

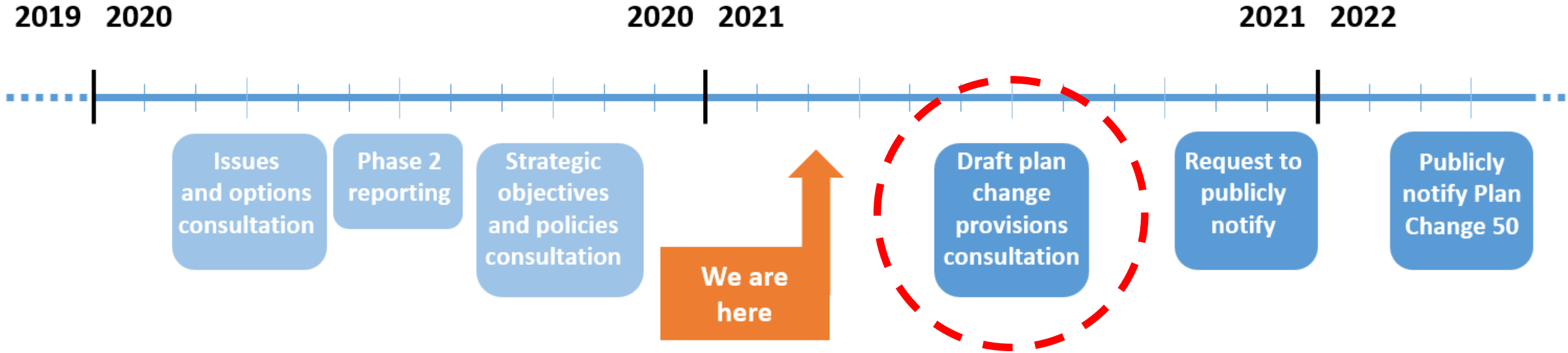
Te Kaunihera o
Te Awa Kairangi ki Uta
Upper Hutt City Council

PC50 Residential Focus Group – Meeting 8:

Draft Objectives, Provisions & Zones Workshop

10 June 2021

Timeline of PC50:



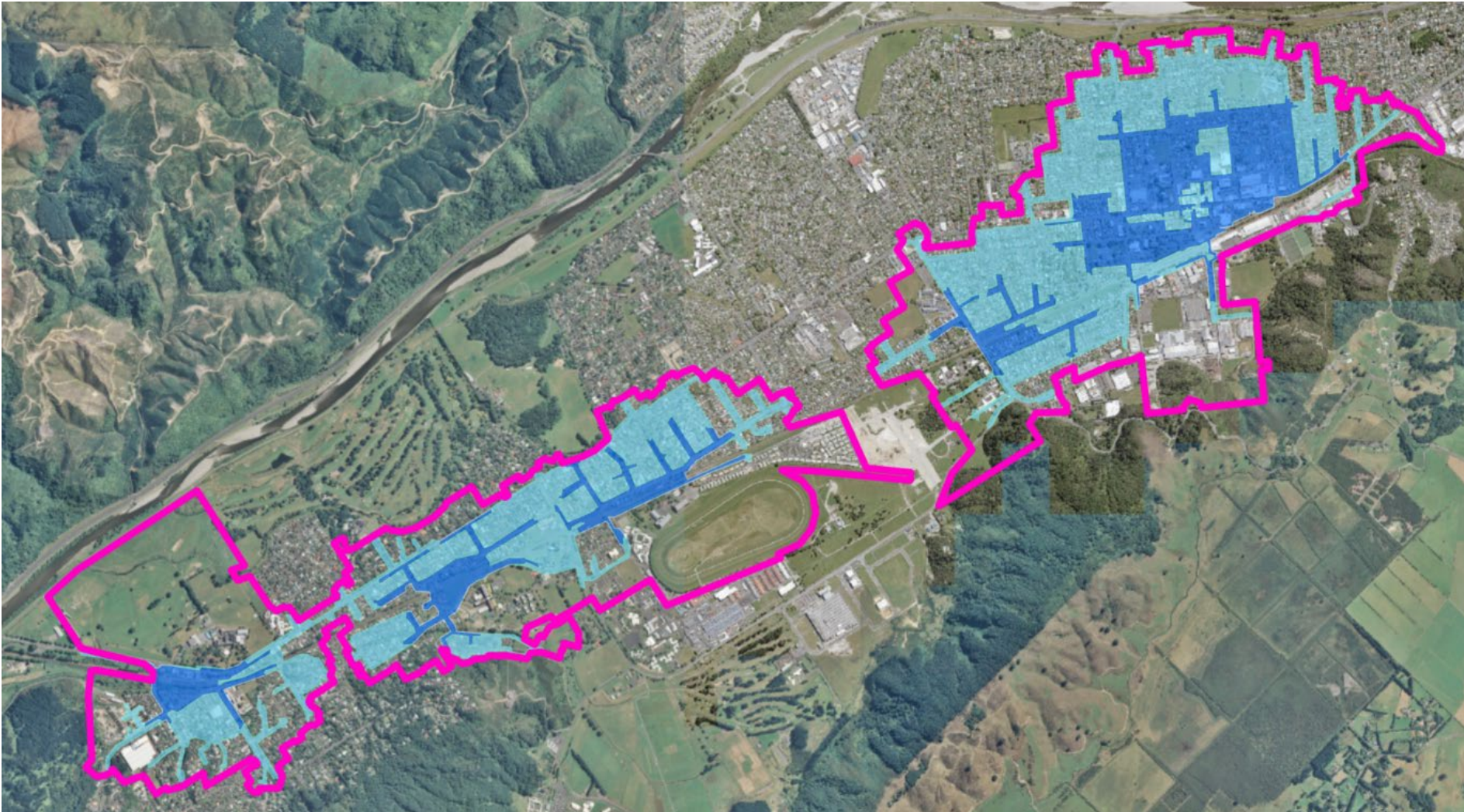
Influence of NPS-UD:

- Intensification within 'walkable' areas around:
 - Urban railway stations
 - Edge of CBD boundary
- Walkable is distance of at least 800m (10min walk):
 - Extend area where demand is high or there are other community or commercial facilities, or alike
 - Very limited scope to not intensify areas (eg, heritage, high hazard, designation – site specific assessment)
- Intensification is enabling housing of **at least six storeys**, increasing height based on demand and other factors that make high density more amenable in an area

Walkability evaluation:

- Mapping of all:
 - Footpaths, Pedestrian Ways, Parks – incl. future walkways
 - Controlled crossing
 - Zebra crossing / Traffic islands
 - Underpasses / Overpasses
 - Slope (reduced walking speed)
- Near:
 - Urban Railway stations – Silverstream to CBD
 - CBD boundary
- Measuring a 5min walk and 10min walk at 'moderate' pace (1.1m/s), applying wait times for all crossing (MfE Guidance)

Minimum 'walkable' extent – Moderate Pace



About 660ha
(gross)

Showing:

5min

10min

Parcel Extent

Expansion & Contraction of intensification

Where 6+ should expand:

- Areas on 'walkable edge' with supporting amenities & PT:
 - Local commerce
 - Health & community facilities
 - Schools
 - Open space
 - Transport corridors
 - High housing demand
- Within walkable – above should direct suitable 6+ height

Retreat via Qualifying Matters:

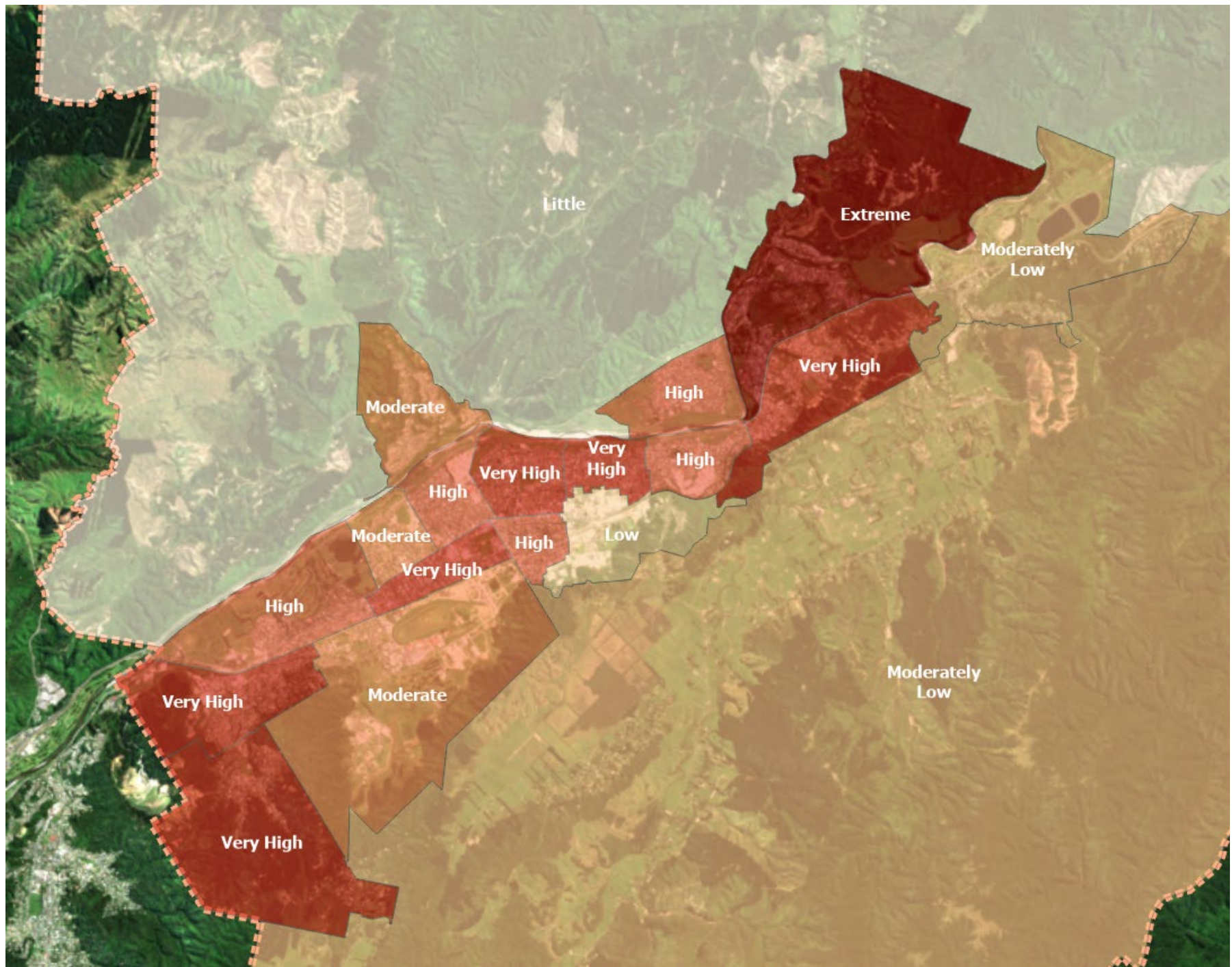
- Designated land
- Identified Heritage Features
- SNAs or ONFLs
- Transmission line corridors
- High natural hazards
- Site specific characteristics:
 - Distinct character areas
 - Majority Urban Tree Groups

