



Public Engagement Report: Strategic Objectives & Policies for the Rural & Residential Chapters Review

Plan Change 50 of the Upper Hutt District Plan 2004

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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 can accommodate predicted growth for the foreseeable future in a way that reflects our local values.

Large scale reporting has been completed 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 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. During this consultation 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 webpage receiving over 800 unique views. This next phase of engagement sought to bring together the concluding commentary to articulate the outcomes that people wanted for rural and residential areas and the means to achieve them.

The Outcomes and Methods papers for rural and residential areas were released on 30 September 2020 and were open for public feedback until 2 November 2020. These detailed the Strategic Objectives and Policies proposed to manage development in these areas to ensure suitable outcomes could be achieved. Over this period, 129 respondents provided feedback across both papers, with the Plan Change 50 project webpage receiving over 450 unique views.

This report provides an overview of the responses received to proposed Strategic Objectives and Policies for rural and residential areas.

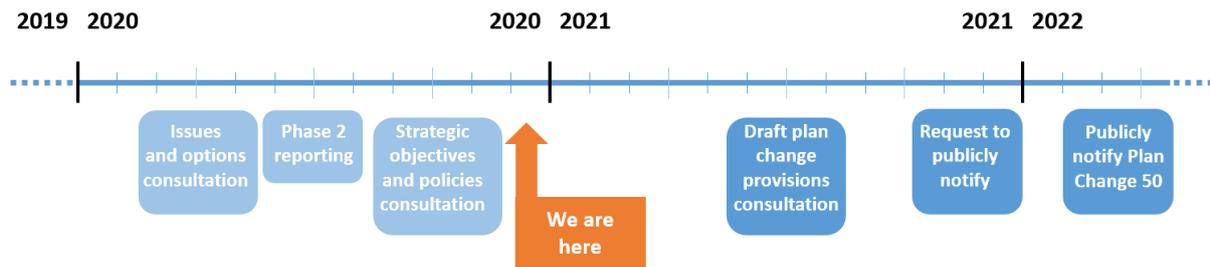
Layout of this Report

Responses for each paper are divided into separate sections, each detailing the proportion of responses received in-principal, followed by break-down of the supporting written feedback provided. This has been done for each of the 72 objectives and policies that were available for feedback.

Statistics provided for each objective and policy also includes the response rate. This calculates the percentage of respondents for that paper (rural or residential) that chose to provide feedback on that objective or policy, either as their in-principal feedback or as written feedback. The in-principal proportion of feedback percentages have been rounded to the nearest decimal place and therefore may not sum 100%.

Where we are at in the process

This period of engagement represented the second phase of public engagement on Plan Change 50. Feedback received on this will set the agenda for all associated rules and zones as it seeks to describe the outcome state for rural and residential areas and the means to achieve them. All rules and spatial outcomes will be required to give effect to these outcomes and methods, known as Objectives and Policies.



The next phase of public engagement is due in mid-2021 and will release all draft objectives, rules, and zones. This will represent a significant step to confirming our final proposal and will be the final opportunity for the public to provide feedback on draft controls before these and confirmed the following year.

It is currently anticipated that the formal notification of Plan Change 50 will take place in the first half of 2022. This will begin the statutory process under Schedule 1 of the Resource Management Act 1991, whereby submissions will have legal weighting and will be heard by a hearing panel, with all appeals made to the Environment Court.

Further information

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

Rural & Residential Strategic Objectives and Policies

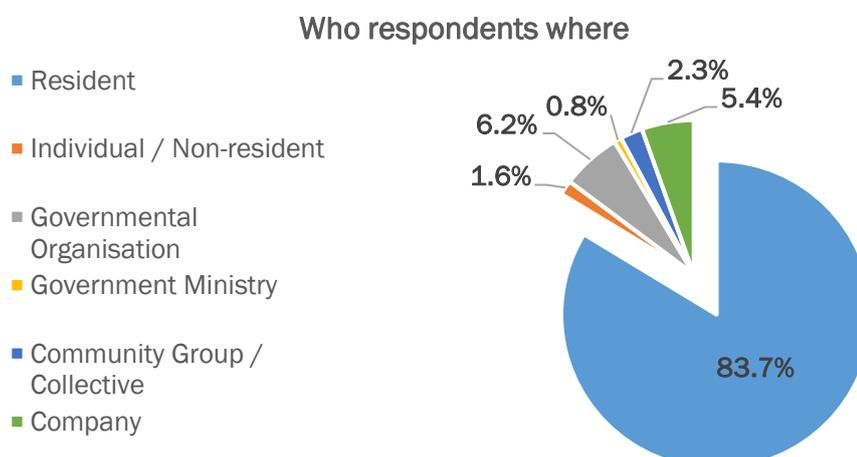
Public Feedback

As part of the September-November 2020 public engagement, Council released two papers addressing proposed rural and residential strategic objectives and policies. The papers provided an overview of what the intended outcome was for each policy setting and a brief narrative as to the background information that had informed this. Supplementary reporting was also provided on the Plan Change 50 project webpage.

A total of 72 policy settings (total objectives & policies) were open for feedback across papers. The following summarizes the core objectives which were canvassed:

Objective	Rural Paper	Residential Paper
#1	Rural Character	Growth Areas
#2	Protecting Production Areas	Medium Density Areas
#3	Rural-residential Intensification Areas	High Density Areas
#4	Resilient Communities	Housing Choice & Diversity
#5	Flexibility in Subdivision	Flexibility in Subdivision
#6	Rural-Residential Development	Distinctive Residential Character
#7	Maymorn Development	Climate Change & Water
#8	Rural Business	Residential Business

A total of 129 respondents provided feedback across the two papers, covering a combination of almost 1,400 topic points, or an average of 11 topics per respondent. The vast majority of respondents were local residents, with just over 6% being from a governmental organisation and 5.4% from a private company, across the two papers.

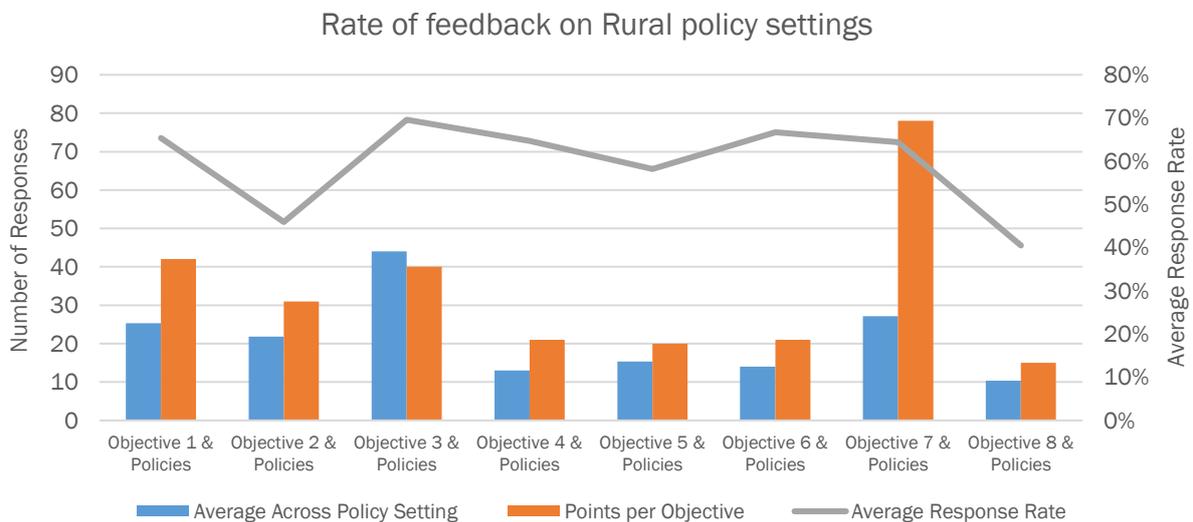


Rural Strategic Objectives & Policies Feedback

The rural paper received about 40% of total responses, with 51 respondents providing feedback. Respondents generated over 700 topic points, or 14 points per respondent on average, the highest rate across the two papers.

The vast majority of submissions came through the online submission forms available on Council’s webpage. The online form created a novel framework for feedback whereby respondents could preselect which topics they were interested in and the online form only generated questions based on those topics. This meant that respondents were not required to provide feedback on each provision, but only those they were interested in. This means that the response rate for each policy setting can provide a fair indication of general interest and relevant sensitivity, it also means that no single policy setting received a 100% response rate.

The following figure provides an overview of the number of topic points received per rural objective, average topic points across the policy setting, including the average response rate across the policy setting.

