



Issues and Opportunities for the Rural and Residential Review – Residential Edition

PLAN CHANGE 50 OF THE UPPER HUTT DISTRICT PLAN 2004



March/April 2020 Public Engagement

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About this report

Introduction

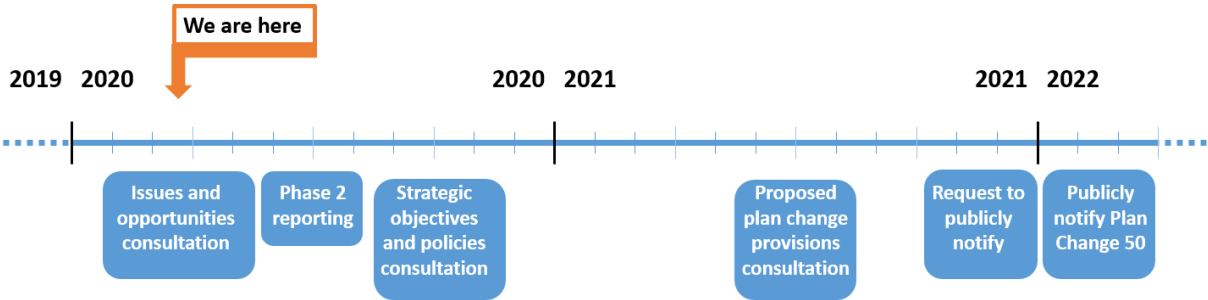
The Rural and Residential Review is an evaluation of our current controls and zoning for rural and residential areas across the Upper Hutt District. It seeks to assess whether District Plan measures are fit for purpose and are able to accommodate predicted growth for the foreseeable future in a way that reflects our local values. Current rules in the District Plan have a genesis that predates the current 2004 Plan and have not undergone a substantive review since the late 1990s. This review is therefore a significant component to defining the form of Upper Hutt for future generations.

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

The following captures the conclusions of these discussions and reports, and summarises the issues and opportunities identified to date. We are seeking your feedback over March/April 2020 on whether you believe this accurately reflects the current issues for rural and residential areas and the opportunities that exist to secure their future.

How your feedback sets the agenda

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



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

It is currently anticipated that a draft plan change will be publicly released for feedback in mid-2021. Current feedback will influence the final proposed plan change, which is anticipated to be released for

public consultation in early 2022. This will be the formal notification of the plan change under the Resource Management Act 1991.

Layout of this Report

All issues and opportunities have been organised into rural and residential themes. Each issue statement is set out as follows:

- **Issue / Opportunity**
- **Options / Questions**
- **Discussion**
- **What has informed this issue**
- **What focus groups have told us**

Each issue statement is briefly discussed, with references to reporting, as well as feedback we've received from the focus groups thus far.

This is the residential edition of issues and opportunities and only covers residential topics, with all rural topics covered in the rural edition.

How to make a submission

Submissions on the Rural and Residential Review Issues and Opportunities will be open from 16 March 2020 to 19 April 2020.

Submissions may be made online at: www.upperhuttcity.com/pc50

Submissions may also be made at any public library or at Council offices at 838-842 Fergusson Drive.

In addition, Council will also be operating a number of drop-in information sessions within the community to provide a chance to discuss Issues and Opportunities further with Council Officers. Session times will be advertised locally via our Social Media pages and through the Upper Hutt Leader.

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Executive summary

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Residential Issues and Opportunities

The residential area is a defined valley on the banks of the Hutt River. This naturally restrictive geography means that options for growth are limited and there is a greater chance for an overlap of incompatible activities with increased competition for space. Proper management of future growth is therefore a priority, while still enabling adequate housing supply.

In considering issues and opportunities, we looked at how our residential areas are used, where there has been subdivision growth, where sensitivity exists to ensure that our residential areas would not deteriorate as a result of growth, and the rationale of these conclusions through our Residential Focus Group.

The following section provides an overview of **issues and opportunities identified generally** across the residential area to date and the various options or questions these have raised.

