



Issues and Opportunities for the Rural and Residential Review – Public Engagement Report

PLAN CHANGE 50 OF THE UPPER HUTT DISTRICT PLAN
2004



March to May 2020 Public Engagement

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About this report

Introduction

The Rural and Residential Review is an evaluation of our current controls and zoning for rural and residential areas across the Upper Hutt District. It seeks to assess whether District Plan measures are fit for purpose and are able to accommodate predicted growth for the foreseeable future in a way that reflects our local values.

Large scale reporting has been completed in order to identify what issues currently exist and what opportunities may assist us in addressing these issues. Community focus groups have also been established to better understand the implications of reporting conclusions at the local level, whether or not this accurately reflects their understanding of the environment, and what other problems and solutions they believe exist.

Rural and residential issues and opportunities papers were released for public feedback on 16 March 2020 alongside wider engagement on Council priorities through the Lets Kōrero engagement. Due to the proliferation of the Covid-19 virus and the consequential governmental restrictions, further planned face to face community engagements on the rural and residential review were cancelled, limiting the ability for Council to increase public awareness. As a response, Council decided to extend the original 19 April close of feedback date to 8 May, providing an eight week window for written feedback to be received.

During the course of this period, over 270 respondents provided feedback across the rural and residential issues and opportunities papers and Lets Kōrero topics, with the Plan Change 50 project page receiving over 800 views. These responses collectively commented on over 2,000 topics, generating a rich resource of feedback for rural and residential issues.

Layout of this Report

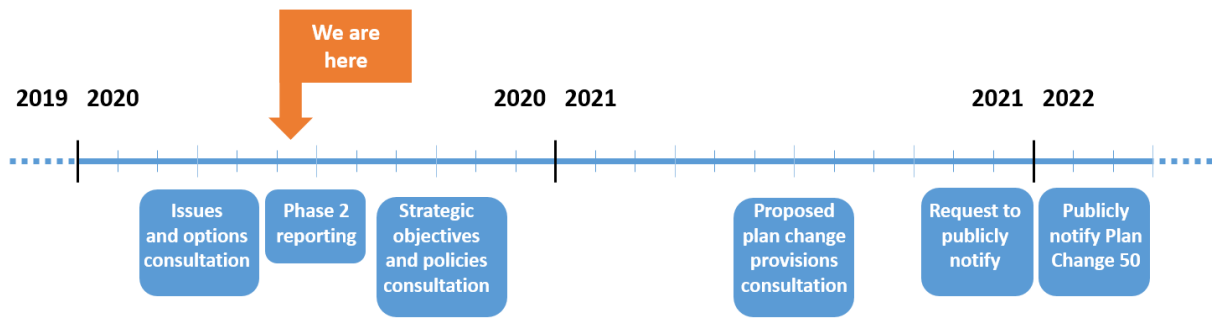
A summary of the feedback received across the various platforms has been ordered as follows:

- **Lets Kōrero topics**
- **Rural issues and opportunities**
- **Residential issues and opportunities**
- **Conclusions and next steps**

This report provides a broad overview of the general feedback received on either topics, issues, or opportunities. Where possible, percentages of the proportion of responses that supported a particular option or proportion of respondents that commented on a topic have been provided, followed by a narrative provided of written feedback received from respondents.

Where we are at in the process

This period of engagement represented the first in a wider agenda of public consultation. Feedback we received will help us define what the desired community outcomes are for rural and residential areas and what methods we should use to achieve them – to be known as our Strategic Objectives and Policies.



As above, it is anticipated that feedback will be sought on these objectives and policies in the latter part of 2020. These concluding statements set the framework for all supporting objectives and provisions that would be articulated for rural and residential areas.

It is currently anticipated that a draft plan change will be publicly released for feedback in mid-2021. Current feedback will influence the final proposed plan change, which is anticipated to be released for public consultation in early 2022. This will be the formal notification of the plan change under the Resource Management Act 1991.

Further information

All information on this project will continue to be kept on Council's Plan Change 50 project page at: www.upperhuttcity.com/pc50

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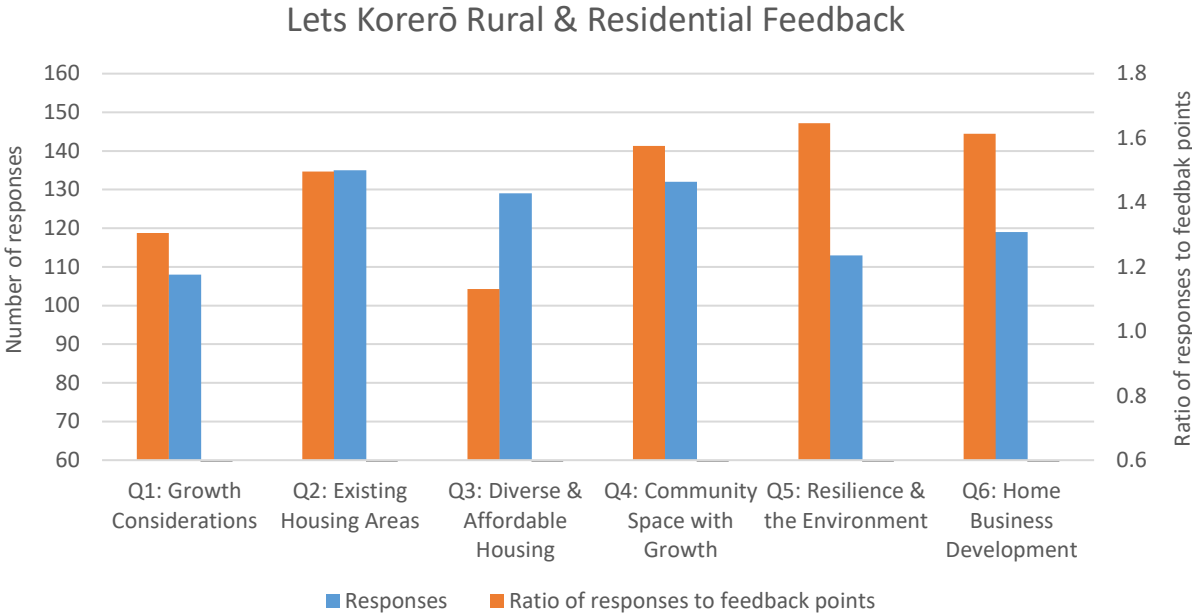
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Let's Kōrero Feedback

Overall, almost 200 individual respondents provided feedback to rural and residential questions, spread across six topic headings. People provided 736 answers to these topics, which equated to an average of about 123 answers per topic.

As can be expected, when people answer a question they can often raise multiple points, which we refer to as 'feedback points'. For example, if an answer simply stated, "I agree with the current proposal" then this would be a single answer and single submission point. However, if someone stated, "I support the development of tiny houses and would like to see more intensification" then this would be one answer with two feedback points. When breaking these down, the Let's Kōrero engagement generated almost 1,100 feedback points, or an average of 1.46 points per answer provided.

The following chart details the number of responses received per question, as well as the average ratio of feedback points each answer raised.



This demonstrates that while Question 2 (regarding existing housing areas) had the highest response rate, with 135 responses, Question 5 (regarding resilience and the environment) had the greatest number of individual feedback points (topics) raised per question. This means that, proportionally, Question 5 generated the most diverse responses, followed closely by Question 6 (regarding home business development).

Feedback break-down

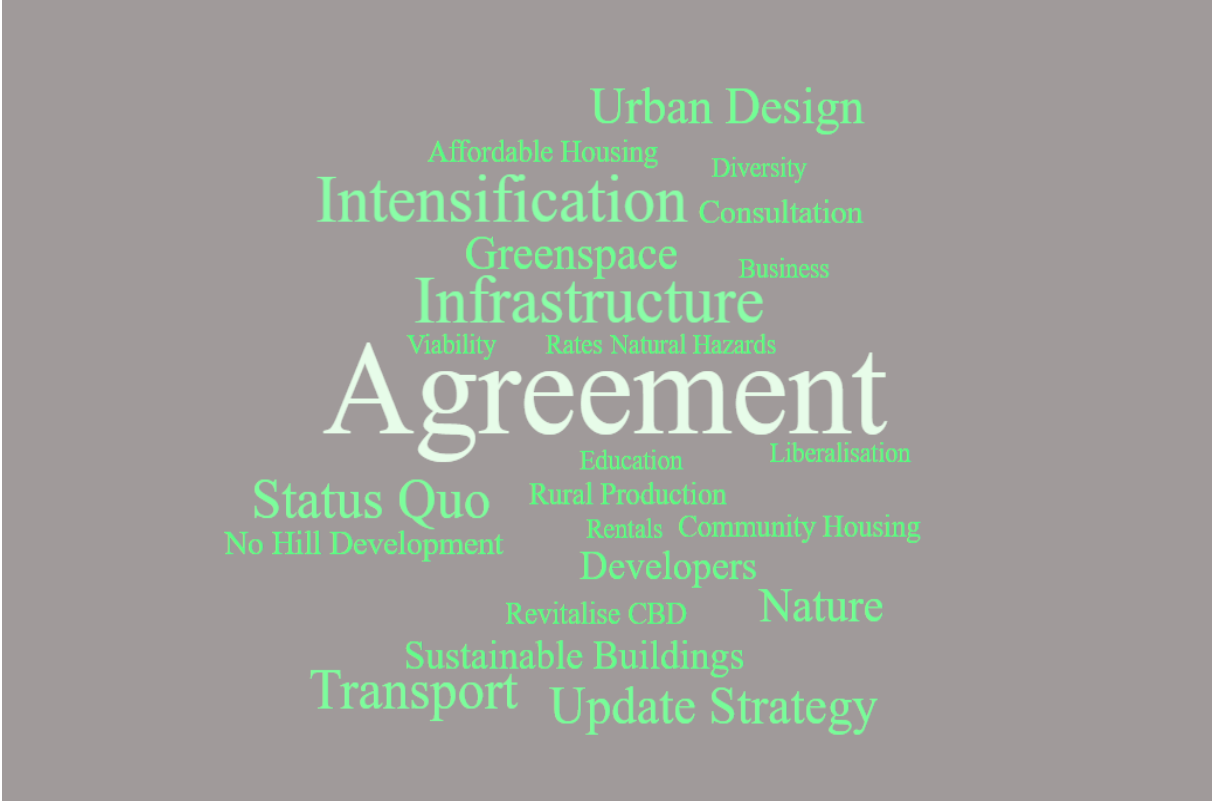
The following sections provide a more detailed break-down of the feedback received for each question. This highlights the feedback points (topics) raised within responses received and what the overall feedback was for each of these topics.