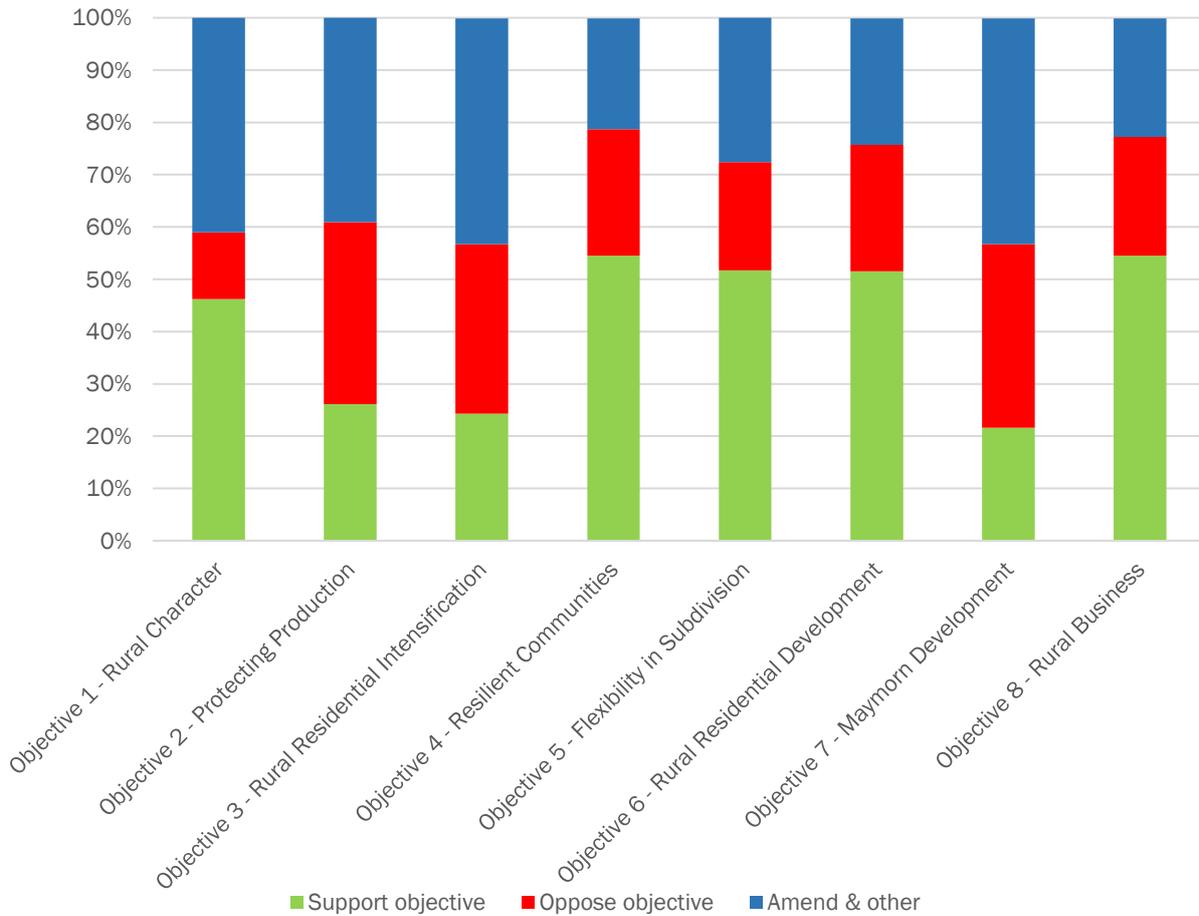


The above demonstrates that there was a fairly consistent response rate across policy settings, generally around 60%, with Objective 8 and associated policies receiving the least interest at about 40%. The three highest areas of interest were Objective 1 (Rural Character), Objective 3 (Rural-residential intensification), and Objective 7 (Maymorn development).

The latter received the highest number of topic points per objective, highlighting the diversity in feedback provided on this topic. Reflecting on the in-principal feedback received across objectives supports this sentiment, with Objective 7 receiving the highest number of respondents who wanted an amendment to the objective and the lowest in-principal support.

A figure detailing the overall feedback across rural objectives is provided below, with a detailed breakdown of all policy settings to follow.

In-principal feedback on Rural Objectives



Objective 1 – Rural Character

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support the objective	46.2%	76.5%
Support, in part	2.9%	
Oppose the Objective	12.8%	
Amend the objective	38.5%	

This objective received a fair degree of support, however many of the respondents questioned the productive capacity of certain areas identified and the degree of current rural production in the area.

Many respondents were supportive of the intention of the objective and the need to maintain rural amenity. Respondents expressed support for initiatives to recognise agriculturally-based noise (machinery, animals, etc) but not ‘urban’ noises (motorbikes, loud music, fireworks, etc). Support was also provided for measures to control building separation and landscaping, with of indigenous vegetation as a priority.

Respondents also wanted a recognition of open spaces as a feature of rural areas, including vistas, the sense of openness, and peace and quiet.

Some respondents also felt that equality in zoning was important, whereby an increase of land use rights should also be extended to neighbouring properties and on both sides of a street.

OBJECTIVE 1, POLICY 1 – PRODUCTION AREAS

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	46.9%	62.7%
Support, in part	6.3%	
Oppose	18.8%	
Amend	28.1%	

The nature of feedback on this policy was similar in nature to Objective 1, predominantly focused on the extent of production areas and level of production activity.

Respondents stated that the definition and extent of rural production needed to be made clear to ensure that policies and associated rules did not unintentionally restrict land use. Here, some respondents stated that there needed to be recognition that for much of the identified areas rural production was a secondary income stream, with primary income coming from full time employment.

In terms of the extent, respondents specifically questioned production within the Maymorn area. It was stated that many of the existing allotments are too small to generate commercially-viable production and that the identified Transitional Production area was invalid and better suited to Rural Lifestyle.

OBJECTIVE 1, POLICY 2 – BUILDING LOCATION, DOMINANCE, AND PRACTICALITY

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	50.0%	66.7%
Oppose	20.6	
Amend	29.4%	

This policy received a mixed response, with a large number of respondents seeking an amendment to wording in the policy.

Respondents stated that the visual effects of a building were worthwhile to consider, as well as the natural features that existed on the site, such as vegetation and topography. It was also stated that there should be a balance between density of housing (clusters) and open space as visual relief.

In terms of the building itself, the orientation of the building was also important to achieve the best passive solar gain.

OBJECTIVE 1, POLICY 3 – LANDSCAPING USE TO MAINTAIN RURAL CHARACTER

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	73.5%	66.7%
Oppose	14.7%	
Amend	11.8%	

Strong support was expressed for this policy, with only about 26% of respondents seeking an amendment or opposed to the policy.

Respondents acknowledged that planting is a good measure to ensure privacy is retained, which is highly valued in the rural environment. Respondents also stated that this should seek to build upon existing vegetation, with a preference to use indigenous species.

OBJECTIVE 1, POLICY 4 – RURAL HILL DEVELOPMENT STANDARDS

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	33.3%	64.7%
Oppose	27.3%	
Amend	39.4%	

Respondents were quite split over this policy, with most seeking to amend the standards described.

Most respondents either wanted greater clarity as to where this would apply (zoning), or to ensure that servicing focused on water quality. Here, it was noted that there should be stronger measures to control effluent, improving upon historic cases. The overall interest from respondents was to create standards that were fit for purpose to match the site conditions; options to allow for communal servicing was also mentioned to reduce development costs.

Interest to retain rural hills as a green backdrop was also expressed. Respondents noting that such areas should not be defined as productive, whilst also suggesting that development should not occur on the hills along Colletts Road.

Some respondents also stated that development on hillsides should seek to build around and upon existing areas of biodiversity, establishing further planting to enhance their value.

OBJECTIVE 1, POLICY 5 – AREAS TO RETAIN CURRENT DEVELOPMENT FORM

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	20.7%	56.9%
Oppose	27.6%	
Amend	51.7%	

This policy received poor support from respondents, with the majority seeking amendments to specific areas of where such a policy should apply.

Respondents stated that all of Whitemans Valley and Mangaroa Valley should fall into this category, not just specific parts, potentially exempting areas that had been described elsewhere for rural-residential intensification. Many respondents also stated that the Maymorn Production Transitional area should be removed as an area to be retained, stating the current Rural Lifestyle zone on the northern side of Parkes Line Road should continue here to Maclaren Street.

Some respondents cautioned that the proposed policy could potentially be too restrictive and that there should be greater recognition for future potential land uses.

Objective 2 – Protecting rural production in open valleys

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support the objective	26.1%	45.1%
Support, in part	4.3%	
Oppose the Objective	34.8%	
Amend the objective	34.8%	

This objective received a fairly mixed response from respondents, with the balance of respondents either opposed or seeking to amend the objective.

The sentiment expressed by respondents was very similar to previous policies: they questioned the degree of production across valley floor areas; and the commercial viability of existing smaller allotments and hilled sites. Respondents again stated that hilled sites and areas within Maymorn should not be considered productive.

Some respondents stated that there should still be some flexibility with subdivision over these areas, so long as a larger lot for rural production was retained.

OBJECTIVE 2, POLICY 1 – PRODUCTION AREAS ARE RECOGNISED AND ENABLED

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	28.0%	49.0%
Support, in part	8.0%	
Oppose	32.0%	
Amend	32.2%	

This policy also received a fairly mixed response from respondents, with the balance of respondents either opposing or seeking to amend the objective. Feedback expressed on this policy was similar in nature to Objective 1 and should be referred to.

In addition to this feedback, respondents also queried the strength of wording used, and whether it would be more appropriate to have such areas 'protected' rather than 'enabled.'

OBJECTIVE 2, POLICY 2 – SALE OF GOODS ONSITE

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	50.0%	43.1%
Support, in part	4.5%	
Oppose	22.7%	
Amend	22.7%	

This policy was fairly well supported, with a total of about 77% of respondents who either supported or sought an amendment to the policy.

