

4 FEBRUARY 2021, 7-9PM – ROTARY LOUNGE, UPPER HUTT LIBRARY

Introduction

Council officers welcomed everybody and began with an overview of the timeline for Plan Change 50 (PC50) and the stage of the project's development. Officers indicated that draft provisions and zoning were expected to be consulted on in the middle of 2021.

Officers also provided an overview of the wider District Plan Review work, and identified any overlaps these projects may have with PC50.

Consultation Responses Discussion

Officers provided an overview of the responses which had been received during the recent consultation. This included summarising the feedback received and points raised, and how this differentiated between the rural and residential papers.

Officers proceeded to detail the key feedback points received on the residential paper. This included responses received in relation to:

- Identified development areas
- Allotment sizes
- Visitor accommodation

An overview of the medium and high density height limit framework was provided, with Officers reviewing the guidance provided from MfE on identifying these areas, and the work which will be undertaken by Council to identify those areas.

Proposed Updates

Officers explained that as a result of the consultation process a number of updates were being proposed for the draft Objectives and Policies. This includes:

- A refinement of Objectives and Policies where overlapping was identified, including those relating to: infrastructure; urban design; and environment & sustainability.
- The addition of new objectives and policies based on issues raised by submitters, including: splitting objectives to manage each growth area; and a new urban design objective.
- Further management for medium-high density areas by better reflecting the latest guidance from Ministry for the Environment (MfE) on the National Policy Statement for Urban Development (NPS-UD).

- Optimisation of urban development controls, including: infill intensification efficiency through minimum densities; development plan details and sensitives to address; better housing enablement link to housing demand.

Residential Zoning

Officers provided an overview of how National Planning Standards set the format for District Plans, including the specific zones and their definitions which can be used for the residential area. It was also detailed how National Planning Standards allow for the use of precincts, overlays, and development areas to control specific land uses and development types, with the underlying zone remaining.

The 4 residential zones which were identified from the National Planning Standards as appropriate for the Upper Hutt context were:

- Low Density Residential Zone
- General Residential Zone
- Medium Density Residential Zone
- High Density Residential Zone

Officers also detailed the below special residential zones as also worthy of consideration:

- Large-lot residential zone
- Future Urban Zone
- Neighbourhood Centre Zone

Officers presented to members their draft zone descriptions for the four core residential zones, which were based on Planning Standard and provided a localised overview of outcomes for each zone.

Officers asked for feedback from the focus group members on the proposed local definitions for these zones, and any examples of where the use of overlays or precincts would be justified.

Members enquired about the relationship between higher storey residential buildings and open spaces and schools, with potential overlooking and overshadowing being an issue for these areas. Members also enquired about the transition between the residential zones outlined, and the rural zones, and how these will zonings will operate in the urban edge of the city.

Members also asked Officers about how the zonings would work with demand, for example if somebody wanted to build low density in the high density zone. Officers explained how the utilisation of minimum densities would ensure density levels were achieved for sites of scale within intensification areas. Officers did note however that there was a dependence on developers and landowners to choose to develop existing residential sites.

The visualisation the proposed zones on maps, to understand their location and extents, was also raised as an important issue for Members, to ensure the public understood how these zones would affect them.

Officers asked members whether they felt there were unique areas within existing residential areas where a precinct overlay may be appropriate. Members mentioned whether the

areas around Golf and Barton Road would be suitable. Officers confirmed that as these have been identified within the residential character assessment and that a precinct may be suitable for these areas. Members also mentioned Chatsworth Road, however Officers indicated that as this had not been identified as having special character, a precinct may not be as suitable. Officers noted that parts of this area had been identified in the draft landscape assessment as a potential Special Amenity Landscape and may warrant the consideration of Large Lot Residential Zone, as per the Planning Standards.

Overall, focus group members expressed their support for the four core residential zone descriptions presented, stating that they felt this captured the current and future types of residential areas in Upper Hutt.

A review of the plan controls for identified growth areas was provided for Members, detailing the specific planning considerations that needed to be addressed. Officers asked members if there were any sensitivities which need to be managed which had not been considered. Members raised the following points:

- Growth areas should provide supporting schools and community facilities, with members enquiring about the metric for providing new facilities alongside growth. Officers responded that there was no existing metric in the Plan, but that the development of schools was the responsibility of the Ministry of Education.
- Transport constraints need to be considered, including the delivery of new public transport connections, and developer contributions to upgrading the existing roading network to accommodate for growth.
- Home occupation provisions needed to reflect infrastructure requirements.
- Early childhood provisions for kindergartens within residential areas.
- Consideration of cultural sensitivity to land use.

Next Session

Officers explained that the next Focus Group session would involve identifying where these different residential zones would most suitably apply within the rural area of Upper Hutt. Officers also asked members to undertake some homework, which focused on members considering the requirements for outdoor living space for the different development densities provided for in the proposed zones.