

Background to the Draft District Plan

Our vision for Lower Hutt is to create a city where everyone thrives.

To do this, we need to protect and improve our natural environment and grow our city in a way that is sustainable and meets the needs of all of us who call Lower Hutt home. One of the ways we do this is through the District Plan, which sets the rules for how we use land and develop our city.

The District Plan is going through a top-to-bottom review. How do we protect what we love and provide what we need as a city? That's where you come in – feedback on the draft plan is open until 15 December 2023. Following that, we'll have a statutory submission process on a proposed plan in 2024.

From protecting the environment to managing natural hazards and preserving our built heritage, there's a lot to consider. The District Plan is an important document that influences the future of our city, so find out more and have your say!

Find out more at
hutt.city/dpreview

Over the next 30 years, about 40,000 more people are expected to live in Lower Hutt, increasing our population to 150,000. We need another 18,000 houses to meet this growth.

We have a number of challenges to address, such as infrastructure constraints, responding to climate change, tackling a range of natural hazards, and deciding how to protect the environment and our historic and cultural taonga. A key part of balancing and managing these challenges is through the District Plan.

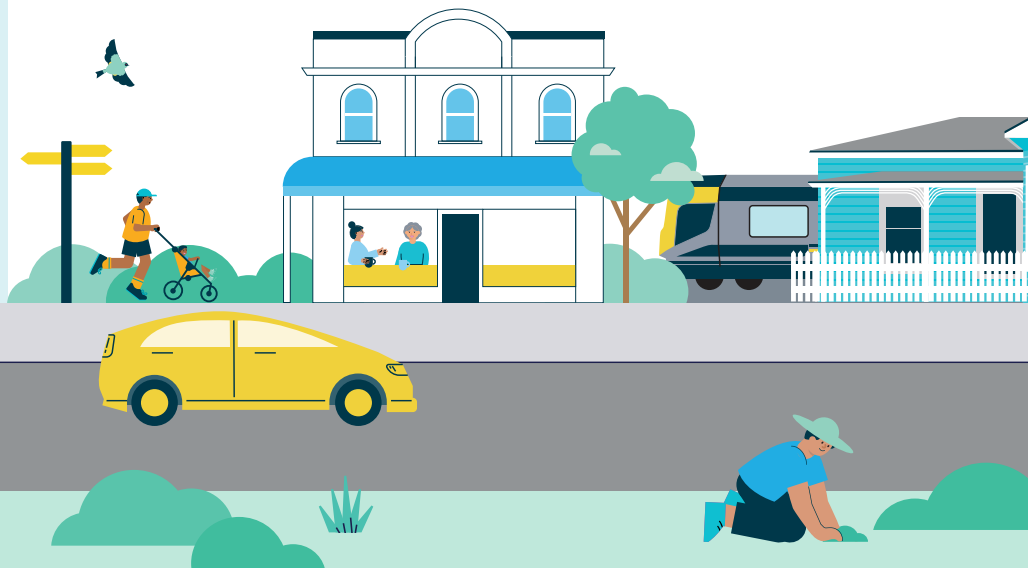
The District Plan is a rule book for land use and development across the city. It sets out what is permitted and where, and what needs a resource consent.

The District Plan must also give effect to direction and documents from Government and the Regional Council, such as National Policy Statements and the Regional Policy Statement for Wellington.

Our current District Plan was drafted in the 1990s and became operative in 2004. There have been ongoing revisions and changes to the plan since then, but it's now time for a comprehensive review.

What happens next?

We will review all the feedback received and work out what changes we need to make before releasing the Proposed District Plan later in 2024 for statutory consultation.



Understanding our District Plan review

FAQs

Why have we prepared a draft District Plan?

There is no requirement for Council to prepare a draft before introducing a proposed District Plan for formal consultation. However, sharing this draft beforehand means you can let us know whether we're on track, and we can make improvements before releasing a proposed plan.

Hasn't Hutt City Council just changed its District Plan?

Yes, Council recently completed Plan Change 56. However, this related only to the scale and density of development in the residential and commercial areas of the city. The draft District Plan involves a comprehensive top-to-bottom rewrite.

What is the difference between a regional plan and a district plan?

Regional councils are responsible for managing environmental issues relating to the coast, waterways, soil conservation and air quality.

City councils are responsible for managing the use and development of land. The District Plan covers things like subdivision of land, the height and location of buildings, commercial and industrial developments, heritage, noise and managing risks from natural hazards.

Why doesn't the draft District Plan include any requirement for new developments to provide on-site parking?

The Government's National Policy Statement on Urban Development 2020 means councils can no longer require on-site parking for new developments, but people can provide parking if they want to.

Why is Council rewriting the District Plan now when the Resource Management Act has been replaced by new legislation?

The Natural and Built Environment Act came into force in August 2023, and this requires a complete refresh of all planning documents across the country. However, there is a long transition process for this to happen, potentially a decade or longer. Our current District Plan needs updating now.

Why have potential Significant Natural Areas (SNAs) not been included in the draft District Plan?

The National Policy Statement on Indigenous Biodiversity (NPS-IB) provides the key directions on how Council should identify and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna (or SNAs). The NPS-IB was released in July 2023 and there has not been sufficient time for Council to identify and provide protection for SNAs in the draft District Plan. We will be getting in touch with landowners of potential SNAs in 2024 as part of the District Plan review process.

We're keen to hear from you

Go to hutt.city/DPSurvey or drop off your submission at any Hutt City Council neighbourhood hub.

HUTT CITY
TE AWA KAIRANGI