Respondents stated that such activity should be limited to goods only produced onsite, with greater clarity needed on the scope of goods and the incorporation of regional goods. This could involve limiting goods to only being agriculturally produced, for example.

The avoidance of an urbanising effect of such commerce was also stressed by respondents, with appropriate thresholds required to manage traffic. Some also felt that parking would require better management to avoid on-street parking in high-speed environments or where private onsite space was limited.

OBJECTIVE 2, POLICY 3 – REVERSE SENSITIVITY STANDARDS

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	52.2%	45.1%
Support, in part	4.3%	
Oppose	26.1%	
Amend	17.4%	

This policy was fairly well supported, with over 70% of respondents who either supported or sought an amendment to the policy.

Respondents stated that the priority should be to avoid such sensitive activities from occurring within the rural environment, rather than reactionary policy thereafter. Respondents also stated that other methods could be used, for example: using topographical features; building around existing vegetation; or establishing more indigenous vegetation to shield development.

OBJECTIVE 2, POLICY 4 – AREAS WITH HIGHLY PRODUCTIVE SOILS PRIORITISED FOR PRODUCTION

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	25.0%	47.1%
Support, in part	4.2%	
Oppose	41.7%	
Amend	29.2%	

This policy was not well supported, with most respondents seeking to either amend or oppose the policy.

The sentiment expressed by respondents was very similar to previous policies: they questioned the degree of production across valley floor areas; and the commercial viability of existing smaller allotments and hilled sites. Respondents again stated that hilled sites and areas within Maymorn should not be considered productive.

Some respondents also stated that a clearer definition for what rural production entailed was needed, with reference to the National Planning Standards.

Objective 3 –Rural-residential Intensification Areas

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support the objective	24.3%	72.5%
Oppose the Objective	32.4%	
Amend the objective	43.2%	

This objective was not well supported, with the majority of respondents seeking to either amend or oppose the policy.

Most respondents who opposed or wanted an amendment related to proposals for the Maymorn area. As previous, respondents stated that the identified Transitional Production area was invalid and better suited to Rural Lifestyle, reflecting zoning on the northern side of Parkes Line Road. The sentiment expressed was that his area had no production value due to the current scale of allotments and the lack of production that could take place there. Respondents on this topic stated that the zoning should be extended to Maclaren Street. Some respondents also stated that intensification around Maymorn would remove the rural appeal of the area, which most respondents (regardless of whether for or against intensification) agreed should be retained for the area.

Several respondents also stated that no rural-residential intensification should happen and the area should be retained as rural. Others also stated that the retention of open space should be met, meeting the requirements of Objective 1.

Some respondents also stated that the flexibility of development should exist for all rural landowners, subject to strong controls retaining rural character and amenity.

OBJECTIVE 3, POLICY 1 – AREAS FOR RURAL-RESIDENTIAL INTENSIFICATION

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	38.2%	66.7%
Support, in part	2.9%	
Oppose	32.4%	
Amend	26.5%	

This policy received a mixed response, just over a third in support, but just over a quarter seeking an amendment to the policy.

The feedback for development in Maymorn was the same as that expressed in the associated objective, and reference should be made to this commentary.

Regarding proposed development around the Wallaceville Church, some respondents stated that development should be avoided within high flood hazard areas, in alignment with other objectives relating

to community resilience and climate change (see *Objective 4, below*). Others noted that further housing was needed in the area.

As stated previously, some respondents stated that they were opposed to a lifestyle zone on the hills alongside Colletts Road.

One respondent also suggested that greater intensification may also be possible on areas currently zoned lifestyle on Wallaceville Hill, permitting a scale similar to residential hill development due to its proximity to urban areas and potential to have reticulated services.

Lastly, it was mentioned that alternative transport measures, such as active transport options, should also be incorporated as part of development within intensification areas, and that public notification should be considered for development within some areas.

Objective 4 – Climate change resilient rural-residential intensification

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support the objective	54.5%	64.7%
Oppose the Objective	24.2%	
Amend the objective	21.2%	

A slim majority of respondents were supportive of this objective, with a further 20% seeking an amendment and a further quarter opposed.

Respondents stated that the scope of resilience should be extended to beyond the likes of climate change, noting that wellbeing should be incorporated into the objective (with reference to the National Disaster Resilience Strategy), as well as the benefits of resilient network utilities. Some respondents also stated that wording should be stronger than ‘recognise,’ suggesting that ‘acknowledge’ may be a more effective term. Generally, respondents felt that greater clarity was needed.

As above, some respondents noted that intensification around the Wallaceville Church area could be seen as contradictory to this objective, with climate change set to increase flood hazards. Some also noted that the lack of public transport in areas negatively affected resilience.

OBJECTIVE 4, POLICY 1 – AREAS FOR RURAL-RESIDENTIAL INTENSIFICATION

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	65.7%	68.6%
Oppose	20.0%	
Amend	14.3%	

This policy received good support from respondents, with only a third either seeking an amendment or opposed to the policy.

Respondents who provided feedback noted that while public transport options were available in Maymorn, the capacity of this should be considered as this appeared that rail services were already at capacity.

Some respondents also stated that intensification should be centred around areas where public transport existed in an effort to reduce greenhouse gas emissions, therefore some settlement areas, like the Wallaceville Church area, may not be appropriate. Others also felt that the policy was a vehicle to allow for urbanisation of the rural environment.

OBJECTIVE 4, POLICY 2 – RENEWABLE ENERGY SOLUTIONS

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	75.8%	64.7%
Oppose	12.1	
Amend	12.1	

This policy received strong support from respondents, with less than a quarter seeking an amendment or opposed to the objective.

Increasing clarity was the most common point raised by respondents. They sought to better understand what is being enabled with a clear framework for delivery. Some believe such measures should be mandatory.

Some respondents also noted that in most cases mains power would still be needed as a fall-back and that the suitability of renewable alternatives should first be demonstrated before being relied upon.

Others believed that Council should provide funds to support such an approach, with some stating that this should not be a restrictive policy and flexibility should still exist.

OBJECTIVE 4, POLICY 3 – ONSITE SERVICING THRESHOLD

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	71.0%	60.8%
Oppose	16.1%	
Amend	12.9%	

This policy received strong support from respondents, with less than a third seeking an amendment or opposed to the objective.

Little written feedback was provided by respondents, however those that did stated:

- The policy should reflect where reticulated services are currently located, as well as whether the site was setback from the street frontage;
- Water quality should be the focus, including better septic tank standards;
- Flexibility should still exist about how onsite services were delivered.

Objective 5 – Flexibility in subdivision

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support the objective	51.7%	56.9%
Oppose the Objective	20.7%	
Amend the objective	24.1%	
Neutral	3.4%	

A slim majority of respondents expressed full support for this objective, with about a fifth opposed and a quarter seeking an amendment to the objective.

Respondents expressed support for allowances to respond to onsite topography, noting that the detail of how such an objective would be enabled was important.

Those who sought an amendment wanted flexibility to apply to all rural properties, not just when meeting the prerequisites currently proposed. Some said that current activity statuses for non-compliances prevented flexibility and a greater gradient of activity class was required to better reflect effects.

OBJECTIVE 5, POLICY 1 – ALLOWANCES FOR AVERAGING IN SUBDIVISION

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	56.3%	62.7%
Support, in part	3.1%	
Oppose	12.5%	
Amend	28.1	

This policy was fairly well supported by respondents, however just over a quarter of respondents did seek an amendment to the policy.

Those who sought an amendment stated:

- The scope of flexibility should be extended to all subdivision;

- An approach to ensure that a larger balance lot was retained could be used to avoid people staging subdivision to circumnavigate averaging rules;
- Minimum allotment sizes should still exist to avoid perverse outcomes; and
- Lessons should be learnt from historic cases of the averaging rule.

OBJECTIVE 5, POLICY 2 – ADEQUATE SPACE REQUIREMENTS FOR ONSITE SERVICING

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	57.1%	54.9%
Oppose	14.3%	
Amend	28.6%	

This policy was fairly well supported by respondents, with fewer than 15% of respondents opposed and less than 30% seeking an amendment.

Respondents stated that intensification should be centred around existing services. Some believed that an absolute minimum allotment size of 0.8ha would enable onsite servicing for any site, and should be a baseline across the rural environment. Respondents also noted that exemption should exist for areas that already had reticulated services, like Maymorn, and therefore smaller allotment sizes should be permitted.

Objective 6 – Management of rural-residential intensification areas

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support the objective	51.5%	64.7%
Support, in part	3.0%	
Oppose the Objective	24.2%	
Amend the objective	21.2%	

A slim majority of respondents expressed full support for this objective, with about a quarter opposed and a fifth seeking an amendment to the objective.

Respondents noted that the identification of such intensification areas was important and mapping could help with this.

Some also stated that the adequacy of infrastructure should also be considered within this objective, including the like of network utilities and roading. Select respondents believe that applying such an approach would mean that intensification around the Wallaceville Church area would not be suitable due to the restriction of the existing one lane bridge.

It was noted that this objective could be too specific or restrictive. Amalgamation with Objective 3 could reconcile some of these issues.