Updated Growth Projections

Growth projection results and comparison:

Report	Population Projection (2019)	Population Projection (2047)	Dwelling Projection (2018)	Dwelling Projection (2047)
2019 HBA – High Growth	44,900	56,640	17,512	23,438
2021 Sense Partners Report	46,150	71,218	17,527	28,138
<i>Difference:</i>	<i>+1,250</i>	<i>+14,578</i>	<i>+15</i>	<i>+4,700</i>

- 20% increase in dwelling projection, 26% increase in population
- Inputs: NPS-UD; post-COVID migration; stable economy; capacity
- Strong alignment with anticipated PC50-enabled yield



National Planning Standards: Localised

General Residential Zone:

Flatter suburban areas that are isolated from rapid transport stops and local centers, **generally containing 2 storey dwellings**, providing for infill development and some forms of intensification, including ancillary local commerce and community facilities.

Low Density Residential Zone:

Residential areas where further development is limited due to slope or proximity to urban centers, containing family homes of **up to 2 storeys** on larger residential allotments.

Medium Density Residential Zone:

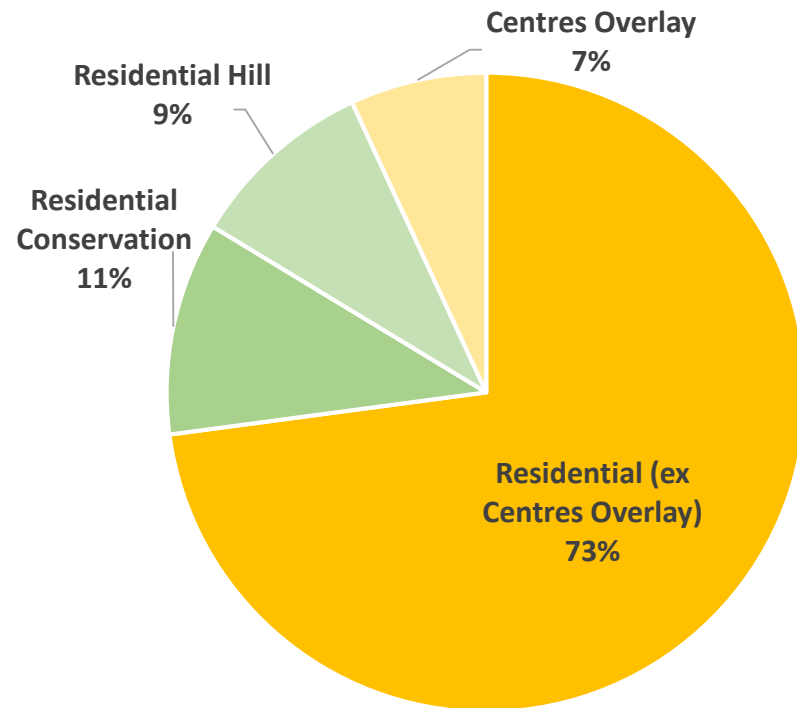
Areas near transport stops, with community facilities and commercial activities nearby, providing for a denser form of residential living **up to 4 storeys**, which includes detached townhouses, multi-dwelling housing or apartment-style living.

