Example Commentary
No written responses.

RURAL LIFESTYLE ZONE

Home Business – 12 Responded.

Do you think that these home business provisions (including specific matters Council will consider) will achieve the purpose of the Rural Lifestyle Zone?

Support	Oppose	Amend	Don't Know	No Response
42%	25%	8%	0%	25%

Example Commentary

Depending on the business - current rules are working.

Commercial Recreational – 12 Responded.

Do you think that these commercial recreational activity provisions (including specific matters Council will consider) will achieve the purpose of the Rural Lifestyle Zone?

Support	Oppose	Amend	Don't Know	No Response
25%	17%	8%	25%	25%

Example Commentary

Provide for produce stalls, cafe etc.

Animal Boarding – 12 Responded.

Do you think that these animal boarding facilities provisions (including specific matters Council will consider) will achieve the purpose of the Rural Lifestyle Zone?

Support	Oppose	Amend	Don't Know	No Response
17%	8%	0%	42%	33%

Example Commentary
No written responses.

Only one respondent provided written feedback on this topic relating to this zone. They expressed support for the enablement of educational activities in the Rural Production Zone.

SETTLEMENT ZONE

Home Business – 23 Responded.

Do you think that these home business provisions (including specific matters Council will consider) will achieve the purpose of the Settlement Zone?

Support	Oppose	Amend	Don't Know	No Response
48%	39%	0%	4%	9%

Example Commentary
The description of unacceptable businesses are too restrictive and do not reflect the activity that is already undertaken in the area. The repair of motor vehicles and metal work are already being undertaken with no ill effect.

Commercial Recreational – 23 Responded.

Do you think that these commercial recreational activity provisions (including specific matters Council will consider) will achieve the purpose of the Settlement Zone?

Support	Oppose	Amend	Don't Know	No Response
48%	30%	4%	9%	9%

Example Commentary

It is hard to know the full extent of what the 'commercial recreational activity' could be, however there was agreement that it depends on the business.

Animal Boarding – 23 Responded.

Do you think that this animal boarding facilities provision will achieve the purpose of the Settlement Zone?

Support	Oppose	Amend	Don't Know	No Response
26%	35%	0%	30%	9%

Example Commentary

No written responses.

Only one respondent provided written feedback on this topic relating to this zone. They wanted to see greater enablement of commercial activities in the zone, for example, enabling the establishment of a cafe.

Rural Precincts & Development Plans

Village Precinct

The following provides an overview of feedback received on the draft Village Precinct under four core headings. Under 'Density' feedback on subdivision and averaging is addressed; under 'Amenity and Character' feedback on measures to manager rural character, reverse sensitivity, and noise are addressed; under 'Commercial Activities' feedback on commercial enablement is addressed; and under 'Infrastructure' feedback on roading and three waters is addressed.

Density

Subdivision – 8 Responded.

Do you think that these subdivision provisions (including specific matters Council will consider) will achieve the purpose of the Village Precinct?

Support	Oppose	Amend	Don't Know	No Response
38%	62%	0%	0%	0%

Example Commentary

The placement of the village precinct in some areas is completely wrong. Zoning a village precinct in an area where family homes already exist is unfair.

Several respondents provided written feedback specifically relating to draft controls for density within the Village Precinct. Feedback was overall mixed, with about half opposed to density controls, stating that infrastructure support would struggle at the proposed density or that the density did not reflect the rural environment. The other half of respondents were either supportive of the density or wanted further clarification about how this would be achieved or managed.

Amenity and Character

Amenity – N/A Responded.

Support	Oppose	Amend	Don't Know	No Response
N/A	N/A	N/A	N/A	N/A

Example Commentary
No written responses.

Only one respondent provided written feedback on draft amenity and character controls. They wanted further clarification on how the likes of planting would be controlled to ensure rural character would be maintained.

Commercial Activities

Commercial Activities – 8 Responded.

Do you think that these commercial activity and rural industry provisions (including specific matters Council will consider) will achieve the purpose of the Village Precinct?

Support	Oppose	Amend	Don't Know	No Response
38%	62%	0%	0%	0%

Example Commentary
Support, but depends on the business, e.g. no to venues selling alcohol in this area.
Village Precinct should allow for residential dwelling as part of the lot. It is not practical or realistic for small business owners to live away from the site in these remote locations.

