

Proposed District Plan Change 56

**Enabling Intensification in Residential and
Commercial Areas**

**Full Set of Submissions
(Volume 3 of 3 – Submissions 201 to 277)**

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last	Hawkins	First	Bridget
	Company/organisation			
Contact if different				
Address	Unit	Number 10 Street Rimv St		
	Suburb	Naenae		
	City	Lower Hutt	Postcode	5011
Address for Service if different	Postal Address		Courier Address	
Phone	Day	04 5702	Evening	
	Mobile	0275543379		
Email				

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in residential and commercial areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Intensification and high density.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose the high density Residential Zone proposal.

Do you want a six storey building next to your home? We all work hard to have the kiwi dream of owning our own home and now you are proposing my neighbour could build a six storey apartment next door. What happens to my view, my sun and my privacy. All gone. Let alone there will likely be no parking so all on the street. We have a failing infrastructure as it is and you want to overload it more.

Lower Hutt landscape is beautiful and this proposal will ruin that. It will also reduce house prices of those around the area. We live in high earthquake area. This makes no sense. ~~Limit~~ This is not the solution to housing crisis.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

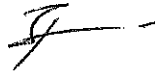
Oppose the high density residential proposal.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,
I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on
behalf of submitter)



20.9.22
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Ken First Hand	
Company/organisation	Not applicable	
Contact <i>if different</i>		
Address	Unit Number 22 Street De Menech Grove	
	Suburb Avalon	
	City Lower Hutt	Postcode 5011
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 027 479 8510	Evening Same as day
	Mobile Same as day	
Email		

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Dear Chief Executive,

Thank you for the opportunity to respond to, and comment on, the proposed Plan Change 56: Enabling Intensification in Residential and Commercial Areas by Hutt City Council, which responds to the Government's rules for higher and denser housing principally set out in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the updated National Policy Statement on Urban Development 2020 (NPS).

I write as a private, individual submitter who lives in De Menech Grove, Avalon, Lower Hutt, on the proposed impacts as I see them for our neighbourhood and local community. I purchased my house around 1½ years ago as a first home buyer. I love my home, neighbour and community and I'm very concerned about how the proposal changes will adversely impact my neighbourhood and community.

Ours is a quiet suburban community of mostly detached single or double story homes. It is a mixed community of different household types, ages and ethnicities, which is a joy to live in. Our community is close to the rather imposing Avalon Commercial Centre, which includes the current conversion of the Avalon Tower to a residential apartment building and the Fraser Park Sports area, which people travel to regularly from more much widely than our local community.

Proposed Changes

I am opposed to a number of proposals set out in the proposed Plan Change 56. These are:

1. The proposal to reclassify most of Lower Hutt city on flat land as a High-Density Residential Activity Area. This will see the majority of our city, peoples and housing re-zoned from the current general residential zoning into a High-Density Residential Activity Area. I believe this will have significant adverse impacts and that, instead, most of Lower Hutt City on flat land should be classified as Medium-Density Activity Areas.
2. The proposal to allow buildings heights of at least six stories within the suburban centre of Avalon and adjacent to the suburban centres of Avalon.
3. The proposal to designate De Menech Grove, the adjoining parts of Taita Drive, parts Chesney Street and Barraud Street, and Te Ara o Motutawa as a High Destiny Residential Activity Area, while much of the rest of Avalon is designated as a Medium Density Residential Activity Area only.
4. The proposed 4G 4.2 Development Standards for High-Density Residential Activity Areas, particularly Rules 4G 4.2.1, 4G 4.2.2, 4G 4.2.3 and 4G 4.2.5 that would allow, as a permitted activity, buildings of up to six stories or a maximum of 22 metres in height in the Avalon suburban general residential areas outlined above (and more widely across Lower Hutt), located 1.5 metres from the front boundary and 1 metre from the side and rear boundaries without any consideration or requirements as to the effects on the amenity of adjoining sites, including the effect of shading (ie, daylight, sunlight) or privacy on adjoining sites. In particular, Council should strike out the proposed Rule 4G 4.2.3 (a) and change the setback Rule 4G 4.2.5 to at least 3 metres from front, side and rear boundaries.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

Why am I opposed to these proposed changes?

I am opposed to the proposal to designate most of Lower Hutt City on flat land as High-Density Residential Activity Areas as I believe:

1. It will adversely impact a very large number of existing homeowners and renters in Lower Hutt, which is hugely out of proportion to that proposed for other cities, eg, Porirua or Wellington, where, I would argue, High Density Residential Activity Area is limited to reasonable pockets and most residential areas are designated as Medium Density Residential Activity Areas.
2. Is not what central government intended. Rather, central government intends to primarily encourage a predominance of the new Medium Density Residential Activity Areas requirements, as evidenced by the government's emphasis on these requirements in the amended legislation, national policy statement and other communications. However, this is not the case for the majority of Lower Hutt, which will be reclassified as a High-Density Residential Area Activity Area. I believe it is the Council's interpretation of the NPS statements on a walkable catchment, the edge of city centre zones and metropolitan centre zones and within and adjacent to neighbour centres etc that results in most of Lower Hutt city on flat land being designated as a High-Density Activity Area. If the Council were to amend its interpretations, then much of the city would be more appropriately designated as Medium-Density Residential Activity Areas.
3. Provides too little protection for existing homeowners or landlords in terms of adverse impacts on their properties in terms of sunlight, daylight, privacy and noise. The proposed changes overly favour property developers and Council discretion while failing to explicitly and adequately protect current residential home-owners. In particular, the proposed plan's policies and standards for six story apartment or mixed-use buildings are too weak using terminology like encouraging rather than requiring and thus allow property developers to much leeway and anonymous Council officials too much discretion. New Zealand has a strong track record of regulatory failure in housing markets over the last thirty years, as evidenced by the leak buildings period, where central and local government regulatory failure lead to a \$20 billion additional cost to our society to rectify the problem. I want us to avoid a repeat of such regulatory failure again, while sensibly increasing the supply of housing. I propose a range of changes to Section 4G High Residential Activity Area and other sections of the Proposed District Plan Change 56 to help address this concern, for your consideration, which are set out below.
4. Provides no protection in terms of an adverse impact on property values, which could be seriously diminished by the construction up to six story buildings next to existing detached homes. Potential, serious adverse impacts on property resale values could easily result from the loss of sunlight, daylight, privacy, increased noise, and the perceived undesirability of living next to an apartment building by future buyers.
5. Is unnecessary to provide adequate future housing to meet projected population growth in Lower Hutt over the next 30 years, as evidenced by Wellington Regional Housing and Business Development Capacity Assessment - Housing update May 2022. This document indicates that 68% of projected future demand over the next 30 years can be met by existing infill and greenfield developments. Only 32% or 7,926 dwellings need to be found in addition to this over the next 30 years, and I believe the current approach by the Council to infill and greenfield developments coupled with the Government's proposed Medium Density Residential Activity Areas should be more than sufficient to meet this.

I am also opposed to the proposals to allow buildings heights of at least six stories within the suburban centres of Avalon and adjacent to the suburban centres of Avalon and the proposals to re-designate De Menech Grove, the adjoining parts of Taita Drive, parts Chesney Street and Barraud Street, and Te Ara o Motutawa as a High-Density Residential Activity Area.

In addition to the reasons given above, I'm opposed to these proposed changes because:

6. The proposals are not in keeping with the existing nature and character of the residential area and would adversely affect residential homes in terms of daylight, sunlight, privacy, increased noise and car traffic, and could significantly adversely affect property values.
7. The proposals unfairly target a small part of Avalon (and Moera) with six story buildings adjacent to Avalon's suburban centres ie, allowing six story buildings to be constructed within what is currently a general residential area while limiting Eastbourne, Stokes Valley and Wainuiomata to building heights of four stories and the remainder of the urban environment to three stories (see for example 1.10.1A Policy 1 on page 7). This is grossly inequitable treatment.
8. The proposals fail to recognise that our community is already subject to a high degree of urban intensification with the development of the Avalon Tower apartment project, which will provide significantly more affordable housing, but will also significantly increase both noise, artificial light, and car traffic in the neighbourhood.
9. The proposals are not required by the National Policy Statement on Urban Development and reflects only Council's interpretation of the NPS. In particular, the Council is giving undue weight to the amenity value of the Fraser Park Sports park but these are regional amenities not amenities particular to our local community or neighbourhood.
10. Personally, in relation to my own property, a six-story building adjacent to my house would radically reduce daylight, sunlight and privacy for my property and probably significantly reduce the desirability and value of my house. Of course, I will probably sound like a NIMBY to you, but I believe the Council's current approach of infill development, coupled with a judicious use of Medium-Density Activity Areas, would meet our long-term goals while retaining much of what's good about our current residential environment.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Proposed changes to the proposals

I would like to see the following changes to the proposed objectives, policies and rules set out in the proposed District Plan Change 56:

Amend the proposed District Plan Change 56 to designate most of Lower Hutt city as a Medium Density Activity Area, with much more limited High Density Activity Areas that are restricted to the CBD and Petone centres.

Delete proposals 1.10.1A, Policy 1, parts b(v), b(v) and (c) that allow building heights of at least six stories within the suburban centres of Avalon and adjacent to the suburban centres of Avalon, and building heights of at least 4 stories adjacent to the suburban centres of Eastbourne, Stokes Valley and Wainuiomata.

Include a new, clear Policy statement in Section 4G that resource consent is required for buildings of more than three stories and up to six stories as the current wording through the proposed district plan is not clear enough. See for example Section 4G 1, paragraph 5.

Include a new Objective in 4G 2 that ensures that adjoining residential properties are not adversely impacted in terms of sunlight, daylight, privacy, increased noise and the market value of the residential property.

Include a new Policy in 4G 3 that ensures that adjoining residential properties are not adversely impacted in terms of sunlight, daylight, privacy, increased noise and the market value of the residential property.

Delete Policy 4G 3.4 as it provides a licence for the Hutt City Council and property developers to do anything they wish to do and provides no restrictions or protections for existing residential property owners.

Amend Policy 4G 3.10 to replace Encouraging with Requiring as encouraging provides no guarantees or protections for existing residential property owners and is inconsistent with Policy 4G 3.9 and 4G 3.11 which Requires privacy and sunlight access for adjoining sites.

Amend Policy 4G 3.9 so that there is a good level of privacy and sunlight access for adjoining sites and not less than they currently enjoy. The current policy wording is too weak and vaguely defined.

Amend Policy 4G 3.10 iii to require the orientation of windows to face towards the street, rather than the sides and the rear of the site, as the rear of sites often overlook other residential properties and impact privacy.

Amend Policy 4G 3.11 to over three stories rather than over six stories .

Delete Policy 4G 3.16 as it adversely impacts the existing residential property owners and is not required under the new National Policy Statement on Housing and Urban Development.

Delete Rule 4G 4.1.2 as this permits commercial activities that will adversely affect neighbours and neighbouring properties in terms of noise; is not in keeping with the general principle of the zone being residential in nature; and does not comply with health and safety standards and legislation. In particular, Rule 4.1.2 (a) (ii) should be deleted.

Include a new Objective, Policy and Rule requiring neighbouring property owners to be notified in advance of any proposals for buildings to be constructed that are more than three stories in height.

4G 4.2 Development Standards

Include in proposed Rule 4G 4.2.1 and Rule 4G 4.2.2:

- o The effects on the amenity of adjoining sites, and
- o The effects of shading of adjoining sites, and
- o The effects on the privacy of adjoining sites.

DELETE proposed Rule 4G 4.2.3 (a) (i) and (ii) as that would allow, as a permitted activity, buildings of up to six stories or a maximum of 22 metres in height in the Avalon suburban residential areas (and more widely) located 1.5 metres from the front boundary and 1 metre from the side and rear boundaries with other properties without any consideration or requirements as to the effects on the amenity of adjoining sites, including the effect of shading (ie, daylight, sunlight) or privacy on adjoining sites.

Amend proposed Rule 4G 4.2.5 Setbacks to require buildings to have setbacks of 3 metres front, side and rear (which I believe is the current standard). The proposed setbacks of Front 1.5m and Side and Rear 1 metre are completed inappropriate and unacceptable.

Thank you for considering my feedback and suggested amendments to the proposed District Plan Change 56.

Yours sincerely,

Ken Hand

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on
behalf of submitter)

	19/9/2022
	Date

(a signature is not required if you make your submission by electronic means)

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Ken Hand
22 De Menech Grove
Avalon
LOWER HUTT 5011

Dear Chief Executive,

Thank you for the opportunity to respond to, and comment on, the proposed *Plan Change 56: Enabling Intensification in Residential and Commercial Areas* by Hutt City Council, which responds to the Government's rules for higher and denser housing principally set out in the *Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021* and the updated *National Policy Statement on Urban Development 2020 (NPS)*.

I write as a private, individual submitter who lives in De Menech Grove, Avalon, Lower Hutt, on the proposed impacts as I see them for our neighbourhood and local community. I purchased my house around 1½ years ago as a first home buyer. I love my home, neighbour and community and I'm very concerned about how the proposal changes will adversely impact my neighbourhood and community.

Ours is a quiet suburban community of mostly detached single or double story homes. It is a mixed community of different household types, ages and ethnicities, which is a joy to live in. Our community is close to the rather imposing Avalon Commercial Centre, which includes the current conversion of the Avalon Tower to a residential apartment building and the Fraser Park Sports area, which people travel to regularly from more much widely than our local community.

Proposed Changes

I am opposed to a number of proposals set out in the proposed Plan Change 56. These are:

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2. The proposal to allow buildings heights of at least six stories within the suburban centre of Avalon and adjacent to the suburban centres of Avalon.
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4. The proposed **4G 4.2 Development Standards** for High-Density Residential Activity Areas, particularly Rules **4G 4.2.1**, **4G 4.2.2**, **4G 4.2.3** and **4G 4.2.5** that would allow, as a permitted activity, buildings of up to six stories or a maximum of 22 metres in height in the Avalon suburban general residential areas outlined above (and more widely across Lower Hutt), located 1.5 metres from the front boundary and 1 metre from the side and rear boundaries **without any consideration or requirements as to the effects on the amenity of adjoining sites, including the effect of shading (ie, daylight, sunlight) or privacy on adjoining sites**. In particular, Council should strike out the proposed **Rule 4G 4.2.3 (a)** and **change the setback Rule 4G 4.2.5** to at least 3 metres from front, side and rear boundaries.

Why am I opposed to these proposed changes?

I am opposed to the proposal to designate most of Lower Hutt City on flat land as High-Density Residential Activity Areas as I believe:

1. It will adversely impact a very large number of existing homeowners and renters in Lower Hutt, which is hugely out of proportion to that proposed for other cities, eg, Porirua or Wellington, where, I would argue, High Density Residential Activity Area is limited to reasonable pockets and most residential areas are designated as Medium Density Residential Activity Areas.
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4. Provides no protection in terms of an adverse impact on property values, which could be seriously diminished by the construction up to six story buildings next to existing detached homes. Potential, serious adverse impacts on property resale values could easily result from the loss of sunlight, daylight, privacy, increased noise, and the perceived undesirability of living next to an apartment building by future buyers.
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I am also opposed to the proposals to allow buildings heights of at least six stories within the suburban centres of Avalon and adjacent to the suburban centres of Avalon and the proposals to re-designate De Menech Grove, the adjoining parts of Taita Drive, parts Chesney Street and Barraud Street, and Te Ara o Motutawa as a High-Density Residential Activity Area.

