

Providing for
**greater
housing choice**
in Hutt City



Have your say!

We want to hear from you!
What do you think of these proposed changes?

You can get a copy of the full discussion paper 'Review of Residential Activity Areas' and/or a feedback form from www.huttcity.govt.nz or by calling the Council at 04 570 6666.

Your feedback can be made as follows:

Postal:
Environmental Policy
Hutt City Council
Private Bag 31912
Lower Hutt 5010

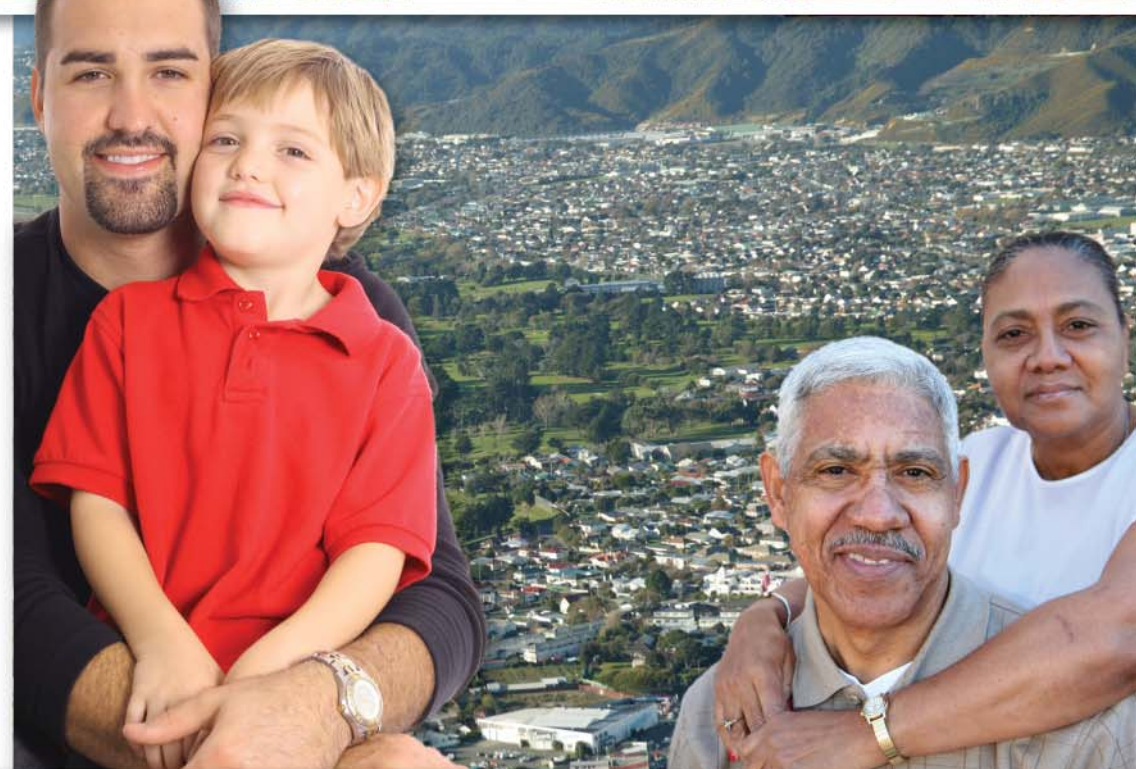
Email: contact@huttcity.govt.nz

Internet: An online feedback form from 'Have your say' at www.huttcity.govt.nz

Fax: 04 569 4290

The deadline for feedback is 5pm, 11 August 2008.

For further information, please phone Jane Black on 04 801 6862.



Our changing population means new housing needs.

There is an increasing demand for smaller homes in Hutt City. This change reflects an ageing population wanting to move to smaller homes, the shift to smaller households, and the declining rate of home affordability. These demographic changes are profound, even though our city's overall population is likely to remain static. Projections show that Hutt City will need an extra 3,800 dwellings by 2021 – and these will primarily be for terraced units, apartments and townhouses.

District Plan changes

To anticipate these changes, the Hutt City Council is proposing to update the residential provisions in its District Plan and to tighten some key technical rules and standards. It's proposing greater housing choice for residents, especially older residents wishing to downsize from larger properties yet stay living locally, and to promote good quality infill housing and more intensification in areas close to town centres. These changes also aim to uphold the existing character of residential suburbs.

Encouraging higher density housing

Hutt City Council wishes to encourage greater intensification of housing and infill housing along main transport routes and near local centres. This is called a targeted approach.

Why a targeted approach?

Changing demographics: We are getting older and fewer people are living in each home. This is rapidly pushing up demand for smaller dwellings on smaller sections.

More sustainable use of resources: Targeting higher density housing near town centres and transport routes directs growth to where existing resources such as shops, services and bus/ train networks are most accessible to most people. This desire for compact and sustainable growth is part of the Wellington Regional Strategy.

Protect character: It means the low-rise, spacious character of residential areas is better protected from inappropriate infill and over-development of sites.

What is higher density housing?

Higher density housing includes infill housing and multi-unit housing. Infill housing is new development in an existing suburb of older houses where the new houses are built next to an existing dwelling. Intensification is where a number of semi-detached units, apartments or townhouses are built, resulting in higher residential density.

Proposed changes.

Hutt City Council has reviewed the residential provisions in its District Plan, and proposes to:

- extend its 'higher density residential area' to cover a 400-metre radius or five minute walking distance of town and local centres
- encourage greater intensification by:
 - changing the definition of 'comprehensive residential development' (CRD) from five units to three units
 - introducing design guides to better control the effects of new building
 - not requiring notification of applications for resource consent, if certain conditions are met.

The Council also proposes to tighten key residential rules and standards in the District Plan, including:

- control of development on sites with slopes greater than 40 degrees
- allowance for some building in side and rear yards
- provision of a standard sunlight access plane
- adjustment to the conditions of home occupations
- adjustment to the provision for decks
- introduction of a permeable (ie. grass or planting) surface requirement
- deletion of the building length rule
- change to the provision for childcare centres.