High Density Residential Zone:

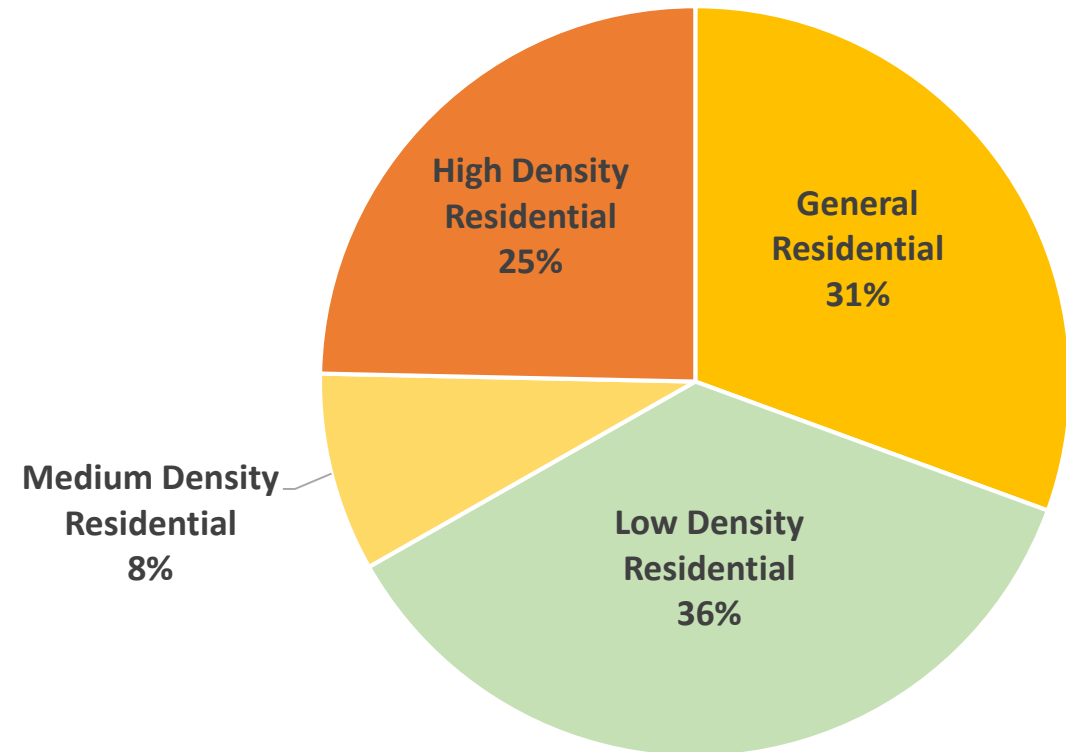
Intensified residential development in close proximity to a rapid transport stop and other transport corridors, community facilities and commercial activities, providing for multi-storey flats and apartments **at 5-10 storeys**.