In addition to the reasons given above, I'm opposed to these proposed changes because:

6. The proposals are not in keeping with the existing nature and character of the residential area and would adversely affect residential homes in terms of daylight, sunlight, privacy, increased noise and car traffic, and could significantly adversely affect property values.
7. The proposals unfairly target a small part of Avalon (and Moera) with six story buildings adjacent to Avalon's suburban centres – ie, allowing six story buildings to be constructed within what is currently a general residential area – while limiting Eastbourne, Stokes Valley and Wainuiomata to building heights of four stories and the remainder of the urban environment to three stories (see for example 1.10.1A Policy 1 on page 7). This is grossly inequitable treatment.
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9. The proposals are not required by the National Policy Statement on Urban Development and reflects only Council's interpretation of the NPS. In particular, the Council is giving undue weight to the amenity value of the Fraser Park Sports park but these are regional amenities not amenities particular to our local community or neighbourhood.

10. Personally, in relation to my own property, a six-story building adjacent to my house would radically reduce daylight, sunlight and privacy for my property and probably significantly reduce the desirability and value of my house. Of course, I will probably sound like a NIMBY to you, but I believe the Council's current approach of infill development, coupled with a judicious use of Medium-Density Activity Areas, would meet our long-term goals while retaining much of what's good about our current residential environment.

Proposed changes to the proposals

I would like to see the following changes to the proposed objectives, policies and rules set out in the proposed District Plan Change 56:

Amend the proposed District Plan Change 56 to designate most of Lower Hutt city as a Medium Density Activity Area, with much more limited High Density Activity Areas that are restricted to the CBD and Petone centres.

Delete proposals **1.10.1A, Policy 1, parts b(iv), b(v) and (c)** that allow building heights of at least six stories within the suburban centres of Avalon and adjacent to the suburban centres of Avalon, and building heights of at least 4 stories adjacent to the suburban centres of Eastbourne, Stokes Valley and Wainuiomata.

Include a new, clear **Policy statement in Section 4G** that resource consent is required for buildings of more than three stories and up to six stories as the current wording through the proposed district plan is not clear enough. See for example **Section 4G 1, paragraph 5**.

Include a new **Objective** in **4G 2** that ensures that adjoining residential properties are not adversely impacted in terms of sunlight, daylight, privacy, increased noise and the market value of the residential property.

Include a new **Policy** in **4G 3** that ensures that adjoining residential properties are not adversely impacted in terms of sunlight, daylight, privacy, increased noise and the market value of the residential property.

Delete Policy 4G 3.4 as it provides a licence for the Hutt City Council and property developers to do anything they wish to do and provides no restrictions or protections for existing residential property owners.

Amend Policy 4G 3.10 to replace "Encouraging" with "Requiring" as encouraging provides no guarantees or protections for existing residential property owners and is inconsistent with **Policy 4G 3.9 and 4G 3.11** which "Requires" privacy and sunlight access for adjoining sites.

Amend Policy 4G 3.9 so that there is a good level of privacy and sunlight access for adjoining sites and not less than they currently enjoy. The current policy wording is too weak and vaguely defined.

Amend Policy 4G 3.10 iii to require the orientation of windows to face towards the street, rather than the sides **and the rear of the site**, as the rear of sites often overlook other residential properties and impact privacy.

Amend Policy 4G 3.11 to “over three stories” rather than “over six stories”.

Delete Policy 4G 3.16 as it adversely impacts the existing residential property owners and is not required under the new National Policy Statement on Housing and Urban Development.

Delete Rule 4G 4.1.2 as this permits commercial activities that will adversely affect neighbours and neighbouring properties in terms of noise; is not in keeping with the general principle of the zone being residential in nature; and does not comply with health and safety standards and legislation. In particular, **Rule 4.1.2 (a) (iii)** should be deleted.

Include a new Objective, Policy and Rule requiring neighbouring property owners to be notified in advance of any proposals for buildings to be constructed that are more than three stories in height.

4G 4.2 Development Standards

Include in proposed Rule 4G 4.2.1 and Rule 4G 4.2.2:

- “The effects on the amenity of adjoining sites, and
- The effects of shading of adjoining sites, and
- The effects on the privacy of adjoining sites.”

DELETE proposed Rule 4G 4.2.3 (a) (i) and (ii) as that would allow, as a permitted activity, buildings of up to six stories or a maximum of 22 metres in height in the Avalon suburban residential areas (and more widely) located 1.5 metres from the front boundary and 1 metre from the side and rear boundaries with other properties **without any consideration or requirements as to the effects on the amenity of adjoining sites, including the effect of shading (ie, daylight, sunlight) or privacy on adjoining sites.**

Amend proposed Rule 4G 4.2.5 – Setbacks to require buildings to have setbacks of 3 metres front, side and rear (which I believe is the current standard). The proposed setbacks of Front 1.5m and Side and Rear 1 metre are completely inappropriate and unacceptable.

Thank you for considering my feedback and suggested amendments to the proposed District Plan Change 56.

Yours sincerely,

Ken Hand

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last <u>BIBB</u>	First <u>ANDREW</u>	Phn. <u>7111</u>
Company/organisation			
Contact if different	<u>16 KAIRANGI RD MONGERUA LOWER HUTT</u>		
Address	Unit	Number	Street
			<u>1624</u>
Address for Service if different	Suburb		
	City	Postcode	
Address for Service if different	Postal Address	Courier Address	
	<u>SAME</u>		<u>SAME</u>
Phone	Day	<u>5687-344</u>	Evening <u>SAME</u>
	Mobile	<u>027-234-7587</u>	
Email	<u>ANDREW@BIBB.CO.NZ</u>		

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No: 56

Title of Proposed District Plan Change: HIGHER DENSITY RESIDENTIAL ACTIVITY AREA

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

CELESTINE

7. I seek the following decision from Hutt City Council:

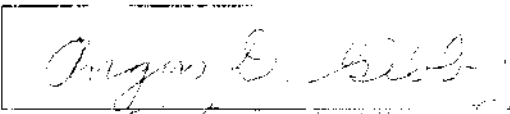
Give precise details:

Classify a dog to please
 put more side guards to domestic animals,
 caught up in this a possibility,
 in the future.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
 (Please tick one)

9. If others make a similar submission,
 I will will not consider presenting a joint case with them at the hearing.
 (Please tick one)

Signature of submitter: 
 (or person authorised to sign on behalf of submitter) Date
 (a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- By email (preferred): district.plan@huttcity.govt.nz *Melissa Loxton*
- By post: Hutt City Council, Private Bag 31912, Lower Hutt 5040
- In person: At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

5. The specific provisions of the proposal that my submission relates to are:

Give details:

11/11/22

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

PLEASE FIND MY SUBMISSIONS

SUBMISSIONS ATTACHED

{ 1 x page (18.9.2022)

{ 2 x pages (21.9.2022)

1 x page (no date) Reply from Dr Molyneux

Total 4 pages

Plus 5 x Forms (Dated 20.9.2022)

Molyneux

11/11/22

(Please use additional pages if you wish)

Sun 18th Sep 2022

Mr Angus Gibb
 16 Tirangi Rd
 Moera 5010
 Lower Hutt NZ.
 Tel: 5687-309

URGENT PLEASE
 OPEN LETTER
REF: MWE 22-462

COPY

To: Hon Dr Megan Woods
 Minister of Housing
 Parliament NZ. Fax 817-9619

HIGHER DENSER HOUSING

CC To: Further Submissions
 (LOWER)Hutt City Council
hutt.city/PC56

Dear Megan,

Thankyou very much for your Reply Letter of Above Ref; Received (6-7-2022). In response to my Submission - Letter Dated (27-4-2022) to HCC. Mr Simon Edwards; Chair of HCC District Plans; has not Replied to me. HCC also has been Mean to me; & have Disconnected their Fax Machines! NB:-(The New Mayor 'Fobbed me Off'! NB.)

I was Not aware of one of the Submissions you mentioned Prior to my Submission on this Topic; but I did mention to HCC that Building on the North Side of Existing Properties should Not be Allowed; as this was the 'Sunny Side' etc, NB. I don't always get The Hutt News, which i Rely on Heavily for News Etc. NB.

With Climate Change, i don't know if Re-Building of any kind, would or should be allowed in my Area; as we are Close to The Hutt River & Streams; & we are Over the Aquifer; & further, we have a High Water Table. (Higher Building Piles are Needed.) The Hall at Randwick School, should have had Higher Foundations i told them, when it was Built, when my Son was there. (It is a Civil Defence Area! NB.) They didn't Listen to Me! NB.

These New Housing Laws are a Form of Land Aquisition by STEALTH! NB. People will be Forced out of their Homes because their Sunlight, Privacey, Peace, & Room etc; will be Lost; or Severly Compromised!! NB. At my Age, I couldn't get a Mortgage or Bridging Finance to move!!! NB.(Health Issues, also! NB.)

I Agree with John Sheehan, Letter to Hutt News (P6 (Aug 4th 2022).

Yours Sincerely,

("JESUS IS LORD")

Angus Gibb.

Angus Gibb.

Wed 27th April 2022

hutt.city/PC56
18-9-2022

Mr Angus Gibb

16 Wairangi Rd

Moera 5010

Lower Hutt NZ.

Ph/Fax 5687-309

RATE PAYERRE: District Plan SubmissionsProposal for Higher &Denser Housing etc(LOWER) Hutt City Council NZ.hutt.city/housingNB: I am not On-Line

CC To: Hon Megan Woods

Minister of Housing

Parliament Fax 817-9619

(COPY)

OPEN SUBMISSION

Dear Sir/Madam,

I have lived in my Property here for 35 Yrs which i worked very hard for, & did without much, to pay for it; for the benefit of my Family; & future Security & Retirement.

This new Proposed Legislation which effectively 'Hogg-Ties' the Resource Management Act, puts my Security, Future Retirement & way of Life, in Jypoardy; & causes Stress etc. We do need more Housing; but "Robbing Peter, to Paul" is NOT the way! "ROBBING PETER TO PAY PAUL" is NOT MORAL or DESIREABLE! NB.

I would be Robbed of my Sunlight, my View; my Peace & Quiet; & Peace of mind! ETC! My House would Require more Heating, which i can't afford. Nor could i afford Solar Tubes fitted to my Roof. Nor could i afford Double Glazing on my Windows, which most likely be needed to reduce Extra Neighbour Noise etc! A 3 X Story Building next door; would reduce my Privacey etc. If i had to move, to get away from that situation; where would i find a Suitable Property, in a Suitable Location, which i could afford, which was Not Threatened by the Same Fate as this one??! Also, it would have to be Single Story, as i have Mobility issues!

Even if i was Compensated for the Loss & Expensis & or Moving Expensis; that would hardly be enough Compensation to Cover the Situation, NB. This New Law suits Speculatores & those who are Not Directly Effectted by sutch a Disruption!

CONTINUED:-

Angus Gibb. P2 Submission.

A Three Story New Dwelling, Next to me; or the Threat of it; would be Enough to Lower the Value of my Property Considerably, which would make it even harder for me to be able to afford an Alternative Property! NB.

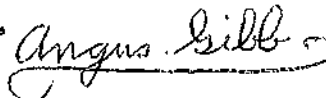
I use my Clothsline to Dry my Washing; & Any Sun Loss would make it harder or Impossibly to get my Washing Dried Enough! My Clothsline is in my Back Garden which Faces North for best Sunlight. Many Modern New Dwellings do not have enough Sound Insulation Built into their Walls, which increases the Risk of Excessive Noise Problems, NB. (I am a Musician, & my House has enough Insulation inbuilt which reduces the Risk of Offending my Neighbours, NB.) I couldn't live in one of these new mainly Multi Story "Little Boxes" !!!!!

Multi Story mainly Social Housing, in Blocks, tends to increase Social Problems; & increase the Risks of Slums!! People need Room to Live & Play etc. Where will they Park their Cars or Boats etc?? What about more Parking Problems?? Service Vehicals need Parking Space also, NB. How would you like to have to Live next door to one of these Slum-Like Situations???? The Tennants will be on Drugs, & Booz; Crims, & Ex Crims in many cases! NB. I would have to Padlock my Gate etc! The Quality of Life in many Circumstances, such as these, would be the Norm. unfortunately. = WORSE!!! NB. The Nature of our City would be Largely Destroyed; & slowly turned into 'Concrete Jungles'! NB. The Cost of Extra = Infrastructure would Increase Rates More & More; & Drainage Problems would Increase More!

I Support a Letter by N. Rostron Hutt News P18 April 14th 2022 Hutt News. I also Support a Letter by Tui Lewis, Harbour Ward Councillor Page 2 Hutt News March 24th 2022. (I DON'T CONSENT TO THIS NEW PROPOSAL! NB.) Please Reply by Hard Copy Mail Thanks)

Yours Sincerely,

Angus Gibb.



("JESUS IS LORD")

ATT: Mr Simon Edwards

Chairman: HCC District Plans.



Ministry of Housing, Urban Development and Heritage

101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Minister of Housing

Minister of Energy and Resources

Minister of Research, Science and Innovation

Associate Minister of Finance

MWH22-462

Mr Angus Gibb
16 Tirangi Road
Moera
Lower Hutt
5010

hutt.city/PC56
18-9-2022

Dear Angus

Thank you for your letter dated 27 April 2022 about three storey housing and your thoughts regarding the potential impacts on your property.

The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the Act) was passed into law on 20 December 2021 with cross party support from National, the Green Party and Te Paati Māori. The Act aims to boost housing supply by requiring councils in Auckland and greater Hamilton, Tauranga, Wellington and Christchurch to include new medium density residential standards in their district plans. These standards have been designed to work together as a package and enable a range of housing types and sizes, including granny flats, units, and townhouses. In places where the standards apply, people will be able to build up to three homes of up to three storeys on most sites without the need for resource consent, unless certain exemptions apply (for example, natural hazard risks like flooding may make additional density inappropriate in some areas). Councils will need to publicly notify the new rules and policies enabling medium density housing in their district plans by 20 August 2022.

I appreciate your concerns about the potential impacts of the medium density residential standards on peoples' properties. There has been robust public discussion on this legislation, with the Environment Committee receiving 966 submissions from interested groups and individuals. After carefully considering feedback from submitters, the Committee recommended reducing the height in relation to boundary standard so there is less sunlight loss and shading for neighbours. Other improvements to the legislation for liveability and design included increased outdoor living spaces, and new landscaping and glazing requirements.