How to provide for future growth

The 2016 Land Use Strategy identifies a number of potential growth areas within currently rural areas, including: the Gillespies Block; Gabites Block; and Guildford Block (Southern Growth Area). While the Land Use Strategy details where growth may be possible, the Strategy does not detail how these areas should develop and what form of housing should be directed. Analysis of the rural and residential areas alongside discussions with community members have helped us detail what issues and opportunities may exist within these areas. The following highlights some of these opportunities and various ways that these could be enabled.

#29 ISSUE / OPPORTUNITY

Recent reporting of the Gillespies Block shows that if rules controlling density changed, a significantly higher number of dwellings could be feasibly constructed. There is an opportunity to set more prescriptive controls for development over this area to ensure a more efficient use of this land resource.

#29 OPTIONS / QUESTIONS

- A) *Maintain similar zoning controls as currently exists, adopting generic zoning across the site at a similar density (400-450m² minimum lot size).*
- B) *Set a uniform zone across the site, with the requirement to achieve a minimum density per hectare of development. For example, development should meet at least 20 dwellings per hectare (or similar).*
- C) *Establish a development plan across the site, showing general roading, recreation space, and housing layout, including required densities.*

#29 DISCUSSION

The Gillespies Block is a pastoral section of land that lies to the north of the urban area and has been identified as a future growth area. While currently zoned for residential development, this remains pastoral land. The Upper Hutt HBA Report demonstrated that relaxing current density controls could add approximately 1,000 extra allotments above those estimated in the Land Use Strategy. This highlights the opportunity to consider how development over the site could be better enabled and the opportunity to better detail desired outcomes.

What has informed this issue?

- 2019 Housing and Business Development Capacity Assessment (HBA)
- Coffey Geotechnical Assessment
- Land Use Strategy
- Discussions with Councillors.

What have our Focus Group told us on this issue?

The opportunity to provide for further density highlighted by the 2019 HBA was discussed with focus groups, however the detail of how these growth areas could look has not yet been discussed.

#30 ISSUE / OPPORTUNITY

Recent reporting of the Kingsley Heights extension area shows that there was significant potential for additional housing if density requirements were reduced (permitted smaller parcels). However, natural hazards and vegetation cover could restrain any development potential.

#30 OPTIONS / QUESTIONS

- A) Specify zoning extent in finer detail, reflecting site sensitivities, while also setting a minimum density that should be achieved. Vegetation controls could be introduced to reduce visual impacts.*
- B) Establish a development plan across the site, directing areas for certain housing typologies and densities, with vegetation controls and roading layout.*

#30 DISCUSSION

Kingsley Heights was first developed in the early 1990s and contains some 100 dwellings. Hill slopes further to the east have been zoned for residential hill development. While assessments have confirmed that this area does have development potential, several sensitives also exist, namely indigenous vegetation, potential heritage and recreation value, and geotechnical hazard constraints. It is worthwhile to note that separate plan changes will be addressing natural hazards and biodiversity across the district.

What has informed this issue?

- 2019 Housing and Business Development Capacity Assessment (HBA)
- Coffey Geotechnical Assessment
- Land Use Strategy
- Open Spaces Strategy
- Discussions with Councillors.

What have our Focus Group told us on this issue?

The opportunity to provide for further density highlighted by the 2019 HBA was discussed with focus groups, however the detail of how these growth areas could look has not yet been discussed.

#31 ISSUE / OPPORTUNITY

The western hills adjacent to Pinehaven have been identified as the 'Southern Growth Area' in the Land Use Strategy. Recent reporting has confirmed that the area is commercially feasible for housing, however there are outstanding infrastructure requirements that need to be addressed before the development can proceed. The area is currently held under a predominately rural zoning.