OBJECTIVE 6, POLICY 1 – ROADING DESIGN, INTEGRATION, AND CAPACITY

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	71.4%	68.6%
Oppose	8.6%	
Amend	20.0%	

This policy was well supported by respondents, with less than 9% opposed and a fifth seeking an amendment to the policy.

Roading capacity was heavily emphasised in written feedback. Respondents felt that this was of high importance as the roading network is already at capacity in many places and not suited to multiple users. Greater effort should go into catering for a variety of users in the rural area with a proactive campaign to improve road quality. In this respect, such a policy approach was supported in an effort to recognise the current road quality.

It was queried as to whether current noise and lighting standards were suitable to deal with roading development in the rural environment.

OBJECTIVE 6, POLICY 2 – NETWORK UTILITIES AND INFRASTRUCTURE

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	80.0%	68.6%
Oppose	8.6%	
Amend	11.4%	

This policy received a high degree of support, with fewer than 9% of respondents in opposition.

Respondents stated that the policy should only apply to those areas identified for rural-residential intensification. Like other feedback, respondents noted that wording should be stronger than 'adequate' as it seemed to say that only a baseline of serviceability was required.

Lastly, respondents stated that the policy should prevent reticulated services from extending across rural areas to avoid the urbanisation of these areas.

OBJECTIVE 6, POLICY 3 – APPROPRIATE SOIL CONDITIONS REQUIRED FOR SERVICING

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	72.7%	64.7%
Oppose	18.2%	
Amend	9.1%	

There was a high degree of support for this policy, with only 20% of respondents either wanting an amendment or were opposed.

Respondents noted that soil conditions were just one element worth considering and that onsite servicing may not be dependent on this, given the variety of solutions available. The policy should therefore simply require site suitability to be demonstrated relative to the proposed solution.

Some respondents queried whether a qualifier of appropriate soil type would remove some proposed intensification areas.

Objective 7 – Management of Maymorn Development

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support the objective	22.2%	72.0%
Oppose the Objective	33.3%	
Amend the objective	44.4%	

This objective was poorly supported, with most respondents seeking an amendment and a third in opposition.

The commercial viability of productive areas within Maymorn was the most frequently commented topic. Most respondents felt that the smaller allotment sizes that already existed in the area, as well as the lack of commercial production activity, meant that production was not viable. Respondents who supported this view also supported the extension of the Rural Lifestyle zone south to Maclaren Street, removing the Transitional Production Area identified in mapping. As with previous commentary on this topic, retaining rural appeal was still of importance, accepting that the proposed intensification would achieve this.

Some respondents also felt that if some zoning was changing in Maymorn, then this should be equally applied across the whole of Maymorn. Some believed that Maymorn is too small to have differentiation in zoning and zoning would not be able to accurately represent various characteristics of the area.

Feedback for development across the Gabites block was mixed. Support was expressed for the best utility of the site through a settlement-style development over the site, including intensification around the Maymorn Station, whilst others believed that such an approach would have an urbanising effect which would ruin the rural appeal of the area. One respondent supported both intensification over the site as well as to the rear of the site, over the hillside.

Respondents expressed concern about some of the reverse sensitivity effects that could occur with intensification, noting that the scale of development should retain rural character and amenity. Some stated that retention of hillsides could help achieve this, supporting the removal of rural lifestyle areas on the hills alongside Colletts Road.

OBJECTIVE 7, POLICY 1 – MAYMORN DEVELOPMENT PATTERN

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	33.3%	64.7%
Oppose	27.3%	
Amend	39.4%	

Support for this policy was split, with most respondents seeking an amendment to the policy.

The sentiment expressed was the same as that stated in Objective 7 above, with the majority of respondents who wanted an amendment interested in the extension of Rural Lifestyle areas, as previously described.

OBJECTIVE 7, POLICY 2 – MAYMORN OR GABITES BLOCK DEVELOPMENT PLAN

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	38.2%	66.7%
Oppose	26.5%	
Amend	35.5%	

A greater proportion of respondents supported this policy than others in the policy setting, however over a third still sought an amendment to the policy.

Again, sentiment shared was the same as that expressed in Objective 7, and reference should be made here.

In addition to those comments, respondents also stated that there were capacity issues with current infrastructure, and there was a lack of openness and greenspace. Overall, the removal of rural character was of highest importance.

OBJECTIVE 7, POLICY 3 – CLUSTER DEVELOPMENT AROUND MAYMORN STATION

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	41.2%	66.7%
Oppose	26.5%	
Amend	32.4%	

About a quarter of respondents were in opposition to this policy, with the remainder either in support or seeking an amendment to the policy.

Those in support or seeking amendment expressed the same views as those on Objective 7, wanting to extend the Rural Lifestyle Zone down Parkes Line Road to abut Maclaren Street. Some respondents again noted that zoning could not be compartmentalised at the scale suggested as Maymorn was too small.

Those in opposition expressed concern about the deterioration of rural character and amenity within the area. They felt that there was currently no need for commercial space, as a dairy was close by, also stating that current infrastructure is already restricted.

OBJECTIVE 7, POLICY 4 – TRANSITIONARY DENSITY TO PRODUCTION

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	35.3%	66.7%
Oppose	32.4%	
Amend	32.4%	

Support for this policy was split almost exactly three ways. The views expressed by respondents were the same as those previously detailed in associated policies, and reference should be made there.

OBJECTIVE 7, POLICY 5 – REVERSE SENSITIVITY MANAGEMENT

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	64.5%	60.8%
Oppose	22.6%	
Amend	12.9%	

This policy received fairly strong support, with just over 20% of respondents opposed.

Those who expressed caution simply expressed their opposition to development within rural areas and the potential for this to dilute rural character and amenity. These respondents stated that such a policy was a vehicle to enable development.

OBJECTIVE 7, POLICY 6 – URBAN DESIGN PRINCIPLES FOR BUSINESS DEVELOPMENT

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	44.4%	52.9%
Oppose	37.0%	
Amend	18.5%	

This policy received a mixed response from respondents, with over a third opposed and almost a fifth seeking an amendment.

Respondents felt that this enables the urbanisation of the rural environment and would not seek to retain a rural aesthetic. Respondents stated that the best means to ensure that buildings suited the rural environment was to control their scale. Similar arguments to those expressed earlier against intensification within Maymorn were also expressed.

Objective 8 – Rural Business

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support the objective	54.5%	43.1%
Oppose the Objective	22.7%	
Amend the objective	22.7%	

Only a slight majority of respondents were in support of the objective, with almost a quarter each opposed or seeking amendment.

Respondents supported the ability of businesses to be established, however believed that the business should be agriculturally-based or be ancillary to rural land use. The likes of traffic and noise would also need to be appropriate to suit the rural environment.

Building scale should also be considered, as well as the capacity of local infrastructure to be able to cater for business development.

OBJECTIVE 8, POLICY 1 – RURAL BUSINESS ENABLEMENT

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	45.0%	39.2%
Support, in part	5.0%	
Oppose	25.0%	
Amend	25.0%	

This policy also received a mixed response from respondents, with a quarter each opposed or seeking amendment.

The sentiment expressed by respondents was similar in nature to the associated objective. In addition, respondents stated that there needed to a clear definition of rural business to ensure it suited the rural environment. In this respect, respondents stated that industrial buildings and activities should not be permitted.

OBJECTIVE 8, POLICY 2 – RURAL VISITOR ACCOMMODATION

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	40.0%	39.2%
Oppose	40.0%	
Amend	20.0%	

Feedback on this policy was split, with 40% of respondents either in support or opposed and the remainder seeking amendment.

Respondents questioned how such a policy would be enforced in practice. The level of occupation of a dwelling should also match the intended occupation of dwellings (presumably linked to bedrooms). Any buildings associated with such an activity should match the rural setting.

Lastly, respondents also stated that the availability of infrastructure should also be able to cater for such activity. Some respondents stated that visitor accommodation should only be in urban areas.

Additional and informal rural feedback

The following details some of the additional feedback received during the public engagement, including informal feedback received (ie, through phone calls expressing concern or interest). This only includes topics not already canvased in rural feedback above.

Additional feedback:

This revolved around three different themes: sustainability; building development; and specific interest.

Regarding sustainability matters, respondents stated that additional work should go into the plan change to better incorporate matters detailed in the 2020 Sustainability Strategy. On this, other comments suggested that a biodiversity restoration plan should be supplied for all resource consents to increase biodiversity through indigenous vegetation planting and restoration. However, comments were also received that cautioned that such an approach could lead to greater fire risk and this should be considered alongside vegetation controls.

Water quality matters were also highlighted (as previously summarised), noting that additional controls were needed to temper building development and place a high priority on ecosystems and waterways. This would include principles contained in the 2020 National Policy Statement for Freshwater Management.

Regarding building development matters, some respondents stated that development on the Silverstream Spur should not take place, leaving this as a reserve. Respondents noted that greater clarity was needed on proposals for the Southern Growth Area, including MOU (Memorandum of Understanding) details, with greater public engagement overall.

It was also mentioned that in order to provide for housing, the focus should be on building heights to provide for housing. It was also mentioned that additional clarity was needed in policy to deal with minor residential units (formally family flats) in the rural environment, with the potential to increase unit size.