Several respondents provided written feedback on draft provisions for commercial activities. Most feedback was opposed to the enablement of such activities, expressing concern that there was no current

commercial need. Another respondent stated that a vehicle trip generation threshold needed to exist to manage effects. One respondent provided written feedback in support of commercial activities, subject to restricting non-rural businesses (eg, storage units, non-rural manufacturing, liquor stores).

Infrastructure

Infrastructure – N/A Responded.

Support	Oppose	Amend	Don't Know	No Response
N/A	N/A	N/A	N/A	N/A

Example Commentary
Support for new housing but there is nothing that the respondent can see regarding information about school zoning or adequate roading in the area. For an extra 220 lots, this information needs to be included. People in this area are worried about issues like this.

A few respondents provided written feedback on draft provisions in relation to infrastructure concerns. Respondents said that there was a lack of reticulated services to support a village cluster, while another stated that areas were subject to natural hazards. One respondent wanted clarification on how access would be appropriately managed.

Gabites Farm Development Plan

The following provides an overview of feedback received on the draft Village Precinct under four core headings. Under 'Density' feedback on subdivision and averaging is addressed; under 'Amenity and Character' feedback on measures to manager rural character, reverse sensitivity, and noise are addressed; and under 'Infrastructure' feedback on roading and three waters is addressed.

Density

Subdivision – 12 Responded.

Do you think that these subdivision provisions (including specific matters Council will consider) will achieve the purpose of the Gabites Farm Development Area Precinct?

Support	Oppose	Amend	Don't Know	No Response
0%	67%	8%	17%	8%

Example Commentary

The settlement zone is keeping with the rural feel, but the 600 square meter does not go with size of existing dwellings in the area. This includes the existing residential sections.

Clustered Residential – 12 Responded.

Do you think that these clustered residential development provisions (including specific matters Council will consider) will achieve the purpose of the Gabites Farm Development Area Precinct?

Support	Oppose	Amend	Don't Know	No Response
0%	75%	8%	17%	0%

Example Commentary

The northern development proposed rezoning is going against the size of the majority of properties surrounding this area, including properties already zoned as residential along Maymorn Road, why could this not be settlement zone as well.

Several respondents provided written feedback on draft density controls within the development plan area. Most respondents were opposed to the proposed extent of the development plan and proposed density. Those respondents stated that it was inconsistent with rural outcomes, that the potential for over 200 dwellings was too great, that there should be a vehicle trip generation threshold, or that density should be limited to current Rural Valley Floor density of 4ha.

Those respondents in support said that proposed clustering provisions were too onerous, with greater enablement made possible, while others were supportive subject to the integration of other transport options (eg, active transport). One respondent also stated that minimum allotment size should reduce if reticulated services could be provided.

Amenity & Character

Example Commentary

Needs to be consideration of the sound implications of the subdivision in all areas including the upper plateau to avoid excessive sound pollution in the area.

Draft controls on amenity and character within the development area generated a substantive amount of written feedback. All feedback received express concern that measures would not adequately manage current amenity in Maymorn. This included the potential for negative externalities to be generated from the development, such as additional noise, rubbish, crime, light pollution, and negative effects on local ecology and current degrees of privacy.

Others also expressed concern about the site itself, in terms of land stability and the potential for sediment runoff. One submitter also stated that proposed character controls, such as planting and setbacks along Maymorn Road, wouldn't adequately integrate with existing lifestyle development.

Infrastructure

Example Commentary

Respondent believed that Council is looking to put too many properties into an area without the appropriate roading and infrastructure.

Several respondents provided written feedback in relation to infrastructure concerns. Most of the feedback was relating to roading, stating that the current roading was not suitable for the quantity of housing that could be enabled. Others also noted that there needed to be a greater effort to provide for pedestrian safety and other multimodal transport options, including connections to the Maymorn Station. A few respondents also stated concerns over water, including stormwater flooding from the nearby stream and the potential for wastewater runoff from sites.

Hutt Valley Clay Target Club Acoustic Precinct

Residential Activities – 2 Responded.

Do you think that these residential activity provisions (including specific matters Council will consider) will achieve the purpose of the Hutt Valley Clay Target Club Acoustic Buffer Precinct?

