

18 MARCH 2021, 7-9PM – ROTARY LOUNGE, UPPER HUTT LIBRARY

Introduction

Council Officers welcomed Members and provided a brief overview of what was covered in the previous session to provide a context for those who were not able to attend.

This overview included an outline of the progress of Plan Change 50 and the anticipated consultation stages which will happen later this year. In addition, the relevant residential zones which are available through the National Planning Standards and which PC50 will be adopting for the residential zones were described, with the zones as follows:

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

Officers explained the role that rapid transport stops and the network walkability consideration of 800m had in defining the High Density Residential Zone. The Medium Density Residential Zone essentially acted as a buffer between the high density Zone and the general and low residential zones, while also being located where community hubs already existed outside of walkable catchments.

Members enquired about the reasoning behind requiring Low Density Residential Zoning on the hills. Council officers explained that a lower density was suitable due to the potential for privacy and overshadowing issues associated with the typology of the land, as well as the potential visual impact of a higher density of development in these areas. Slope also meant that it was more challenging to develop residential sites and greater site sizes were needed to reflect this.

Officers also explained the potential use of precincts which would enable the consideration of specialised activities which may not comply with the underlying zoning, and asked Members if they could think of any exceptions within the existing residential area where a precinct may be suitable. Members mentioned the Trentham Camp Golf Club as a possible option. Officers explained that the golf course is currently zoned as Special Activity and has a designation overlay for Defence Purposes, and as such is controlled through other mechanisms aside from a precinct. Crown owned land would also be more difficult to release for development given the statutory restrictions on such land.

Exercise explanation

The exercise for the session would focus on splitting into pairs to consider bulk and location standards for the proposed zones, as well as consideration of home business controls and suitable controls to maintain residential amenity. If there was time, the pairs would also be asked to review some of the draft zoning extents. After the tasks were completed the plan was for the group to come back together and discuss their thoughts.

Exercise Discussion – Bulk, Location and Activities

For the consideration of minimum allotment sizes, Members commented that they believed a rule focusing on a set square meter metric per occupant could be suitable to ensure overcrowding of liveable space does not occur.

A 5m setback was considered suitable between primary and secondary dwellings to ensure privacy is maintained, but also to address fire risk.

With regards to recreation space, members commented on the difference between the private space and the communal spaces which may be required in different developments.

Members believed that the considerations from home business amenity were similar across all of the 4 proposed zones, but also commented that they wouldn't want to necessarily constrain business growth by overly onerous restrictions, and that since the Covid pandemic the considerations regarding employment and working from home may change.

With regards to amenity, both groups believed that noise was the key consideration.

Exercise Discussion – Zoning

Both groups commented on the zoning around Chatsworth Road. Officers highlighted that the area had not been highlighted as a Special Character Area in the assessment undertaken by Boffa Miskell, but that a number of existing provisions remains, including urban tree groups and notable trees.

Proposed high density zoning along Fergusson Drive, between Golf Road and Barton Road was also raised.

Officers provided an overview of the analysis undertaken regarding uplift numbers within the identified high and medium density zones, and the potential new dwellings created. However, Officers highlighted that this would require amalgamation of lots and compliance with any recession plane standards, and the propensity for this was still uncertain.

Next Meeting

Officers stated that the next meeting would be delving into more detail regarding provisions and zoning.

Attachment 1 - Focus Group exercise feedback

LOW-DENSITY RESIDENTIAL ZONE:

	Minimum allotment size	Site coverage	Minimum outdoor living area	Secondary dwelling controls	Home business limits	Amenity priorities
Group 1	800m ²	35%	30m ²	40m ² , being 5m from primary dwelling	No motor works, limited to 9am-5pm operation; 2 employee max (3 total); prefer sole traders; adequate parking; noise restrictions	<ul style="list-style-type: none"> Privacy is a top priority – both for the house and outdoor living area. Access to sunlight not being blocked. Adequate fencing.
Group 2	750m ² (current Plan)	30% + 10% exemption for accessory buildings	40m ²	55m ² family flat, double allotment size needed for second dwelling (happy with current controls)	* See below	Broad agreement with Group 1

GENERAL RESIDENTIAL ZONE:

	Minimum allotment size	Site coverage	Minimum outdoor living area	Secondary dwelling controls	Home business limits	Amenity priorities
Group 1	350m ²	40%	20m ²	40m ² , if section is $\geq 700m^2$	No motor works, limited to 9am-5pm operation; no additional employees; sole traders only; adequate parking; noise restrictions	<ul style="list-style-type: none"> Privacy is a top priority – both for the house and outdoor living area. Access to sunlight not being blocked. Adequate fencing.
Group 2	450m ² (current Plan)	40%	30m ²	55m ² family flat, double allotment size needed for second dwelling (happy with current controls)	* See below	Broad agreement with Group 1

MEDIUM DENSITY RESIDENTIAL ZONE:

	Minimum allotment size	Site coverage	Minimum outdoor living area	Secondary dwelling controls	Home business limits	Amenity priorities
Group 1	200m ²	50% or more	10m ²	N/A	No motor works, limited to 9am-5pm operation; no additional employees; sole traders only; adequate parking; noise restrictions	<ul style="list-style-type: none"> Privacy is a top priority – both for the house and outdoor living area. Access to sunlight not being blocked. Adequate fencing.
Group 2	350m ²	50%	20m ²	55m ² family flat, double allotment size needed for second dwelling (happy with current controls)	* See below	Broad agreement with Group 1

HIGH DENSITY RESIDENTIAL ZONE:

	Minimum allotment size	Site coverage	Minimum outdoor living area	Secondary dwelling controls	Home business limits	Amenity priorities
Group 1	Zero allotment – 80m ² floor area	N/A	Balcony of 4m ²	N/A	No motor works, limited to 9am-5pm operation; no additional employees; sole traders only; adequate parking; noise restrictions	<ul style="list-style-type: none"> • Privacy and noise control are priority. • Access to sunlight. • Adequate communal outdoor space.
Group 2	Zero allotment – 55m ² floor area, or minimum area by occupancy (eg, bedrooms)	Up to 100%	Able to access outside. Eg, via balcony, roof garden, or shared space. Each dwelling have minimum of 2m ² for exclusive use.	N/A	* See below	<i>Broad agreement with Group 1</i>

* General comments provided by Group 2 on Home Business Limits:

- Requirements to have produce grown on site should be removed. Instead encourage to grow own produce but control chemical and machinery use.
- Employee numbers should be determined by occupancy of home (eg, bedrooms) and existing labour / employment legislation for facilities and wellbeing / safety.
- Noise, odour, etc controlled through existing legislation and rules.
- Be more conscious of issues at boundaries of residential zones.