

Precincts – St Patrick’s Urban Precinct	
Objective	Policy
<p>PREC - 03 – St Patrick’s Urban Precinct development form</p> <p>Residential living, including ancillary commercial and retail activities and community facilities, are established in the St Patricks Urban Precinct in a comprehensive form that makes efficient use of the development area whilst adopting urban design principles.</p>	<p>PREC - P1 – Fragmentation of the site: Avoid subdivision, use and development that may result in the future development potential of the St Patrick’s Urban Precinct being compromised and prevents the housing yields under <i>Policy PREC – P8 – Required minimum density</i> from being achieved.</p> <p>PREC - P2 – Range of Activities Ensure a range of retail, commercial, and communities activities are provided as part of the development of the site that would meet the needs of future residential activities.</p> <p>PREC - P3 – Large Format Retail Avoid the establishment of large format retail activities on the site whose establishment would adversely affected the vitality and viability of existing commercial centres.</p> <p>PREC - P4 – Incompatible Activities Avoid the establishment of those activities that generate effects that are inconsistent with the future residential use of the site.</p>
<p>PREC-04 – St Patrick’s Urban Precinct development principles</p> <p>Development over the St Patrick’s Urban Precinct completed in a manner where:</p> <ul style="list-style-type: none"> a) Traffic is comprehensively evaluated to integrate with the established roading network; b) Ancillary commercial and community activities are developed in an organised and concentrated form whereby the scale, location, and type of services support the future needs of residents within a walkable catchment; c) Multimodal and active transport options are facilitated and integrated within built infrastructure; d) Roding, walking, and cycling connections between Fergusson Drive, Mawaihakona Stream, St Patricks Education Precinct, and the Hutt River are established; e) The average density across the site makes efficient use of land; f) A range of housing typologies are provided across the site; and 	<p>PREC - P5 – St Patrick’s Urban Precinct development: Require development within the St Patrick’s Urban Precinct to achieve the urban design principles of [<i>residential zone urban design policy</i>].</p> <p>PREC - P6 – Addressing Fergusson Drive: Require development to address Fergusson Drive and for landscaping to be used along this frontage to enhance the entrance to Upper Hutt City.</p> <p>PREC – P7 Residential Typology Enable a diverse range of housing typologies within the St Patrick’s Urban Precinct, while ensuring the density outcomes in Policy that meet the current and future needs of people, the community, and the anticipated zone outcomes under PREC-P4</p> <p>PREC – P8 – Required minimum density Require that development achieves a minimum gross density over the site of 60 residential units per hectare.</p> <p>PREC – P9– Traffic Safety Ensure that new roading connections maintain the traffic safety of Fergusson Drive and can accommodate a range of transportation modes to reduce the dependency on private motor vehicles.</p> <p>PREC – P10 – Private Vehicle Infrastructure Ensure that appropriate infrastructure is provided to accommodate changes in the private motor vehicle transportation fleet, including the provision of EV charging stations.</p>

g) Design of housing achieves relevant principles of the Upper Hutt Urban Design Guide.	
<p>PREC-05 – Flood management over the St Patrick’s Urban Precinct</p> <p>Any residential or non-residential development within the St Patrick’s Urban Precinct is on ground level that is above the 0.23% Hutt River Flood Hazard Annual Exceedance Probability flood level for the Hutt River.</p>	<p>PREC - P11 – Management of Flood Hazard Risk Avoid the construction of residential and non-residential buildings on land that is below the 0.23% Hutt River Flood Hazard Annual Exceedance Probability due to the risk to life and buildings</p> <p>PREC - P12 – Low risk activities in the Flood Hazard Overlay Allow for formal and informal recreational activities on land below the 0.23% Hutt River Flood Hazard Annual Exceedance Probability where the risk to life and property is low.</p>

Precincts – St Patrick’s College Precinct	
Objective	Policy
<p>PREC-06 – St Patrick’s College</p> <p><i>St Patrick’s College continues to provide educational services and associated ancillary activities.</i></p>	<p>PREC - P13 Allow for continued educational services, and associated recreational, student boarding and community services to be undertaken.</p>