Regarding specific interests, feedback was provided that specific policies are needed to address ongoing work at the AgResearch Kaitoke Research Farm.

Informal feedback

A few respondents contacted the planning team to discuss proposals. All respondents were interested in rural-residential intensification.

Respondents queried the extent and suitability of production areas, noting that it was unlikely that existing lifestyle blocks would be suitable. Here, it was stated that lifestyle areas were more than just areas of production, but also simply a place to have greater space and autonomy than would otherwise be expected in the urban environment. They believed lifestyle areas should therefore be smaller than 1ha, to an absolute minimum of 1 acre (4,000m²), like other parts of the Region. They agreed that averaging would be useful and that it should consider the broad average, rather than at a site level.

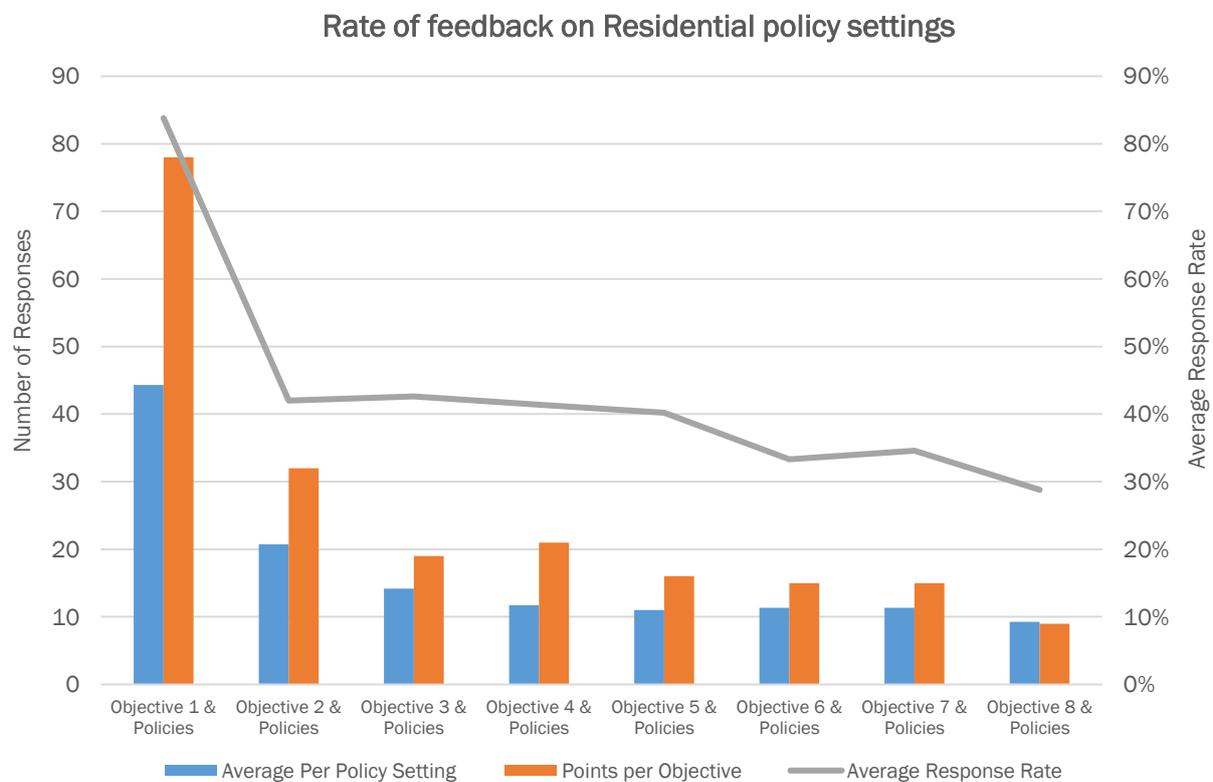
Other respondents stated that there should be an extension of rural lifestyle areas from Wallaceville Hill to the Wallaceville Church. The rural lifestyle zone should also exist on both sides of Parkes Line Road. It was also stated that the Gabites Block and behind over the hill should either be a Settlement Zone or a form of Residential.

Residential Strategic Objectives & Policies Feedback

The residential paper received about 60% of total responses, with 78 respondents providing feedback. Respondents generated over 650 topic points, or 9 points per respondent on average.

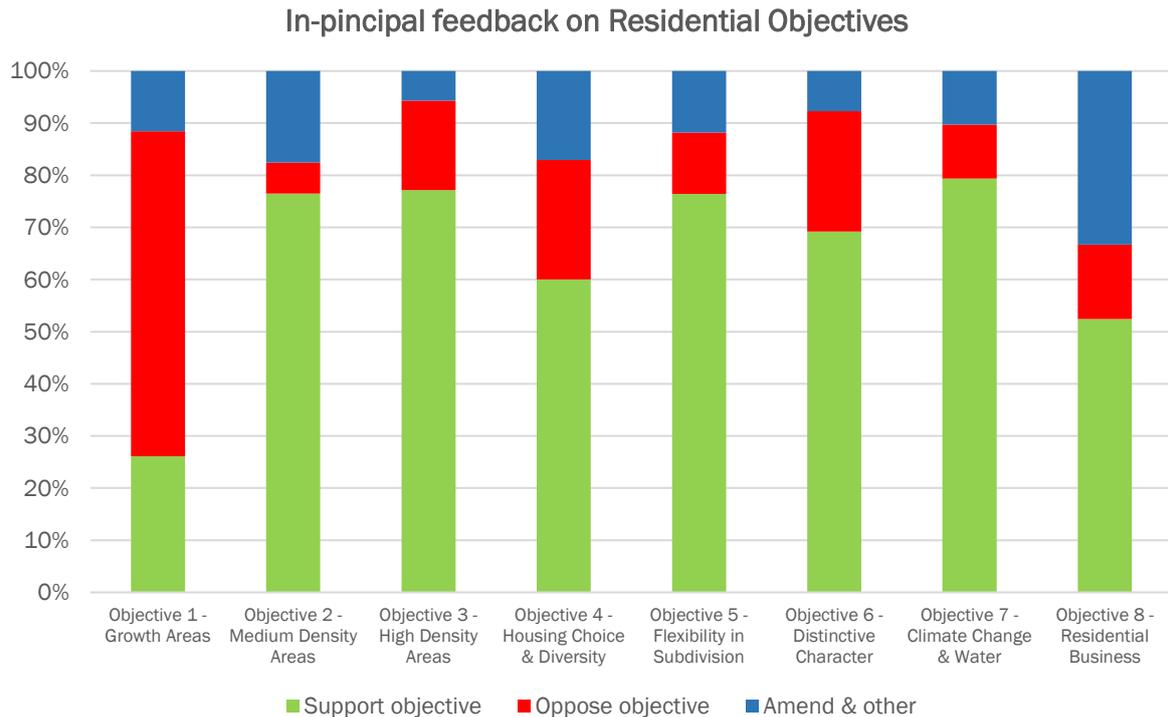
Most submissions came through the online submission forms available on Council’s webpage. The online form created a novel framework for feedback whereby respondents could preselect which topics they were interested in and the online form only generating questions based on those topics. This meant that respondents were not required to provide feedback on each provision, but only those they were interested in. This means that the response rate for each policy setting can provide a fair indication of general interest and relevant sensitivity, it also means that no single policy setting received a 100% response rate.

The following figure provides an overview of the number of topic points received per residential objective, average topic points across the policy setting, including the average response rate across the policy setting.



The above demonstrates the high degree on feedback and responses received on Objective 1, which addressed the development management of all identified growth areas. This stands out from all other policy settings, where an average of about 85% of respondents chose to provide feedback on this topic, compared to an average across all other policy settings of just under 40%, or close to 30 respondents per policy setting, on average.

The following figure details the overall in-principal feedback across all objectives and provides a general overview of feedback received on the residential paper. This possibly illustrates why the response rate to Objective 1 were so high.



The following provides a break-down of feedback on each policy setting, including the in-principal feedback and an overview of commentary received.

Objective 1 – Development within Gillespies Road, Kingsley Heights, and Southern Growth areas

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support the objective	26.1%	88.5%
Support, in part	2.9%	
Oppose the Objective	62.3%	
Amend the objective	8.7%	

This objective was poorly supported by respondents, with over 60% outright opposing the outcome sought. Of these, the majority of respondents opposed specifically stated their objection to development on the Pinehaven Hills, identified as the Southern Growth area, with little to no mention of the other growth areas identified.

The two largest themes from written feedback in opposition were about the retention of the area as a green backdrop to Pinehaven, retaining the greenspace, and the local infrastructure capacity constraints for three waters and roading. Respondents felt that this was already at capacity and development here would worsen an already compromised network. Regarding greenspace, respondents felt that development would remove the natural backdrop and removal local sites of ecological significance.

Respondents also felt that local community commerce was already at capacity and that any development should consider this and establish facilities within development.

Respondents who sought an amendment, supported in part, or fully supported Objective 1 generally felt that the following matters ought to be addressed (predominantly for the Southern Growth Area):

- Management of infrastructure capacity constraints and stormwater runoff;
- Protection of existing vegetation;
- Integration of public transport and active transport options;
- Incorporation of strong housing design standards and healthy street designs; and
- Designing with housing diversity in mind, whilst adopting inclusionary zoning standards (for community housing).