An overall image of feedback topics is presented, with words scaled to match the amount of feedback each topic received. This however does not detail what the general opinion was of this topic, merely the level of interest this topic had and therefore only provides a quick snapshot of where people's interests are.

Next, the break-down shows the top 5 topics that were commented on in feedback received (by percentage of respondents that mentioned that particular topic), which generally covers about 80% of all topics commented on. The commentary provided on these topics therefore captures a strong representative sample of feedback received on questions.

Question 1: Growth Consideration

Whether Council has correctly identified where growth should be concentrated and whether adoption of the LUS is still appropriate.



Most popular comments:

Rank	Percentage of total responses	Topic
1	26.6%	Agreement with approach
2	12%	Infrastructure
3	9.3%	Intensification
3	9.3%	Status Quo
3	9.3%	Transport
4	8.3%	Update Strategy
5	7.4%	Urban Design

Question 1 Feedback Narrative:

As can be seen, the most popular topic raised by respondents was that they were in agreement with Council's current considerations for managing growth and implementing the 2016 Land Use Strategy.

Infrastructure was the second most popular commented on topic. Here, everyone felt that infrastructure capacity should be considered alongside any growth proposals, with an emphasis on three waters capacity (sewer, stormwater, and potable water). Respondents expressed concern that development should not proceed at the detriment of current water networks and that infrastructure capacity should be actively considered.

The 9.3% of respondents who mentioned intensification wanted to see further, more intensified housing development being undertaken to alleviate housing supply issues. Conversely, the same percentage of respondents also expressed desire to retain status quo density in existing areas, citing concerns about reduced amenity and character, suggesting increased density should focus on new growth areas.

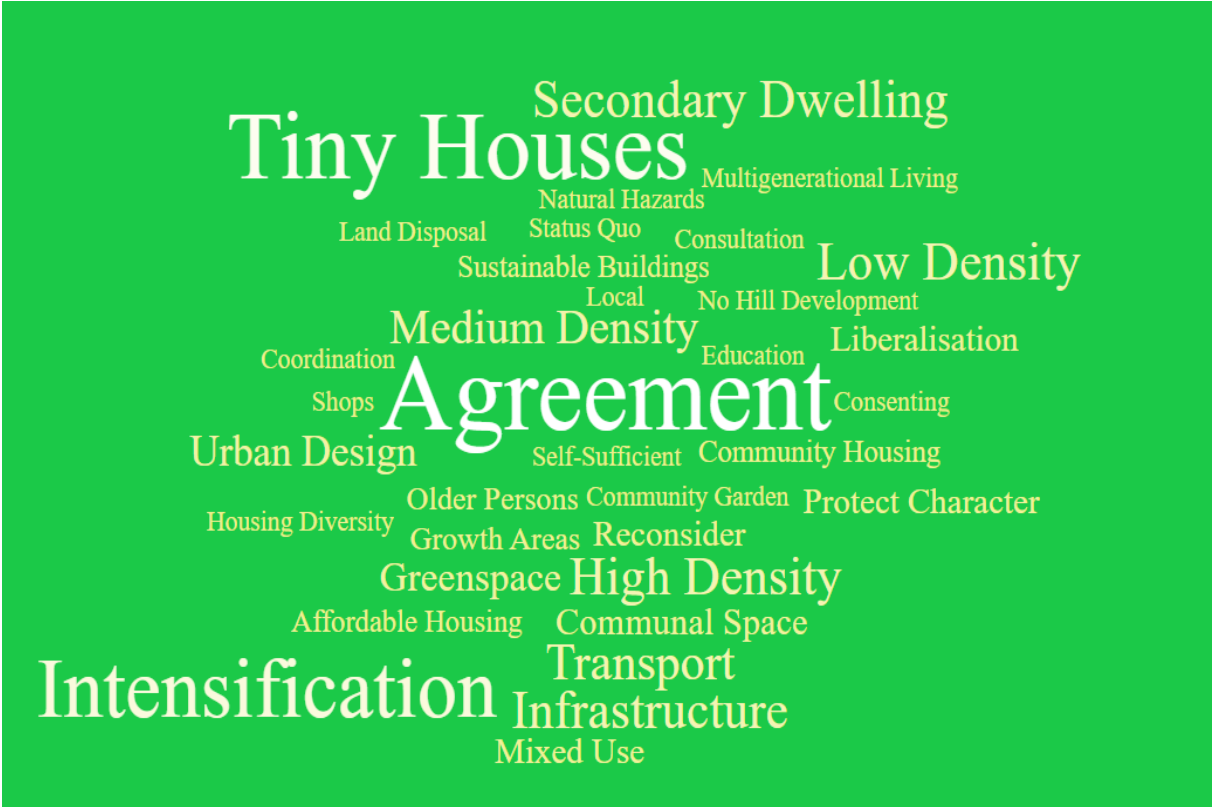
About one in ten of the respondents mentioned that transport should first be improved before any increase in development is considered. Respondents wanted to see improvements made to existing roading networks, with new development areas providing a suitable degree of accessibility, alongside public transport options being integrated into new development areas.

Just over 8% of respondents stated that the current Land Use Strategy was not fit-for-purpose, with people stating they would like to see both more or less development areas identified (reprioritisation).

Lastly, the fifth most mentioned topic was urban design. Respondents stated that regardless of what development typology was undertaken, good urban design outcomes should still be achieved to ensure that Upper Hutt's built form is developed in an attractive and integrated manner. There was also a desire to ensure there was a clear separation between rural and residential areas.

Question 2: Existing housing areas

Whether additional dwellings should be provided in existing urban areas in consideration of: smaller second dwellings; tiny houses; family flats; and residential character.



Most popular comments:

Rank	Percentage of total responses	Topic
1	23%	Agreement with approach
2	20%	Tiny Houses
3	16.3%	Intensification
4	8.6%	High Density
4	8.6%	Infrastructure
4	8.6%	Low Density
4	8.6%	Secondary Dwelling
5	7.4%	Transport

Question 2 Feedback Narrative:

The most frequently mentioned statement from respondents was that they were in agreement with Council's current considerations for how additional dwellings could be provided within existing residential areas. This was closely followed by the topic of tiny houses, of which, two thirds of respondents said they would be supportive of more enabling provisions, with just over 20% stating conditional support (eg, support if adequate property size, or if servicing was available) and about 10% of people opposed to tiny houses.

Almost all people who discussed intensification stated that more was needed, wanting considered, well thought-out developments to be undertaken in the right areas, focusing on CBD surrounds. Similarly, of the people who mentioned high density development, most stated that apartments in and around the CBD were needed, with some also stating that a three storey height limit should be implemented. It is worthwhile to also note that when combined with people who mentioned medium density, this represents the third most-mentioned topic for this question.

The same proportion of respondents who mentioned high density also mentioned: infrastructure; low density; and secondary dwellings. Sentiments shared for infrastructure were similar to previous, with people concerned about current network capacity. People who mentioned low density wanted to protect Upper Hutt's character by retaining established areas as they are, noting potential issues with reduced space and privacy. Regarding secondary dwellings, a slim majority expressed full support for allowing secondary dwellings, with the remainder showing conditional support, or were simply opposed.

Lastly, the fifth most commented on topic was transport, which also carried similar sentiments to previous; people wanted to see roading improved, including allowing for a choice in transport modes (eg, better walking and cycling facilities), with public transport better integrated within new development.

Question 3: Housing Diversity & Affordable Housing

Whether people agree housing needs to be diverse, focusing on: communal living; social housing; multigenerational living; and affordability.