#31 OPTIONS / QUESTIONS

- A) *Retain current underlying zoning controls.*
- B) *Zone the potential growth area as a 'future residential' zone, with specific area controls (precinct) to capture local sensitivities, requiring prerequisite standards to be met before zoning controls are able to be enacted.*

#31 DISCUSSION

Flexibility currently exists for how the rural and residential review seeks to manage this area, as local site sensitivities have not yet been resolved. Council is therefore seeking feedback on how people feel the site should be addressed by the project. Due to the site's location, it is important that landscape values, prominence, biodiversity, geotechnical risks, servicing, and accessibility are all addressed. It is considered that only once these matters have been adequately considered can development within the Southern Growth Area be seen as appropriate. It is worthwhile to note that separate plan changes will be addressing natural hazards and biodiversity across the district.

What has informed this issue?

- 2019 Housing and Business Development Capacity Assessment (HBA)
- Coffey Geotechnical Assessment
- Land Use Strategy
- Discussions with Councillors.

What have our Focus Group told us on this issue?

The opportunity to provide for further density highlighted by the 2019 HBA was discussed with focus groups, however the detail of how these growth areas could look has not yet been discussed.

Adding further housing in existing areas

While additional growth opportunities may be evident, there are also aspects of how currently occupied residential areas are managed that also require evaluation. This means conceptualising how established areas may be redeveloped, further subdivided, or managed in order to protect valued areas. The following provides a brief overview of issues across the residential area and how additional growth could be provided within these areas.

#32 ISSUE / OPPORTUNITY

Current Family Flat rules appear to be overly restrictive, in terms of use and size, units cannot be rented out, exacerbating current housing pressures.

#32 OPTIONS / QUESTIONS

- A) *Maintain current development standards, but permit the renting out of family flats in residential areas.*
- B) *Allow for the establishment of a 'minor residential dwelling' - allowing for larger units to be constructed, subject to access and outdoor living availability.*

#32 DISCUSSION

Provisions under the current District Plan mean that family flats can only be of a specific size and only used by family members ancillary to the main dwelling. This means that units are technically not able to be rented out. Given the current pressures on housing throughout the Region, any available increase in housing, temporary or otherwise, would be beneficial.

What has informed this issue?

- 2019 Housing and Business Development Capacity Assessment (HBA)
- Analysis of Resource Consenting outcomes; discussions with Councillors and Focus Groups

What have our Focus Group told us on this issue?

There was support from members to allow for the renting of family flats. However, some members felt that units larger than 55m² should be subdivided off and that any family flat should also be considered as a self-contained unit.

#33 ISSUE / OPPORTUNITY

The Centres Overlay, which allows for Comprehensive Residential Developments (CRDs), does not appear to have delivered a significant change in housing typology and its extent could be increased. There is also an opportunity to introduce a Medium Density Zone in appropriate locations, in line with reporting recommendations.

#33 OPTIONS / QUESTIONS

- A) *Extend CRD to include intensification areas identified in the LUS, while increasing development standards.*
- B) *Remove overlay, permitting CRD developments across the whole urban area, subject to development and character controls.*
- C) *Investigate the introduction of a Medium Density Zone within Ebdentown, Elderslea, Wallaceville and around the commercial areas of Silverstream (near railway station and Fergusson Drive).*

#33 DISCUSSION

Rules to allow for CRD developments have existed in the plan for several years, however this has not resulted in a vast change in the typologies of housing available in Upper Hutt. Growth across the Wellington Region will mean that there will be a greater demand for one and two-bedroom dwellings, therefore it is important to stimulate the supply of alternative housing typologies. Reporting has also shown areas where increased development is possible without having a detrimental impact on residential character. While economic analysis has demonstrated the positive impacts of locating housing in close proximity to public transport, parks, the CBD, and generally higher density living.

What has informed this issue?

- Residential Character Assessment
- Economic Status Quo Cost Benefit Analysis
- 2019 Housing and Business Development Capacity Assessment (HBA)
- Analysis of Resource Consenting outcomes; discussions with Councillors and Focus Groups

What have our Focus Group told us on this issue?