Overview of zoning make up

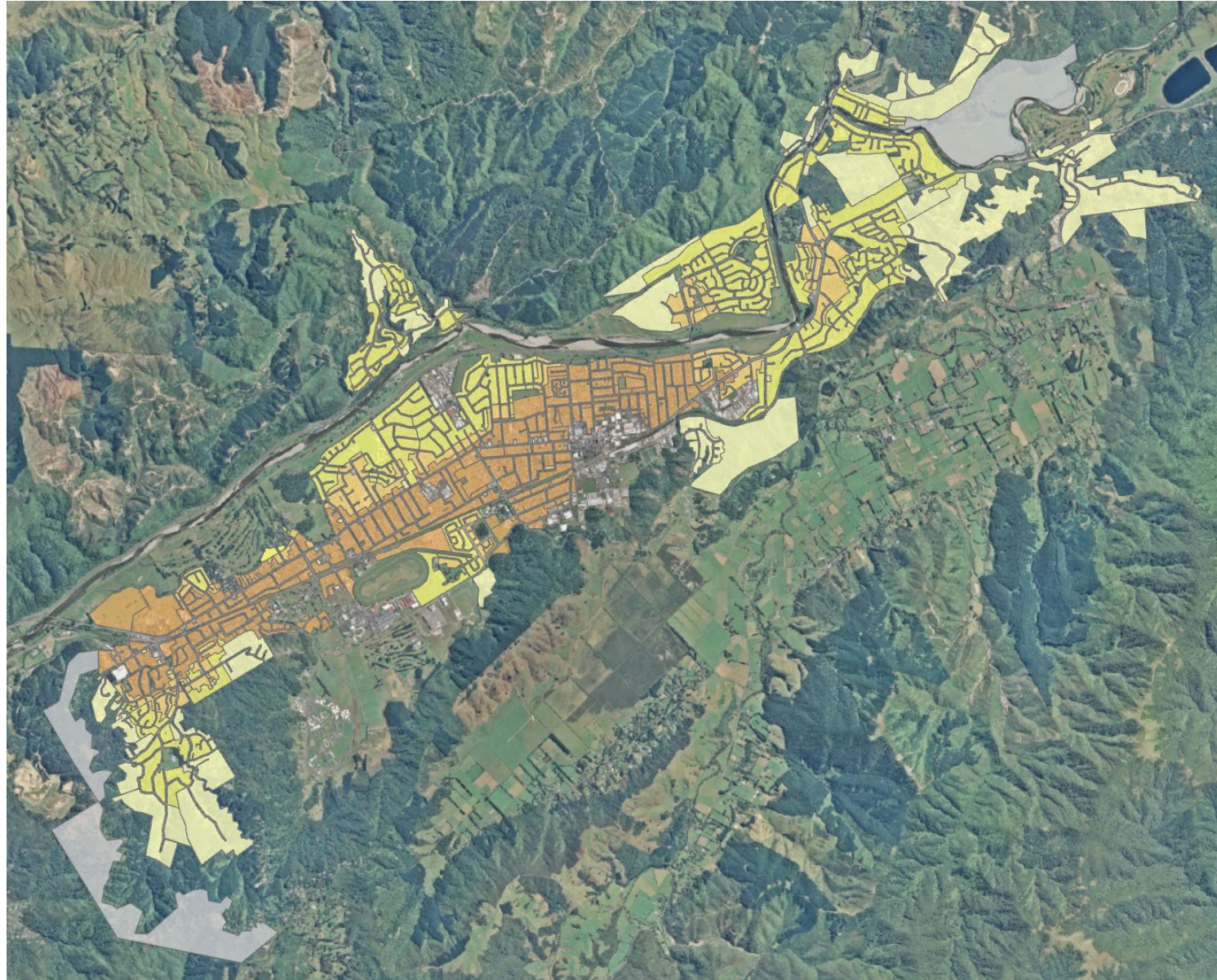
Current DP Zone Coverage



Draft New Residential Zone Coverage



Spatial Extent Overview:



Core Residential Objectives

Strategic Direction – Urban Form and Development

Objectives direct:

- Catch-all for an attractive urban environment, setting expectations for a sustainable, well designed, high amenity, and cohesively developed future urban residential form
- Setting outcomes for development of non-residential activities
- Quality urban form and amenity
- Delivery of housing supply, choice, and diversity
- Appropriate non-residential activity

Subdivision – Residential Subdivision

Objectives direct:

- Directing the supply of housing that meets HBA housing demand
- Subdivision is flexible to site and housing demands, providing for practical and serviceable parcels to increase housing sufficiency, whilst directing efficient use of scale site within intensified zones

Subdivision – Infrastructure

Objectives direct:

- Setting a standard for quality walkable urban form
- Three waters infrastructure has the capacity for growth, whilst adopting green infrastructure solutions
- Infrastructure design and quality creates a highly walkable living environment

Residential Zones – Low Density Residential Zone

Objective directs:

- Where low density housing should be located and what general typologies should be expected

Policies enable:

- Development that aligns with the zone outcome
- Secondary dwellings at a density the zone anticipates
- Recognition of its intended low-density typology

Residential Zones – General Residential Zone

Objectives direct:

- Helps set the expectation that density will increase to make efficient use of available land
- Describes the form of development for the zone, being that which allows for at least two storeys and expects that other ancillary services are likely to be located here.

Policies enable:

- Development that aligns with the zone outcome
- Secondary dwellings at a density the zone anticipates
- CRDs and additional height where this meets good urban design outcomes

Residential Zones – Medium Density Residential Zone

Objectives direct:

- Medium density areas will be located near public transport and ancillary services, allowing for up to 4 storeys to be constructed
- Medium density developments should maintain a high degree of accessibility to residential amenities and services
- They should be established to act as a transition between High density and General residential areas

Residential Zones – Medium Density Residential Zone

Policies enable:

- Detail what minimum standards need to be met when constructing four storeys, like: urban amenity; urban design; appropriate location
- Define required nearby residential amenities needed to facilitate medium density typologies
- Allow for medium density development as buffer

Residential Zones – High Density Residential Zone

Objectives Direct:

- Describing that the zone anticipates for ancillary non-residential activities to be established in walkable catchments with high housing demand
- Describes that 5 to 10 story development is anticipated within close proximity to rapid transport stops and the CBD
- Describes that these typologies will also be accessible to residential amenities needed to service high density development

Residential Zones – High Density Residential Zone

Policies Enable:

- Detail what minimum standards need to be met when constructing 5 to 10, like: urban amenity; urban design; appropriate location;
- Requirements for minimum heights to respond to the building heights policy, that describes location to residential amenities, supporting services, public transport, and housing demand;
- Permit the establishment of additional commercial and community facilities at a scale that maintains residential appeal
- Describes the 5 and 10 minute distance for walkable catchments, increasing this where there are supporting residential amenities and services

Core Residential Provisions

- Lesser allotment sizes / Greater area for Outdoor Living
- Greater Outdoor Living / Easier compliance
- Increase road frontage / Reduced shape factor
- Focus on housing provision / Less focus on vacant land
- Options to increase density / Urban Design controls
- Allow scale development / Greater control on design outcome

Residential Subdivision: Net site area

Zone	Net site area	Specific measures
<i>General Residential</i>	350m2 <u>or</u> Zero	<ul style="list-style-type: none"> • No minimum with complying dwelling • CRD enabled, no minimum, comprehensive
<i>Low Density Residential</i>	600m2	12m circle shape factor (SF)
<i>Distinct Character Precinct</i>	1,500m2	20m circle shape factor
<i>Medium Density Residential</i>	700m2 <u>or</u> Zero	<ul style="list-style-type: none"> • Minimum only for vacant land to enable uplift and efficient use later – policy link <ul style="list-style-type: none"> • <i>Non-complying breach if less</i> • Zero around existing dwelling
<i>High Density Residential</i>	800m2 <u>or</u> Zero	<ul style="list-style-type: none"> • Minimum only for vacant land to enable uplift and efficient use later – policy link <ul style="list-style-type: none"> • <i>Non-complying breach if less</i> • Zero around existing dwelling

