

## **Appendix 16: Relevant Objectives and Policies from the City of Lower Hutt District Plan**

### Chapter 1 Introduction and Scope of the Plan

#### 1.10.2 Amenity Values

##### Issue

*The different character and amenity values of areas contribute significantly to the environment of the City. The Act recognises the importance of people's environment (which is defined to include amenity values) and it is necessary to recognise these as essential elements in the Plan.*

##### Objective

*To identify, maintain and enhance the character and amenity values of the different activity areas.*

##### Policy

*To identify within all activity areas the general character and amenity values of that activity area.*

##### Explanation and Reasons

###### *Residential Activity Areas*

###### *General Residential Activity Area:*

*This Activity Area accounts for much of the residential development in the City. It is dominated by single dwellings on fee simple subdivisions, but also contains a variety of other housing styles including cross lease developments, semi detached housing, and a limited number of multi-unit developments. Semi detached and multi-unit developments are more common in some locations than others. Generally sites within the Activity Area have a flat topography, this being a natural feature or being a result of earthworks during the development stages. Sites in most locations have been well developed with maturing domestic scale landscaping and planting. While small scale businesses, which can be classed as home occupations, are common there are few larger commercial or industrial activities.*

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###### *Special Residential Activity Area:*

*Three locations, Woburn, the Military Road area, and Lowry Bay, have been identified where sites are characterised by lower density development on larger sites often with mature landscaping and planting.*

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#### 1.10.3 Residential Activity

##### Issue

*The manner in which an urban area is arranged can have an important effect on resource use, social and economic well being and environmental quality.*

##### Objective

*To accommodate residential growth and development through consolidation of the existing urban area but to allow some peripheral development.*

##### Policy

*To provide opportunities for gradual intensification of residential densities by:*

- (a) Enabling higher densities along major transport routes and near suburban focal points,*
- (b) Providing for infill development throughout the established residential areas to appropriate minimum standards, and*
- (c) Managing the rate at which land at the periphery of the urban area is developed for residential purposes.*

### Chapter 4 Residential

#### 1 "General Residential Activity Area

*This activity area covers a large proportion of the City's residential areas. It is characterised by medium density residential development consisting of single or double storey dwelling houses, open space, gentle topography, and an absence of large scale commercial or industrial activities.*

*Within the General Residential Activity Area opportunity will be made for higher density residential development along major transport routes, and around some commercial centres, and where amenity values will not be affected adversely."*

*In summary, the GRAA is characterised by medium density development and specifically provides for higher density development in particular locations and circumstances.*

#### Chapter 4A General Residential Activity Area

##### 4A1.1.1 Residential Character and Amenity Values

### Issue

*Residential dwellings and activities, subdivision patterns, open space, vegetation and a general absence of non-residential, or large scale commercial or industrial operations, all contribute to the residential character and amenity values associated with the general residential areas of the City. It is important that activities are managed to ensure residential character is retained, and amenity values are maintained and enhanced.*

### Objective

*To maintain and enhance the amenity values and residential character of the General Residential Activity Area of the City.*

### Policies

- (a) That opportunity be provided for a diversity of residential activities.*
- (b) To restrict the range of non-residential, and commercial activities to those which will not affect adversely the residential character or amenity values.*
- (c) To ensure residential amenity values are retained, protected and enhanced through the establishment of a net site area per dwelling house.*
- (d) That adverse effects arising from noise, dust, glare, light spill and odour be managed.*
- (e) That vegetation and trees which add to the particular amenity values of the area be retained where practicable.*
- (f) That the clearance of vegetation be managed to avoid, remedy or mitigate any adverse effects on the intrinsic values of ecosystems.*

#### **4A 1.1.4 Non-Residential Activities**

##### Issue

*Non-residential activities in residential areas can support residential activities and provide social and economic benefits to the community. Such activities can also have significant adverse effects upon surrounding residential properties. These adverse effects need to be avoided, remedied or mitigated to ensure that residential amenity values and character are maintained and enhanced.*