Support	Oppose	Amend	Don't Know	No Response
0%	100%	0%	0%	0%

Example Commentary

Many of the landowners bordering the gun club predate its existence. If acoustic standards are to be met, the gun club should be responsible for this, not the surrounding landowners. It should be the surrounding landowner's choice.

Written feedback provided by respondents was mixed in relation to this precinct. A couple of respondents stated that this should be the responsibility of the shooting club, rather than prospective future landowners or developers. Similarly, one other respondent believed that acoustic mitigation should be a choice for future landowners, rather than a requirement. Others expressed safety concerns about the shooting activity, believing that this was in too close in proximity to settlement areas.

Staglands Precinct

Commercial and Recreation Activities - 2 Responded.

Do you think that these commercial activity and recreational activity provisions (including specific matters Council will consider) will achieve the purpose of the Staglands Precinct?

Support	Oppose	Amend	Don't Know	No Response
0%	100%	0%	0%	0%

Example Commentary

Should enable controlled growth. Current provisions throttle growth and development potential with no known cost/benefit analysis to support the stance which appears to be purely based on a presumption of minimising traffic volumes.

Only one respondent provided written feedback on the draft Staglands Precinct. The respondent was generally supportive of the precinct, however wanted greater leniency for the activity within provisions. This was largely in recognition of the regional economic benefits the reserve has. They believed that hours of business should be extended to better provide for events, limiting matters for council to consider via consenting, absolving the business owner of undertaking any responsibility to undertake a traffic assessment. The respondent believed that Council (i.e., ratepayers) should upgrade roading infrastructure in response to increased demand.

Conclusion & Next Steps

The summary of feedback demonstrates a divergence in views across rural and residential view; while rural proposals are generally supported, those for the residential areas are generally not.

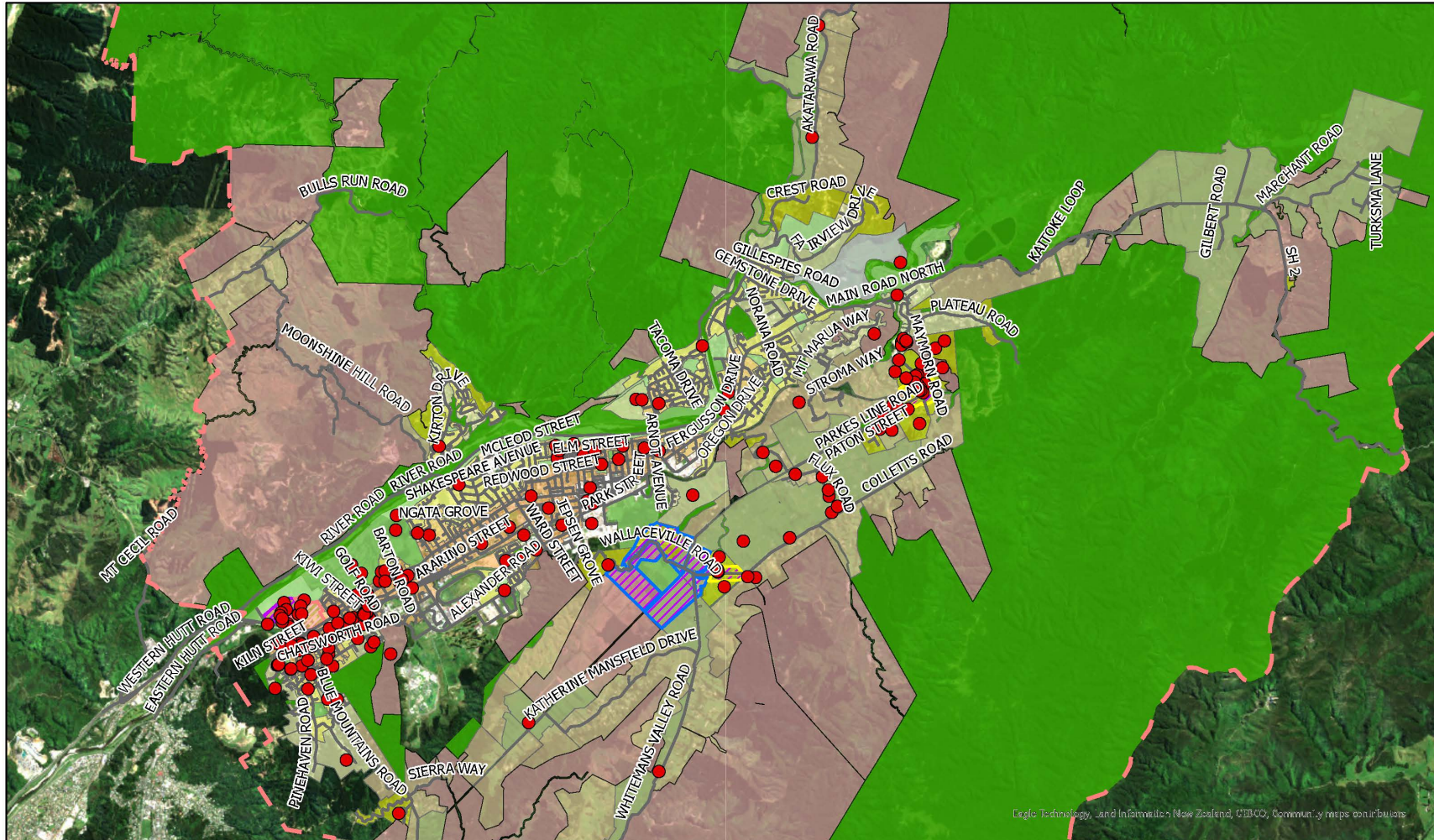
Much of the opposition received for residential proposals was in relation to intensification brought about because of mandated direction through the NPS-UD (National Policy Statement for Urban Development 2020). Upper Hutt is considered as a 'Tier 1' Council under this NPS, alongside its other Wellington Council counterparts, being: Hutt City; Wellington City; Porirua; and Kapiti Coast. Upper Hutt is also in a situation where there is a severe housing shortage: it needs to provide for 10,000 houses over the next 30 years, where the last housing capacity assessment estimated capacity is likely in the order of 3,500 dwellings under current controls.