Most popular comments:

Rank	Percentage of total responses	Topic
1	21.7%	Agreement with approach
2	14%	Community Housing
3	12.4%	Affordable Housing
4	7%	Housing Diversity
4	7%	Urban Design
4	7%	Communal Living
5	6.2%	Reconsider

Question 3 Feedback Narrative:

The most frequently mentioned statement from respondents was that they were in agreement with Council's current considerations for how diversity and affordability in housing could be stimulated.

The second most common topic mentioned by respondents was community housing. Here, a slim majority (55%) were in support of further enabling community housing, with about 30% of these respondents suggesting the Council should be directly providing community housing support (eg, homeless shelter, support funds, or construction of housing). However, the remaining respondents on this topic felt that this was either a Central Government issue (about two-thirds) or were opposed to the idea of further community housing being provided.

Almost all of the respondents who mentioned affordable housing were in support of this being progressed. They stated that smaller dwellings should be required as part of new developments, as well as pre-fabrication explored to lower costs, or the use of targeted rates to reduce the financial burden on people.

The topics of housing diversity, urban design, and communal living all received the same amount of feedback. Sentiments for housing diversity were similar to affordable housing, all respondents expressing support for diversity and a need for smaller houses being required. Most respondents who discussed urban design said that good design should still be achieved when progressing diverse, affordable, or community housing – not just small, low-cost, poorly designed dwellings – while others noted that development should reflect surrounding character. Most of the respondents who mentioned communal living were also in support of the idea, suggesting that this should be integrated as part of any high to medium-density housing alongside greenspace, with some noting options for community gardens should also be included.

Lastly, just over 6% of respondents said that Council should reconsider its approach as they believed this was not a priority.

Question 4: Community Space & Greenspace with Growth

How people think Council should provide and protect greenspaces and community spaces alongside growth.



Most popular comments:

Rank	Percentage of total responses	Topic
1	26.5%	Protection
2	18.2%	Development Requirement
3	14.4%	High Priority
4	11.4%	Maintenance
5	10.6%	Pre-Plan

Question 4 Feedback Narrative:

The most frequently mentioned statement from respondents was that they thought that the protection of greenspaces and community spaces was the best means to ensure there would be sufficient space available to cater for future demand. In most cases how this should be protected was not mentioned, however some did say that legal protection should be explored, while about 10% of respondents stated that Council reserve land should not be sold.

Every respondent who mentioned development requirement were supportive of development requirement (payments or land provision) for all future growth. Some also noted that greenspace or community space should be pre-allocated to ensure that this would be completed.

Over 14% of respondents specifically stated that the provision of greenspace or community space was a high priority for future growth, noting that this priority will increase as the population grows.

The fourth most mentioned topic was the maintenance of public spaces (mostly greenspace). Respondents noted that the best means to ensure that this would continue to be a priority was to keep up, and improve upon, regular maintenance. Some respondents on this topic stated that better public walking tracks and public toilets would assist with this.

Lastly, over 10% of respondents stated that greenspaces should be established first, prior to any development being undertaken. This would ensure that vegetation could be planted early, allowing plants to establish and create more of a sense of permanence for future residents. Pre-allocation of greenspace should also take into consideration local site sensitivities to determine the best possible area.

Question 5: Resilience & the Environment

How housing resilience should be prioritised and what we could be considering, in terms of climate change, water sensitivity, etc.



Note: 'WSUD' refers to Water Sensitive Urban Design.

Most popular comments:

Rank	Percentage of total responses	Topic
1	19.5%	Water Tanks
2	15%	Require Sustainability
3	14.2%	Resilience is Important
4	11.5%	Council Funding
5	10.6%	Renewable Energy

Question 5 Feedback Narrative:

The most frequently mentioned topic for this question was water tanks. This received strong support, with over 70% of respondents on this topic wanting water tanks to be made a requirement for all new development, with remaining respondents wanting this to be encouraged and/or subsidised by Council. Note that 'water tank' can include the means to attenuate the like of roof water, stormwater, or waste water.

Almost all respondents who discussed requiring sustainability wanted this to be included as part of any new building (eg, high insulation, passive solar, water sensitivity, renewable energy, etc). Only a small proportion of respondents on this topic wanted to see this being included in established dwellings or simply encouraged as an option.

The third most commonly mentioned topic was the importance of prioritising resilience through growth, with just over 14% of all feedback stating that this should be factored for all future growth.

Council funding ranked as the fourth most often cited topic for this question. Here, most people wanted to see Council provide subsidies for (mostly) water tanks, with a third of respondents on this topic wanting to see a pay-back scheme introduced, which could be paid back through rates (similar to the regional council model).

Lastly, almost 11% of respondents mentioned renewable energy. Of these, half said that renewable energy solutions should be required for all new dwellings. Most of the remaining respondents wanted Council to pursue a strategy on renewables.

Question 6: Rural & Residential Home Businesses

What businesses are suitable in rural and residential areas, including AirBnBs and tourism, and what considerations Council should have for their enablement?



Most popular comments (top 80%):

Percentage of total responses	Topic
14.3%	Liberalisation
13.5%	Home Business
12.6%	Rural Tourism
11.8%	Council Investment
9.2%	Restrict AirBnB
8.4%	Infrastructure
8.4%	Promote Upper Hutt
8.4%	Responsive

Given the great diversity of topics raised in responses to this question, we have instead opted to highlight the top 80% of topics raised, rather than the ranked top 5, as per other questions.

Question 6 Feedback Narrative:

The most frequently mentioned topic for this question was the liberalisation of rules that govern the establishment and operation of businesses. Respondents felt that Council should not legislate against businesses, not taxing or rating against businesses, and also support the decentralisation of work – recognising the flexibility of ‘the work place’ and recent efforts to work from home during the Covid-19 pandemic.

Closely following this was the topic of home businesses, with all respondents of this topic being supportive of their operation in rural and residential environments, so long as they were appropriate in scale.

When discussing the topic of rural tourism, the majority of respondents on this topic were in support. This included ventures for supportive rural accommodation and ecotourism. It should be noted that if this were to be considered alongside the ‘rural business’ topic (at 6.7% of respondents), this would be the single highest topic of interest with respondents, at 19% of all responses.

Almost 12% of all responses were interested in further Council investment into businesses. This included the likes of business grants, subsidies, rates rebates, and council-funded business promotion. Others also wanted to see investment into a business hub to help support start-ups and shared business spaces, as well as investment into developing further local walking and mountain biking tracks. Investment in sustainable businesses was also discussed.

The restriction of AirBnBs was mentioned in just over 9% of responses. Methods discussed included restricting the number of beds, requiring resource consent for their operation, and rating them as a business operation. Respondents were concerned that AirBnBs led to a decrease in rental supply and rules should respond to the demands for housing.

Infrastructure, the promotion of Upper Hutt, and responsiveness all received the same proportion of feedback (8.4% each). The feedback on infrastructure was the same as previous, with respondents saying that business should be established where infrastructure capacity allowed, including the likes of parking availability. Increasing internet connectivity was also mentioned, linking to previous points on decentralised working.

All respondents who mentioned the promotion of Upper Hutt wanted to see more of this, with some suggesting Council should help fund business promotion.

Lastly, most of the people who mentioned that business should be responsive said that home businesses and the establishment of new business should respond to their surrounds – factoring in availability for growth, the level of activity, and impact on neighbours. In addition, respondents also said that business could make better use of defunct or derelict sites, responding to land use demands.