Making it easier for more homes to be built in areas with good access to jobs, schools, hospitals, community facilities, and public transport has been a critical step for the Government to take in order to increase the supply and improve the affordability of housing. This will also result in more efficient land use, less urban sprawl, more even growth across cities, better connected and thriving communities, and better enabling multi-generational ways of living.

Thank you for taking the time to write to me.

Yours sincerely

Hon Dr Megan Woods
Minister of Housing

Fri 23rd Sep 2022

URGENT PLEASE OPEN LETTER REF: MWH 22-462

COPY

Mr Angus Gibb
16 Tirangi Rd
Moera 5010
Lower Hutt NZ.
Tel: 5687-309

RATE PAYER

To: District Plans
Ref: PC56
(LOWER)Hutt City Council NZ .

CC To: Hon Dr Megan Woods
Minister of Housing
Parliament Fax 817-9619

POSTSCRIPT TO: HIGHER DENSITY HOUSING

Dear Sir/Madam,

Re my Submission of (20-9-2022) Already Submitted with Copies Dated (27-4-2022) & (18-9-2022) E-Mailed from Moera Library, thankyou.

In Support of my Submission, i overlooked a Letter to The Hutt News by Russell Poole; Managing Director, Nuovo Group Ltd. (Hutt News P4 July 28th 2022). I Totally Agree with his Letter, NB.

This whole thing has created much Uncertainty & Disruption, which will be On-Going etc. Its much harder now to Decide making Improvements to ones Property now; or to wait for some Developer to knock on ones door, etc! The Beateles put out a Song in the Sixties called 'LITTLE BOXES LITTLE BOXES!' We will have to Re-Name Lower Hutt 'CONE CITY!' So many Orange Traffic Cones Everywhere!

I think it would be Very Foolish to build any 6 Story or 3 Story Buildings where i am, as the Soil is Prone to Liquefaction in a Large Earthquake! With Rising Water Table, & Sinking Ground; over the Yrs, due to Climate Change; the Risks are too Great! NB. Please Repeat these New Laws! Thankyou.

Yours Sincerely,
Angus Gibb.

("JESUS IS LORD")

Angus Gibb.

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Hinchey First Luke	
Company/organisation	on behalf of Ryman Healthcare Limited	
Contact <i>if different</i>		
Address	Unit Number Street c/o Chapman Tripp, Level 34, 15 Customs Street West	
	Suburb	
	City Auckland	Postcode 1140
Address for Service <i>if different</i>	Postal Address c/o Luke Hinchey Chapman Tripp Level 34 15 Customs Street West PO Box	Courier Address
Phone	Day +64 9 357 2709	Evening
	Mobile	
Email	luke.hinchey@chapmantripp.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could **could not** gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I **am** **am not** directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

See attached submission.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

See attached submission.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

See attached submission.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
 behalf of submitter)*

	20/9/2022
	<small>Date</small>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt



Form 5

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT
OR PLAN, CHANGE OR VARIATION**

Clause 6 of Schedule 1, Resource Management Act 1991

To: Hutt City Council (*Council*)

Name of submitter: Ryman Healthcare Limited (*Ryman*)

Introduction

- 1 This is a submission on Council's proposed amendments to the City of Lower Hutt District Plan (*District Plan*): Proposed Plan Change 56: Enabling Intensification in Residential and Commercial Areas (*PC56*).
- 2 Ryman could not gain an advantage in trade competition through this submission.
- 3 Ryman supports in full the Retirement Villages Association of New Zealand Incorporated (*RVA*) submission on *PC56*. This submission provides additional context to Ryman's villages and its interest in the proposal.
- 4 The submission covers:
 - 4.1 An introduction to Ryman, its villages and its residents; and
 - 4.2 Ryman's position on *PC56*.

Ryman's approach

- 5 Ryman is considered to be a pioneer in many aspects of the healthcare industry – including retirement village design, standards of care, and staff education. It believes that a quality site, living environment, amenities and the best care maximises the quality of life for our residents. Ryman is passionately committed to providing the best environment and care for our residents. Ryman is not a developer. It is a resident-focused operator of retirement villages. Ryman has a long term interest in its villages and its residents.

The ageing demographic

- 6 Lower Hutt City's growing ageing population and the increasing demand for retirement villages is addressed in the *RVA*'s submission on *PC56*, and that is adopted by Ryman.
- 7 Ryman's own research confirms that good quality housing and sophisticated care for the older population is significantly undersupplied in many parts of the country, including Lower Hutt City. Lower Hutt City's ageing population is facing a significant shortage in appropriate accommodation and care options, which allow them to "age in place" as their health and lifestyle requirements change over time. This is because appropriate sites in good locations are incredibly scarce.

Ryman's residents

- 8 All of Ryman's residents – both retirement unit and aged care room residents – are much less active and mobile than the 65+ population generally as well as the wider population. Ryman's retirement unit residents are early 80s on move-in and its aged care residents are mid-late 80s on move-in. Across all of Ryman's villages, the average age of retirement unit residents is 82.1 years and the average age of aged care residents is 86.7 years.

Ryman villages' amenities and layout needs

- 9 To provide for the specific needs of its residents, Ryman provides extensive on-site community amenities, including entertainment activities, recreational amenities, small shops, bar and restaurant amenities, communal sitting areas, and large, attractively landscaped areas.
- 10 Because of the comprehensive care nature of Ryman's villages, all of the communal amenities and care rooms need to be located in the Village Centre to allow for safe and convenient access between these areas. This operational requirement results in a density and layout that differs from a typical residential development. However, Ryman's retirement villages are integrated developments, which often creates opportunities to achieve higher quality residential outcomes compared to typical residential developments.

Ryman's position on PC56

- 11 Ryman adopts the RVA's submission on PC56. In addition, Ryman wishes to emphasise that PC56 will have a significant impact on the provision of housing and care for Lower Hutt City's growing ageing population. There is a real risk that the proposed changes will delay necessary retirement and aged care accommodation in the region.

Relief sought

- 12 Ryman seeks the relief sought by the RVA in its submission on PC56.
- 13 Ryman wishes to be heard in support of this submission.
- 14 If others make a similar submission, Ryman will consider presenting a joint case with them at a hearing.

Matthew Brown

NZ Development Manager
 Ryman Healthcare Limited
matthew.brown@rymanhealthcare.com

Address for service of submitter:

Ryman Healthcare Limited
 c/- Luke Hinchey
 Chapman Tripp
 Level 34
 15 Customs Street West
 PO Box 2206
 Auckland 1140
 Email address: luke.hinchey@chapmantripp.com / nicola.dewit@chapmantripp.com

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last		First	
Company/organisation	Silverstream Park Christian Centre			
Contact <i>if different</i>	Elliott Thornton			
Address	Unit	Number	Street	
	Suburb			
Address for Service <i>if different</i>	City		Postcode	
	Postal Address		Courier Address	
Phone	Day		Evening	
Email	Mobile		021449053	
	elliott.thornton@cuttriss.co.nz			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

See attached letter.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

See attached letter.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

See attached letter.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
 behalf of submitter)*

	20/9/2022
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

ref: Thornton/29972

20th September 2022

Hutt City Council
Private Bag 31912
Lower Hutt

Via Proposed District Plan submissions

Dear Hutt City Council

SUBMISSION TO HUTT PLAN CHANGE 56

This is a submission on behalf of our client Silverstream Park Christian Centre (the applicant) generally in support of Proposed Plan Change 56 (PC56) however they oppose not rezoning all of their land at 320 Eastern Hutt Road, Stokes Valley to Medium Density Residential Zone.

On behalf of the applicant, we are seeking to have their entire property at 320 Eastern Hutt Road, Stokes Valley, rezoned to Medium Density Residential. We have offered reasoning for your consideration below:

Definition of Residential Zone

The site is partly located within the General Residential Zone and partly within the Hill Residential Zone. It is our view that for the purposes of incorporating the Medium Density Residential Standards, the Hill Residential Zone meets the definition of a 'relevant residential zone' as defined by Part 1 of the Resource Management Act 1991 (the Act) as it does not meet any of the exclusions as:

- It is not a Large Lot Residential Zone. The Large Lot Residential Zone best matches the Rural Residential Zoning of the operative District Plan, and therefore is not excluded on the basis that it is Large Lot Residential.
- It is predominately urban in character with a population of exceeding 5,000 as of the 2018 census. The Hill Residential Zone forms part of the Hutt City Council urban area which has a population of 104,532 as of the 2018 census. The Hill Residential Areas have a built form that predominately consists of housing with 4D 1.1.1 of the operative District Plan describing Hill Residential Zone as ... '*suitable for low density residential development.*' They are often well serviced by the local road network, infrastructure and public transport and exhibits all the characteristics of other urban areas with local parks, shops and schools provided for within the zone. In most cases, the general public would be unable to distinguish the areas zoned General Residential from the Hill Residential Zone. We do note however, that as described in the operative District Plan, the Hill Residential Zones do exhibit certain

qualities such as vegetation and topography that differ from the General Residential Zone, however our view is that these zones are still relevant residential zones and these qualities would be better addressed through a 'character overlay' rather than precluding the rezoning to Medium Density Residential Zone.

- It is not an offshore island and is not a settlement zone.

Therefore, it is our view that the Hill Residential Zone is a relevant residential zone as defined by the RMA and therefore to meet 77G of the RMA, must give effect to the Medium Density Residential Standards, which is best addressed through rezoning the entire site to Medium Density Residential Zone.

National Policy Statement on Urban Development 2020

This site is partially zoned General Residential and partially zoned Hill Residential. This site is located with General Residential Zoning to the north and south. We consider it appropriate to rezone this entire block of land to Medium Density Residential, as enabled by the section 77G(4) of the Resource Management Act 1991 (the Act) to give effect to policy 2 of the **National Policy Statement on Urban Development 2020** (NPS-UD) requiring the Hutt City Council, as a tier 1 Council, to enable sufficient development capacity to meet expected demand for housing over the short and medium term.

To meet the definition of sufficient, the development capacity must be plan enabled, infrastructure ready, feasible and reasonably expected to be realised, and meet the expected demand plus appropriate competitiveness margin.

Plan-enabled

As per clause 3.2(2)(a) of the NPS-UD, Hutt City Council must provide sufficient development capacity that is plan-enabled. Under clause 3.4(1) of the NPS-UD, plan enabled means land identified for growth in the medium term is zoned for housing in the PDP. To meet policy 2 of the NPS-UD the land should be rezoned Medium Density Residential as part of PC56 in order to meet clause 3.4(1)(b) of the NPS-UD.

Rezoning this land is a logical completion of the Medium Density Residential zoning, it otherwise leaves a small 'pocket' of Hill Residential land between the Medium Density zones to the north and south. The site is held in one legal parcel and one record of title and the split zoning is not logical. Rezoning larger sites allows for cohesive medium density development in which greater yields are possible as less constraints are applicable such as existing dwellings, small sites and access etc.

Infrastructure-ready

As per clause 3.2(2)(b) of the NPS-UD, Hutt City Council must provide sufficient development capacity that is infrastructure-ready. The site already meets the definition of being infrastructure-ready under clause 3.4(3) of the NPS-UD in that there is already adequate existing development infrastructure. This includes:

- **Network infrastructure** including power, telecommunications, stormwater, wastewater and water services are already running along Eastern Hutt Road and along Reynolds Bach Drive; and

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- **Transportation infrastructure** with road connections from Eastern Hutt Road and along Reynolds Bach Drive, access to the site and connectivity through the property can be easily achieved.

Feasible and reasonably expected to be realised

As per clause 3.2(2)(c) of the NPS-UD, Hutt City Council must provide sufficient development capacity that is feasible and reasonably expected to be realised. Given the demand for housing, availability of infrastructure and surrounding context being already zoned Medium Density Residential, there is no indication that development of the site for medium density would not be feasible or reasonably expected to be realised.

Meet expected demand plus appropriate competitive margin

As per clause 3.2(2)(d) of the NPS-UD, Hutt City Council must provide sufficient development capacity that to meet expected demand plus appropriate competitive margin. Clause 3.22 of the NPS-UD requires that in addition to expected demand, a 20% margin be applied to provide for competition.

Qualifying Matters

Having regard to section 770 of the Act, there are no qualifying matters that couldn't be addressed by an 'overlay' that would preclude the rezoning of the above land to the Medium Density Residential Zone.

Summary

This site is a logical completion of the Medium Density Residential Zone. Rezoning this land is consistent with the NPS-UD as it will add to the development capacity, satisfying Councils requirements to provide or realise development capacity along with enabling enhanced competitiveness which will assist with housing affordability.

Yours faithfully



Elliott Thornton, BUrbEnvPlan, MNZPI
Principal Planner
CUTTRISS CONSULTANTS LTD
Elliott.Thornton@cuttriss.co.nz

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Figure 1: Hill Residential Zone at 320 Eastern Hutt Road (site marked in red)





20 September 2022

Attn: Hutt City Council
Private Bag 31-912
Lower Hutt 5040
Submission by email via: district.plan@huttcity.govt.nz

KĀINGA ORA – HOMES AND COMMUNITIES SUBMISSION ON A NOTIFIED PROPOSAL FOR PROPOSED DISTRICT PLAN CHANGE 56 TO THE OPERATIVE CITY DISTRICT PLAN UNDER CLAUSE 6 OF SCHEDULE 1 OF THE RESOURCE MANAGEMENT ACT 1991

This is a submission by Kāinga Ora - Homes and Communities on Proposed District Plan Change 56 – Enabling Intensification in Residential and Commercial Areas (“PC56”) to the Operative Hutt City District Plan (“the Plan” or “District Plan”) from Hutt City Council (“the Council” or “HCC”):

Kāinga Ora does not consider it can gain an advantage in trade competition through this submission. In any event, Kāinga Ora is directly affected by an effect of the subject matter of the submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

The specific provisions of the proposal that this submission relates to:

PC56 to the District Plan in its entirety.

This document and the Appendices attached is Kainga Ora submission on PC56.

The Kāinga Ora submission is:

1. Kāinga Ora Homes and Communities (“**Kāinga Ora**”) is a Crown Entity and is required to give effect to Government policies. Kāinga Ora has a statutory objective that requires it to contribute to sustainable, inclusive, and thriving communities that:
 - a) Provide people with good quality, affordable housing choices that meet diverse needs; and
 - b) Support good access to jobs, amenities and services; and
 - c) Otherwise sustain or enhance the overall economic, social, environmental and cultural well-being of current and future generations.
2. Because of these statutory objectives, Kāinga Ora has interests beyond its role as a public housing provider. This includes a role as a landowner and developer of residential housing and as an enabler of quality urban developments through increasing the availability of build-ready land across the Wellington region.
3. Kāinga Ora therefore has an interest in PC56 and how it:
 - a) Gives effect to the National Policy Statement on Urban Development (“**NPS-UD**”) and The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (“**the Housing Supply Act**”);
 - b) Minimises barriers that constrain the ability to deliver housing development across public housing, affordable housing, affordable rental and market housing; and
 - c) Provides for the provision of services and infrastructure and how this may impact on the existing and planned communities, including Kāinga Ora housing developments.
4. The Kāinga Ora submission seeks amendments to the PC56 in the following topic areas:
 - a) **Across the Proposed Plan Change** - References to Design Guides are deleted across the plan and provisions are updated to reflect design outcomes sought, external design guides are referenced as a guidance note, or guidance is streamlined and simplified. Kāinga Ora seeks the design guides are guidance that is provided outside of the Plan and can be updated on best practice without the need to undertake a Schedule 1 of the RMA process every time it needs to be updated.