Focus groups were very supportive of additional CRD development, some supporting the option of removing the overlay controls and simply defining the urban design outcomes that should be achieved, as well as particular attention being applied to the CBD. Members also stated that the current financial incentives need to be better to attract further private investment in this type of housing.

#34 ISSUE / OPPORTUNITY

Some residential areas can appear closed off and do not stimulate a sense of community and neighbourly interaction. The review should seek to maintain a sense of openness in residential areas, while further enabling an increase in housing supply.

#34 OPTIONS / QUESTIONS

- A) *Set height recession plane from front boundary, limiting single levels to being close to front boundaries, and two or more level buildings further away, with a maximum of three stories in standard residential zone areas.*
- B) *Increase controls around road setbacks.*
- C) *Set a requirement for greenspace allocation for new subdivisions and promote the establishment of community gardens.*

- D) *Set minimum standards for front boundary fencing to stimulate interactions and passive surveillance.*

#34 DISCUSSION

The completion of recent developments have highlighted both successes and pitfalls of current planning controls in the residential area. Given that the majority of dwellings are single level, there is a general community expectation that new structures adopt a similar style. Additionally, people expect to have a sense of privacy and space. These principles have also been strongly demonstrated in our economic analysis, which highlighted there is a greater willingness to pay for sunlight and land space. However, reporting has also noted that there remain opportunities for increased development without having a detrimental impact on people's enjoyment of urban Upper Hutt. This means that we need to ensure that controls still seek to establish residential areas that reflect local values.

What has informed this issue?

- Residential Character Assessment
- Economic Status Quo Cost Benefit Report
- Analysis of Resource Consenting outcomes; Discussions with Councillors and Focus Groups.

What have our Focus Group told us on this issue?

There was strong support across the focus group for all options provided to address this issue, with members supporting a maximum of three storeys in residential areas when adequately setback from front boundaries. Some members also felt that setting height limits was too prescriptive and controlling subdivision size may be a better way to create housing supply. Members noted that any new development controls should adopt CPTED (Crime Prevention Through Environmental Design) principles.

#35 ISSUE / OPPORTUNITY

There is a lack of rule or zone distinction throughout the urban areas resulting in zoning that may not reflect the local area. Reporting has demonstrated areas that may be sensitive to increased development.

#36 OPTIONS / QUESTIONS

- A) *Create bespoke rules for each area.*
- B) *Generally change zoning rules to better reflect Upper Hutt's Character.*
- C) *Develop provisions to protect identified distinctive areas, and seek to generally maintain a residential conservation-type zoning over other sensitive areas.*

#36 DISCUSSION

Reporting has identified that there are district areas of high residential character in parts of the district, with many other areas also contributing to the enjoyment of residential areas. Thankfully, it appears that the existing residential conservation zone has mostly protected character areas. However, there remains an opportunity to set more defined rules for areas which better reflect local identity. Options provided ask whether there is interest in creating more granular rules or improved rules, generally, while also developing more bespoke controls for distinct areas.

What has informed this issue?

- Residential Character Assessment
- Analysis of Resource Consenting outcomes; Discussions with Councillors and Focus Groups.

What have our Focus Group told us on this issue?

The majority of focus group members felt that generally updating rules would be the best option, as creating more bespoke rules could add to the overall complexity of undertaking development. In terms of engendering a greater sense of local identity, some members felt that it was upon local residents to embrace local character, while some did think that creating more localised rules could facilitate an increase in community engagement.

#36 ISSUE / OPPORTUNITY

Recent analysis shows that under current development controls, Upper Hutt is likely to have a housing shortfall of up to 2,100 dwellings by 2047. The Land Use Strategy has identified possible intensification areas, but how should we intensify development while retaining the values Upper Hutt is known for?

