

Appendix 17: Amendments Proposed to the City of Lower Hutt District Plan Through Plan Change 43

Amend Section 1.10.3 Residential Activity - Policy Policy

- (a) *To provide opportunities for gradual intensification of residential densities by:*
- (i) *Enabling higher densities along major transport routes and near in targeted areas around suburban focal points centres and close to public transport hubs,*
 - (ii) *Providing for infill development throughout the established residential areas to appropriate minimum standards, and*
 - (iii) *Managing the rate at which land at the periphery of the urban area is developed for residential purposes.*

Amend (a) General Residential Activity Area

(a) General Residential Activity Area

This activity area covers a large proportion of the City's residential areas. It is characterised by low to 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 through comprehensive residential developments on larger sites which manage any effects on the surrounding area along major transport routes, and around some commercial centres, and where amenity values will not be affected adversely.

Objective 4A 2.1

Residential Activities are the dominant activities in the General Residential Activity Area. Any non-residential activities that locate in the General Residential Activity Area are compatible with the low to medium density residential development and high levels of amenity anticipated for the zone.

Objective 4A 2.2

Housing capacity and variety are increased.

Objective 4A 2.3

Built development is consistent with the planned low to medium density built environment and is compatible with the amenity levels associated with low to medium density residential development.

Objective 4A 2.4

Built development provides high quality on-site amenity for residents as well as high quality residential amenity for adjoining properties and the street.

Objective 4A 2.5

Built development is adequately serviced by network infrastructure or addresses any network infrastructure constraints on the site.

Objective 4A 2.6

Built development is located and designed to manage significant risk from natural hazards.

Policy 4A 3.1

Provide for residential activities and those non-residential activities that support the community's social, economic and cultural well-being and manage any adverse effects on residential amenity.

Policy 4A 3.2

Enable a diverse range of housing types and densities.

Policy 4A 3.3

Enable the efficient use of larger sites and combined sites by providing for comprehensive residential developments.

Policy 4A 3.4

Manage the effects of built development on adjoining sites and the streetscape and minimise visual dominance on adjoining sites by controlling height, bulk and form of development and requiring sufficient setbacks.

Policy 4A 3.5

Require built development to maintain a reasonable level of privacy and sunlight access for adjoining sites.

Policy 4A 3.6

Require built development to provide useable and accessible outdoor living space to provide for outdoor amenity.

Policy 4A 3.7

Encourage high quality built development to contribute to attractive and safe streets and public open spaces by providing for buildings that address the streets and public open spaces, minimise visual dominance and encourage passive surveillance.

Policy 4A 3.9

Require a minimum area of permeable surface in order to assist with the management of stormwater runoff created by development.

Policy 4A 3.10

Require comprehensive residential development to be stormwater neutral.

4A 5.2 Scheduled Site – 32A Hathaway Avenue, Boulcott – Housing for the Elderly

All residential activities and related development within the site must comply with and are assessed against the provisions under 4A 2 Objectives, 4A 3 Policies and 4A 4 Rules. The provisions below do not apply.

All Retirement Village activities and related development within the site must comply with and are assessed against the provisions of the underlying General Residential Activity Area unless specified otherwise below.

4A 5.2.1 Policies

Policy 4A 5.2.1.1

To enable a comprehensively designed Housing for the Elderly development, 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.*

Policy 4A 5.2.1.2

To enable, for a development where Policy 4A 5.2.1.2 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 4A 5.2.1.2 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.*