- b) **Definitions** – New definitions are sought on flooding hazards to ensure these are identified in the Plan, without being included as a Natural Hazard Overlay in the District Plan maps. Amendments are sought to the Definition of Natural Hazard overlay to address the static nature of flood mapping.
- c) **Introduction** – Amendments sought to the wording, including reference to areas where greater levels of intensification are to be enabled, and changes to guidance regarding natural hazards.
- d) **Subdivision** – Amendments sought to subdivision rules and the addition of notification preclusion statements for Restricted Discretionary Activities.
- e) **Residential Zones** – Support the proposed zoning framework comprising of a Medium Density Residential Activity Area and a High Density Residential Activity Area with amendments sought as follows:
 - i. **Medium Density Residential Activity Area (“MDRAA”)** – Refine and simplify provisions. Provide greater design flexibility to recognise the planned urban built form. This includes the development of a Height Variation Control to increase height limits to 18m (4/5 storeys) when proximate to identified centres (within a 400m/5-10 minute walkable catchment from the edge of the centres). Revisions to expand application of notification preclusion statements. Refine assessment matters within rule framework.
 - ii. **High Density Residential Activity Area (“HDRAA”)** – Refine and simplify provisions. Provide greater design flexibility to recognise the planned urban built form and expand threshold for permitted residential development. Increase enabled height limits across High Density Residential Activity Area, within a walkable catchment from the city centre, the Petone Commercial Activity Areas, Naenae and Waterloo commercial centres. Introduce flexibility to enable commercial activities at ground floor of apartment buildings through a defined consent pathway. Revisions to expand application of notification preclusion statements. Refine assessment matters within rule framework.
 - iii. **Residential Heritage Precinct** – adjust boundary of HA-09 and amend name of Petone State Flats Area to Petone State Housing Area. Relocate

precinct provisions to a heritage based chapter. Change to an overlay (not as a precinct) and introduce a rule framework for the demolition of buildings.

f) **Commercial and Mixed Use Zones:**

- i. **Centres hierarchy** – Amendments sought to undertake a comprehensive review of the existing centres hierarchy and zoning framework to better align with national and regional direction, align the proposed centres hierarchy with the current role and future role and function of centres within the urban environment across Hutt City and the greater Wellington Region, along with general changes to better reflect the need for well-functioning urban environments.
- ii. **Enable greater level of intensification** – Changes to enable intensification to achieve the planned urban built form, including as follows:
 - a. **Support unlimited height in the City Centre Zone and Petone Commercial Activity Area 2.** Minor amendments to provisions to more clearly reflect outcomes sought.
 - b. **Petone Mixed Use Commercial Area 1** – increase height limit to 53m, in recognition that this area is the equivalent to a Metropolitan Centre Zone. Petone is identified as a locally significant centre in the Proposed Regional Policy Statement Change 1 of Greater Wellington Regional Council. Wellington City Council has proposed a Metropolitan Centre Zone. While Hutt City Council has not changed Petone to a Metropolitan Centre, Kāinga Ora seeks the Petone mixed use commercial area to be treated and recognised as a metropolitan centre to seek regional consistency.
 - c. **Naenae and Waterloo** – increase the height limit in the Suburban Mixed Use Areas of Naenae and Waterloo to 36m. Kāinga Ora recognises that the Naenae and Waterloo commercial areas are prominent commercial areas in the district and should be identified for greater height and development. Kāinga Ora also seeks the expansion of the Suburban Mixed Use Area Zone to cover the most of the Naenae commercial area. This change emphasises the role and function of the Naenae commercial centre in the district and wider urban environment. Kāinga Ora considers

Naenae and Waterloo to be town centres in the context of the Hutt City district and greater Wellington region.

- d. **Suburban Mixed Use Activity Area (“SMUAA”)** – support height limit of 22m where proposed in PC56, and seek application of a broader 22m height limit across all centres (and zoning) across the Hutt City. Kāinga Ora considers that there are a number of commercial centres in Hutt City that are equivalent to a Local Centre Zone in context of the district and greater Wellington region. Kāinga Ora seeks amendments to enable a range of residential activities in this zone and the assessment matters within the rule framework.
- g) **Natural Hazards** – Support risk-based management framework and associated application of activity status for identified hazards. Amendments sought to remove reference to static overlay maps.
- h) **Wind** – Amendments sought to revise the height limit at which the rules are triggered and to provide for any non-compliance as a restricted discretionary activity.
- i) **Changes to the Planning maps** – Kāinga Ora seeks amendments to the planning maps to reflect the amendments sought to the commercial centres, centres hierarchy, and increased intensification of the HDRAA and MDRAA to better achieve well-functioning urban environments and national and regional consistency. The key changes sought are outlined in **Appendix 2** and as follows:
 - i. Expand the HDRAA to apply to areas that are generally:
 - a. 15min/1200m walkable catchment from the edge of the city centre – with increased heights of 43m (12 storeys) within a 400m/5-10min walkable catchment, 29m (eight storeys) within 800m/10min walkable catchment of the city centre, demonstrated with a Height Variation Control overlay;
 - b. 10min/800m walkable catchment from the edge of Petone Mixed Commercial Activity Areas – with increased heights of 36m (10 storeys) within 400m/5-10min walkable catchment of the Petone commercial centre, demonstrated with a Height Variation Control overlay;
 - c. 10min/800m walkable catchment from rapid transit stops; and

- d. 10min/800m walkable catchment around the Suburban Mixed Use Activity Areas in Waterloo and Naenae – with increased heights of 29m (eight storeys), within 400m/5-10min walkable catchment of these centres, demonstrated with a Height Variation Control.
 - ii. Rezone the residential areas surrounding the centres of Eastbourne, Stokes Valley, and Wainuiomata to MDRAA, and apply a Height Variation Control of 18m height limit over the residential areas within a 5-10min/400m walkable catchment of these centres.
 - iii. Apply the introduced Height Variation Control over residential areas within 400m of other identified centres, where Kāinga Ora considers them to be the equivalent of a Local Centre in the context of the wider district and Wellington region. These are centres on Elizabeth Street, Burnside & Lockett streets, and Stelin & High streets.
 - iv. Expand the spatial extent of Naenae Suburban Mixed Use Activity Area to encompass adjacent General Business Activity Area and increase the height limits to 36m.
 - v. Increase the height limits of the Waterloo Suburban Mixed Use Activity Area to 36m.
 - vi. Remove flood hazard overlays.
 - j) Any consequential changes necessary to give effect to the changes highlighted above or in the appendices attached.
5. Kāinga Ora also has an interest to ensure national and regional consistency in resource management documents across the Wellington Region. From reviewing the Wellington regional plan changes/reviews and associated s32 documentation, it has become apparent that there has been little time for Councils to align their thinking. Accordingly, Kāinga Ora submits that HCC should take the time to align PC56 with other regional planning documents ahead of the hearings for those documents.
6. Kāinga Ora seeks that the hearing process for the PC56 follows that of Plan Change 1 (PC1) to the Wellington Regional Policy Statement so that consistency can be provided across the Wellington region and RMA s73 can be met which requires district plans to “give effect” to the Regional Policy Statement. It is unclear how this has been achieved

as PC1 was notified after PPC2. Similarly, s74(2) also anticipates regional consistency including with matters such as the Regional Land Transport Plan. It is unclear how this has been achieved as PC1 was notified after the Variation and there appears to be misalignment between other plans of the region.

7. The changes sought are made to:
 - i. Ensure that Kāinga Ora can carry out its statutory obligations;
 - ii. Ensures that the proposed provisions are the most appropriate way to achieve the purpose of the Resource Management Act 1991, relevant national direction and regional alignment;
 - iii. Ensure that the s32 analysis has appropriately analysed and considered other reasonable options to justify the proposed plan provisions;
 - iv. Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
 - v. Provide clarity for all plan users; and
 - vi. Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.
8. The Kāinga Ora submission points and changes sought can be found within Table 1 of **Appendix 1** which forms the bulk of the submission.
9. Mapping changes sought are included in **Appendix 2**.

Kāinga Ora seeks the following decision from HCC:

That the specific amendments, additions or retentions which are sought as specifically outlined in **Appendix 1-2**, are accepted and adopted into Proposed Plan Change 56, including such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.

Kāinga Ora wishes to be heard in support of their submission.

Kāinga Ora seeks to work collaboratively with the Council and wishes to discuss its submission on PC56 to address the matters raised in its submission.

If others make a similar submission, Kāinga Ora are happy to consider presenting a joint case at a hearing.



.....
Brendon Liggett
Development Planning Manager
Kāinga Ora – Homes and Communities

ADDRESS FOR SERVICE: *Kāinga Ora – Homes and Communities, PO Box 74598, Greenlane, Auckland 1051. Email: developmentplanning@kaingaora.govt.nz*

Appendix 1: Decisions sought Proposed Plan Change 56

The following table sets out the amendments sought to Proposed Plan Change 56 to the Operative Hutt City District Plan and also identifies those provisions that Kāinga Ora supports.

Kāinga Ora proposed changes are shown as ~~strikethrough~~ for deletion and underlined for proposed additional text.

Changes in Proposed Plan Change 56 are shown as ~~strikethrough~~ for deletion and underlined for proposed additional text.

Table 1

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
General Submission Points					
1.	All	District Plan Wide Centres Hierarchy and scale	Support in part	Kāinga Ora generally supports the approach to implement the NPS-UD and the Housing Supply Act by incorporating intensification provisions into the District Plan. The Kāinga Ora submission as a whole seeks improvements to better align with national direction and achieve regional consistency with this direction. This includes a comprehensive review of the Centres hierarchy.	<ol style="list-style-type: none"> 1. Review the Centres hierarchy and commercial provisions in the Commercial and Mixed-Use zones to improve national and regional consistency to enable and support increased intensification across the District. 2. Expand Centre Zoning and residential intensification standards to reflect an increase in intensification anticipated in and around centres and rapid transit stops. 3. Undertake any consequential changes necessary across the District Plan to address the matters raised above.
2.	All	District Plan Wide Standards	Support in part	Kāinga Ora generally supports the use of standards to address adverse effects across the District Plan. A number of changes to the building height controls have been requested	<ol style="list-style-type: none"> 1. Amend standards across the plan to be proportionate to the building height changes sought in this submission.

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>in this submission to help ensure the NPS-UD and the Housing Supply Act are effectively and efficiently implemented. There may be a number of other consequential changes needed to standards to give effect to these height adjustments as noted in this submission such as increasing height in associated wind and daylight standards. These changes should be proportionate to the changes in building height sought to address any transition issues between zones and provide for increased levels of intensification.</p>	<p>2. Undertake any consequential changes necessary across the District Plan to address the matters raised above.</p>
3.	All	District Plan Wide Qualifying Matters – method	Oppose	Kāinga Ora request all qualifying matters be controlled by overlays rather than precincts, with provisions contained within the District-Wide chapters of the District Plan. Qualifying matters are additional provisions that apply to	All qualifying matters and supporting overlay provisions be relocated to chapter(s) contained within District-Wide section of the District Plan.

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>sites and are therefore more appropriately captured and communicated by overlays, rather than zones or precincts.</p> <p>Kāinga Ora generally supports areas with significant identified heritage values being categorised as a qualifying matter. Kāinga Ora notes that the proposed approach is to largely retain the status quo for development in these areas until such time as a future plan review where more developed provisions and controls will be introduced to protect heritage values more comprehensively.</p>	
4.	All	District Plan wide Reference to Design Guides and design guidelines	Oppose	<p>Kāinga Ora opposes the inclusion of Design Guides or design guidelines in the Plan, which act as de facto rules to be complied with.</p> <p>Kāinga Ora opposes any policy or rule approach which would require</p>	1. Kāinga Ora seeks the Design Guides and design guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan. A note should be added where reference is made to such guidelines:

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>development proposals to comply with such design guidelines in the District Plan.</p> <p>Kāinga Ora alternatively seeks and supports design guidelines sitting outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.</p> <p>If there is content of a Design Guide or design guideline that Council wants in the Plan, Kāinga Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion.</p> <p>Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p>	<p><i>Note:</i></p> <p><u>1. Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</u></p> <p>2. Delete all references to the Design Guides and design guidelines.</p> <p>3. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment.</p> <p>4. If the Council does not provide the relief sought, in deleting the Design Guides and design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development. Kāinga Ora seeks the opportunity to review these guidelines if they are to remain a statutory document.</p>
Chapter 1 – Introduction and scope of the plan					
5.	Chapter 1 – 1.10.1A Urban Environment	Objective	Support	Kāinga Ora supports this objective, which gives effect to Objective 1 of the NPS-UD and clause 6 of schedule 3A of the Act.	<i>Retain as notified</i>
6.	Chapter 1 – 1.10.1A Urban Environment	Policy 1	Support in part	<p>Kāinga Ora generally supports this policy, which gives effect to Policy 3 of the NPS-UD.</p> <p>Amendments are sought to reflect the outcomes sought within the broader submission of Kāinga Ora.</p>	<p><i>Amendments sought</i></p> <p><u>Policy 1</u> <u>Provide for building height and density of urban form that enables:</u> a) <u>as much development capacity as possible within the Central Commercial Activity Area and Petone Commercial Activity Area</u> <u>-2,</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>b) <u>building heights of at least 6 storeys, with greater intensification enabled in identified Height Variation Control areas:</u></p> <ul style="list-style-type: none"> i. <u>within the Petone Commercial Activity Area -1,</u> ii. <u>within a walkable catchment of the Central Commercial and Petone Commercial Activity Areas,</u> iii. <u>within a walkable catchment of rapid transit stops,</u> iv. <u>within the suburban centres of Avalon, Eastbourne, Moera, Stokes Valley and Wainuiomata, and</u> v. <u>Within a walkable catchment adjacent to the suburban centres of Naenae, Waterloo, -Avalon and Moera.</u> <p>c) <u>building heights of at least 4-5 storeys adjacent to-within a walkable catchment of the identified suburban centres, including of Eastbourne, Stokes Valley, and Wainuiomata, and</u></p> <p>d) <u>building heights of at least 3 storeys in the remainder of the urban environment, excluding Hill Residential and Landscape Protection Residential Activity Areas.</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
7.	Chapter 1 – 1.10.1A Urban Environment	Policy 2	Support	Kāinga Ora supports this policy, which gives effect to Policy 4 of the NPS-UD and section 771 of the Enabling Housing Supply Amendment Act	<i>Retain as notified</i>
8.	Chapter 1 – 1.10.1A Urban Environment	Policy 3	Support	Kāinga Ora supports this policy, which gives effect to clause 6 of schedule 3A of the Act.	<i>Retain as notified</i>
9.	Chapter 1 – 1.10.1A Urban Environment	Policy 4	Support	Kāinga Ora supports this policy, which gives effect to clause 6 of schedule 3A of the Act.	<i>Retain as notified</i>
10.	Chapter 1 – 1.10.1A Urban Environment	Explanations and Reasons	Support	Kāinga Ora generally supports the proposed guiding text within the proposed explanations and reasons.	<i>Retain as notified</i>
11.	Chapter 1 - 1.10.2 Amenity Values	Objective 1	Support	Kāinga Ora supports this objective, which gives effect to Objective 4 of the NPS-UD.	<i>Retain as notified</i>
12.	Chapter 1 - 1.10.2 Amenity Values	Objective 2	Support	Kāinga Ora supports these objectives and policies.	<i>Retain as notified</i>
13.	Chapter 1 - 1.10.2 Amenity Values	Policy	Support in part	Kāinga Ora generally supports this policy, but seeks changes to articulate the outcome more clearly.	<i>Amendments sought</i> To identify within all activity areas the general character and amenity values of of the planned built form for that activity area.