#36 OPTIONS / QUESTIONS

- A) *Reduce the minimum allotment size, generally, while also updating site coverage and yard setback controls.*
- B) *Set a minimum density target for prescribed residential areas. For example, stating that any subdivision or housing development will need to meet a density of at least 20 dwellings per hectare, creating flexibility in allotment design.*

#36 DISCUSSION

Updates to national legislation mean that all metropolitan Councils across the country need to take a more active role in providing for housing and the evaluation of housing supply. Upper Hutt's assessment of projected demand against the availability of growth areas under current planning rules demonstrated that the district would not be able to meet long term demand. This review is therefore the opportunity to address these shortfalls and enable sufficient supply. Intensification areas are suggested in the Land Use Strategy, and it is the role of this review to determine how intensification is enabled.

What has informed this issue?

- National Policy Statement for Urban Development Capacity
- 2019 Housing and Business Development Capacity Assessment (HBA)
- Land Use Strategy
- Economic Status Quo Cost Benefit Report
- Analysis of Resource Consenting outcomes; Discussions with Councillors and Focus Groups.

What have our Focus Group told us on this issue?

Focus group members expressed support for strategies to achieve intensification. Members also noted that setting a maximum allotment size could be a good option, while others said that directing areas for high density living (apartment blocks) could efficiently create housing supply. It was highlighted that any intensification would need to consider the allocation of greenspace.

Recognising the importance of greenspace and community space alongside growth

Upper Hutt prides itself on its greenspace and contains 70% of all regional parks across the wider Wellington region. Throughout pre-consultation of the project, the value of greenspace has been strongly represented in feedback and it is therefore important to consider how this is provided for when conceptualising growth. Currently, there are no direct requirements to provide either recreational greenspace or community space within zoned development areas.

If development is increased in and around urban areas, there should be consideration of either public or communal greenspace areas, as well as community spaces for people to assemble through community events, markets, or otherwise.

#37 ISSUE / OPPORTUNITY

Current development controls do not set a requirement for the creation of new greenspaces to support new housing. Upper Hutt takes great pride in its park spaces and it is important that these areas are provided alongside future growth.

#37 OPTIONS / QUESTIONS

- A) *Set a requirement for greenspace allocation for new subdivisions and promote the establishment of community gardens.*
- B) *Promote the use of some natural hazard-prone areas to be used as open greenspace.*

#37 DISCUSSION

Throughout engagement with community focus groups, the prominence and quality of our greenspace consistently came up as something that typified living in Upper Hutt. All members saw this as the cornerstone of what brought people to Upper Hutt. As above, current controls do not direct the requirement of greenspace for development, instead focusing on private outdoor living area for individual private parcels. Reserve fund rules mean that developers are able to use land as their financial contribution to Council, but there are no rules to stipulate the quality and design of these spaces. This can mean that only land surplus to requirements (with other legal protections or unlikely to yield much return) are vested with Council, reducing the overall quality of our greenspace stock.

What has informed this issue?

- Open Space Strategy
- Land Use Strategy
- Discussions with Councillors and Focus Groups

What have our Focus Group told us on this issue?

All focus group members expressed strong support for further controls to support the creation of additional greenspace. The use of these spaces as community gardens was highlighted as a means to compensate for potentially reduced on-site outdoor living and to stimulate a sense of community. Such arrangements should be carefully managed by Council or local community groups. Members also stated that there should be minimum site requirements to provide practicable spaces to allow for the construction of playground areas, for example.

Ensuring that housing is resilient and respectful of natural resources

Living in New Zealand means that living with natural hazard is near-constant a risk, with our country being classified as the second most risky place to insure in the world. The effects of Climate Change will mean that the likelihood of experiencing adverse weather conditions will increase and our consequential level of preparedness should increase accordingly. Resilience should therefore form part of the design considerations for any new development.

In addition, the impact that growth has on available current resources must be considered to ensure a sustainable level of housing growth. Reporting has shown that anticipated growth in the urban area will overwhelm current infrastructure and water sensitive urban design needs to better incorporated into development controls.

#38 ISSUE / OPPORTUNITY

Three waters capacity is heavily restricted in some areas, with little requirements in the Plan to manage the effects of additional development on infrastructure.

