

Final Draft – PC50 Proposed provisions for Future Urban Zone & Urban Precincts

Rule	Future Urban Zone
<p><b>Subdivision</b></p>	<p>Any subdivision that creates vacant lots within the <i>Future Urban Zone</i> with a minimum area of 10 hectares or greater is a <b>Restricted Discretionary Activity</b>. The matters of discretion are as follows:</p> <ol style="list-style-type: none"> <li>1. The fragmentation of the parcel and the ability of the created lots to accommodate future high density residential development;</li> <li>2. Whether accessible public open space is provided within a walkable 400m area to the development, and if not, whether supplementary open space is provided as part of the development;</li> <li>3. Ensuring the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner;</li> <li>4. Minimising natural hazard risk to people's lives and properties;</li> <li>5. Having legal and physical access to each allotment;</li> <li>6. The provision of esplanade reserves or strips where land adjoins rivers whose bed has an average width of 3m or more;</li> <li>7. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users;</li> <li>8. Achieving safe and efficient access onto and from State Highway 2;</li> <li>9. Ensuring the three waters infrastructure meets Council standards and has the capacity to accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place at the time of allotment creation; and</li> <li>10. Ensuring telecommunications and power supply is provided to all allotments.</li> </ol> <p><b>Non-Complying Activities</b></p> <p>Any subdivision that creates vacant lots within the Future Urban Zone with a minimum area less than 10 hectares.</p>
<p><b>Residential development</b></p>	<p>Permitted Standards for residential development the General Rural Zone apply within the Future Urban Zone.</p> <p>Any breach of the above standards is a <b>Discretionary Activity</b>.</p>

Rule	Future Urban Zone
Rural development	Permitted Standards for rural development the General Rural Zone apply within the Future Urban Zone.  Any breach of the above standards is a <b>Discretionary Activity</b> .

Rule	Naturist Club Precinct
Subdivision	<i>Defaults to underlying Low Density Residential Zone.</i>
Development	<i>All bulk and location standards default to underlying Low Density Residential Zone, except:</i>  <b>Site Coverage:</b> Total site coverage shall be calculated at a maximum of 30% of site. Any areas of the site covered by an identified Significant Natural Area shall be excluded from the total area, and the site coverage shall be determined only on the portion of the site not covered by a Significant Natural Area.
Land use activity	<b>Permitted Activity:</b> Overnight accommodation, passive and active recreation, and temporary events are permitted activities, subject to:  <ol style="list-style-type: none"> <li>1. Generating no greater than 100 vehicle movements to and from the property over a single 12 hour period; and</li> <li>2. Compliance with noise standards for Temporary Events for the underlying residential zone.</li> </ol> Non-compliance of the above standard is a <b>Restricted Discretionary Activity</b> with discretion limited to:  <ol style="list-style-type: none"> <li>1. Any proposed measures to mitigate noise;</li> <li>2. Proposed controls on hours of activity.</li> <li>3. Level of onsite occupation, permanent or temporary, and any impacts on the surrounding residential amenity; and</li> <li>4. How roads and any vehicle access to site will meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users.</li> <li>5. The traffic safety impact on the local roading network</li> </ol>

Rule	Kingsley Heights Extension
Subdivision	Any subdivision must be a <b>Restricted Discretionary Activity</b> , subject to meeting the density requirements of PREC-P3, with Council's discretion limited to:  <ol style="list-style-type: none"> <li>1. Allotment design and configuration respond to the natural landform, identified significant natural areas, and topography of the site;</li> </ol>

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	<ol style="list-style-type: none"> <li>2. How the development design maintains the values identified in PREC-P2;</li> <li>3. Whether accessible public open space is provided within a walkable 400m area to the development, and if not, whether supplementary open space is provided as part of the development;</li> <li>4. Minimising natural hazard risk to people's lives and properties;</li> <li>5. Having legal and physical access to each allotment;</li> <li>6. The provision of esplanade reserves or strips where land adjoins rivers whose bed has an average width of 3m or more;</li> <li>7. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users;</li> <li>8. Ensuring the three waters infrastructure meets Council standards and has the capacity to accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place at the time of allotment creation; and</li> <li>9. Ensuring telecommunications and power supply is provided to all allotments.</li> </ol> <p>Any subdivision that breaches PREC-P3 density requirements is a <b>Discretionary Activity</b>.</p>
<b>Residential development</b>	<p>The construction of three or more residential buildings within the Kingsley Heights Extension Precinct is a <b>Restricted Discretionary Activity</b>, with discretion limited to:</p> <ol style="list-style-type: none"> <li>1. Consistency with the outcomes sought under the Upper Hutt Urban Design Guide for Medium Density Residential Developments;</li> <li>2. The amenity outcomes for future occupants of the residential units;</li> <li>3. How the dwelling positions respond to the natural landform, identified significant natural areas, and topography of the site</li> <li>4. Consistency of the development with the intended scale, form and density of the precinct;</li> <li>5. Whether accessible public open space is provided within a walkable 400m area to the development, and if not, whether supplementary open space is provided as part of the development;</li> <li>6. Ability to meet the density requirements of PREC-P3;</li> <li>7. How the buildings address the reverse sensitivity with the TZR1 Railway Designation;</li> </ol>

Rule	Kingsley Heights Extension
	<p>8. Whether the development incorporates Crime Prevention Through Environmental Design (CPTED) principles, being:</p> <ul style="list-style-type: none"> <li>a. provides for views over, and passive surveillance of, adjacent public and publicly accessible private open spaces;</li> <li>b. clearly demarcates boundaries of public and private space;</li> <li>c. makes pedestrian entrances and routes readily recognisable; and</li> <li>d. provides for good visibility with clear sightlines and effective lighting.</li> </ul> <p>9. Minimising natural hazard risk to people's lives and properties;</p> <p>10. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users; and</p> <p><b>11.</b> Ensuring the three waters infrastructure meets Council standards and has the capacity to accommodate the development.</p>