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
14.	Chapter 1 -1.10.3 Residential Activity Chapter 1 -1.10.3 Residential Activity	Policy 1	Support in part	<p>Kāinga Ora generally supports this policy, which gives effect to Policy 3 of the NPS-UD and Policy 2 of schedule 3A of the Act.</p> <p>Amendments are sought to reflect the outcomes sought within the broader submission of Kāinga Ora.</p>	<p><i>Amendments sought</i></p> <p><u>Policy 1</u> <u>Except in circumstances where a qualifying matter is relevant:</u></p> <p>a) <u>Apply the Medium Density Residential Standards across the Medium Density Residential and High Density Residential Activity Area,</u></p> <p>b) <u>For the areas of Eastbourne, Stokes Valley and Wainuiomata in the High Medium Density Residential Activity Area, enable buildings of at least four/five storeys,</u></p> <p>c) <u>In all other areas in the High Density Residential Activity Area, enable buildings of at least six storeys and between eight to twelve storeys in identified Height Variation Control areas.</u></p>
15.	Chapter 1 -1.10.3 Residential Activity	Policy 2	Support	<p>Kāinga Ora supports this overarching policy, which seeks to manage the rate of urbanisation at the urban/rural fringe.</p>	<i>Retain as notified</i>
16.	Chapter 1 -1.10.3 Residential Activity	Explanation	Support	<p>Kāinga Ora generally supports the explanatory text.</p>	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
17.	Chapter 1 -1.10.4 Commercial Activity	Policy and explanation	Support in part	<p>Kāinga Ora notes that the Council intends to undertake a comprehensive review of the Commercial Areas as part of a future District Plan review, at which point a more detailed review of the centres hierarchy will occur. While the proposed changes are considered adequate to give effect to current national direction, Kāinga Ora considers the absence of such a review through the current plan change process represents a missed opportunity and therefore more broadly seeks that such a revision is undertaken in response to submissions.</p> <p>Minor amendments sought to recognise how Suburban Mixed Use zones vary in size and are not necessarily small, but are smaller within the Lower Hutt Context.</p>	<p><i>Amendments sought:</i></p> <p>(c) Recognise the Suburban Mixed Use; Suburban commercial and Special commercial centres as the secondary areas in the hierarchy, being smaller scale with a limited number of activities servicing local area needs.</p>
18.	Chapter 1 - 1.10.10 Heritage	Policy (c)	Support in part	Kāinga Ora generally accepts this proposed strand to the policy, noting that the qualifying matter applies	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>only to areas identified as having significant historic heritage value.</p> <p>Notwithstanding support for this policy strand, Kāinga Ora opposes in part a number of landholdings proposed to be included in Residential Heritage Precinct HA-09 and does not support the policy applying to these landholdings, as reflected in Attachment 2.</p>	
19.	Chapter 1 – 1.10.11 Lessening Natural Hazards	Flood Hazard Overlay	Oppose	<p>Kāinga Ora opposes the inclusion of flood hazard mapping as part of the District Plan. Including Flood Hazard overlays in the District Plan ignores the dynamic nature of flood hazards and will create unnecessary additional cost and uncertainty for landowners and land developers. Kāinga Ora agrees that it is appropriate to include provisions and rules to manage the risk of flood hazards but seeks that the rules are not linked to static maps contained within the District Plan. Instead, the</p>	<p><i>Amendments sought:</i></p> <ol style="list-style-type: none"> 1. Remove natural hazard flooding overlay(s) from the District Plan statutory maps, and instead hold this information in non-statutory GIS maps. 2. Creation of new definitions to identify flood hazards in the Plan. 3. Amended rule framework to enable rules to be linked to newly defined terms of Flood Hazards.

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				<p>rules can be linked to defined terms of the hazards.</p> <p>The Auckland Unitary Plan (“AUP”) adopts a set of non-statutory flood hazard overlay maps which operate as interactive maps on the Council’s ‘Geo Maps’ website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA.</p> <p>Kāinga Ora notes that there is no formal requirement for flooding overlay maps to be included within a district plan. Kāinga Ora also notes that the National Planning Standards 2016 – Mapping Standard Table 20 includes a number of specific overlay</p>	<ol style="list-style-type: none"> 4. Revise reference throughout plan from “flood hazard overlays” to “flood hazard areas”. 5. Consequential changes to give effect to this submission.

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>and other symbols, but none relate to flooding.</p> <p>To ensure the rule framework continues to be linked to identified flood hazards, Kāinga Ora suggests definitions be introduced as a consequential amendment to ensure the hazards are appropriately “identified” in the Plan. Such definitions are anticipated to include:</p> <ul style="list-style-type: none"> • Flood Hazard – Stream Corridor • Flood Hazard - Overland Flowpath • Flood Hazard – Inundation • High Hazard Area • 1% Annual Exceedance Probability Flood. <p>Kāinga Ora otherwise supports the mapping of other, non-flooding natural hazards to be incorporated into the District Plan maps, such as</p>	

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				Liquefaction and Fault Hazards (in addition to Coastal Hazards), as these hazards are less subject to change.	
20.	Chapter 1 – 1.10.11 Lessening Natural Hazards	Objective	Support in part	<p>Kāinga Ora supports the intent of this policy, as it adheres to a risk-based hazard planning framework, which recognises the importance of people, property, and infrastructure in hazard planning.</p> <p>Kāinga Ora seeks amendments to clarify the overarching outcome that the objective seeks to achieve; to reflect that the District Plan should seek to reduce risk both through reduction as well as no increase in risk to people, property and infrastructure; and to be more regionally consistent.</p>	<p><i>Replace:</i> To avoid or mitigate the vulnerability and risk of people and development to natural hazards. reduce the risk to people, property and infrastructure from natural and coastal hazards.</p> <p><i>With:</i> <u>Subdivision, use and development within identified natural hazard areas reduce or do not increase the risk from natural and coastal hazards to people, property and infrastructure.</u></p>
21.	Chapter 1 – 1.10.11 Lessening Natural Hazards	Policy	Support in part	Kāinga Ora generally supports the broader intent of this policy and the risk-based approach to the management of natural hazards but opposes detail within. Kāinga Ora seeks the insertion of a qualifying	<p><i>Amendments sought</i></p> <p>(a) To manage the siting of buildings and structures within the Wellington Fault Special Study Area.</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				statement to apply to the avoidance directive of strand (ca) of the policy. Suggested wording offered.	<p><u>(aa) To manage subdivision, use and development that results in buildings 20m either side of the Wellington Fault.</u></p> <p>(b) To limit the scale and intensity of development in areas susceptible to the landslide hazard.</p> <p>(c) To limit the scale and density of development in areas where the risk of flooding is medium to high.</p> <p><u>(ca) To avoid subdivision, development and use in high flood hazard areas, unless it can be demonstrated that:</u></p> <ul style="list-style-type: none"> i. <u>The activity or subdivision has an operational and functional need to locate within the stream corridor and locating outside of the stream corridor is not a practicable option;</u> ii. <u>Mitigation measures are incorporated that reduce or avoid an increase in risk to people and property from the 1% Annual Exceedance Probability Flood;</u> iii. <u>People can safely evacuate the property during a 1% Annual Exceedance Probability flood; and</u>

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					<p>iv. The conveyancing of flood waters through the stream corridor is still able to occur unimpeded and is not diverted onto adjacent properties.</p> <p>(cb) To manage subdivision, development and use in medium flood hazard areas</p> <p>(cc) To require mitigation for new development in low flood hazard areas.</p> <p>(h) To manage areas susceptible to coastal hazards such as coastal erosion and sea level rise.</p> <p>(da) To manage subdivision, development and use in medium and high coastal hazard areas.</p> <p>(db) To limit the density of development in medium and high coastal hazard areas.</p>
22.	Chapter 1 – 1.10.11 Lessening Natural Hazards	Explanation and Reasons – Flood Hazard	Support in part	Kāinga Ora generally supports the explanation, but seeks consequential changes to give effect to the broader submission that flood hazard maps sit outside of the District Plan.	<p><i>Amendments sought</i></p> <p>Flood Hazard The Hutt River, Wainuiomata River and local streams have the potential to overflow their banks during long continuous periods of rainfall. Three flood hazards overlays have been identified to inform areas at risk to</p>

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					<p><u>flooding. These are Stream Corridor, Overland Flowpath and Inundation Areas.</u></p> <ul style="list-style-type: none"> • <u>The Inundation Area Overlay identifies is the modelled extent of inundation expected in a 1:100 year flood event. In these areas it may be necessary to mitigate the impacts of flooding.</u> • <u>The Overland Flowpath Overlay identifies is the modelled path followed by rainwater during a 1:100 year storm event. In these areas it is necessary to manage development to ensure overland flowpaths are not impeded.</u> • <u>The Stream Corridor Overlay identifies is the modelled extent of rivers and streams during a 1:100 year storm event. It is necessary to avoid development in these areas due to the risks associated with the velocity and volume of water flow during the storm event.</u> <p><u>The overlays applied identified flood hazard areas incorporate the anticipated effects of climate change such as sea level rise and increased rainfall intensity.</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>Note: The Council holds publicly available information showing the modelled extent of flooding affecting specific properties in its GIS viewer. The maps are non-statutory and can be reviewed to take account of any property-specific information.</p> <p>In areas where the risk of flooding is medium to high the scale of density and development is limited, being set aside as rural and open space.</p>
Chapter 3 - Definitions					
23.	Chapter 3 - Definitions	Construction	Support in part	Kāinga Ora generally supports the intent of this definition, but notes that the definition includes the defined term within its explanation. Kāinga Ora seeks an amendment.	<p><i>Amend as follows:</i></p> <p>Includes construction and conversion, and additions and alterations to an existing building.</p> <p><u>means undertaking or carrying out any of the following building works:</u></p> <ul style="list-style-type: none"> a) <u>erection of new buildings and structures;</u> b) <u>additions and alterations to existing buildings and structures (including conversion);</u>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>c) total or partial demolition or removal of an existing building or structure;</p> <p>d) relocation of a building.</p>
24.	Chapter 3 - Definitions	Flood Hazard -Inundation	NEW TERM	<p>Kāinga Ora seeks the introduction of a new definition “Flood Hazard - Inundation”, to ensure these hazard areas are identified in the plan. Kāinga Ora provides a suggested definition, but ultimately seeks a suitable definition to achieve this purpose.</p>	<p>Flood Hazard - Inundation</p> <p>Area of ponding that is greater than 50mm in depth in 1% AEP flood event (assuming 15% increase in rainfall under climate change) and which has low velocity flows.</p> <p><i>Note: The Council holds publicly available information showing the modelled extent of flooding affecting specific properties in its GIS viewer. The maps are non-statutory and can be reviewed to take account of any property-specific information.</i></p>
25.	Chapter 3 - Definitions	Flood Hazard -Overland Flowpath	NEW TERM	<p>Kāinga Ora seeks the introduction of a new definition “Flood Hazard – Overland Flowpath”, to ensure these areas hazard are identified in the plan. Kāinga Ora provides a suggested definition, but ultimately seeks a suitable definition to achieve this purpose.</p>	<p>Flood Hazard – Overland Flowpath</p> <p>Area of land that conveys stormwater when the pipe or stream network capacity is exceeded or blocked in a 1% AEP flood event (assuming 15% increase in rainfall under climate change).</p> <p><i>Note: The Council holds publicly available information showing the modelled extent of</i></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<i>flooding affecting specific properties in its GIS viewer. The maps are non-statutory and can be reviewed to take account of any property-specific information.</i>
26.	Chapter 3 - Definitions	Flood Hazard -Stream Corridor	NEW TERM	Kāinga Ora seeks the introduction of a new definition “Flood Hazard – Stream Corridor”, to ensure these areas hazard are identified in the plan. Kāinga Ora provides a suggested definition, but ultimately seeks a suitable definition to achieve this purpose.	<p>Flood Hazard – Stream Corridor</p> <p>Corridor consisting of a buffer of five metres either side of the centre of the stream, where in a 1% AEP flood event (assuming 15% increase in rainfall under climate change) the water depth exceeds 1m and the water velocity is greater than 2m per second.</p> <p><i>Note: The Council holds publicly available information showing the modelled extent of flooding affecting specific properties in its GIS viewer. The maps are non-statutory and can be reviewed to take account of any property-specific information.</i></p>
27.	Chapter 3 - Definitions	High Hazard Area	NEW TERM	Kāinga Ora seeks the introduction of a new definition “High Hazard Area”, to ensure these are identified in the plan. Kāinga Ora provides a suggested definition, but ultimately seeks a suitable definition to achieve this purpose.	<p>High Hazard Area</p> <p>Land within any of the following Natural and Coastal Hazard Areas:</p> <ul style="list-style-type: none"> a) Tsunami Hazard – 1:100 year scenario inundation extent; or b) Coastal Hazard – existing coastal inundation extent with a 1:100 year storm;