#38 OPTIONS / QUESTIONS

- A) *Require or incentivise grey water systems and/or emergency water tanks and rainwater tanks.*
- B) *Require or incentivise low-flow water sources.*
- C) *Create a requirement to retain current peak flow or achieve hydraulic neutrality.*
- D) *Develop in a manner that responds to natural water courses and does not occupy stormwater inundation areas.*

#38 DISCUSSION

Reporting included as part of the 2019 HBA demonstrated that our infrastructure network did not have sufficient capacity to meet future needs. Developing as we have done historically will continue to financially burden the community, and a reduction in overall water footprint is required. Plan controls also lack modern water management rules to incorporate the likes of green infrastructure and water sensitive urban design. It should be noted that a separate plan change is underway to update engineering controls for new subdivision standards, which is anticipated to be released in 2020.

What has informed this issue?

- 2019 Housing and Business Development Capacity Assessment (HBA)
- Wellington Water
- Analysis of Resource Consenting outcomes; discussions with Councillors and Focus groups.

What have our Focus Group told us on this issue?

There was unanimous support for all options from focus group members (noting that option D has not been sighted by groups). Members also thought that incentives could be introduced whereby a reduction of Council fees or rates could be granted when developments met specific sustainability ratings.

Enabling suitable economic opportunities in the urban environment

The development of the globalised economy has increased the accessibility of enterprise, resulting in an uptake of home business development, accelerated by internet connectivity. This now means that small sole operators can now easily setup a business in their homes, enabling alternative or supplementary income streams. The establishment of these businesses can also act as a stepping stone to developing a fully-fledged commercial enterprise, which in turn stimulates the local economy and local employment.

While it would be anticipated that such growth would soon be directed towards commercial areas, it is important that residential rules give people the opportunity to explore such small scale enterprises. The question for this review is where the threshold lies and what flow-on consequences there are for certain business types in residential area (for example, Airbnb).

#39 ISSUE / OPPORTUNITY

The popularity of Airbnb's or 'Home Share Accommodation' (HSA) is growing. While this does mean that additional temporary accommodation is available, it does also increase the number of unoccupied dwellings, which would otherwise be used for permanent housing. Existing rules are also unclear about how HSAs should be managed.

#39 OPTIONS / QUESTIONS

- A) *Update rules to allow for HSAs to better enable their use.*
- B) *Restrict them to certain areas only.*
- C) *Allow HSAs generally, but limit the number of days in the year houses can be used as HSAs, incentivising them to stay as permanent housing.*

#39 DISCUSSION

The boom in Airbnb popularity has resulted in an increasing number of Upper Hutt properties being listed. The 2019 HBA reported that in 2016 there were 16 dwellings available, increasing to 45 dwellings in 2019. These properties experienced an occupancy rate of just over 50%, which could indicate that a large degree of Airbnb-listed properties lie unoccupied for most of the year, removing their availability from the rental market. While Upper Hutt does experience a high degree of home ownership, the proportion of people renting is increasing. This potential impact, alongside the fact that there are currently poor controls to manage this in the District Plan, means that it is worthwhile to consider the impact of Airbnbs as part of this review.

What has informed this issue?

- 2019 Housing and Business Development Capacity Assessment (HBA)
- Analysis of Resource Consenting outcomes; discussions with Councillors and Focus groups.

What have our Focus Group told us on this issue?

It was generally accepted that a modernisation of current HAS controls was required. In terms of administering control, most members felt that this should not be restricted to certain areas, permitting their use across the general residential zones. Members also said that it was very difficult for Council to enforce the use of dwellings for HSA purposes, with some also stating that it should not be part of Council's role to restrict their use. In terms of adverse effects, some members felt that the biggest impact was on neighbourhood security, as a potentially high occupant turnover making it difficult to know whether persons had permission to enter property. This could also result in increased traffic movements and noise.

#40 ISSUE / OPPORTUNITY

Home occupation rules that allow persons to establish home businesses have not been reviewed since the Plan's inception. Evidence suggests there could be improvements made to how these are managed in terms of business types, hours of operation, number of employees, and parking.