The NPS-UD is a highly directive regulation through the Resource Management Act 1991 that all Tier 1 Councils will need to give effect to. PC50 is the vehicle to implement these changes to the residential controls to ensure housing sufficiency is possible. Feedback received has reflected the great challenge faced by Council to communicate these changes, which will need to be implemented when Council releases the final proposal for notification mid-next year.

Feedback received will be used as the basis for further refinement, where necessary, with supplementary external reporting likely to be commissioned in order to support Councils proposed position.

Appendix 1 – DAP Map

PC50 Engagement on Full Draft: DAP Map



Legend

- | | | | | | |
|---|--|---|--|---|---|
| <p>DRAFT Open Space Zoning</p> <ul style="list-style-type: none"> ■ NATURAL OPEN SPACE ■ OPEN SPACE ■ SPORT AND ACTIVE RECREATION | <p>Formed Roads Upper Hutt</p> <ul style="list-style-type: none"> — Formed Roads - Upper Hutt <p>PC50 RESIDENTIAL ZONES</p> <ul style="list-style-type: none"> ■ DRAFT General Residential Zone ■ DRAFT Low Density Residential Zone | <p>PC50 RURAL ZONES</p> <ul style="list-style-type: none"> ■ DRAFT High Density Residential Zone ■ DRAFT High Density Residential Zone (Schools) ■ DRAFT Medium Density Residential Zone ■ DRAFT Future Urban Zone (Special Purpose) ■ DRAFT General Rural Zone | <p>PC50 RESIDENTIAL ZONES</p> <ul style="list-style-type: none"> ■ DRAFT Medium Density Residential Zone (Schools) | <p>PC50 RURAL ZONES</p> <ul style="list-style-type: none"> ■ DRAFT Rural Production Zone ■ DRAFT Rural Lifestyle Zone ■ DRAFT Settlement Zone ■ DRAFT Precinct - Staglands Precinct ■ DRAFT Precinct - Hutt Valley Clay Target Club Acoustic Buffer | <p>TA Boundary</p> <ul style="list-style-type: none"> UHCC Boundary ● PC50 Pins on Full Draft |
|---|--|---|--|---|---|