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					<p>c) Flood Hazard - Stream Corridor (1:100 year inundation event + 1m sea level rise); or</p> <p>d) Wellington Fault Rupture (within 20m of known fault)</p> <p><i>Note: The Council holds publicly available information showing the modelled extent of flooding affecting specific properties in its GIS viewer. The maps are non-statutory and can be reviewed to take account of any property-specific information.</i></p>
28.	Chapter 3 - Definitions	Net Site Area	Support	Kāinga Ora supports the amendments that bring this definition into alignment with the National Planning Standards defined term.	<i>Retain as notified</i>
29.	Chapter 3 - Definitions	Rapid Transit Stop	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
30.	Chapter 3 - Definitions	Residential unit	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
Chapter 4 – Residential					
31.	Chapter 4 - Residential	Mapping	Support in part	<p>Kāinga Ora generally supports the intent of PC56 to provide intensification within walkable catchments but seeks that these are extended to better align with Policy 3 of the NPS-UD and to achieve a consistent approach to the residential zone framework throughout the region.</p> <p>Indicative mapping changes are outlined in Appendix 2 based on walkable catchment analysis taking into consideration amenities and connectivity. Mapping changes are required to better achieve well-functioning urban environments and national and regional consistency.</p> <p>Changes include:</p> <ul style="list-style-type: none"> • Rezoning residential areas around the centres of Eastbourne, Stokes Valley and Wainuiomata from 	<ol style="list-style-type: none"> 1. Kāinga Ora seeks amendments to the planning maps to reflect the amendments sought to the commercial centres, centres hierarchy, and increased intensification of the HDRAA and MDRAA to better achieve well-functioning urban environments and national and regional consistency. 2. The key changes sought are outlined in Appendix 2. 3. Seek for the expansion of the HDRAA to apply to areas that are generally: <ol style="list-style-type: none"> i. Seek for the expansion of the HDRAA in 15min/1200m walkable catchment from the edge of the city centre; ii. Increase the maximum height to 43m (12 storeys) within a 400m/5-10min walkable catchment from the city centre, demonstrated with a Height Variation Control overlay;

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				<p>HDRAA to MDRAA to better reflect the scale of anticipated urban built form in these locations, while also making explicit provision for increased height/intensification (via a height variation tool or similar) to enable heights of 18m (4-5 storeys) within a 5min/400m catchment of the centres. Kāinga Ora supports the use of HDRAA zone when heights of at least 6 storeys (22m) are enabled.</p> <ul style="list-style-type: none"> Applying a height variation control elsewhere in the MDRAA within a 400m catchment of centres (the equivalent of Local Centres) to enable heights of 18m where the HDRAA applied in accordance with Policy 3(c) of the NPS-UD doesn't extend. 	<ul style="list-style-type: none"> iii. Increase the maximum height to 29m (eight storeys) within a 800m/10min walkable catchment from the city centre, demonstrated with a Height Variation Control overlay; iv. Seek for the expansion of the HDRAA in 10min/800m walkable catchment from the edge of Petone Mixed Commercial Activity Areas; v. Increase the maximum heights to 36m (10 storeys) within a 400m/5-10min walkable catchment of the Petone commercial centre, demonstrated with a Height Variation Control overlay; vi. Seek for the expansion of the HDRAA in 10min/800m walkable catchment from rapid transit stops;

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				<ul style="list-style-type: none"> • Enabling greater intensification through a height variation control overlay in the HDRAA within 800m of the city centre, 400m of Petone, Naenae and Waterloo. • Increasing the spatial extent of HDRAA around the centre of Naenae, which Kāinga Ora considers to be the equivalent of a Town Centre Zone. 	<p>vii. Seek for the expansion of the HDRAA in 10min/800m walkable catchment around the Suburban Mixed Use Activity Areas in Waterloo and Naenae; and</p> <p>viii. Increase the maximum heights to 29m (eight storeys) within a 400m/5-10min walkable catchment of the Waterloo and Naenae commercial areas, demonstrated with a Height Variation Control.</p> <p>4. Rezone the residential areas surrounding the centres of Eastbourne, Stokes Valley, and Wainuiomata to MDRAA.</p> <p>5. Apply a Height Variation Control of 18m height limit over the residential areas within a 5-10min/400m walkable catchment of these centres – Eastbourne, Stokes Valley and Wainuiomata.</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>6. Apply the introduced Height Variation Control over residential areas within 400m of other identified centres – in Appendix 2. These are centres on Elizabeth Street, Burnside & Lockett streets, and Stelin & High streets.</p> <p>7. Accept all changes sought from Kāinga Ora to the planning maps as shown in Appendix 2.</p> <p>8. Other than the changes sought in this submission and in Appendix 2, retain the zoning as notified.</p> <p>9. Consequential amendments may be required to give effect to the changes sought and this submission.</p>
32.	Chapter 4 - Residential	Opening paragraphs	Support in part	<p>Kāinga Ora generally supports the introductory text and residential zoning framework. Some amendments are sought to reflect changes sought in the Kāinga Ora overarching submission. Kāinga Ora supports the application of the high density zone framework</p>	<p><i>Amendments sought:</i></p> <p>...</p> <p>Existing Dwelling densities range from high to low, within the context of this City. Higher dwelling densities can be found in Petone between the Esplanade and Jackson Street,</p>

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				<p>in residential locations where heights of at least 6 storeys are enabled. Where heights between 3-5 storeys are enabled, Kāinga Ora seeks the underlying zoning framework to be a medium density zone, with a height variation control to enable additional height in identified areas. Kāinga Ora seeks a nationally consistent approach to zoning frameworks in this regard. A consequential change of this approach requires explicit provision to be made for increased height/intensification (via a height variation tool or similar) beyond three storeys in residential areas around identified centres (including around Eastbourne, Stokes Valley, and Wainuiomata, which were proposed to be located in the HDRAA chapter in PC56).</p> <p>For completeness, Kāinga Ora is also seeking additional height beyond 6 storeys (22m) around the city centre and Petone, Naenae and Waterloo.</p>	<p>which are a reflection of historical subdivision patterns. Medium densities are found in most parts of the City, whereas low dwelling densities are present in the steeper hillside areas of the Western Hills, Stokes Valley, Wainuiomata, and Eastbourne, and also in parts of Woburn, Military Road and Lowry Bay.</p> <p>(f) Medium Density Residential Activity Area</p> <p>This area provides opportunity for a variety of medium residential developments such as detached dwellings, terraced housing and low-rise apartments. It is mostly located around selected suburban centres and close to transport hubs and acts as a transitional area between higher density mixed use areas and low to medium density residential activity areas.</p> <p><u>The Medium Density Residential Activity Area covers a significant portion of Lower Hutt's residential areas, including areas in the Hutt Valley floor, Western Hills, Stokes Valley,</u></p>

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				<p>Changes are therefore sought to the introductory statement relevant to the new High Density Residential Area to describe the outcomes of the zone more appropriately.</p> <p>Amendments are sought to introductory paragraph to clarify that the description of density is based on existing residential development and not the planned built urban form.</p>	<p><u>Wainuiomata and Eastern Bays. The Medium Density Residential Activity Area typically covers areas that have a lower level of access to commercial centres, community facilities and rapid transit services than areas in the High Density Residential Activity Area.</u></p> <p><u>However, building heights and densities are expected to change over time. A mix of low to medium density residential development is permitted in the Medium Density Residential Activity Area. This includes stand-alone, and multi-unit developments (such as semi-detached, and terraced housing, and low-rise apartments) of three storeys. Some areas within the Medium Density Residential Activity Area have also been identified as being suitable to accommodate a higher density of residential development, subject to scale and design. These areas are within a walkable catchment of a local centre and are supported by a well-functioning urban environment. Resource consent is required for higher density development that does not</u></p>

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					<p><u>meet the development standards for the zone.</u></p> <p><u>(g) High Density Residential Activity Area</u></p> <p><u>The High Density Residential Activity Area covers residential areas with good access to a range of commercial activities, community facilities and public transport. This includes areas surrounding train stations, the Lower Hutt city centre, Petone metropolitan centre and some suburban centres.</u></p> <p><u>Opportunities for a variety of medium and high density residential developments such as detached dwellings, terraced housing and low-rise apartments are provided for in this Activity Area. Higher density development is enabled in the High Density Residential Activity Area by permitting multi-unit developments of up to three-storey buildings and enabling taller buildings through a resource consent process. The High Density Residential Activity Area anticipates a built urban environment of at least six storeys, with greater intensification enabled in identified</u></p>

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					areas surrounding the Lower Hutt city centre and Petone, Naenae and Waterloo.
33.	Chapter 4A – General Residential Activity Area	Entire chapter	Support	Kāinga Ora supports the deletion of this chapter.	<i>Delete as proposed</i>
34.	Chapter 4B – Special Residential Activity Area	Entire chapter	Support	Kāinga Ora supports the deletion of this chapter.	<i>Delete as proposed</i>
35.	Chapter 4C – Historic Residential Activity Area	Entire chapter	Support	Kāinga Ora supports the deletion of this chapter.	<i>Delete as proposed</i>
Chapter 4F Medium Density Residential Activity Area					
36.	Chapter 4F – Medium Density Residential Activity Area	4F 1 Introduction/ Zone Statement	Support in part	Kāinga Ora generally supports the intent of this introduction statement but seeks some changes to simplify, while also clearly noting that further intensification is encouraged in the policy framework and enabled around key centres and areas that are well serviced by transport and amenities.	<i>Amend as follows:</i> ... Built development is provided for in the Medium Density Residential Activity Area through a range of permitted activities and development standards that permit three residential units per site and buildings of up to three storeys. Development standards also address:

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				<p>Kāinga Ora seeks that these areas are identified on the Planning Maps as height variation areas in the MDRAA. These areas are sought around a 5min/400m catchment of identified centres, including within Eastbourne, Stokes Valley, and Wainuiomata.</p> <p>It is acknowledged that these areas are currently proposed to be HDRAA in the notified plan change with a proposed height restriction control limiting height to 14m. Kāinga Ora seeks national and regional consistency in locating built form of this scale within a Medium Density Residential zone, with a height variation control to enable heights of 4-5 storeys (18m) within these areas. Consistent with its submission of other District Plan reviews and changes in the Wellington region, Kāinga Ora is seeking the same principle to be applied to a 400m catchment around centres that are the equivalent of a Local Centre. In</p>	<ul style="list-style-type: none"> i. <u>the impacts of built development on adjoining sites and the streetscape,</u> ii. <u>stormwater management, and</u> iii. <u>provision of open space for residents.</u> <p><u>Development of four or more residential units are also encouraged through the policy framework and provided for through a resource consenting process in order to: if a proposed development does not meet the development standards, resource consent is required in order to:</u></p> <ul style="list-style-type: none"> i. <u>achieve a high quality built environment;</u> ii. <u>manage the effects of development on neighbouring sites;</u> iii. <u>achieve high quality onsite living environments; and</u> iv. <u>achieve attractive and safe streets and public space.</u> <p>...</p> <p><u>The Medium Density Residential Activity Area covers a significant portion of Lower Hutt's residential areas, including areas in the Hutt Valley floor, Western Hills, Stokes Valley,</u></p>

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				<p>the case of Hutt City, this is relevant to catchments within 400m of the centre where the HDRAA doesn't otherwise apply through the implementation of Policy 3(c) of the NPS-UD.</p> <p>Kāinga Ora notes support for design guides sitting outside of the Plan, as a non-statutory tool to assist in assessing quality design outcomes.</p>	<p><u>Wainuiomata and Eastern Bays. The Medium Density Residential Activity Area typically covers areas that have a lower level of access to commercial centres, community facilities and rapid transit services than the High Density Residential Activity Area.</u></p> <p><u>While areas in the Medium Density Residential Activity Area are predominantly residential in nature, non-residential activities are provided for where they are compatible with the residential character of the area and serve the local community.</u></p> <p><u>The planned urban built character for the Medium Density Residential Activity Area is a mix of low to medium density development, including detached dwellings, terraced housing and low-rise apartments. It is expected that the urban built character of an area will arise from the flexibility provided for by the Plan for individual development to take any low to medium density form. This supports increasing the capacity and choice of housing within neighbourhoods. It is anticipated that the appearance of neighbourhoods in the Activity Area will change over time as the number of medium</u></p>

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					<p>density residential developments increases, including through increased opportunities for terraced housing and low-rise apartments. Within this context, the zone also recognises that additional height is appropriate in identified areas surrounding centres that are served by frequent public transport, a range of community services, schools, and other day-to-day services that will support growth intensification. These areas are around the centres, including Eastbourne, Stokes Valley, and Wainuiomata, and are identified by height variation controls on the planning maps.</p> <p>...</p>
37.	Chapter 4F – Medium Density Residential Activity Area	Objective 4F 2.1AA	Support	Kāinga Ora supports the objective.	<i>Retain as notified</i>
38.	Chapter 4F – Medium Density Residential Activity Area	Objective 4F 2.3	Support in part	Kāinga Ora generally supports the objective, but seeks amendments to provide for further intensification in areas in the MRZ with high accessibility to public transport, commercial amenity and community services.	<p>The Medium Density Residential Activity Area provides for a variety of housing types and sizes that respond to:</p> <ul style="list-style-type: none"> i. Housing needs and demand, and ii. The neighbourhood’s planned urban built character, including three-storey buildings, and additional height and density in areas of high accessibility to public transport,

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					commercial amenity and community services.
39.	Chapter 4F – Medium Density Residential Activity Area	Objective 4F 2.3A	Support in part	Kāinga Ora generally supports the objective but seeks some amendments to articulate the anticipated outcome more clearly.	<i>Amendments sought</i> Recognise that the neighbourhood's planned urban built character is defined through the flexibility of individual developments to take any low to reflecting a medium density form of up to three storeys.
40.	Chapter 4F – Medium Density Residential Activity Area	Objective 4F 2.3AA	NEW OBJECTIVE	<p>Kāinga Ora seeks a new objective to recognise that additional height (4-5 storeys) is provided in identified areas that are well supported by a well-functioning urban environment in the Medium Density Residential Activity Area.</p> <p>These areas are sought around the centres of Eastbourne, Stokes Valley, and Wainuiomata. It is acknowledged that these areas are currently proposed to be HDRAA in the notified plan change with a proposed a height restriction control limiting height to 14m.</p>	<i>New objective sought</i> A greater intensity of built form (4-5 storeys) is provided for around identified centres that are supported by a well-functioning urban environment.