Rules
<p>Permitted Activities</p> <ol style="list-style-type: none"> 1. Any recreational or informal recreational activity on land below the 0.23% Hutt River Flood Hazard Annual Exceedance Probability within the <i>St Patrick’s Urban Precinct</i>. 2. Any educational, recreational, student boarding and community services within the St Patricks College Precinct.
<p>The construction of any residential buildings within the St Patrick’s Urban Precinct is a Restricted Discretionary Activity.</p> <p>With discretion limited to:</p> <ol style="list-style-type: none"> 1. Consistency with the outcomes sought under the Urban Design Guide for High Density Residential Developments; 2. The amenity outcomes for future occupants of the residential units; 3. Consistency of the development with the intended scale, form and density of the precinct; 4. Whether accessible public open space is provided within a walkable 400m area to the development, and if not, whether supplementary open space is provided as part of the development; 5. The housing yield from the proposal and how that contributes to the impact on the HBA housing bottom line yields; 6. How the buildings address Fergusson Drive and any landscaping to improve the frontage to this road; 7. Whether the development incorporates Crime Prevention Through Environmental Design (CPTED) principles, being: <ol style="list-style-type: none"> a. provides for views over, and passive surveillance of, adjacent public and publicly accessible private open spaces; b. clearly demarcates boundaries of public and private space; c. makes pedestrian entrances and routes readily recognisable; and

d. provides for good visibility with clear sightlines and effective lighting.

8. Minimising natural hazard risk to people's lives and properties;
9. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users;
10. Achieving safe and efficient access onto Fergusson Drive; and
11. Ensuring the three waters infrastructure meets Council standards and has the capacity to accommodate the development.

Restricted Discretionary Activities

The construction of commercial or retail buildings, excluding those provided for as a non-complying activity, are a Restricted Discretionary Activity with the matters of discretion limited to:

1. Consistency with the outcomes sought under the Urban Design Guide for Mixed Use Residential Development;
2. The impact of the activity on the commercial viability and vitality of established commercial centres;
3. How the activity will service future residents;
4. How the buildings address Fergusson Drive and any landscaping to improve the frontage to this road;
5. Whether the development incorporates Crime Prevention Through Environmental Design (CPTED) principles, being:
 - a. provides for views over, and passive surveillance of, adjacent public and publicly accessible private open spaces;
 - b. clearly demarcates boundaries of public and private space;
 - c. makes pedestrian entrances and routes readily recognisable; and
 - d. provides for good visibility with clear sightlines and effective lighting.
6. Minimising natural hazard risk to people's lives and properties;
7. Ensuring the three waters infrastructure meets Council standards and has the capacity to accommodate the development.

Discretionary Activities

Any building built on land within the *St Patrick's Urban Precinct* below the 0.23% Hutt River Flood Hazard Annual Exceedance Probability for the Hutt River.

Non-Complying Activities

The following activities are a Non-Complying Activity within the *St Patrick's Urban Precinct*:

- a. Industrial Activities
- b. Large format retail activities
- c. Panel beaters and vehicle repair and maintenance businesses
- d. Service stations

Subdivision

Any subdivision that creates vacant lots within the *St Patrick's Urban Precinct* with a minimum area of 10,000m² or greater is a Restricted Discretionary Activity. The matters of discretion are as follows:

1. The fragmentation of the parcel and the ability of the created lots to accommodate future high density residential development
2. Whether accessible public open space is provided within a walkable 400m area to the development, and if not, whether supplementary open space is provided as part of the development;
3. Ensuring the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner;
4. Minimising natural hazard risk to people's lives and properties;
5. Having legal and physical access to each allotment;

6. The provision of esplanade reserves or strips where land adjoins rivers whose bed has an average width of 3m or more;
7. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users;
8. Achieving safe and efficient access onto and from Fergusson Drive.
9. Ensuring the three waters infrastructure meets Council standards and has the capacity to accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place at the time of allotment creation; and
10. Ensuring telecommunications and power supply is provided to all allotments.

Non-Complying Activities

Any subdivision that creates vacant lots within the *St Patrick's Urban Precinct* with a minimum area less than 10,000m².