Rural & Residential Issues and Opportunities Papers

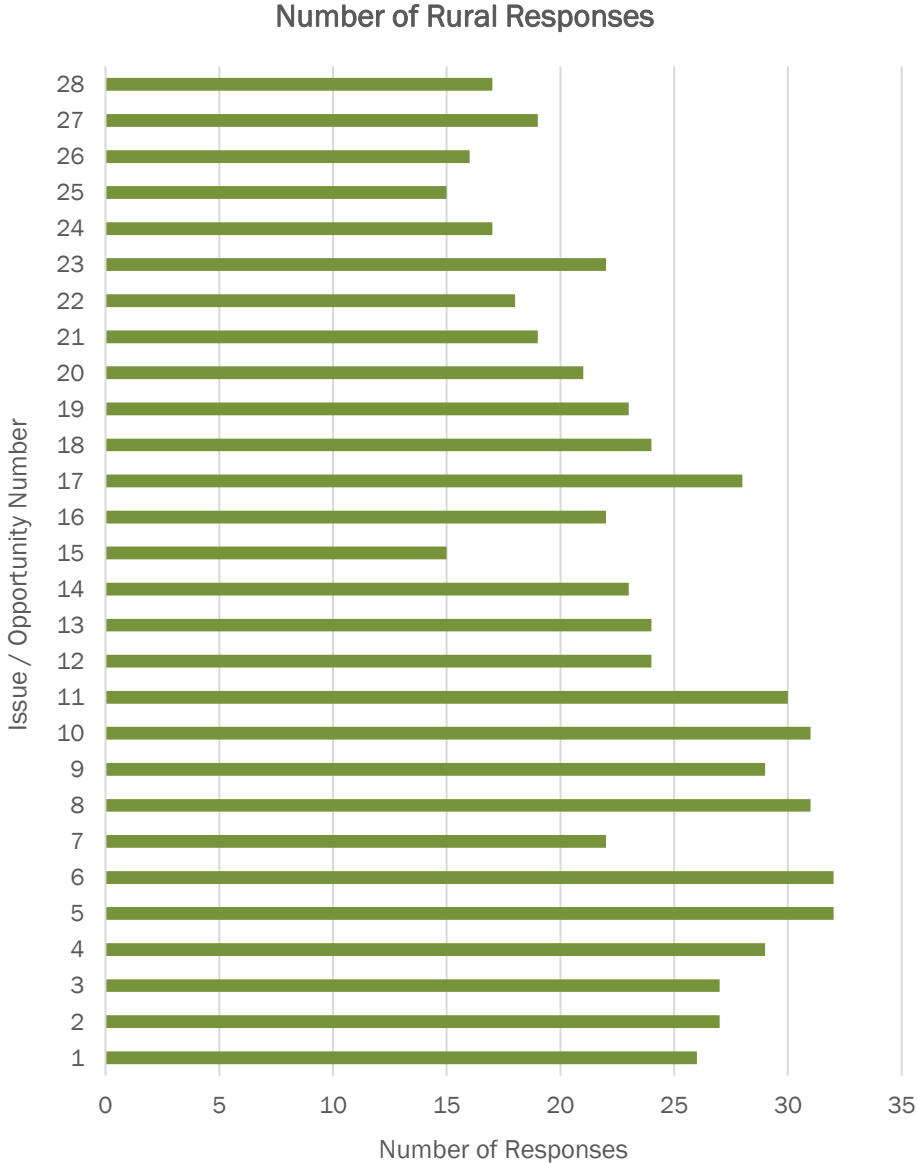
As part of the March-May 2020 public engagement, Council released two papers on currently-identified issues and opportunities in rural and residential areas. The papers discussed options for how growth could be managed, building on the direction of the 2016 Land Use Strategy, as well as other key topics raised through reporting and consultation with Focus Groups.

The following summarises the issues and opportunities which were canvassed:

#	Rural Issue / Opportunity	#	Residential Issue / Opportunity
1	General subdivision rules and standards	29	Gillespies Block growth
2	General cluster developments	30	Kingsley Heights growth
3	General foothill development	31	Southern Growth Area management
4	Family flat rules	32	Family flat rules
5	Public open space	33	Centres Overlay for CRDs
6	Indigenous vegetation protection	34	Residential character controls
7	Natural Hazards	35	Urban distinction
8	Resilience and Climate Change	36	Providing for density
9	Rural production	37	Providing for greenspace
10	Rural tourism & visitor accommodation	38	Sustainable water management
11	Te Marua Locality – Maymorn growth	39	Home Share Accommodation controls (Airbnbs)
12	Te Marua Locality – Maymorn train station	40	Home occupation (business) rules
13	Te Marua Locality – Collets Road growth	41	Diversity in housing choice
14	Te Marua Locality – Pakuratahi gateway	42	Housing development pattern
15	Mangaroa Locality – Peat Hazard	43	Community housing
16	Mangaroa Locality – Katherine Mansfield growth	44	Multigenerational and communal living
17	Mangaroa Locality – Mangaroa School growth	45	Papakāinga housing
18	Mangaroa Locality – Wallaceville Church growth		
19	Whitemans Locality – Northern growth		
20	Whitemans Locality – Southern growth		
21	Gillespies Locality – Fairview Farms		
22	Gillespies Locality – Valley growth		
23	Akatarawa Locality – Management options		
24	Kaitoke Locality – Management options		
25	Kaitoke Locality – Commerce zoning		
26	Moonshine Valley Locality - Management options		
27	Moonshine Settlement Locality - Growth options		
28	Moonshine Settlement Locality – Paper roads		

Rural Issues and Opportunities Feedback

The rural paper received the most feedback out of the two papers, with the 51 respondents generating over 660 points of feedback. This resulted in an average of almost 24 responses per issue or opportunity noted in the paper. This varied throughout responses, with the broad issues and opportunities (numbers 1-10) receiving 8 responses each, on average, more than locality specific issues and opportunities (numbers 11-28).



The following details the responses received for all issues and opportunities, detailing which options were preferred, where only commentary was provided, and what the overall narrative of feedback received was.

It should be noted that while some options may appear to have a low proportion of responses, a respondent may have instead chosen to only provide a written response and not explicitly selected a preferred option, but in doing so expressed feedback across all options. In addition, respondents were able to select multiple options, so percentages show the proportion of total feedback, rather than the proportion of respondents.

Details provided on options should only be seen as a summary, with reference made to the full stated option in the issues and opportunities paper.

ISSUE / OPPORTUNITY #1: GENERAL SUBDIVISION RULES AND STANDARDS

Option / Comment	Proportion of response	Summary of Option
Option A	19.2%	Review all rural zones / subdivision rules, identify growth areas
Option B	34.6%	Update rural zone subdivision rules to reflect practical use
Option C	11.5%	Retain existing rules in steep areas, increasing along foothills, with rural clusters
Comment	34.6%	

Of the options provided, Option B, to generally update rural subdivision rules to reflect practical use of land and property was preferred. Respondents said that current minimum allotment sizes did not reflect the appropriate use of the land, with some minimum standards needing to be increased or decreased accordingly. The example provided was of 4ha allotments, with respondents saying that this size did not work as an individual productive parcel, or as a lifestyle block. People felt that in some areas, blocks of less than 4ha are desired, while others said that subdivision should be focused on larger blocks that are easier to divide.

Option A was the next most preferred option, to simply review all rural zones, while identifying growth areas. Respondents said that minimum allotment sizes needed to be reduced, generally, and reflect local demand and surrounds.

Option C received the least support, which opted for a more targeted approach. Respondents on this option said that while a general increase in density could increase attractiveness, the approach may reduce development flexibility as this was too specific. Some also felt that growth was destructive.

Those who only commented provided diverse views on options. A number of respondents wanted to retain the status quo and were concerned about the effect growth would have on rural character, lifestyle, and traffic. However, the remaining respondents felt that flexibility was needed, stating the conventional farming was nearly non-existent and that intensification should be centred on areas with available infrastructure, like Maymorn. Comments were also made that Significant Natural Areas (SNAs) should be mapped prior to any zoning or development considerations.

ISSUE / OPPORTUNITY #2: GENERAL CLUSTER DEVELOPMENTS

Option / Comment	Proportion of response	Summary of Option
Option A	44.4%	Create individual development plans
Option B	18.5%	Create areas specific zoning
Comment	37%	

The creation of individual development plans was the most popular option. Respondents commented again that allotments of less than 4ha was desired, while there was conflicting views on the development potential around Maymorn – some believing 1ha allotments could work, while others did not want to see

cluster development in the area. It was acknowledged that planning early would mean that infrastructure providers could also plan early and have servicing available in time.

Almost 19% of respondents said they preferred a clustered option. Some also believed that this could be adopted more widely, not just on flat areas, but also on hill slopes in a more targeted way. It was acknowledged that development plans can be complex and care was needed to ensure that development outcomes could easily be achieved.

Those who only commented said that an improvement on ad hoc development was needed. Some stated that settlement-style development with quarter acre sections could be achieved in Maymorn, noting again that development where infrastructure allows should be pursued. However, others did also note their concerns that growth would lead to reduced rural character, opting instead to retain current controls.

ISSUE / OPPORTUNITY #3: GENERAL FOOTHILL DEVELOPMENT

Option / Comment	Proportion of response	Summary of Option
Option A	18.5%	Do you support hill style development?
Option B	37%	Require vegetation planting for hill development
Comment	44.4%	

Of the options selected, Option B to require vegetation planning for hill development was preferred. Here, most were in support of careful development, protecting local biodiversity and recognising issues with developing on a slope (septic tank run-off, erosion, emergency accessibility, etc).

Only 18.5% of respondents preferred option A, to allow hill general development. Some respondents stated that more 'mid-hill' development could also be achieved, if carefully managed. It was also commented that it should be reasonable to see housing on hills.

Respondents who only commented on this matter provided a number of alternative views. While some saw this as an opportunity to further enable growth and protect high productive soils (through focusing development on/around foothills), others said that hills should be left for bush and grazing, maintaining the green belt effect that Upper Hutt has. Some respondents also simply wanted to retain status quo density, citing issues around adverse rural character effects.

ISSUE / OPPORTUNITY #4: FAMILY FLAT RULES

Option / Comment	Proportion of response	Summary of Option
Option A	27.6%	Relax family flat rules
Option B	34.5%	Allow for secondary dwelling
Option C	13.8%	Only second dwelling on larger sites
Comment	24.1%	

The majority of respondents supported the option to allow for a secondary dwelling in the rural environment. Respondents stated that this could alleviate current housing demands and supports the idea of multigenerational living in a more permanent manner (rather than the 55m² current family flat limit).