OBJECTIVE 1, POLICY 1 – DEVELOPMENT PLANS

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	32.4%	87.2%
Support, in part	2.9%	
Oppose	58.8%	
Amend	5.9%	

The nature of feedback on this policy was similar in nature to Objective 1, predominantly centring on the Southern Growth Area.

In terms of feedback specifically on development plans, respondents felt that additional detail was needed to provide constructive feedback, or that the public should be consulted on during plan development.

Respondents also felt that the aspect and affordability of housing should be considered. Urban design should actively be considered throughout development plans, including the likes of walkability, outdoor living, landscaping, and greenspace integration. As previous, the likes of community commerce ancillary services should be integrated within the design.

OBJECTIVE 1, POLICY 2 – REQUIRED MINIMUM DENSITY WITHIN GROWTH AREAS

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	17.2%	82.1%
Oppose	70.3%	
Amend	12.5%	

As with Objective 1, feedback predominantly centred on the Southern Growth Area (SGA). Respondents on this matter generally either felt as though the zoning should be retained as rural or the prescribed density was too high. Respondents believed that the proposed density would lead to a sum of housing far exceeding that estimated in the 2016 Land Use Strategy. This was an unfortunate misunderstanding as material released had described how densities were informed by commercially feasible areas identified in the 2019 Housing and Business Development Capacity Assessment (HBA), which detailed a feasible yield over the HBA of between approximately 1,100 and 1,500 dwellings, only.

Other respondents felt that development plans should focus on efficient use of land, encouraging the promotion of intensification across all growth areas. They felt that the mechanism could perhaps better reference net or gross development within growth areas, with an option to potentially set an outcome of a total yield that ought to be delivered. With any density, character should still be a consideration, both within a site and adjacent to, and thereby design standards should still be implemented.

Respondents also felt that minimum allotment sizes should still be controlled to ensure that developable allotments were being delivered and that residential character was not compromised.

OBJECTIVE 1, POLICY 3 – REQUIRED SERVICING WITHIN GROWTH AREAS

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	50.8%	83.3%
Support, in part	1.5%	
Oppose	38.5%	
Amend	9.2%	

This policy achieved moderate support, but was tempered with respondents who simply stated their opposition to development on the Pinehaven Hills.

Respondents felt that this was an essential requirement, stating that this should be planned for in advance. Measures should focus on promoting rainwater collection, creating resilient communities, and introducing measures to control stormwater runoff (hydraulic neutrality). Such measures should specifically relate to the SGA. It was emphasised that the cost thereof should be a ‘user-pays’ approach and should not burden rate payers.

OBJECTIVE 1, POLICY 4 – ENABLEMENT OF ALTERNATIVE ENERGY SOURCES

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	50.8%	80.8%
Oppose	38.1%	
Amend	9.5%	
Neutral	1.6%	

This policy achieved moderate support, but was tempered with respondents who simply stated their opposition to development on the Pinehaven Hills.

Respondents who expressed a degree of caution on this policy stated that in reality a mains power connection would still be required and the suitability of an exclusively renewable source should first be demonstrated. Greater detail was required before such respondents could provide considered thought on this, but noted that developers could struggle to deliver an integrated system as part of development.

Respondents who expressed support noted that this would assist in overall resilience, potentially reducing costs of operating a mains network. Some believed that a proportion of all energy use should be produced onsite, as a minimum, with some others suggesting that this could be a mandatory requirement.

OBJECTIVE 1, POLICY 5 – ENABLE MEASURES TO REDUCE GREENHOUSE GAS EMISSIONS

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	52.4%	80.8%
Support, in part	1.6%	
Oppose	39.7%	
Amend	6.3%	

This policy achieved moderate support, but was tempered with respondents who simply stated their opposition to development on the Pinehaven Hills.

Remaining respondents were supportive of such an approach. Commentary revolved around the following themes:

- Apply measures consistently across urban area, not just Growth areas – policy should avoid sprawl by focusing on infill development;
- Any measure should set a simple measure, avoiding any complexity and associated cost to measure; and
- Ensure that this is incorporated by design within development plans, for example, setting energy efficiency requirements to deliver quality housing with a reduced energy footprint (this could be a mandatory requirement).

A select few also stated that this was not Councils' responsibility and there was little that developers could do to achieve this.

Objective 2 – Where medium density areas should be established

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support the objective	76.5%	43.6%
Support, in part	5.9%	
Oppose the Objective	5.9%	
Amend the objective	11.8%	

This objective was strongly supported by respondents. Feedback stated that such an approach would lead to a more efficient use of available land, increasing housing affordability and diversity and reducing the current housing shortfall.

Respondents noted that this approach would need to be done in appropriate locations and should be focused on urban design outcomes, whilst adopting sustainable building practices. Clarity would be needed however to ensure outcomes could be met. Some respondents also felt that medium density should be a mandatory requirement, with some stating it should extend across the valley floor.

Those respondents who expressed concern stressed that infrastructure and network utility capacity should be considered as part of any development. One stating that the current density should be retained.

OBJECTIVE 2, POLICY 1 – URBAN DESIGN STANDARDS TO ADHERE TO

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	75.0%	41.0%
Oppose	12.5%	
Amend	12.5%	

This policy achieved a high degree of support, with a similar sentiment to the associated objective.

Respondents believed that this was of high importance to achieve good outcomes and to ensure that the standard remained high. They noted that said urban design principles should be incorporated within the policy framework to ensure the greatest chance of success, whilst increasing clarity.

In terms of specific standards, respondents stated that the urban design standards should also seek to incorporate the likes of accessibility, walkability, and communal greenspace standards, while being located around all forms of public transport, not just train stations.

A select few respondents believe that principles should not be integrated within the District Plan, established as a guide only, with others stating that this should not be a Council issue.

OBJECTIVE 2, POLICY 2 – MEDIUM DENSITY BUFFER TO HIGH DENSITY AREAS

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	71.9%	41.0%
Support, in part	3.1%	
Oppose	18.8%	
Amend	6.3%	

This policy achieved a high degree of support, with a similar sentiment to the associated objective.

Respondents stated that in achieving this, the following should also be considered:

- Should be established in appropriate locations, not just as a buffer, with taller buildings appropriately located to best integrate with the existing environment and recognise valued outlooks;
- Build upon current issues with medium density and develop better;
- Integrate with other forms of transport, delivering multimodal options; and
- Build with sustainability in mind.

Other more concerned respondents stated their opposition to increased density, preferring to keep density as is and allowing people to develop as they see fit.

OBJECTIVE 2, POLICY 3 – REQUIRED SERVICING FOR INTENSIFICATION AREAS

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	81.8%	42.3%
Oppose	3.0%	
Oppose, in part	3.0%	
Amend	12.1%	

This policy received almost universal support, with amendments in mind, respondents expressing their interest in having this as a requirement for all development. The importance of three waters infrastructure capacity, network utility capacity, and transport capacity was detailed throughout.

Respondents believed that a focus on sustainable alternatives would alleviate pressures on the existing network, reducing maintenance costs. On costs, respondents believed that the provision of required infrastructure should be placed on developers.

The term 'sufficient' also received feedback that the target should have more forethought, going beyond a baseline measurement, and perhaps 'appropriate' could be a better qualifier.

Objective 3 – Where high density areas should be established

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support the objective	77.1	44.9%
Support, in part	2.9%	
Oppose the Objective	17.1%	
Amend the objective	2.9%	

This objective was strongly supported by respondents. Most feedback received focused on the location of high density areas and their design.

Respondents were supportive of establishing high density in areas specified, stating that such an approach would integrate with existing community services, commerce, and transport, promoting healthy living and reducing people's overall footprint. Some also felt that the area could be extended due to the availability of alternative transport options.

Urban design feedback was like Objective 2 and associated policies, noting that principles should be achieved alongside water sensitive urban design measures, whilst requiring a diversity of housing to deliver affordability.

Those opposed did not consider such controls to be a council responsibility or where concerned about the effects on residential character.

OBJECTIVE 3, POLICY 1 – MAINTAINING PRIVACY

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	62.5%	41.0%
Support, in part	3.1%	
Oppose	21.9%	
Amend	12.5%	

This policy received a good degree of support. Respondents stated that while this was important to achieve, it should not be used as a barrier to achieving high density where some loss of privacy is to be

expected. In this respect the wording should be clarified as to what should be maintained when the area would be undergoing such a substantive change. Supporters and those wanting an amendment believed that the priority should be on housing through good design, some stating the current policies were too relaxed.

Those respondents in opposition believed current wording discouraged intensification or that it should not be a council requirement.

OBJECTIVE 3, POLICY 2 – URBAN DESIGN PRINCIPLES TO ADHERE TO

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	78.8%	42.3%
Oppose	15.2%	
Amend	6.1%	

This policy was strongly supported by respondents. The feedback provided was very similar to that expressed on Objective 2, Policy 1, and reference should be made to the associated narrative above.