#40 OPTIONS / QUESTIONS

A) *Is this currently an issue and what do you believe the options are?*

#40 DISCUSSION

Current District Plan controls permit the establishment of home businesses without the need for resource consent. This means that rules in the Plan need to accurately reflect anticipated residential outcomes, maintaining residential enjoyment and general quietness of suburban areas. Feedback is being sought on whether the current threshold is appropriate, and if not, what other measures may be needed.

What has informed this issue?

- Land Use Strategy
- Analysis of Compliance and Resource Consenting; discussions with Councillors.

What have our Focus Group told us on this issue?

This potential issue has not yet been discussed with focus group members.

Increasing the diversity and affordability of housing

Pressures in the housing market across the country has seen the price of housing drastically increase, making housing unaffordable to many people. The Wellington Region is not immune to this, with significant price increases in housing costs across all Districts, while housing supply has not kept up with the rate of price increases. The 2019 HBA was completed by all metropolitan District Councils and demonstrated an anticipated shortfall in housing across the metropolitan region of up to 21,000 dwellings by 2047 under current rules. This, as well as the ever-increasing house prices, highlights the sheer importance of providing additional housing across the Wellington region.

#41 ISSUE / OPPORTUNITY

Changing demographics means that there is an increased demand in smaller, lower cost, housing. Ensure that infill housing provides for a greater choice in housing, with an increased focus on one and two bedroom units.

#41 OPTIONS / QUESTIONS

- A) *Permit the construction of a second dwelling on established sites.*
- B) *Detail the type of housing required for certain areas.*

#41 DISCUSSION

These anticipated demographic changes are a result of a predicted increase of couples forming households without children and a result of an aging population. In addition, from a community housing perspective, there is great demand in one and two bedroom units for temporary or permanent use due to changes in life or family circumstances. There are currently no provisions to direct smaller units, with the Plan overall adopting an approach that only sets minimum subdivision size, with maximum standards for the likes of family flats. Further direction is needed if Council is to stimulate the supply of one and two bedroom units.

What has informed this issue?

- 2019 Housing and Business Development Capacity Assessment (HBA)
- Land Use Strategy
- Upper Hutt Housing Forum
- Analysis of Resource Consenting outcomes; Discussions with Councillors and Focus Groups.

What have our Focus Group told us on this issue?

Members were generally supportive of enabling this opportunity. They stated that while single level dwellings should be provided for older persons, denser two story dwellings could suit first home buyers and young families. It was also noted that rules could permit a second dwelling on the property to more easily provide supply, while Council could also provide an officer to advise people on their own development opportunities. The latter could be an education tool to reduce barriers to realising on-site development potential.

#42 ISSUE / OPPORTUNITY

Ensure that new development blocks have a diversity of housing available without creating homogenous housing blocks.

#42 OPTIONS / QUESTIONS

- A) *Set mandatory density targets / housing typology mix proportion for each growth area or greenfield opportunity.*
- B) *Set a broad average density of dwellings per hectare that should be achieved, allowing for flexibility above and below.*

#42 DISCUSSION

Individualism and choice in housing is important, and is something that aligns with our national identity. Throughout discussions with focus groups it became evident that while there was a desire for a greater housing choice, controls should avoid creating a development pattern of homogenous housing. Changes in the likes of cladding, typology, and size, all contribute to the overall fabric of housing and the experience of an area.

What has informed this issue?

- Residential Character Assessment
- Discussions with Councillors and focus groups

What have our Focus Group told us on this issue?

There was a mixed response from focus group members on this issue, with an overall hesitance to mandating the types of housing that would be required. Some members felt that this could only feasibly be achieved for larger subdivisions. Members also stated that it may be more appropriate to incentivise such diversity, rather than require a prescriptive approach through the District Plan.

#43 ISSUE / OPPORTUNITY

There are currently no specific rules to easily enable the provision of community housing and they are treated the same as any other residential housing. An opportunity exists for new controls to be introduced specifically for the creation of community housing.