Others noted that this would need to be done in a sensitive manner, with some stating that only tiny houses should be permitted.

Close to a third of respondents supported the idea of generally relaxing existing family flat rules. Feedback received stated that current rules were too restrictive, but any increase in building occupation needed to be sensitive to rural surrounds.

Less than 14% of respondents preferred the idea of simply allowing secondary units on larger sites, some stating that current size limits were sufficient.

Respondents who chose only to comment said that the rural area is currently dense enough and that further housing would put pressure on infrastructure. Others commented to say that 100m² would be sufficient, noting that this should not dominate the primary dwelling and adequate space should be provided for effluent management.

ISSUE / OPPORTUNITY #5: PUBLIC OPEN SPACE

Option / Comment	Proportion of response	Summary of Option
Option A	28.1%	Update existing public land controls
Option B	25%	Establish as part of new development
Option C	15.6%	Use natural hazard prone area as greenspace
Comment	31.3%	

The majority of respondents supported the option to update existing public land controls. Respondents stated that this should be achieved alongside further investment in other Council infrastructure, such as walking and cycling tracks, and road safety improvements.

A quarter of respondents supported the option to establish greenspace as part of new development, with some commenting that they supported all options, so long as bigger and better greenspace was provided.

Less than 16% of respondents expressed support to use natural hazard prone areas as greenspace, saying that a balance was required. Presumably this is because in the rural environment hazard prone areas can simply be used for grazing or other non-habitable or non-permanent occupation that you may otherwise not expect in the residential environment.

Almost a third of respondents chose to provide commentary on this topic. Feedback received said that there was no need for additional greenspace in the rural environment and the focus should be on housing. Others supported the view of this being incorporated as part of growth, focusing on increasing biodiversity value.

ISSUE / OPPORTUNITY #6: INDIGENOUS VEGETATION PROTECTION

Option / Comment	Proportion of response	Summary of Option
Option A	28.1%	Updating zoning to reflect indigenous vegetation
Option B	25%	New development should seek to increase development

Comment	46.9%	
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Of the options provided, Option A to updating zoning to be reflective of indigenous vegetation cover was preferred slightly higher than Option B, with respondents supporting the idea of increasing rural biodiversity.

A quarter of respondents supported the idea that new developments should be increasing biodiversity value, however cautioned that this could be difficult to implement and potentially unduly restrictive on new developments.

The majority of respondents chose to only provide written commentary. Respondents felt that such measures outlined in the options should only apply to SNA areas and be used as mitigation planting for the likes of hillside development. Others felt that a wider biological view was required (including the peatlands), preventing the clearance of established vegetation, and recognising the effect new vegetation can have on fire risk, pest management, and infrastructure accessibility. Some also commented that simply retaining the status quo would mean that that further vegetation removal would not be required.

ISSUE / OPPORTUNITY #7: NATURAL HAZARDS

Option / Comment	Proportion of response	Summary of Option
Option A	72.7%	Create zoning that reflects risk
Comment	27.3%	

Only a single option was provided for this issue in order to capture a wider public view. Over two thirds of respondents simply supported the idea that zoning should be reflective of natural hazard risk, while also noting that balance was required to provide a proportionate response.

The respondents who only provided commentary supported this view, whilst also stating that provisions shouldn't be overly restrictive. Others said that development controls should factor in what generates these hazards, like stormwater runoff, with others suggesting that a large riparian buffer should be established around all rivers.

ISSUE / OPPORTUNITY #8: RESILIENCE AND CLIMATE CHANGE

Option / Comment	Proportion of response	Summary of Option
Option A	34.5%	Develop with resilience in mind
Option B	19.4%	Only develop close to services
Option C	12.9%	Adopt water conservation measures
Comment	32.3%	

The majority of respondents were supportive of the option to develop with resilience in mind. Respondents said that development should be completed sustainably, mandating the use of water tanks, and prioritising and protecting elements in the environment that ensure our resilience (eg, forests for carbon sequestration). It was also acknowledged that rural living is more easily able to be self-sufficient.

Just over 19% of respondents supported the option to ensure resilience through focusing development near services. Feedback provided stated that current rules should be maintained and that Option A could prevent development growth, while others suggested growth needed to ensure self-sufficiency was achieved.

Simply adopting conservation measures was the least preferred option. Comments stated that a wider strategy was required, with expanded options, and that measures should be focused on mandating water storage and renewable energy, recognising the resources need to adapt to Climate Change. Some also believed that this was not as applicable in the rural setting.

Almost a third of respondents only chose to provide comments. These also stated that a wider sustainability strategy was required including one stating that restoration of the Mangaroa Peatland was desired.

ISSUE / OPPORTUNITY #9: RURAL PRODUCTION

Option / Comment	Proportion of response	Summary of Option
Option A	34.5%	Whether there are sufficient productive zones
Option B	31%	Where such zoning should be expanded or contracted
Option C	12.8%	Retain rural flat areas, focusing development on hills
Comment	20.7%	

The majority of respondents supported the idea that there is sufficient rural production zoning. Respondents commented to say that rural production was not efficient on small lifestyle blocks and that production-style zoning should be focused around larger established farms. Some also stated that there were not enough productive areas available.

When considering areas where zoning should change, respondents suggested that different types of farming should be investigated to determine best use, noting that smaller blocks could work. Others commented to say that the majority of people in the rural areas enjoy the lifestyle it provides, but have full time jobs and are not involved in productive farming.

Almost 13% of respondents who supported retaining flat areas, noting the practicality for farming, saying that at least 10 acres should be the minimum for productive use.

ISSUE / OPPORTUNITY #10: RURAL TOURISM & VISITOR ACCOMODATION

Option / Comment	Proportion of response	Summary of Option
Option A	16.1%	Provide for visitor accommodation in clusters
Option B	29%	Allow more visitor accommodation within existing dwelling areas
Option C	29%	Set the outcomes for rural tourism ventures
Comment	25.8%	

Almost two thirds of respondents supported options to enable visitor accommodation and set rural tourism outcomes. Comments provided on these options stated that they were supportive of growth, but did not want to see larger commercial buildings being established. Some also believed there was enough accommodation currently and were generally opposed to the idea of increases in tourism.

Just over 16% of respondents said that they supported the idea of accommodation being provided within any rural clusters that may be established, saying it could increase local income.

A quarter of responses only provided commentary. Feedback suggested that respondents wanted to retain the current rural lifestyle, while others suggested that there was currently a poor standard of visitor accommodation available.

ISSUE / OPPORTUNITY #11: TE MARUA LOCALITY – MAYMORN GROWTH

Option / Comment	Proportion of response	Summary of Option
Option A	10%	Concentrate development around Gabites, Maclaren St, and Old School Road
Option B	10%	Create settlement-style development
Option C	13.3%	Establish a transitional zone over Gabites Block
Option D	20%	Create a development plan
Comment	46.7%	

Of the options provided, Option D, the creation of a development plan, was the most preferred. Respondents saw this as a means to ensure rural amenity outcomes to be better defined, many stating that they were opposed to development in the Maymorn area.

Establishing a transitional zone over the Gabites Block was the second most preferred option. Development over the Gabites Block was supported as the infrastructure was already in place. Some also stated that this could be an opportunity to protect significant natural areas.

Options A and B both each received 10% of support from respondents, which represented the most intensified of development options for the area. Respondents stated that smaller developments were desired and that a buffer zone could be established between new housing areas and existing productive areas.

Over 45% of respondents chose only to provide commentary. Respondents wanted to ensure that the ‘rural appeal’ of the area was retained, while providing the opportunity to undertake infrastructure improvements prior to any development being undertaken. Some also commented on known local contamination issues that would need to be considered for any new development.

ISSUE / OPPORTUNITY #12: TE MARUA LOCALITY – MAYMORN TRAIN STATION

Option / Comment	Proportion of response	Summary of Option
Option A	58.3%	Consolidate growth around train station
Comment	41.7%	

Almost 60% of respondents supported the option to consolidate development around the train station. Feedback provided echoed previous desires for a development plan around the area, noting that any mixed-use or commercial enterprises in the area may cause conflict. Respondents wanted infrastructure capacity to be considered and the country feel of the area retained.

Commentary provided on this opportunity was in opposition of development in this area, with respondents also stating that commerce was already available nearby.

ISSUE / OPPORTUNITY #13: TE MARUA LOCALITY – COLLETTS ROAD GROWTH

Option / Comment	Proportion of response	Summary of Option
Option A	33.3%	Create development plan
Option B	25%	Change to rural lifestyle zoning
Comment	41.7%	

Almost 60% of respondents supported the idea of more development in this area, with the majority in support of the creation of a development plan to achieve this, followed closely by simply updating zoning to rural lifestyle. Respondents wanted any development to retain the rural feel of the area, with some stating that retaining 10 acres was desired.

Commentary provided on this opportunity was in opposition of development in this areas, respondents stating that they would like the current rural feel to be retained.