OBJECTIVE 3, POLICY 3 – DENSITY REFLECTS DEMAND

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	57.6%	42.3%
Oppose	24.2%	
Oppose, in part	3.0%	
Amend	15.2%	

Most respondents were in support of this policy, with about 73% of respondents in support and who wanted amendments made to the policy. Amendments revolved around ensuring that the design and scale of buildings was still appropriate, mandating height limits and ensuring that privacy was still achieved, and locating buildings in appropriate places. Again, it was note that housing should be the priority.

Those respondents who expressed more concern stated that care should be taken with the measure of demand and that the focus should be on a long-term outcome, rather than reactionary policy decisions. Some also stated that the best means to enact this would be to remove allotment size controls, relying on building bulk and location controls only.

OBJECTIVE 3, POLICY 4 – REQUIRED SERVICING FOR INTENSIFICATION AREAS

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	84.8%	42.3%
Oppose	6.1%	
Amend	9.1%	

Most respondents supported this policy, with only about 6% opposed. Changes suggested by respondents requested further clarity on policy as it seemed to suggest that Council would be paying for services.

Respondents also noted that infrastructure needed to cater for alternative infrastructure measures, like PV power and rainwater collection.

Objective 4 – Increasing housing supply, choice, and diversity

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support the objective	61.8%	43.6%
Support, in part	2.9%	
Oppose the Objective	23.5%	
Amend the objective	11.8%	

This objective was fairly well supported, with close to two thirds of respondents in support and the remaining third either wanting an amendment or were opposed.

Respondents were supportive of measures to increase housing diversity and alternative living types, reflecting on the need to deliver affordable homes. They stated that more communal living options should be made available, focusing on accessibility, and maintaining high standards through urban design controls. It was highlighted that measures to be more flexible on parking requirements, relocatable dwellings, terraced housing, and apartments within the CBD could help deliver this greater diversity and affordability.

Some believed that this should be market driven and not up to Council standards to control.

OBJECTIVE 4, POLICY 1 – PROVIDING HOUSING OPTIONS TO CATER FOR PARTICULAR NEEDS

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	75.8%	42.3%
Support, in part	3.0%	
Oppose	15.2%	
Amend	6.1%	

This policy was strongly supported, with only 15% of respondents in opposition. The comments made by respondents were similar in nature to those previously expressed, noting that the priority should be on delivering affordability whilst seeking to uplift intensification areas through good design controls. Some respondents stated that the policy should require affordability based on market demand.

OBJECTIVE 4, POLICY 2 – MAXIMUM BUILDING HEIGHTS

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	58.6%	37.2%
Oppose	10.3%	
Amend	31.0%	

This policy was fairly well supported, however almost a third of respondents stated that they would like to amend the proposed policy.

Regarding controls relating to road widths, some respondents believe that this contradicted the intention of the objective and other objectives by not considering the location of a building relative to other services and hence level of accessibility that should direct building height. Others stated that building height at the front boundary could positively contribute to the vibrancy and character of an area, when adopting urban design standards already stated in other objectives.

Respondents also stated that adjusting height based on proximity to distinctive character should be removed and should simply rely on daylight recession planes.

OBJECTIVE 4, POLICY 3 – ENABLE PAPA KĀINGA HOUSING

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	65.6%	41.0%
Oppose	12.5%	
Amend	21.9%	

Approximately two thirds of respondents were supportive of this policy, however overall greater clarity was requested from respondents. Some sought a definition, while others stated that the design outcomes of such housing should be better articulated, noting that quality should not be compromised in such housing.

OBJECTIVE 4, POLICY 4 – COMMUNAL AND PRIVATE OUTDOOR LIVING STANDARDS

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	75.0%	41.0%
Support, in part	3.1%	
Oppose	12.5%	
Amend	9.4%	

There was strong support for this policy, with only one respondent opposed and three wanting amendments. This was focused on creating clarity and flexibility in the policy and forthcoming provisions. Respondents noted that blunt controls could limit development potential, while others stating that minimum sizing for these should be mandated and design solutions detailed in the urban design guide.

Others also believed that communal areas should be strongly controlled to ensure that a sufficient degree of utility for each resident at one time, some even suggesting that communal areas should be a requirement.

OBJECTIVE 4, POLICY 5 – MINOR RESIDENTIAL UNITS [FAMILY FLATS]

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	78.1%	41.0%
Oppose	12.5%	
Amend	9.4%	

This policy received strong support, with only about 20% of respondents either wanting an amendment or were opposed. Respondents stated that such a policy would help provide alternative, multigenerational, or interim housing while people found more permanent housing.

Most of the feedback suggested what rules should control. This included stipulating what the required relationship should be between primary and secondary unit (if any), and an increase of the minimum permissible size of units.

OBJECTIVE 4, POLICY 6 – COMPREHENSIVE RESIDENTIAL DEVELOPMENTS

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	72.7%	42.3%
Oppose	18.2%	
Amend	9.1%	

This policy received strong support, with over 80% of respondents in support or seeking amendment to the policy. Respondents expressed support for the ability of such a policy to deliver affordable housing, but highlighted that clarity was needed to detail how design principles would be integrated with associated provisions.

This clarity was also mentioned by those who were in opposition, noting that it would be the detail that would ensure good outcomes could still be achieved. A select few also saw the integration of urban design standards as an impedance to delivering Comprehensive Residential Developments in the urban area.

Objective 5 – Creating flexibility in subdivision

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support the objective	76.5%	43.6%
Support, in part	2.9%	
Oppose the Objective	11.8%	
Amend the objective	8.8%	

This objective received strong support, with fewer than 12% of respondents opposed. Feedback provided expressed the need for such an objective considering anticipated intensification, however it was also noted that the reference to the current urban form was a restriction and should instead reference the future state only. In addition, some also stated that amalgamation or consolidation policies should be considered as part of delivering intensification within existing urban areas.

Some respondents also felt that the reference to infrastructure requirements doubled-up previous policies to control this and were not required here. Others however noted that such a reference ensured that where minimum sizes were reduced, serviceability was still attainable.

OBJECTIVE 5, POLICY 1 – HOUSING DELIVERY MATCHES HOUSING BOTTOM LINES

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	64.5%	39.7%
Oppose	22.6%	
Amend	12.9%	

This policy was fairly well supported, with just over a third of respondents either wanting an amendment or in opposition. Most of the written feedback on the policy sought clarification on Housing Bottom Lines, as this was a newly introduced measure through the 2020 National Policy Statement on Urban Development (NPS-UD). Other respondents noted that such a policy should avoid compromises to development quality to deliver housing quantity.

OBJECTIVE 5, POLICY 2 – NO MINIMUM ALLOTMENT SIZE WITH HOUSING DEVELOPMENT

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	54.8%	39.7%
Oppose	32.3%	
Amend	12.9%	

A slim majority of respondents supported this proposal, with about a third in opposition and the remainder requesting amendments.

Feedback provided stated that a minimum allotment size should still be prescribed in order to avoid undesirable outcomes. Overall, greater clarity was sought on how rules would work to seek to ensure that practical, well designed allotments were still delivered.

OBJECTIVE 5, POLICY 3 – ALLOWANCES FOR REDUCED ALLOTMENT SIZES

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	48.4%	39.7%
Oppose	41.9%	
Amend	9.7%	

This policy received a mixed response, with just under 50% of respondents supporting the policy direction.

Respondents stated that the policy was unclear and has the potential to deteriorate residential character due to its flexibility. Support was expressed for such flexibility when character could be seen to be maintained.

Respondents who expressed support stated that this would help to achieve greater housing diversity and supported development around transport hubs.

OBJECTIVE 5, POLICY 4 – ACCESS PROVIDED TO ALL NEW ALLOTMENTS

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	87.1%	39.7%
Oppose	6.5%	
Amend	6.5%	

This policy received almost universal support, respondents stating that this was an essential requirement, noting also that access should not have vehicle access as a requirement to encourage walkability. Parking control should also provide some flexibility in delivery of parking spaces for residential units, on average, rather than for each unit.

It was however noted that such a policy was already required through other mechanisms and did not fulfil a purpose.

OBJECTIVE 5, POLICY 5 – THREE WATERS CAPACITY REQUIREMENTS FOR NEW ALLOTMENTS

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	80.0%	38.5%
Support, in part	3.3%	
Oppose	6.7%	
Amend	10%	

There was strong support received for this policy, with only 10% wanting an amendment and less than 7% opposed.

Respondents stated that capacity and sustainability was important to capture. There was a need to better understand current capacity constraints, with some stating that rainwater capture should be a requirement for all new homes. In delivering three waters solutions, flexibility should also exist for alternative solutions, like communally owned infrastructure.

Again, it noted that such a policy was already required through other mechanisms and may not fulfil a purpose.

Objective 6 – Protecting distinctive residential character

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support the objective	69.2%	33.3%
Oppose the Objective	23.1%	
Amend the objective	7.7%	

This objective received fairly strong support, with less than a third of respondents either wanting an amendment or opposed.

Respondents stated that wider character effects should be considered, including those at street level, potentially also including developments that border distinctive character areas. Feedback provided suggested that the intention should be to build upon such areas, rather than detract, and should include effects on natural heritage and vegetation. Some felt that landscaping should also be a requirement.

Other respondents noted that such controls would need to be considered against any intensification areas directed by the NPS-UD, needing to meet the qualifying matter threshold under regulation to ensure controls would not deter development from occurring.