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				Kāinga Ora seeks national/regional consistency in locating built form of this scale within a Medium Density Zone, with a height variation control to enable heights of 4-5 storeys (18m) within these areas.	
41.	Chapter 4F – Medium Density Residential Activity Area	Objective 4F 2.5	Support	Kāinga Ora generally supports the objective.	<i>Retain as notified</i>
42.	Chapter 4F – Medium Density Residential Activity Area	Objective 4F 2.8	Support	Kāinga Ora generally supports the objective.	<i>Retain as notified</i>
43.	Chapter 4F – Medium Density Residential Activity Area	Policy 4F 3.2	Support in part	Kāinga Ora supports this policy, which is required by schedule 3A of the Act, however, seeks an addition to the policy to recognise the need for additional height and density in areas of high accessibility.	<i>Amendments sought:</i> <u>Enable a variety of housing types with a mix of densities within the Medium Density Residential Activity Area, including three-storey attached and detached dwellings and low-rise apartments, and additional height and density in areas of high accessibility to</u>

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					public transport, commercial amenity and community services.
44.	Chapter 4F – Medium Density Residential Activity Area	Policy 4F 3.2A	Support	Kāinga Ora supports this policy, which is required by schedule 3A of the Act.	<i>Retain as notified</i>
45.	Chapter 4F – Medium Density Residential Activity Area	Policy 4F 3.2B	Support	Kāinga Ora supports this policy, which is required by schedule 3A of the Act.	<i>Retain as notified</i>
46.	Chapter 4F – Medium Density Residential Activity Area	Policy 4F 3.2C	Support	Kāinga Ora supports the policy.	<i>Retain as notified</i>
47.	Chapter 4F – Medium Density Residential Activity Area	Policy 4F 3.2D	Support	Kāinga Ora supports the policy.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
48.	Chapter 4F – Medium Density Residential Activity Area	Policy 4F 3.2E	NEW POLICY	Kāinga Ora seeks the addition of a new policy that provides specific policy guidance for residential intensification and the design outcomes anticipated in such developments. This policy is later referred to as a matter of discretion within the relevant rule. An alternative relief would be providing this guidance directly into the matters of discretion within the rule.	<p>Provide for residential intensification of a site where it can be demonstrated that the development contributes positive design outcomes and living environments, taking into consideration the following design objectives as relevant to the specific site, development type, and the planned urban built environment of the zone:</p> <p><i>Built form:</i></p> <ol style="list-style-type: none"> 1. Optimise the quality of the built outcome with an integrated, comprehensive design approach. 2. Achieve a positive frontage to the street. 3. Achieve visual interest and avoid visual monotony while also achieving aesthetic coherence and integration. 4. Achieve driveways, manoeuvring and parking areas that are safe, convenient and attractive. <p><i>Amenity and well-being</i></p> <ol style="list-style-type: none"> 5. Integrate building form and open space design to achieve high internal amenity and form well-located and usable private open spaces.

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					6. Achieve reasonable sunlight, daylight and outlook. 7. Provide reasonable internal visual privacy for all units within a development. 8. Ensure outdoor living areas are well-located, functional for the intended use, and high quality. 9. Achieve visual amenity, safety and functionality with planting. 10. Achieve high quality, legible and efficient circulation. 11. Provide for servicing that is suitably generous, convenient and visually discreet.
49.	Chapter 4F – Medium Density Residential Activity Area	Policy 4F 3.3	Support	Kāinga Ora supports the policy.	<i>Retain as notified</i>
50.	Chapter 4F – Medium Density Residential Activity Area	Policy 4F 3.4	Support	Kāinga Ora supports the deletion of these policies	<i>Delete as proposed</i>
Policy 4F 3.5					

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
51.	Chapter 4F – Medium Density Residential Activity Area	Policy 4F 3.6	Oppose	Kāinga Ora notes that changes are not proposed to this policy in the Plan Change. However, Kāinga Ora seeks amendment to recognise the changing built form will not always result in the maintenance of privacy and sunlight. Policy 6 of the NPS-UD is clear that amenity levels will change through a changing urban built form.	<i>Amendments sought</i> Require built development to maintain a reasonable level make adequate provision for of privacy and sunlight access for to adjoining sites, having regard to the planned urban built environment for the zone.
52.	Chapter 4F – Medium Density Residential Activity Area	Policy 4F 3.7	Support	Kāinga Ora supports the deletion of this policy	<i>Delete as proposed</i>
53.	Chapter 4F – Medium Density Residential Activity Area	Policy 4F 3.8	Support	Kāinga Ora supports this policy, which is required by schedule 3A of the Act.	<i>Retain as notified</i>
54.	Chapter 4F – Medium Density Residential Activity Area	Policy 4F 3.10	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
55.	Chapter 4F – Medium Density Residential Activity Area	Policy 4F 3.13	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
56.	Chapter 4F – Medium Density Residential Activity Area	Rules 4F 4.1.1 to 4F 4.1.10	Support	Kāinga Ora notes no changes of note are proposed and supports these rules.	<i>Retain as notified</i>
57.	Chapter 4F – Medium Density Residential Activity Area	Rule 4F 4.11 Vegetation Removal	Oppose	Kāinga Ora opposes the proposed changes to this rule and seeks the retention of the existing rule. Kāinga Ora considers the proposed rule to be too broad sweeping and may constrain the supply of housing. The District Plan already requires minimum onsite landscaping in this zone, and Notable Trees are protected elsewhere in the Plan. Kāinga Ora acknowledges that the Council must give effect to higher order planning documents in the identification and protection of indigenous biodiversity but considers the rule, as proposed, is inappropriate.	<i>Delete entire proposed rule. Replace with:</i> a) The removal of vegetation (whether indigenous or exotic) is a permitted activity.

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
58.	Chapter 4F – Medium Density Residential Activity Area 4F 4.2 Development Standards	Rule 4F 4.2.1AA Number of Residential Units per Site	Support in part	<p>Kāinga Ora generally supports this rule but seeks changes to clarify that the rule applies to construction of new residential units, as well as amendments to the matters of discretion.</p> <p>Kāinga Ora supports the non-notification clauses, which is consistent with the prescribed MDRS.</p>	<p><i>Amendments sought</i></p> <p><u>Rule 4F 4.2.1AA - Number of Residential Units per Site</u></p> <ol style="list-style-type: none"> 1. <u>No more than three residential units occupy the site; and</u> 2. <u>Compliance with the following standards is achieved:</u> <ol style="list-style-type: none"> i. <u>4F 4.2.1 - building coverage</u> ii. <u>4F 4.2.2 – building height;</u> iii. <u>4F 4.2.3 – HIRTB;</u> iv. <u>4F 4.2.4 –only in relation to the rear/side yard boundary setback</u> v. <u>4F 4.2.11 – outlook space</u> <p><u>Activity status: Restricted discretionary</u> <u>Where:</u></p> <ol style="list-style-type: none"> a. <u>Compliance is not achieved with 4F 4.2.1AA(1):</u> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>2. The development contributes to a safe and attractive public realm and streetscape;</p> <p>3. The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development; and</p> <p>4. The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale.</p> <p>Activity status: Restricted discretionary Where:</p> <p>b. Compliance is not achieved with 4F 4.2.1AA(2).</p> <p>Matters of discretion are restricted to:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</p> <p>Notification:</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>1. <u>An application for resource consent which complies with 4.2.1AA(1) but does not comply with 4.2.1AA(2) is precluded from being publicly notified.</u></p> <p>2. <u>An application for resource consent made which does not comply with 4.2.1AA(1) but complies with 4.2.1AA(2) is precluded from being either publicly or limited notified.</u></p> <p>3. <u>An application for resource consent made which does not comply with 4.2.1AA(1) and 4.2.1AA(2) but complies 4F 4.2.2 – building height and 4F 4.2.1 - building coverage is precluded from being either publicly or limited notified.</u></p> <p><u>(a) Up to three residential units per site are a permitted activity.</u></p> <p><u>(b) Four or more residential units per site are a restricted discretionary activity.</u></p> <p><u>Discretion is restricted to:</u></p> <p><u>(i) The planned urban built character for the Medium Density Residential Activity Area.</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>(ii) The matters in Policies 4F 3.2B and 4F 3.8.</p> <p>(iii) The on-site amenity for future occupants of the development.</p> <p>(iv) The capacity of the network infrastructure for water supply, wastewater, stormwater and land transport to service the proposed development.</p> <p>(v) Any positive effects, including positive effects of increasing housing capacity and variety.</p> <p>(vi) The following design elements:</p> <ol style="list-style-type: none"> 1. Building height 2. Recession planes and setbacks 3. Indoor and outdoor living spaces 4. Open space and boundary treatments 5. Entrances, carparking and garages 6. Onsite stormwater management 7. End / side wall treatment 8. Building materials 9. Bike parking, storage and service areas 10. Privacy and safety 11. Landscaping

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>When considering the Council will be guided by its Medium Density Design Guide.</p> <p>Public and limited notification is precluded for resource consent applications under Rule 4F 4.2.11A(b).</p>
59.	Chapter 4F – Medium Density Residential Activity Area (Rules)	Rule 4F 4.2.1 Building Coverage	Support in part	<p>Kāinga Ora supports the Restricted Discretionary activity status of this rule where the permitted standard is not complied with.</p> <p>Kāinga Ora seeks removal of the note, which advises that the (non-statutory) design guide will be used as a tool to assess the effects of a proposal that exceeds this density standard. Assessment of site coverage breaches are at the lower end of consenting complexity and do not require a qualitative assessment against a design guide.</p> <p>Kāinga Ora supports the preclusion of public notification for any breach to this rule.</p>	<p><i>Amendments sought</i></p> <p>...</p> <p>Discretion is restricted to:</p> <p>(iaa)The planned urban built character for the Medium Density Residential Activity Area.</p> <p>(i) The effects on the privacy of adjoining sites.</p> <p>(ii) The effects on the amenity of the surrounding residential area, the streetscape and adjoining public space.</p> <p>Note: When addressing or assessing potential effects in relation to matters (i) and (ii) above, applicants and the Council can be informed by the relevant outcomes identified in the Medium Density Design Guide.</p> <p>Public notification is precluded for resource consent applications under Rule 4F 4.2.1(b).</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
60.	Chapter 4F – Medium Density Residential Activity Area (Rules)	Rule 4F 4.2.2 Building height	Support in part	<p>Kāinga Ora supports the maximum permitted height standard aligning with the MDRS across much of the MDRAA. However, Kāinga Ora seeks an amended rule framework that provides for additional height allowance in identified areas around centres and in areas well serviced by public transport and community. Kāinga Ora also seeks that these areas are identified on the planning maps. The areas where additional height is being sought are within a 400m catchment of the centres of Eastbourne, Stokes Valley, and Wainuiomata, and in areas within the MDRAA surrounding local centres that are not otherwise zoned HDRAA through the course of implementing Policy 3(c) of the NPSUD.</p> <p>Kāinga Ora supports the Restricted Discretionary activity status of this rule where the permitted standard is not complied with.</p>	<p><i>Amendments sought</i></p> <p>(a) Construction or alteration of a building is a permitted activity if:</p> <p>(i) The building does not exceed a maximum height of 10m <u>11m</u> except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m where the entire roof slopes 15 degrees or more.</p> <p><u>(ii) 18m on sites subject to the Height Variation Control shown on the planning maps</u></p> <p>...</p> <p><u>(b) Construction or alteration of a building that does not comply with Rule 4F 4.2.2(a) is a restricted discretionary activity.</u></p> <p>Discretion is restricted to:</p> <p><u>(iaa) The planned urban built character for the Medium Density Residential Activity Area.</u></p> <p>(i) The effects on the privacy of adjoining sites. (ii) The effects on shading of adjoining sites <u>including the impacts of shading on their</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>Kāinga Ora seeks simplification of the prescribed matters of discretion, and therefore seeks the deletion of the strand relating to the listed “design elements”. These matters are adequately addressed either within the remaining matters of discretion, and/or by other density standards.</p> <p>Kāinga Ora also seeks removal of the note, which advises that the (non-statutory) design guide will be used as a tool to assess the effects of a proposal that exceeds this density standard.</p> <p>Kāinga Ora supports the preclusion of public notification for any breach to this rule.</p>	<p><u>primary internal and external living areas throughout the year.</u></p> <p>(iii) The effects on the amenity of the surrounding residential area and adjoining streetscape.</p> <p><u>(iiia) The effects of shading and additional building bulk on any public open space or recreational grounds and their ability to provide outdoor amenity to users.</u></p> <p><u>(iiib) Any design features or articulation to reduce the bulk of the building when viewed from neighbouring properties.</u></p> <p>(iv) The following mixed use and medium density residential development design elements:</p> <ol style="list-style-type: none"> 1. Building height 2. Recession planes and setbacks 3. Indoor and outdoor living spaces 4. Open space and boundary treatments 5. Entrances, carparking and garages 6. Onsite stormwater management 7. End / side wall treatment 8. Building materials 9. Bike parking, storage and service areas 10. Privacy and safety 11. Landscaping