ISSUE / OPPORTUNITY #14: TE MARUA LOCALITY – PAKURATAHI GATEWAY

Option / Comment	Proportion of response	Summary of Option
Option A	56.5%	Enhance gateway to Pakuratahi Forest
Comment	43.5%	

The majority of respondents were supportive of enhancing the gateway to Pakuratahi Forest. However, some also cautioned about the increase in traffic in the area and that opportunities for employment should be afforded to local people. Those who only commented supported this sentiment.

ISSUE / OPPORTUNITY #15: MANGAROA LOCALITY – PEAT HAZARD

This issue statement did not provide any options as additional control measured for this hazard were set to be implemented through different plan changes. This issue received 10 written responses.

Most respondents supported the idea of further protections being placed over the peatland, some wishing for this to be returned as a swamp. However, some believed that the swamp had limited ecological value, stating that either farming should continue or public bodies should purchase the land. They noted that despite the hazard the swamp presented, development along the foothills could still be achieved – similar to that undertaken along Katherine Mansfield Drive. Respondents also stated that any proposed development opportunities should be considered against any SNA sites identified over the area.

ISSUE / OPPORTUNITY #16: MANGAROA LOCALITY – KATHERINE MANSFIELD GROWTH

Option / Comment	Proportion of response	Summary of Option
Option A	27.3%	Restrict development on upper ridges and change southern zoning
Option B	13.6%	Set provisions for building platform locations
Option C	13.6%	Rezone land zoned 'rural lifestyle' at southern proportion of Katherine Mansfield as 'general rural'
Option D	9.1%	Increase required allotment size to greater than current 1ha minimum for new lots
Comment	36.4%	

Of the options provided, Option A to restrict development on the upper ridges and southern proportion was the most preferred. Respondents wanted ridges to be protected, generally, with allotments not being less than 4ha.

Options B and C both each received almost 15% of support (27.3% in total), which would prevent development at the end of Katherine Mansfield Drive and introduce a requirement for building platforms to be predefined as part of any development. Respondents stated that they were generally in opposition to development in this area and these options afforded the best means to manage the area.

The option to simply increase the minimum allotment size above the current 1ha minimum was the least supported of all the options.

A third of responses only provided commentary. Most of the feedback was opposed to development in the area, citing local hazard and infrastructure issues. Some supported development within the area.

ISSUE / OPPORTUNITY #17: MANGAROA LOCALITY – MANGAROA SCHOOL GROWTH

Option / Comment	Proportion of response	Summary of Option
Option A	14.3%	Introduce a development plan for the area, specifying general settlement style
Option B	21.4%	Change zoning around this area to enable a settlement
Comment	64.3%	

Only a third of responses supported options to increase development in the area. The option to simply change zoning was preferred over a development plan option, with respondents supporting further growth here. Respondents who preferred the development plan option noted that this could lead to better accessibility for the area, with some stating they were opposed to blanket zoning changes in the area.

The majority of written responses received were against development around the Mangaroa School area. Respondents wanted to keep the area rural and were concerned about the effects on the school, the removal of productive land, and the infrastructure that would be required.

ISSUE / OPPORTUNITY #18: MANGAROA LOCALITY – WALLACEVILLE CHURCH GROWTH

Option / Comment	Proportion of response	Summary of Option
Option A	29.2%	Rezone appropriate proportions as 'settlement'
Option B	25%	Promote / create a structure plan around this area
Comment	45.8%	

The majority of responses received were in support of further development around the Wallaceville Church Area, with most in support of a settlement-style zone being introduced. Respondents said that the introduction of a more community-oriented settlement would be welcomed. While a quarter of all responses supported the idea of a development plan, some saw this as an opportunity to more definitively prescribe areas that would be retained as rural.

Responses received that only commented on development here were mostly in opposition of development, with feedback suggesting the area was unsuitable for an increase in development and lacked local support.

ISSUE / OPPORTUNITY #19: WHITEMANS LOCALITY – NORTHERN GROWTH

Option / Comment	Proportion of response	Summary of Option
Option A	26.1%	Rezone area to enable rural lifestyle development
Option B	8.7%	Extend southern Katherine Mansfield zoning
Option C	21.7%	Establish development plan
Comment	43.5%	

The majority of responses expressed support for further development in the northern Whitemans Locality. Just over a quarter were in support of simply rezoning the area, with about one in five responses supporting the creation of a development plan to help better define development layout. Few responses supported the option to extend Katherine Mansfield lifestyle zoning to connect with this area.

Responses who only chose to comment were largely in opposition of further development here. Comments received supported the idea of retaining current rural character, with some citing infrastructure concerns.

ISSUE / OPPORTUNITY #20: WHITEMANS LOCALITY – SOUTHERN GROWTH

Option / Comment	Proportion of response	Summary of Option
Option A	38.1%	Largely retain existing zoning
Option B	14.3%	Introduce selective zoning
Comment	47.6%	

Option A to retain existing zoning was the most preferred option selected. When considered alongside commentary received for respondents who chose only to comment, it was evident that retention of zoning is

more widely supported, with the majority of comments expressing their opposition for further intensification.

The minority of comments received supported the idea of further development here, some suggesting that lifestyle zoning may be possible. Less than 15% of respondents supported the idea of selective rezoning to enable development, with comments made that the 10 acre minimum should be retained.

ISSUE / OPPORTUNITY #21: GILLESPIES LOCALITY – FAIRVIEW FARMS

Option / Comment	Proportion of response	Summary of Option
Option A	36.8%	Rezone Fairview Farms
Option B	15.8%	Rezone current and future extent of Akatarawa Cemetery
Comment	47.4%	

Option A to rezone the Fairview Farms area was the most preferred of options provided, with comments made that rural lifestyle zoning would be supported. Feedback received through respondents who only commented were also in support of this concept.

About 16% of responses were in support of Option B to also rezone the area in and around Akatarawa Cemetery. The remaining feedback received through respondents who only commented raised concerns about infrastructure capacity and were generally opposed to rezoning.

ISSUE / OPPORTUNITY #22: GILLESPIES LOCALITY – VALLEY GROWTH

Option / Comment	Proportion of response	Summary of Option
Option A	44.4%	Update subdivision controls
Comment	55.6%	

Almost 45% of respondents stated that they supported the idea of subdivision controls being updated to enable subdivision that reflects local sensitivities. Feedback received through respondents who only commented also expressed conditional support for further enablement here, stating that only small amount of development should proceed, some also stating that the valley floor should be developed.

The remainder of feedback supported the idea of current zoning being retained, with some opposed to additional development.

ISSUE / OPPORTUNITY #23: AKATARAWA LOCALITY – GROWTH MANAGEMENT OPTIONS

Option / Comment	Proportion of response	Summary of Option
Option A	13.6%	Rezone valley floor areas
Option B	36.4%	Introduce design controls

Comment	50%	
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Option B, to reintroduce design controls for future development, was the most preferred option selected, however responses overall were weighted towards simply providing commentary. Feedback here noted that native bush should be preserved alongside the retention of existing zoning – seemingly in support of this option.

Less than 14% of responses supported rezoning valley floor areas. Commentary received did also express some opposition to restricting subdivision, however others stated that only limited rural lifestyle development should occur on valley floor areas to preserve its landscape character.

ISSUE / OPPORTUNITY #24: KAITOKE LOCALITY – GROWTH MANAGEMENT OPTIONS

Option / Comment	Proportion of response	Summary of Option
Option A	17.7%	Maintain predominant zoning
Option B	29.4%	Introduce controls to ensure responsive design
Comment	52.9%	

Limited commentary was provided on this topic, however most of the feedback received was supportive of the idea to update zoning to allow for rural lifestyle development. This was reinforced by the 30% of responses that supported the idea of updating controls to ensure any development was more responsive to its surrounds.

Less than 18% of responses were in favour of retaining the predominant zoning. Some of the commentary received from respondents who only commented were supportive of this approach, stating that further control over vegetation clearance was needed.

ISSUE / OPPORTUNITY #25: KAITOKE LOCALITY – COMMERCE ZONING

Option / Comment	Proportion of response	Summary of Option
Option A	26.7%	What options exist to reflect existing commerce in Plan
Comment	73.3%	

Commentary received on this topic was mixed, but generally in favour of enabling commerce. Some respondents stated that greater simplification of rules was needed and should be reflective of the increases in working from home. Respondents were split regarding zoning, some stating that expanded zoning was needed, while other wanted to retain current zoning and controls in District Plan.

ISSUE / OPPORTUNITY #26: MOONSHINE LOCALITY – GROWTH MANAGEMENT OPTIONS

Option / Comment	Proportion of response	Summary of Option
Option A	43.8%	Retention of current zoning
Comment	56.2%	

About 44% of respondents stated that they supported the retention of current zoning, and most of the feedback received by respondents who only provided written feedback also supported this option, increasing the proportion of interest to represent the majority view. Comments received stated their opposition to development in the area, saying that this area was not suitable for further intensification.

Only the minority of feedback received from respondents who only commented were supportive of relaxing development controls here.