OBJECTIVE 6, POLICY 1 – DEVELOPMENT WITHIN DISTINCTIVE CHARACTER AREAS

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	69.2%	33.3%
Oppose	23.1%	
Amend	7.7%	

Fairly strong support was provided on this policy, with about 23% opposed and less than 8% wanting a amendment.

The nature of feedback was similar to that of the associated objective, with respondents adding that it should be made clear where such controls would apply. Some respondents also believed that such character areas did not apply in Upper Hutt, or that previous similar controls had historically been used to exclude people of colour.

OBJECTIVE 6, POLICY 2 – REQUIRED ASSESSMENT FOR DISTINCTIVE CHARACTER DEVELOPMENT

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	65.4%	33.3%
Oppose	19.2%	
Amend	15.4%	

This policy was well supported, with only a third of respondents stating that they wanted an amendment or were opposed to the policy.

Several respondents believe that the ecological values of sites should be considered as part of development, protecting biodiversity, existing vegetation cover, or wildlife. Like feedback on the associated objective, respondents also felt that surrounding amenity should be considered, including at street level and for adjoining properties.

Objective 7 – Environmental and climate change controls

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support the objective	79.3%	37.2%
Support, in part	6.9%	
Oppose the Objective	10.3%	
Amend the objective	3.4%	

This objective received very strong support from respondents, with over 85% in support or partial support for the outcome defined.

Broad support was expressed by respondents over any measures to address and respond to climate change. Such measures included the requirement of well oriented dwellings to improve passive solar gains.

Specific support for measures to require hydraulic neutrality was common in written feedback, noting that strong measures should be in place to specify limits. Such measures could also be expanded to include rainwater harvesting. Others noted that the objective needed to ensure that flexibility could still exist for alternate solutions that still achieve the intended outcome, with some noting that the outcome had to be more clearly defined.

Some respondents also noted their support for further and improved mapping of flood hazards, specifically referencing the influence of the Southern Growth Area.

OBJECTIVE 7, POLICY 1 – ENCOURAGEMENT OF RENEWABLE ENERGY SOURCES

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	80.8%	33.3%
Oppose	7.7%	
Amend	11.5%	

Strong support was expressed for this policy, with only two respondents stating their opposition.

Respondents believed that more renewable energy sources were needed; some stating that a minimum proportion of all energy should be produced on-site, or other simply stating that it should be a requirement for all new dwellings. Respondents believed that stronger control should be in place beyond 'encourage' to provide greater direction.

Respondents who were opposed or sought an amendment stated that further thought was needed to clearly detail how the policy would work in practice, noting that energy efficiency should be the method used, regardless of whether this is renewable or not.

OBJECTIVE 7, POLICY 2 – HYDRAULIC NEUTRALITY MEASURES

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	57.7%	33.3%
Oppose	23.1%	
Amend	19.2%	

This policy received moderate support, however a combination of over 40% of respondents were either opposed to the policy or wanted an amendment.

The predominant reason for this was because of the reference to water tanks to be hydraulically neutral. Respondents stated that instead the policy should allow for a range of measures to be used to achieve the outcome, allowing for innovation and alternative solutions. Some also believed that rainwater harvesting should be a requirement.

In addition, some also noted that the trigger for control should be over an entire site, rather than just for when a new dwelling was proposed, to ensure any extension or creation of non-permeable surfaces could be captured, for example. Others sought clarity as to whether soak pits would be considered or whether the influence on neighbouring properties should also form part of the evaluation.

Objective 8 – Residential business & visitor accommodation

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support the objective	73.9%	29.5%
Oppose the Objective	4.3%	
Amend the objective	17.4%	
Neutral	4.3%	

This objective was strongly supported by respondents, with only one respondent opposed and about 20% either wanting an amendment or were neutral.

Respondents stated that the goal should be to retain a residential appearance and that a reasonable level of residential amenity was maintained. The example of off-street parking was provided, which should be limited and screened off (possibly with landscaping), to avoid a commercial appearance.

In addition, some streets may not be suitable for increases to traffic and additional ingress and egress of a site. Traffic movement controls were therefore supported. Some respondents also felt that some specific activities should be restricted from residential areas.

OBJECTIVE 8, POLICY 1 – ENABLE HOME BUSINESS USE

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	62.5%	30.8%
Support, in part	4.2%	
Oppose	16.7%	
Amend	12.5%	
Neutral	4.2%	

This policy was well supported, with less than a third of respondents stating their opposition or wanting an amendment.

Like feedback on the objective, respondents supported a scale of business that would adopt a residential scale. Some believed that this should be limited to remote working only, or internet-based commerce.

Respondents stated that hours should be limited if it was seen to have an effect on surrounding area, with some expressing support for current controls. Again, some believed that certain activities should be restricted from operating in rural areas.

OBJECTIVE 8, POLICY 2 – ENABLE FULFILMENT OF EMPLOYMENT AT HOME

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	81.8%	28.2%
Oppose	9.1%	
Amend	9.1%	

This policy was highly supported by respondents, with little written feedback provided. The sentiment expressed was like previous commentary expressed, wishing to maintain a residential scale, and restricting use to certain business types or remote working opportunities.

OBJECTIVE 8, POLICY 3 – VISITOR ACCOMMODATION IN RESIDENTIAL PROPERTY

In-Principal Feedback	Proportion of respondents Feedback	Response rate
Support	52.4%	26.9%
Support, in part	4.8%	
Oppose	14.3%	
Amend	28.6%	

Only a slight majority of respondents supported this policy, with about a third of respondents only providing partial support or were seeking an amendment to the policy.

While respondents were generally supportive of the enablement of visitor accommodation in residential dwellings, respondents also stated that:

- Occupancy should be based on dwelling capacity (eg, number of bedrooms);
- Should be limited to only low-density areas, not in medium or high density areas;
- Limit the ability to operate based on roading capacity (for all modes);
- Any policy would be difficult to enforce; and
- Control should not be based on weekly turnover, leave it to individuals.

Additional and informal residential feedback

The following details some of the additional feedback received during the public engagement, including informal feedback received (ie, through phone calls expressing concern or interest). This only includes topics not already canvased in rural feedback above.

Additional feedback

This feedback revolved around four key themes: sustainability; growth; design and community; and specific interests.

Regarding sustainability, it was suggested that a biodiversity restoration plan should be supplied for all resource consents to encourage the supply of indigenous vegetation. How the city develops was also discussed by respondents and how this contributes to sustainability; respondents stating that intensification within current urban areas should be prioritised over sprawl. On this, strong support was expressed for intensification around transport hubs to reduce carbon footprints and incentivise the use of public and active transport.

Regarding growth, it was stated that residential demand needed to be rigorously evaluated to understand what capacity was needed to be planned for, and in that respect an update to the Housing and Business Development Capacity Assessment (HBA) would be worthwhile.

Several different urban design parameters were discussed in regards to community development. An overall focus on wellbeing was emphasised, noting the need to provide for greenspaces within growth areas that built upon existing ecological sites, as well as using different assessment tools to evaluate wellbeing. This included the Health Equity Assessment Tool and Health Promotion and Sustainability through Environmental Design guides from Wellington Regional Public Health. In this respect, respondents felt that there needed to be a great recognition of community housing in the District Plan to provide better understanding and clarity. Lastly, it was mentioned that no development should occur within 32m of a national grid transmission line.

Regarding specific interest feedback, this solely focus on military activities in Upper Hutt. It was stated that the likes of Temporary Military Training Activities should be enabled across the District, subject to appropriate controls, as was currently enabled. In addition, the activities and importance of Trentham Military Camp should be recognised considering surrounding development pressures.

Informal feedback

The only informal feedback that was received regarding residential issues was in relation to development on Pinehaven Hills. The respondent stated that they would not want to see any development on the hills without adequate stormwater controls, but subject to sufficient controls on the hills could be supportive of development there.

Conclusion & Next Steps

Feedback provided through this engagement will contribute to the development of objectives and policies for rural and residential areas.

Within residential areas, what feedback has demonstrated is that there is a strong consensus for the provision of additional, more diverse, and affordable housing. Strong support was provided for measures to intensify around public transport stops and the CBD, establishing a medium and high density corridor between and surrounding the CBD and Silverstream Station. Work will need to take place to better realise some of the more challenging growth area sites, like the Southern Growth Area, to reflect specific site sensitivities and community concerns.

For rural areas, the degree and diversity of feedback highlights the sometimes-polarising outcomes that rural communities seek. In some cases, further rural-residential intensification is sought, while others would seek to retain a sense of openness in an effort to maintain rural appeal, with flexibility to subdivide further under specific conditions. The latter does appear to be a unifying goal however, with agreement on the concept to keep rural areas as rural.

Lastly, the idea that rural areas where useful production areas have been identified gained little support, citing both the scale of existing allotments and the lack of active agriculture as main reasons for this. It would also appear that mapping provided did not assist in communicating this, which was intended as an information source only, but had been interpreted as likely areas for protection. Work will need to continue to refine the extent of intensification areas whilst ensuring that rural character is maintained.

The next phase for public engagement is scheduled for mid-2021 and will be the first chance for the public to have their say on a comprehensive suite of provisions and zoning, before the proposal is finalised the following year.

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.