Residential Development: Efficient land use

- Options for zero lots in General Residential, Medium Density, and High Density Residential Zones
- **Secondary dwelling** enabled everywhere (except Low Density and District Character) – site coverage controlled
- Site coverage made more enabling:

Zone	Site coverage:
General Residential	40%
Low Density Residential	30%
Distinct Character	25%
Medium Density	60%
High Density	70%

Medium & High Density Unit Controls

Typology:	Minimum Size:
Studio	35m ²
1 Bedroom	45m ²
2 Bedrooms or greater	60m ²

With Urban Design Guide assessment

Efficiency Direction for MRZ and HRZ

	0-250m ²	250-300m ²	300-700m ²	>700m ²
Vacant Subdivision	Too small to develop	Can sell for later development	Difficult to achieve scale development	Can sell for later development, incl. comprehensive
Comprehensive Development	Difficult to achieve good outcomes	Only 1-2 units possible	Difficult to achieve scale development	>4-5 units could be developed

Efficiency Direction for MRZ and HRZ

- **Within Medium Density Zone:**
 - Sites $\geq 700\text{m}^2$ will need to meet minimum density requirements
 - 40 dwellings per hectare (about 200m^2 land)
 - No limit on number of dwellings per site, but minimum unit size standards
- **Within High Density Zone:**
 - Sites $\geq 800\text{m}^2$ will need to meet minimum density requirements
 - 50 dwellings per hectare (about 160m^2 land)
 - No limit on number of dwellings per site, but minimum unit size standards
- Vacant land subdivision less than this will not be permitted to enable scale multi-unit development (except lots between $250\text{-}300\text{m}^2$)
- Non-notification clause for site that meet standards

Residential Subdivision: Scale development

Greater control for 'scale' subdivision at 10 lots or greater:

- Potential to affect residential character at a street scale & CPTED
 - Must address Open Space sufficiency
 - Walkability direction of NPS-UD applied
 - Non-notification clause to balance controls
- *Example of where control would be applied is the Poulson Grove development off Merton Street*



Residential Development: Building Heights

Zone	Building Height
<i>General Residential</i>	8m – Permitted 10m – RDA
<i>Low Density Residential</i>	8m
<i>Distinct Character Precinct</i>	8m
<i>Medium Density Residential</i>	14m
<i>High Density Residential</i>	Between 21m to 35m

Buildings ≥ 12 require independent wind impact assessment

High Density Height Response Matrix

- Required to increase heights under the NPS-UD
- Matrix develop to be as follows:

Whether the following features are within a 5 or 10 minute walk from services:

- Public transport (high weighting);
- Open space (middle weighing);
- Commerce (middle weighting); and
- Community & health facilities (lower weighting).

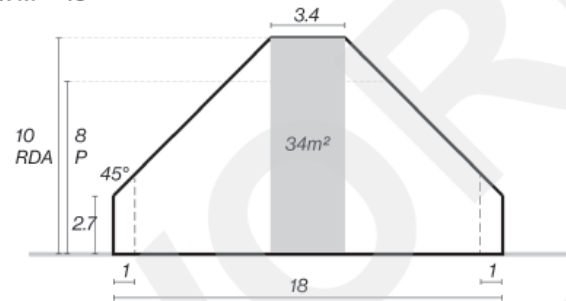
Score based on housing demand:

- Extreme - Over 90th percentile
- Very High - 90th to 75th percentile
- High - 75th to 60th percentile
- Moderately High - 60th to 45th percentile
- Moderate - 45th to 30th percentile
- Low - 30th to 15th percentile
- Little - Less than 15th percentile

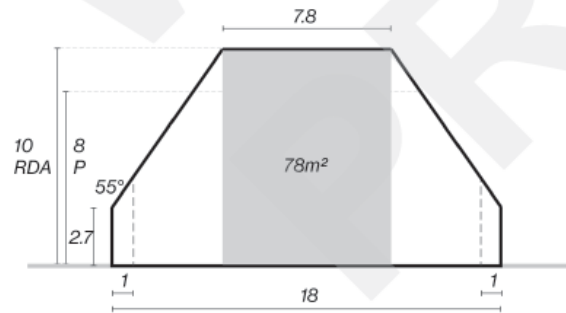
Residential Development: DRAFT Recession Planes