ISSUE / OPPORTUNITY #27: MOONSHINE SETTLEMENT LOCALITY – GROWTH OPTIONS

Option / Comment	Proportion of response	Summary of Option
Option A	42.1%	Retention of current zoning on steeper slopes only
Option B	21.1%	Zoning around Moonshine Hill Road and Bulls Run Road intersection to reflect current use
Comment	36.8%	

The majority of feedback received on this topic was in support of updating zoning controls on the flatter proportion of this rural intersection. Comments received stated that zoning should reflect what was happening across the territorial authority boundary in Porirua (who are in the final stages of reviewing zoning controls).

However, comments received against intensification expressed concern about the current quality of local infrastructure, noting how far the location was from the CBD.

ISSUE / OPPORTUNITY #28: MOONSHINE SETTLEMENT LOCALITY – PAPER ROADS

Option / Comment	Proportion of response	Summary of Option
Option A	41.2%	Review subdivision controls regarding paper roads
Comment	58.8%	

When considered alongside feedback received from respondents who only commented on the topic, the majority of feedback supported the idea of updating standards to make it simpler to subdivide when abutting paper roads, or at a minimum reviewing current rules. The minority of feedback received stated their preference to retain current controls.

Residential Issues and Opportunities Feedback

The residential paper received up to 18 responses per topic, generating a total of 227 points of feedback. This resulted in an average of just over 13 responses per issue or opportunity noted in the paper. This rate of responses was quite variable across these topics, with topics such as residential character controls (#34), sustainable water management (#38), and housing diversity (#41) receiving 16 responses or higher, whereas the likes of urban distinction (#35) and home business rules (#40) received 9 or fewer responses.



The following details the responses received for all issues and opportunities, detailing which options were preferred, where only commentary was provided, and what the overall narrative of feedback received was.

It should be noted that while some options may appear to have a low proportion of responses, a respondent may have instead chosen to only provide a written response and not explicitly selected a preferred option, but in doing so expressed feedback across all options. In addition, respondents were able to select multiple options, so percentages show the proportion of total feedback, rather than the proportion of respondents.

Details provided on options should only be seen as a summary, with reference made to the full stated option in the issues and opportunities paper.

ISSUE / OPPORTUNITY #29: GILLESPIES BLOCK GROWTH

Option / Comment	Proportion of response	Summary of Option
Option A	30.8%	Establish generic zoning
Option B	15.4%	Set minimum density requirements
Option C	38.5%	Create Development Plan
Comment	15.4%	

The creation of a development plan for the site received the most support from options provided, followed closely by simply establishing generic zoning. Feedback received stated that respondents had a desire to have well-planned communities, with the ability to set greenspace areas and targeted density area within the overall development plan. Those who preferred Option A, establishing generic zoning, stated that they wished to see a continuation of the status quo approach.

No feedback was provide on Option B. Little feedback was provided by those respondents who only chose to comment, simply stating that any development must consider effects on nearby transmission lines.

ISSUE / OPPORTUNITY #30: KINGSLEY HEIGHTS GROWTH

Option / Comment	Proportion of response	Summary of Option
Option A	33.3%	Introduce tailored zoning
Option B	58.3%	Create Development Plan
Comment	8.3%	

Close to two thirds of respondents supported the option of creating a development plan for the site. Feedback from respondents expressed a desire to protect the site’s biodiversity values, while also establishing targeted density areas of prescribed house sizes.

One third of responses received supported simply tailoring the zoning to local conditions. Respondents stated that they would like to see a continuation of the current density of Kingsley Heights, while establishing a roading connection to the northeast of the site. Those who only commented said they were unsure how the site should be managed.

ISSUE / OPPORTUNITY #31: SOUTHERN GROWTH AREA

Option / Comment	Proportion of response	Summary of Option
Option A	25%	Retain rural-type zoning for now
Option B	58.3%	Establish a future residential zone over growth area
Comment	16.7%	

Close to two thirds of respondents supported the option re-zoning the growth area as a ‘future residential zone’. Feedback from respondents stated that this would reflect its intended future use, detailing expected

future housing typologies and how water sensitive urban design principles and community space would be integrated as part of the development.

A quarter of responses supported retaining a rural-type zoning for now. Feedback provided expressed concern about the site’s sensitivity to change due to its biodiversity value and visual dominance. Respondents also stated they did not want to see development in the Silverstream Spur and that hydraulic neutrality needed to be considered. These latter points were also stated by respondents who only chose to comment, also adding that there was recreational and biodiversity value within the site.

ISSUE / OPPORTUNITY #32: FAMILY FLAT RULES

Option / Comment	Proportion of response	Summary of Option
Option A	36.4%	Permit renting of current family flats
Option B	63.6%	Allow for larger secondary dwelling, able to be rented
Comment	0%	

All respondents supported the option to update family flat rules, with most preferring the option to allow a secondary dwelling to be established, which could also be rented. Feedback received stated that this rule could potentially scale to respond to the allotment size, allowing for larger dwellings on larger sites.

Approximately one third of responses received preferred the option to only adjust family flat rules to allow the rental of units, with respondents commenting to say that current provisions were overly restrictive.

ISSUE / OPPORTUNITY #33: CENTRES OVERLAY FOR CRDS

Option / Comment	Proportion of response	Summary of Option
Option A	0%	Extend CRD overlay
Option B	42.9%	Remove CRD, permitting these everywhere
Option C	50%	Introduce Medium Density Zone around CBD
Comment	7.1%	

The majority of responses received supported the option to introduce a new Medium Density Zone around the CBD. Many comments were received on this option, respondents stating that high density apartments within the CBD would be suitable. This would better integrate with existing transport infrastructure and the establishment of the zone would create more certainty for development within the CBD.

Just over 40% of responses supported Option B, to remove the current CRD overlay and permit CRD development across the entire residential area. Feedback received on this option highlighted that this greater flexibility would foster housing diversity across the urban area, while also being subject to an Urban Design Guide to ensure quality built form is still achieved. However, respondents also cautioned that such an approach could lead to a lack of distinction across the city by not clearly outlining where lower and higher density areas should be located.

No respondent supported the idea of simply extending the current CRD overlay. Written feedback on this option stated that this would not allow variation in density and be inflexible.

The respondents who only chose to provide commentary on this topic were generally opposed to the introduction of the Medium Density Zone, not wanting any two or three storey apartment blocks to be built.

ISSUE / OPPORTUNITY #34: RESIDENTIAL CHARACTER CONTROLS

Option / Comment	Proportion of response	Summary of Option
Option A	38.9%	Set front boundary height recession plane
Option B	11.1%	Increase roading setbacks
Option C	16.7%	Requirement for greenspace allocation with growth
Option D	22.2%	Reduce front boundary fencing
Comment	11.1%	

Of the options provided, establishing a front boundary height recession plane received the majority of support. Respondents stated that such a rule would help to create ‘visual softening’ and a sense of community identity, preventing higher density housing being located in suburban areas.

Similarly, the option to reduce front boundary fencing was also well supported. Feedback received stated that 1.2m would be a good height to ensure a sense of connection with the road, and not doing so would reduce overall street appeal and road safety. Others also said that such a rule would adhere to CPTED principles, and in some areas fence heights may need to be more responsive to immediate surrounds. Overall, respondents felt that this would help create a sense of community.

Almost 17% of responses supported the option to require greenspace as part of future growth. Respondents felt that this was crucial for urban environments and should be considered a part of growth as it stimulated community identity. Reference is made to issue / opportunity #37, which specifically discusses greenspace allocation.

The least supported option was to simply increase roading setback requirements. Comments received echoed previous notions that this would help create a sense of community identify and should be considered alongside greenspace growth.

Respondents who only chose to comment on this topic believed that such measures may make it difficult to achieve housing diversity and intensification. Some said that they simply wanted growth to focus on maintaining a sense of privacy, with adequate space and sunlight access.

It should be noted that some respondents may have believed that they could only select a single option, rather the multiple options, potentially skewing the overall feedback provided.

ISSUE / OPPORTUNITY #35: URBAN CHARACTER

Option / Comment	Proportion of response	Summary of Option
Option A	25%	Create bespoke rules
Option B	25%	Generally update rules
Option C	25%	Create specific character controls

Comment	25%	
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As can be seen, responses were evenly split across options and commentary. However, feedback received from respondents who only commented suggests that Options B and C were the most preferred, resulting in a general update to zone controls, with some specific controls for identified character areas. Feedback provided on these two options stated that doing so would add to the city's identity and could be further improved by enhancing and promoting places of heritage value. Defining these character areas, alongside biodiversity areas, would be considered an important step to having a more targeted rule framework.

Responses received on Option A stated that this could be left to local builders and developers to prove, however others stated that having bespoke rules would be confusing and inflexible.

ISSUE / OPPORTUNITY #36: PROVIDE FOR HOUSING DIVERSITY

Option / Comment	Proportion of response	Summary of Option
Option A	46.2%	Reduce minimum allotment size
Option B	38.5%	Establish set density targets
Comment	15.4%	

The majority of responses received supported the option to reduce minimum allotment sizes across residential areas. Feedback provided said that smaller sizes were needed to reflect changes in demographics, provide housing diversity, and allow for residential intensification and infill.