##### Objective

*To ensure that any adverse effects of non-residential activities on the character and amenity values of surrounding residential areas are avoided, remedied or mitigated.*

##### Policies

- (a) To ensure that any adverse effects caused by the size, scale and nature of non-residential activities, and any associated storage of hazardous substances, light spill, noise, glare, vehicle and pedestrian activity upon surrounding residential properties, are avoided, remedied or mitigated.*
- (b) To control the number of signs, and ensure that any adverse effects of sign location and appearance on surrounding properties, are avoided, remedied or mitigated.*
- (c) To recognise that Site Management Plans may be appropriate to manage matters beyond those addressed in the Plan.*
- (d) [omitted as is specific to Petone]*

#### **4A 1.2.1 Building Height, Scale, Intensity and Location**

##### Issue

*The height, scale, intensity and location of buildings and structures can cause adverse effects upon amenity values of neighbouring properties, and the residential character of the surrounding area. It is important that such adverse effects are managed.*

##### Objective

*To avoid, remedy or mitigate adverse effects caused by building height, intensity and location on the amenity values of adjacent residential sites and the residential character of the surrounding residential area.*

##### Policies

- (a) [not relevant]*
- (b) [not relevant]*
- (c) To ensure all new development is of a height and scale, which is compatible with surrounding residential development.*
- (d) To ensure a progressive reduction in height of buildings the closer they are located to a site boundary, to maintain adequate daylight and sunlight to adjoining properties.*
- (e) To manage the siting of all buildings so as to minimise detracting from the character and visual attractiveness of the surrounding residential activity area.*
- (f) To manage the siting of all buildings so as to minimise detracting from the amenities of adjoining properties.*

- (g) *To establish a minimum permeable surface area to assist with the sustainable management of stormwater.*
- (h) *That where practicable, the siting of accessory buildings be managed to maintain safety and visibility during manoeuvres.*
- (i) *[not relevant]*
- (j) *To ensure that the developments are in general accordance with the Design Guide for Medium Density Housing (Appendix 18) to control other aspects of design, such as quality of onsite amenity, integration of buildings and landscaping in respect to open space and compatibility with surrounding development patterns and low environmental impact.*
- (k) *[not relevant]*
- (l) *To enable a comprehensively designed Housing for the Elderly development, within the area identified in Appendix General Residential 21, that demonstrates positive, varied and visual interest in the form and layout of the development, while ensuring that development achieves the following:*
  - (i) *Development adjacent to a Residential Activity Area boundary is compatible with the scale, location and form of development on the existing Residential Activity Area properties;*
  - (ii) *Development adjacent to the Boulcott School boundary is of a scale and form that responds to the existing scale and intensity of development on the school site;*
  - (iii) *In achieving (i) to (ii) above, development should be planned and designed, constructed and managed in a manner that contributes to a positive relationship to its neighbours through good urban design.*
- (m) *To enable, for a development where (l) above applies, larger buildings and buildings taller than the permitted height of 8m in the General Residential Activity Area to recognise the large site and the opportunity to take advantage of views across the Lower Hutt Golf Course from the edge of the new stopbank where the layout, massing, arrangement and design of all buildings is demonstrated in a comprehensive development to achieve:*
  - (i) *All aspects of policy (l) above;*
  - (ii) *An appropriate urban design response to the wider context so that the coherence of the adjoining neighbourhood's urban form is not adversely affected to an inappropriate degree;*
  - (iii) *Appropriate visual permeability across the site;*
  - (iv) *An attractive and well designed edge treatment when viewed from the new stopbank and avoids buildings that have inappropriate length or mass.*

## Transport

### *Issue 14A 2.4*

*Land use and development can adversely affect the safety and efficiency of the transport network through the generation of additional traffic.*

### *Issue 14A 2.5*

*Land use and development can adversely affect the safety and efficiency of the transport network through inappropriate design of on-site transport facilities (vehicle access, parking, manoeuvring and loading facilities).*

### *Objective 14A 3.1*

*A safe, efficient, resilient and well-connected transport network that is integrated with land use patterns, meets local, regional and national transport needs, facilitates and enables urban growth and economic development, and provides for all modes of transport.*