General Residential

OPTION 1
2.7m + 45°



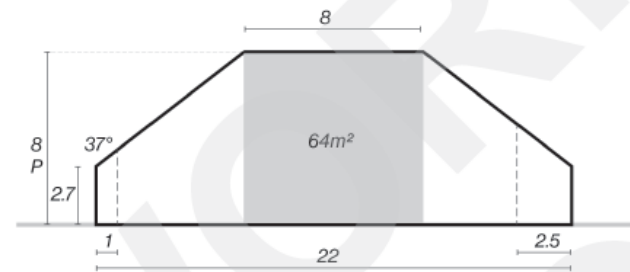
OPTION 2
2.7m + 55°



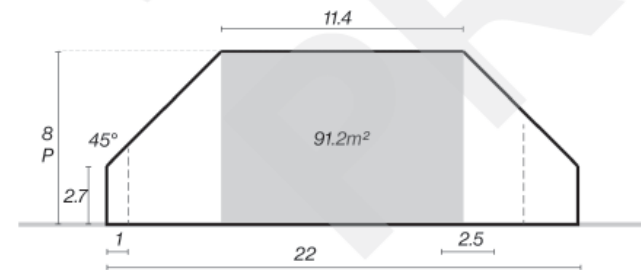
Includes option for
10m height as RDA

Low Density Residential

OPTION 1
2.7m + 37°

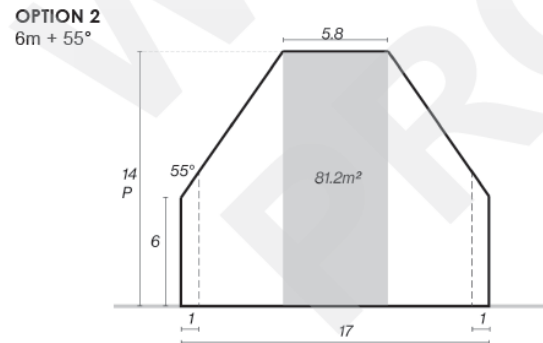
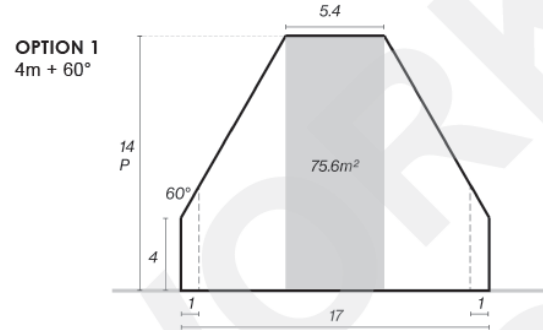


OPTION 2
2.7m + 45°



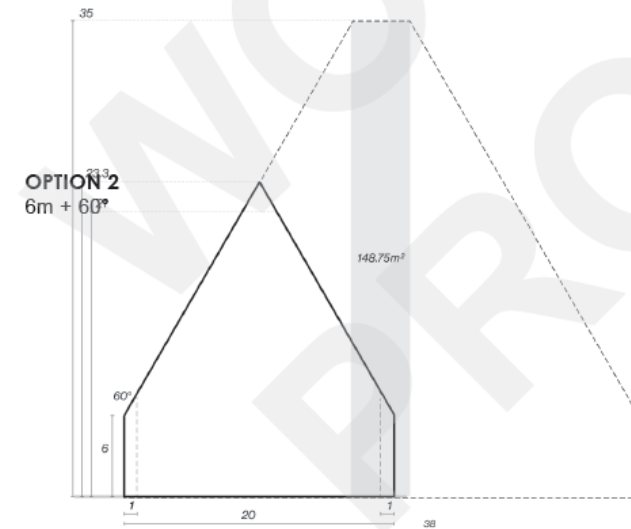
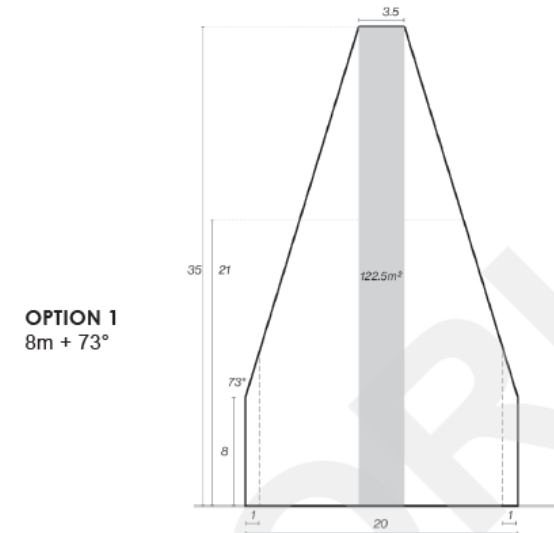
Residential Development: DRAFT Recession Planes

Medium Density



6m would more readily enable two storey at boundary

High Density



Residential Development: Setbacks

Zone	Front yard	Side & Rear
General Residential	3m <i>5.5m or 1m for garages</i>	1m – all boundaries Zero for non-habitable rooms & garaging
Low Density Residential	3m <i>5.5m or 1m for garages</i>	1m / 2.5m on opposing 1m for non-habitable rooms & garaging
Distinct Character Precinct	7m - Barton 6m - Golf	6m / 2m on opposing – Barton 4m / 1.5m on opposing - Golf
Medium Density Residential	2m + landscaping	1m – all boundaries Zero on adjoining walls*
High Density Residential	1.5m + landscaping	1m – all boundaries Zero on adjoining walls*