Almost 40% of responses supported Option B, to instead establish density targets for residential area. Respondents said that this could afford developments with more of an opportunity to balance intensification with the provision of greenspace and biodiversity.

Those respondents who only chose to comment on the topic were generally opposed to the alteration of existing residential areas, citing character effects, saying that this should be concentrated in new housing areas. Others also said that intensification should be focused around the CBD and existing transport nodes.

ISSUE / OPPORTUNITY #37: PROVIDE FOR GREENSPACE

Option / Comment	Proportion of response	Summary of Option
Option A	64.3%	Require greenspace with growth
Option B	14.3%	Promote the use of natural hazard areas a greenspace
Comment	21.4%	

The requirement of greenspace allocation alongside growth was strongly supported by respondents. Feedback received on this topic was diverse: respondents stated that high density living and high quality greenspace should be built together, requiring this as part of subdivision. Some respondents also highlighted that this could focus on regenerating indigenous biodiversity, stimulating bird paths across the valley and using community engagement to prioritise areas for greenspace allocation.

However, responses received for Option B noted that Option A would be difficult to implement for smaller developments and further thought would need to go into a scaled approach. Other respondents noted that an increase in greenspaces may result in maintenance issues, requiring private and public management responsibilities to be better defined. Feedback on Option B also suggested that any available or surplus land should be used as greenspace.

Those respondents who only chose to comment noted that greenspace is of high importance, providing social, health, and environmental benefits. They also stated that new greenspaces should be integrated within development.

ISSUE / OPPORTUNITY #38: SUSTAINABLE WATER MANAGEMENT

Option / Comment	Proportion of response	Summary of Option
Option A	47.1%	Require or incentivise water tanks
Option B	5.9%	Require or incentivise low-flow water options
Option C	17.6%	Require water tanks to manage peak stormwater and achieve hydraulic neutrality
Option D	5.9%	Develop to avoid natural water bodies and flood areas
Comment	23.5%	

Of the options provided, Option A, to require or incentivise water tanks was the preferred option. Respondents stated that this needed to be normalised and is needed in response to an under-investment in three waters infrastructure. It was also highlighted that developers should be paying for tank infrastructure as part of new development.

Little written feedback was provided on Options B and C, respondents simply noting that such approaches should be normalised.

Respondents who chose only to comment on the topic said that all options had merit, noting that incentives were a good start and that careful planning would be required to reduce three waters upgrade costs. Feedback also stated that the adoption of hydraulic neutrality could further enable other development areas, creating further sources of new housing.

ISSUE / OPPORTUNITY #39: HOME SHARE ACCOMMODATION (HSA – EG, AIRBNBS)

Option / Comment	Proportion of response	Summary of Option
Option A	46.2%	Update rule to enable use
Option B	0%	Restrict their use to certain areas
Option C	38.5%	Allow, but limit nights of operation
Comment	15.4%	

Of the options provided, Option A, to enable the use of Home Share Accommodation (HSAs) was the most preferred option, respondents noting that Option C would be difficult to police. However, Option C received a similar proportion of support, with only about 8% difference. Feedback on this option stated that

additional charges should be placed on HSA operators, similar to other commercial enterprises. Respondents did note that such an approach would require additional resourcing, with some questioning whether this was an issue for Upper Hutt.

The respondents who chose to only provide written feedback were generally supportive of their enablement. They stated that HSAs fill an accommodation need and should be allowed generally, with appropriate controls. Some stated that this was not a resource management issue and Council should not be considering its management.

ISSUE / OPPORTUNITY #40: HOME BUSINESS RULES

Option / Comment	Proportion of response	Summary of Option
Option A		Is this an issue and what are the options?
	55.6%	<i>Enable</i>
	22.2%	<i>Control</i>
	11.1%	<i>Status Quo</i>
	11.1%	<i>Unsure</i>

The open-ended nature of this topic means that we have divided up the topics based on the type of written responses received. As can be seen, the majority of responses supported the enablement of home businesses, with a further 22% of responses provided conditional support through prescribed controls. Feedback on enablement stated that there should be support for people working from home or who have a home business. This focus should be support self-employment, flexible working, and align with national direction.

Respondents who wanted further controls stated that they wanted home businesses to be registered, with an assessment of community health and safety impacts. It was stated that hours of operation and available parking were the main issues that home businesses generated.

ISSUE / OPPORTUNITY #41: HOUSING DIVERSITY

Option / Comment	Proportion of response	Summary of Option
Option A	58.8%	Permit second dwellings
Option B	35.3%	Control typology by area
Comment	5.9%	

There was strong support for the updating of rules to either allow second dwellings or to set clear expectations for housing typologies for certain areas. Respondents stated that such an approach would fulfil the great demand for two bedroom units in the Hutt Valley, assisting in achieving affordable housing and providing for family housing demands. Some suggested that three dwellings per site should be permitted in a Medium Zone, alongside the removal of density controls. Guidance would also be required from Council to ensure good urban design outcomes would be achieved and that development would be sensitive to local surrounds and character.

Respondents who only chose to comment were opposed to greater density within existing housing areas, suggesting that two or three storey dwellings should not be permitted.

ISSUE / OPPORTUNITY #42: HOUSING DEVELOPMENT PATTERN

Option / Comment	Proportion of response	Summary of Option
Option A	26.7%	Mandatory density and typology mix
Option B	46.7%	Broad average density per hectare
Comment	26.7%	

The majority of respondents supported Option B, to set a broad average density per hectare as a means of stimulating a greater supply of smaller dwellings. Feedback provided on this option stated that a diversity of typologies was required, however economies of scale needed to be considered, whereby multiples of a similar product would be more cost effective than individualistic designs. In this respect, respondents stated that good urban design standards were required to achieve this in order to avoid a degradation of Upper Hutt’s urban character. Some also stated that such an approach should be incentivised, rather than mandated, with an opportunity to be more prescriptive for greenfield subdivision rather than infill development in existing areas.

Respondents who supported Option A held similar views, providing additional commentary that good planning was required to ensure this outcome could be achieved.

Commentary from respondents who only provided feedback on the topic generally wanted greater flexibility, leaving this more to individuals. There was opposition to density controls throughout the urban area, with some suggesting that such controls should be left to greenfield areas.

ISSUE / OPPORTUNITY #43: HOUSING DEVELOPMENT PATTERN

Option / Comment	Proportion of response	Summary of Option
Option A	50%	Create enabling provisions, allowing for multi-units and communal living options
Option B	31.3%	Enable local community organisations to establish community housing
Comment	18.8%	

There was strong support across both options to help further enable the creation of community housing. Respondents for both options stated that this should be permissible in all zones, but focused on the inner city, close to supporting services. Good urban design should still be achieved, with some also suggesting that the community should be consulted before this gets established to ensure safety is still considered.

Respondents who only provided written feedback stated that it was important to integrate community housing within existing areas while still achieving good urban design. Some also stated that only specific areas were appropriate and were generally not supportive of community housing and higher densities.

ISSUE / OPPORTUNITY #44: MULTIGENERATIONAL & COMMUNAL LIVING

Option / Comment	Proportion of response	Summary of Option
Option A	66.7%	Ease rules to enable communal living options
Option B	20%	Ease outdoor living rules to enable shared greenspaces
Comment	13.3%	

There was strong support across both options to help enable communal living and shared greenspace options. Options put forward by respondents included allowing for a village-type setting, supporting the concept of multigenerational and communal living as part of the overall design. Some were also conscious of potential social distancing measures that the design may also need to incorporate.

Respondents who only provided written feedback suggested that attention should potentially first be directed towards creating social housing first, citing that there may already be an oversupply of multigenerational units (presumably referring to retirement village-style housing). Some also stated that they opposed communal living.

ISSUE / OPPORTUNITY #45: PAPA KĀINGA HOUSING

Option / Comment	Proportion of response	Summary of Option
Option A	77.8%	Enable the development of papakāinga housing
Comment	22.2%	

There was also strong support for papakāinga housing, with almost 80% of respondents supporting the option to enable this style of housing. Feedback provided stated that this should be encouraged across all zones in the district, with some suggesting that this could be incorporated with other services mana whenua provide, such as marae and kōhanga reo.

Respondents who only provided written feedback stated that they were opposed to communal living, and that such housing allowances should be made for all cultures and located in appropriate locations throughout the urban area.

Conclusions & Next Steps

The feedback provided through this public engagement has contributed to the considerations given for what the proposed overall growth management approach will be.

Encouragingly, the general response received on currently identified issues and opportunities shows that these have merit, with support expressed across a wide variety of issues and opportunities and community priorities able to be confirmed. For those topics with a greater diversity in opinion or opposition, additional evaluation of suitable options will be undertaken. This will be done with the support of our established community focus groups for rural and residential areas, e-panel and technical advisory group and supplementary Phase 2 reporting.

The culminating overall proposed growth management approach and core intended outcomes for rural and residential areas will be consulted on in the latter part of 2020. Feedback on draft provisions and zoning will be publicly consulted on in mid-2021.

Information and updated will be made available on the Plan Change 50 project page at www.upperhuttcity.com/pc50 and advertised through Council's social media channels accordingly.