### *Objective 14A 3.4*

*Adverse effects on the safety and efficiency of the transport network from land use and development that generate high volumes of traffic are managed.*

### *Objective 14A 3.5*

*Adverse effects on the safety and efficiency of the transport network from on-site transport facilities (vehicle access, parking, manoeuvring and loading facilities) are managed.*

### *Policy 14A 4.2*

*Land use, subdivision and development should not cause significant adverse effects on the connectivity, accessibility and safety of the transport network, and, where appropriate, should:*

- *seek to improve connectivity within and between communities; and*

- enable walking, cycling and access to public transport.

#### *Policy 14A 4.5*

*Any activity that is a High Trip Generator must be assessed on a case by case basis. Adverse effects of High Trip Generators on the safety and efficiency of the transport network should be managed through the design and location of the land use, subdivision or development.*

#### *Policy 14A 4.6*

*Vehicle access, parking, manoeuvring and loading facilities should be designed to standards that ensure they do not compromise the safety and efficiency of the transport network.*

#### *Policy 14A 4.7*

*The transport network, land use, subdivision and development should provide for all transport modes.*

### Signs

#### *14B 1.1 Amenity Values*

##### *Issue*

*Although signs perform an important function, the appearance and nature of signs may affect adversely visual amenity values. It is important that the scale, location, design and frequency of signs are managed to maintain and enhance the visual amenity values of the City.*

##### *Objective*

*To provide for appropriate signs, while avoiding, remedying or mitigating any significant adverse effects on visual amenity values of the area in which they are located.*

##### *Policies*

- To allow a wide range of signs within the commercial and business activity areas, while protecting visual amenity values.*
- To restrict the size, location and frequency of signs in activity areas where visual amenity values are sensitive.*
- To manage the size, location, frequency and appearance of signs at the interface between commercial/industrial activity areas, and all other activity areas.*
- To manage illuminated signs to ensure the containment of light spill and glare within the boundaries of the site concerned.*
- To ensure that lettering on signs is neat in appearance, and legible.*
- To protect identified Urupa sites from inappropriate signs on neighbouring sites.*
- To manage the adverse effects of off site signs in residential areas.*

#### *14B 1.2 Traffic Safety and Visibility*

##### *Issue*

*Signs can have adverse effects upon traffic safety and visibility. It is important that signs be managed to ensure the safe and efficient use of roads, cycle ways and pedestrian ways.*

##### *Objective*

*To ensure that signs do not interfere with the safe and efficient use of all roads, cycle ways and pedestrian ways.*

##### *Policies*

- To discourage all signs being located where they will obstruct a roadway, pedestrian or cycle way, or obstruct drivers vision of an intersection or driveway.*
- To encourage the use of directory boards to avoid a visual clutter of signs on one site.*
- To manage the illumination of signs to ensure they do not distract drivers.*

### Earthworks

#### *14I 1 Natural Character:*

##### *14I1.1 Objective*

*To ensure that earthworks are designed to maintain the natural features that contribute to the City's landscape.*

##### *Policy*

- To ensure that earthworks are designed to be sympathetic to the natural topography.*
- To protect significant escarpments, steep hillside areas, and the coastal area by ensuring that earthworks are designed to retain the existing topography, protect natural features, and prevent erosion and slips.*

*Amenity, cultural and heritage values:*

*14I1.2 Objective*

*To ensure earthworks do not affect adversely the visual amenity values, cultural values or historical significance of an area, natural feature or site.*

*Policy*

- 1. To protect the visual amenity values of land which provides a visual backdrop to the City.*
- 2. That rehabilitation measures be undertaken to mitigate adverse effects of earthworks upon the visual amenity values.*
- 3. To protect any sites with historical significance from inappropriate earthworks.*
- 4. To recognise the importance of cultural and spiritual values to the mana whenua associated with any cultural material that may be disinterred through earthworks and to ensure that these values are protected from inappropriate earthworks.*