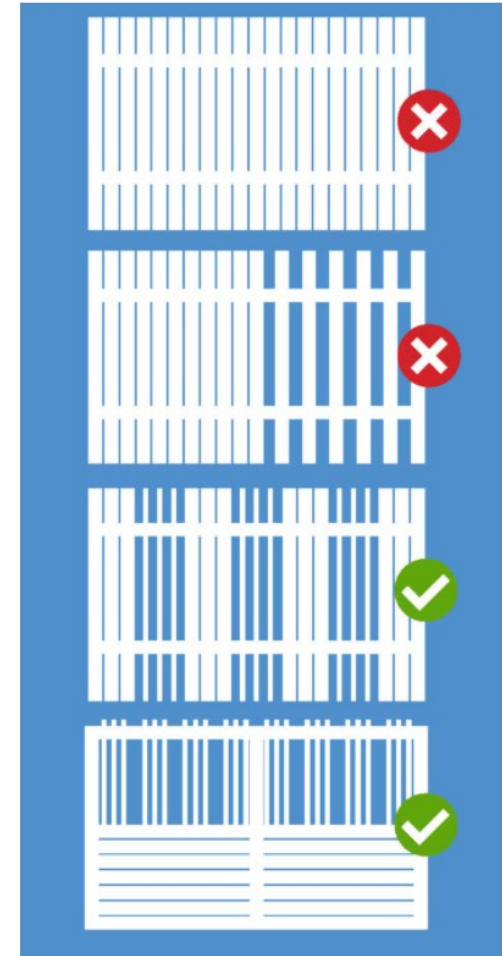
All residential areas: Fencing provisions

Requirement for all Medium and High Density areas:

- Reduced front boundary, but adopts crime prevention principle
- Visually permeable fencing above 1.2m
- Landscaping controls for front of development

In all other residential areas:

- When buildings within 2m of front boundary;
- Interface with public park or accessway to maintain passive surveillance



All residential areas: Acoustic Provisions

- Applied to all residential developments
- Requires that **within 50m** of any Business Zone, State Highway, or Railway Designation:
 - Specific internal acoustic measures required for habitable spaces
 - Mechanical ventilation is provided for
- Designed to enable development near potentially noise-emitting areas by providing minimum internal amenity standards to avoid any conflicts that may prevent established activities from continuing to operate

Residential Development: Outdoor Living Area

- Bring requirements to modern standard
- Better enable communal living options for intensified development, with flexibility for private & communal split

Zone	Area	Minimum dimension
General Residential	35m ² 20m ² – CRD, fully flexible	4m 3m – or 4m for communal areas
Low Density Residential	50m ²	5m
Distinct Character Precinct	90m ²	6m

Residential Development: Outdoor Living Area

- Lenient controls for Medium & High Density Areas
- Designed to be fully flexible between private & communal areas
 - Medium Density Zones = 20m²
 - High Density Zones = 15m²

Zone	Minimum Area	Minimum dimension
Ground Floor	10m ²	3m
Balcony	8m ²	2m

- *Any communal area to have minimum dimension of 4m*
- *Custom setback for outdoor areas that responds to scale of adjoining building – dominance & sunlight*

Residential Development: Papakāinga & Communal Housing

Scale development like **Papakāinga & communal housing** are also enabled – Up to 10 units on 1 parcel Controlled Activity:

- Must be achieved through trust, NGO, or Iwi authority
- Allows for options for trust to purchase land, provide extended lease to prospective landowners to build dwelling – *increasing housing accessibility*
- Scale greater than 10 units = RDA, also requires Urban Design Assessment

Residential Land Use: Home occupation businesses

- 4 total employed persons – occupants or not
- Introduction of vehicle movements – max 6/hr
- Introduction of max use – 35% of dwelling floor area
- New restricted activities:
 - Vehicle maintenance & sales, animal boarding, metal works, landfill or rubbish collection, retailing of food or beverage (only internet based sales and goods produced on site)
- Introduced hours of operation: 7am-7pm, Mon-Fri, 8am-6pm, Weekends & public holidays
- Introduction of maximum parking for business: 2 + front landscaping



Residential Land Use: Visitor Accommodation

- **Visitor Accommodation:**
 - Ancillary to permanent residence
 - Maximum stay of single guest / party is three months
 - At a scale of two occupants per bedroom, or a total of six occupants – whichever is lesser
 - Designed to scale to dwelling and anticipated level of activity

Final questions?

Consultation procedure

- Digital material: social media, print, radio
- Drop in sessions throughout the community
- Feedback at different scales to respond to people's level of interest:
 - Mapping
 - Zone descriptions & high level provisions
 - Full suite of objectives, zones, and provisions
- Open for feedback for about six weeks

Next Steps

- Present final drafts to Councillors
- Release for public consultation in July (5-6w period)
- September - Proposal 'locked-in'
 - Opportunity for last TWG meeting (prior to notification)
- Evaluation Report writing: Sept 2021 to May 2022
- Report reviews
- Public Notification: July 2022