#43 OPTIONS / QUESTIONS

- A) *Create enabling provisions to permit community housing across residential areas, making it easier to consent multi-unit developments. This includes permitting increased density and communal outdoor space, subject to good urban design outcomes.*
- B) *Ensure that provisions cater for a wide subset of community housing providers, including local community housing providers.*

#43 DISCUSSION

Recent engagement with community housing providers in Upper Hutt has highlighted the continuing need to better enable community housing. As part of the engagement a review of controls was undertaken, which

noted that community housing was treated the same as standard residential development, despite their differences in effect and outcome. The review therefore presents as an opportunity to address inadequacy.

What has informed this issue?

- Upper Hutt Housing Forum
- Draft Affordable Housing Strategy
- Land Use Strategy
- Analysis of Resource Consenting outcomes; Discussions with Councillors and Focus Groups.

What have our Focus Group told us on this issue?

There was strong support throughout the focus group to help stimulate the supply of social housing, stating that any not-for-profit organisation developing housing should be able to do so more easily at greater densities. They stressed however that social housing should not be targeted to certain areas and should be enabled throughout residential areas. In terms of typology, some members thought that greater density could be achieved with greater use of communal outdoor living areas, as well as permitting the establishment of low-rise apartment-style dwellings.

#44 ISSUE / OPPORTUNITY

There need to be stronger incentives in the District Plan to create multigenerational and communal living options.

#44 OPTIONS / QUESTIONS

- A) *Make it easier to create comprehensive developments with shared facilities.*
- B) *Change outdoor living rules to enable the creation of shared spaces.*

#44 DISCUSSION

As with the previous issue statement, the option to potentially provide for more communal outdoor living areas may mean that housing designs that better utilise available site space could be achieved. This also has the potential to increase social interaction and mental wellbeing.

What has informed this issue?

- Upper Hutt Housing Forum
- Draft Affordable Housing Strategy
- Land Use Strategy
- Analysis of Resource Consenting outcomes; Discussions with Councillors and Focus Groups.

What have our Focus Group told us on this issue?

Most focus group members were supportive of the options to enable communal areas, noting that there should be more community housing provider partnerships. Some members also stated that there should only be options to create communal outdoor living, and not utilities. Some members did not support the idea of communal outdoor living.

#45 ISSUE / OPPORTUNITY

Papakāinga housing is not currently enabled in the District Plan. This does not afford local iwi and Māori the ability to create culturally-responsive housing.

#45 OPTIONS / QUESTIONS

- A) *Create enabling provisions to allow for the establishment of Papakāinga housing in appropriate locations, resulting in the construction of multiple dwellings on a single parcel and associated communal living spaces.*

#45 DISCUSSION

Papakāinga housing is an important hallmark of Māori housing and aligns with their cultural values to live in a communal and collaborative manner. Such housing would require consideration of multiple dwelling units spread across single or multiple parcels, with a high degree of communal areas. Current Plan controls cannot easily capture this, making it difficult for local tangata whenua to achieve their housing aspirations.

What has informed this issue?

- Discussions with local tangata whenua
- Discussions with Councillors and focus groups

What have our Focus Group told us on this issue?

This was a novel idea for focus group members, who while generally supportive, suggested for controls to build upon other successful examples across the country. They saw such housing as a cross-over between social housing, multigenerational living, and community living, stressing that any enabling provisions should capture other cultures, too. Questions were also raised as to where such housing could be achieved and what feedback had been received thus far from local iwi.

Have we captured everything?

The above represents the conclusions of reporting completed by Council and feedback received from our community focus groups. We want your feedback on these topics, but also to know whether there are any other prominent issues you feel should be addressed through the plan change project.

To make a submission:

- see our webpage: www.upperhuttcity.com/pc50
- complete the forms sent to your mailbox
- come to your local library or Council office to make a submission
- attend a drop in session

Submission are open until **19 April 2020**.