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>When considering the matters in (iv), the Council will be principally guided by its Medium Density Design Guide.</p> <p>Public notification is precluded for resource consent applications under Rule 4F 4.2.2(b).</p>
61.	Chapter 4F – Medium Density Residential Activity Area (Rules)	Rule 4F 4.2.3 Height in relation to boundary	Support in part	<p>Kāinga Ora supports the height in relation to boundary (HIRB) standard, which reflects the MDRS. However, Kāinga Ora seeks an amended rule framework that provides for a more flexible HIRB in identified areas around centres. Kāinga Ora also seeks that these areas are identified on the planning maps.</p> <p>Kāinga Ora supports the Restricted Discretionary activity status of this rule where the permitted standard is not complied with. Kāinga Ora seeks simplification of the prescribed matters of discretion, and therefore seeks the deletion of the strand relating to the listed “design elements”. These matters</p>	<p><i>Amendments sought</i></p> <p>a) Construction or alteration of a building is a permitted activity if the following recession plane height in relation to boundary requirements are being met:</p> <p>(i) 3.5m +45° 4m +60° from all side and rear boundaries; <u>or</u></p> <p>(ii) <u>Within areas subject to a height variation control to enable 18m only:</u></p> <p>a. <u>60° recession plane measured from a point 6 metres vertically above ground level along the first 22 metres of the side boundary as measured from the road frontage; and</u></p> <p>b. <u>60° recession plane measured from a point 4 metres vertically above ground level at:</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>are adequately addressed either within the remaining matters of discretion, and/or by other density standards.</p> <p>Kāinga Ora also seeks removal of the note, which advises that the (non-statutory) design guide will be used as a tool to assess the effects of a proposal that exceeds this density standard. A breach of this nature does not warrant a qualitative assessment against a design guide.</p> <p>Kāinga Ora supports the preclusion of public notification for any breach to this rule.</p>	<ul style="list-style-type: none"> i. Any boundary further than 22 metres from the road frontage; and ii. The common boundary of any site outside of the height variation control <p>...</p> <p>Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> (a) A boundary with a road, (b) Existing or proposed internal boundaries within a site, and (c) Site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed. <p>(b) Construction or alteration of a building that does not meet the recession plane height in relation to boundary requirements Rule 4F 4.2.3(a) is a restricted discretionary activity.</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>Discretion is restricted to:</p> <p><u>(iaa) The planned urban built character for the Medium Density Residential Activity Area.</u></p> <p>(i) The effects on the privacy of adjoining sites.</p> <p>(ii) The effects on shading of adjoining sites, <u>including the impacts of shading on their primary internal and external living areas.</u></p> <p>(iii) The effects on the amenity of the surrounding residential <u>area</u> and adjoining streetscape.</p> <p><u>(iv) The impacts of shading and additional building bulk on any public open space or recreational grounds and their ability to provide outdoor amenity to users.</u></p> <p>(v) The following design elements:</p> <ol style="list-style-type: none"> 1. Building height 2. Recession Planes 3. End / side wall treatment 4. Privacy and safety <p>Note: When addressing or assessing potential effects in relation to matters (i) to (vi) above, applicants and the Council can be informed by</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>the relevant outcomes identified in the Medium Density Design Guide.</p> <p>Public notification is precluded for resource consent applications under Rule 4F 4.2.3(b).</p>
62.	Chapter 4F – Medium Density Residential Activity Area (Rules)	Rule 4F 4.2.4 Setbacks	Support in part	<p>Kāinga Ora generally supports the setbacks standard, which reflects the MDRS. However, adjustments are sought, to make the rule more effective.</p> <p>Kāinga Ora seeks simplification of the prescribed matters of discretion, and therefore seeks the deletion of the strand relating to the listed “design elements”. These matters are adequately addressed either within the remaining matters of discretion, and/or by other density standards.</p> <p>Kāinga Ora also seeks removal of the note, which advises that the (non-statutory) design guide will be used as a tool to assess the effects of a proposal that exceeds this density</p>	<p><i>Amendments sought</i></p> <p>(a) Construction or alteration of a building is a permitted activity if:</p> <p>...</p> <p><u>(i) Buildings are set back from the relevant boundary by the minimum depth listed below:</u></p> <p><u>Front yard: 1.5m</u></p> <p><u>Side yard: 1m</u></p> <p><u>Rear yard: 1m (excluded on corner sites)</u></p> <p><u>This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. Eaves may encroach into any yard by up to 0.6m.</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>standard. Assessment setbacks are at the lower end of consenting complexity and do not require a qualitative assessment against a design guide.</p> <p>Kāinga Ora supports the preclusion of public notification for any breach to this rule.</p>	<p>(b) Construction or alteration of a building that does not meet the yard setback requirements is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <p><u>(iaa) The planned urban built character for the Medium Density Residential Activity Area.</u></p> <p>(i) The effects on the privacy of adjoining sites.</p> <p>(ii) The effects on the amenity of the surrounding residential area, the streetscape and adjoining public space.</p> <p><u>(iii) The effect from any building bulk and its proximity to the main internal and external living areas of adjoining residential properties.</u></p> <p>(iv) The following design elements:</p> <ol style="list-style-type: none"> 1. Building height 2. Recession Planes 3. End / side wall treatment 4. Privacy and safety <p>Note: When addressing or assessing potential effects in relation to matters (iaa) to (iv) above, applicants and the Council can be informed by the relevant outcomes identified in the Medium Density Design Guide.</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<u>Public notification is precluded for resource consent applications under Rule 4F 4.2.4(b).</u>
63.	Chapter 4F – Medium Density Residential Activity Area (Rules)	Rule 4F 4.2.4A Height in Relation to Boundary and Setbacks for Sites Abutting Marae in the Community Iwi Activity Area	Support	Kāinga Ora generally supports this rule framework, noting that the more restrictive HIRB and setbacks are only applicable to sites directly abutting a marae in the Community Iwi Activity Area.	<i>Retain as notified.</i>
64.	Chapter 4F – Medium Density Residential Activity Area (Rules)	Rule 4F 4.2.5 Permeable Surface	Support in part	<p>Kāinga Ora generally supports the requirement to maintain a minimum permeable surface across 30% of the site area. However, Kāinga Ora seeks the removal of 4f 4.2.5 (b)(iv) (list of design elements) in its entirety along with the removal of the note referencing assessment being made against the design guide for this rule.</p> <p>Kāinga Ora seeks the preclusion of public and limited notification for any breach to this rule.</p>	<p><i>Amendments sought.</i></p> <p>a. Construction or alteration of a building, or new impermeable surfaces, is a permitted activity, if:</p> <p>(i) A minimum of 30% of the site area is a permeable surface.</p> <p>b. Construction or alteration of a building, or new impermeable surfaces, that do not meet the above permitted permeable surface requirements is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <p>i. The effects on the stormwater system.</p> <p>ii. The potential for increased surface ponding and flooding.</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>iii. The mitigation of additional stormwater runoff through means such as onsite stormwater retention.</p> <p>(iv) The following mixed-use and medium density residential development design elements:</p> <ol style="list-style-type: none"> 1. Building height 2. Recession planes and setbacks 3. Indoor and outdoor living spaces 4. Open space and boundary treatments 5. Entrances, carparking and garages 6. Onsite stormwater management 7. End / side wall treatment 8. Building materials 9. Bike parking, storage and service areas 10. Privacy and safety 11. Landscaping <p>When considering the matters in (v), the Council will be principally guided by its Medium Density Design Guide.</p> <p><u>Public and limited notification is precluded for resource consent applications under Rule 4F 4.2.5.</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
65.	Chapter 4F – Medium Density Residential Activity Area (Rules)	Rule 4F 4.2.6 Outdoor Living Space	Support in part	<p>Kāinga Ora generally supports the outdoor living space standard, which is consistent with the MDRS.</p> <p>However, Kāinga Ora seeks the removal of 4F 4.2.6 (b)(iii) (list of design elements) in its entirety along with the removal of the note referencing assessment being made against the design guide for this rule.</p> <p>Kāinga Ora seeks the preclusion of limited notification for any breach to this rule.</p>	<p><i>Amendments sought</i></p> <p>Delete:</p> <ol style="list-style-type: none"> 4F 4.2.6(b)(iii) (list of design elements) Reference to assessment being made against the design guide <p>Introduce:</p> <ol style="list-style-type: none"> Notification preclusion clause for limited notification.
66.	Chapter 4F – Medium Density Residential Activity Area (Rules)	Rule 4F 4.2.7 Accessory Building	Support in part	<p>Kāinga Ora supports the proposed administrative changes to this rule.</p> <p>Kāinga Ora seeks the introduction of a notification preclusion for public notification.</p>	<p><i>Amendments sought</i></p> <p>Introduce:</p> <ol style="list-style-type: none"> Preclusion clause for public notification.
67.	Chapter 4F – Medium Density Residential Activity Area (Rules)	Rule 4F 4.2.8 Screening and storage	Support in part	<p>Kāinga Ora notes this is an existing standard and only administrative changes are proposed. Kāinga Ora seeks these amendments go further resulting in the removal of 4F 4.2.8(b)(iii) (list of design elements) in its entirety along with the removal</p>	<p><i>Amendments sought</i></p> <p>Delete:</p> <ol style="list-style-type: none"> 4F 4.2.8(b)(iii) (list of design elements) Reference to assessment being made against the design guide

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				of the note referencing assessment being made against the design guide for this rule.	
68.	Chapter 4F – Medium Density Residential Activity Area (Rules)	Rule 4F 4.2.11 Outlook Space (per unit)	Support in part	Kāinga Ora supports this rule, but also seeks the preclusion of limited notification for any breach of this rule. Kāinga Ora also seeks the removal of the note referencing assessment being made against the design guide for a breach to this rule.	<i>Amendments sought</i> Delete: <ol style="list-style-type: none"> 1. 4F 4.2.8(b)(iii) (list of design elements) 2. Reference to assessment being made against the design guide Introduce: <ol style="list-style-type: none"> 3. Preclusion clause for limited notification.
69.	Chapter 4F – Medium Density Residential Activity Area (Rules)	Rule 4F 4.2.12 Windows to Street	Support in part	<p>Kāinga Ora generally supports the windows to street standard, which is consistent with the MDRS.</p> <p>However, Kāinga Ora seeks the removal of 4F 4.2.12 (b)(iii) (list of design elements) in its entirety along with the removal of the note referencing assessment being made against the design guide for this rule.</p>	<i>Amendments sought</i> Delete: <ol style="list-style-type: none"> 1. 4F 4.2.12(b)(iii) (list of design elements) 2. Reference to assessment being made against the design guide Introduce: <ol style="list-style-type: none"> 3. Preclusion clause for limited notification.

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				Kāinga Ora seeks the preclusion of limited notification for any breach to this rule.	
70.	Chapter 4F – Medium Density Residential Activity Area (Rules)	Rule 4F 4.2.13 Landscaped Area	Support in part	<p>Kāinga Ora generally supports the landscaped area standard, which is consistent with the MDRS.</p> <p>However, Kāinga Ora seeks the removal of 4F 4.2.13 (b)(ix) (list of design elements) in its entirety along with the removal of the note referencing assessment being made against the design guide for this rule. Kāinga Ora seeks the preclusion of limited notification for any breach to this rule.</p>	<p><i>Amendments sought</i></p> <p>Delete:</p> <ol style="list-style-type: none"> 1. 4F 4.2.13(b)(ix) (list of design elements) 2. Reference to assessment being made against the design guide <p>Introduce:</p> <ol style="list-style-type: none"> 3. Preclusion clause for limited notification.
71.	Chapter 4F 5 – Precincts and Schedules Sites	4F 5.1 Residential Heritage Precinct	Oppose in part	Kāinga Ora opposes (in part) of Council proposed heritage areas. Kāinga Ora has commissioned a heritage assessment, which has concluded that there are a number of proposed landholdings/buildings that have little heritage value, largely due to modifications that have significantly altered heritage and architectural values.	<p><i>Amendments sought</i></p> <p>Kāinga Ora seeks the following changes:</p> <ol style="list-style-type: none"> 1. Change to the boundary of the proposed heritage area HA-09 to exclude landholdings/buildings that (a) retain little heritage value due to modifications and (b) are considered not to contribute to the proposed housing area (consistent with the

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>Accordingly, Kāinga Ora seeks the following amendments to the proposed Petone State Flats Heritage Area.</p> <ol style="list-style-type: none"> 1. Change title of the heritage area to: “Petone State Housing Area” 2. Change to the boundary of the proposed heritage area to exclude landholdings/buildings that (a) retain little heritage value due to modifications and (b) are considered not to contribute to the proposed housing area. <p>Kāinga Ora also considers that qualifying matters should be identified as overlays and addressed as district-wide provisions, rather than precincts within zone based chapters. On this basis, Kāinga Ora requests that identified areas with recognised significant heritage values are managed and addressed with appropriate provisions and rules within a Heritage Chapter, in</p>	<p>amendments shown on the map attached at Appendix 2).</p> <ol style="list-style-type: none"> 2. Change the title of heritage area HA-09 to: Petone State Flats <u>Housing</u> Area 3. Change to an overlay, not as a precinct. 4. Relocate provisions and rules to the District-wide chapter, rather than being located within the residential chapters. 5. Change the activity status of demolition of buildings from permitted to discretionary. 6. Make any consequential amendments to give effect to this submission and the relief/s sought.

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>accordance with the National Planning Standards.</p> <p>Kāinga Ora questions the presence of a permitted activity status for the demolition of buildings, as this would result in the potential loss of heritage buildings within the interim period that Council undertakes a plan change to review and strengthen the heritage provisions.</p>	
Chapter 4G High Density Residential Activity Area					
72.	Chapter 4G – High Density Residential Activity Area	Mapping	Support in part	<p>Kāinga Ora generally supports the introduction and application of a High Density Residential Zone.</p> <p>Opportunities for further high density housing are sought to support the role and function of a wider range of Centres in order to achieve well-functioning urban environments in accordance with the NPS-UD. Consequential changes to maps and provisions are sought to give effect to these changes.</p>	<ol style="list-style-type: none"> 1. Kāinga Ora seeks amendments to the planning maps to reflect the amendments sought to the commercial centres, centres hierarchy, and increased intensification of the HDRAA and MDRAA to better achieve well-functioning urban environments and national and regional consistency. 2. The key changes sought are outlined in Appendix 2. 3. Seek for the expansion of the HDRAA to apply to areas that are generally:

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>Additional height is sought around the city centre and Petone Commercial Activity Area, and around the Naenae and Waterloo centre (the latter in recognition of the role and function this centre plays).</p> <p>Rather than restrict height in the HDRAA below six storeys around the commercial centres of Eastbourne, Stokes Valley and Wainuiomata, Kāinga Ora seeks that these surrounding residential areas instead be zoned as MDRAA and subject to a height variation control to enable heights of 4-5 storeys (18m). Consequential changes are sought in the MDRAA to give effect to this.</p>	<ul style="list-style-type: none"> i. Seek for the expansion of the HDRAA in 15min/1200m walkable catchment from the edge of the city centre; ii. Increase the maximum height to 43m (12 storeys) within a 400m/5-10min walkable catchment from the city centre, demonstrated with a Height Variation Control overlay; iii. Increase the maximum height to 29m (eight storeys) within a 800m/10min walkable catchment from the city centre, demonstrated with a Height Variation Control overlay; iv. Seek for the expansion of the HDRAA in 10min/800m walkable catchment from the edge of Petone Mixed Commercial Activity Areas; v. Increase the maximum heights to 36m (10 storeys) within a 400m/5-10min walkable catchment of the Petone commercial centre;

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>demonstrated with a Height Variation Control overlay;</p> <ul style="list-style-type: none"> vi. Seek for the expansion of the HDRAA in 10min/800m walkable catchment from rapid transit stops; vii. Seek for the expansion of the HDRAA in 10min/800m walkable catchment around the Suburban Mixed Use Activity Areas in Waterloo and Naenae; and viii. Increase the maximum heights to 29m (eight storeys) within a 400m/5-10min walkable catchment of the Waterloo and Naenae commercial areas, demonstrated with a Height Variation Control. <ul style="list-style-type: none"> 4. Rezone the residential areas surrounding the centres of Eastbourne, Stokes Valley, and Wainuiomata to MDRAA. 5. Apply a Height Variation Control of 18m height limit over the residential areas within a 5-10min/400m walkable

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>catchment of these centres – Eastbourne, Stokes Valley and Wainuiomata.</p> <p>6. Apply the introduced Height Variation Control over residential areas within 400m of other identified centres – in Appendix 2. These are centres on Elizabeth Street, Burnside & Lockett streets, and Stelin & High streets.</p> <p>7. Accept all changes sought from Kāinga Ora to the planning maps as shown in Appendix 2.</p> <p>8. Other than the changes sought in this submission and in Appendix 2, retain the zoning as notified.</p> <p>9. Consequential amendments may be required to give effect to the changes sought and this submission.</p>
73.	Chapter 4G – High Density Residential Activity Area	4F 1 Introduction/ Zone Statement	Support in part	Kāinga Ora generally supports the intent of this introduction statement but seeks some changes to frame the anticipated outcome of the zone	<p><i>Amend as follows:</i></p> <p><u>The High Density Residential Activity Area covers residential areas with a higher level of</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>and enable greater levels of intensification around key centres and areas that are well serviced by transport and amenities more effectively. Kāinga Ora seeks that these areas are identified on the Planning Maps as height variation areas.</p> <p>Kāinga Ora notes support for design guides sitting outside of the Plan, as a non-statutory tool to assist in assessing quality design outcomes.</p>	<p><u>access to commercial activities and community facilities. This includes areas surrounding train stations, the Lower Hutt city centre and Petone metropolitan centre as well as some suburban centres.</u></p> <p><u>While areas in the High Density Residential Activity Area are predominantly residential in nature, non-residential activities are provided for within the Activity Area where they are compatible with residential activities.</u></p> <p><u>The planned urban built character for the High Density Residential Activity Area is high density residential development, including detached dwellings, terraced housing and apartments. The planned urban built character of the High Density Residential Activity Area includes buildings of at least six storeys in most of the Activity Area. The urban built character of an area will arise from the flexibility provided for by the Plan for individual development to take any low to high density form. This supports increasing the capacity and choice of housing within neighbourhoods. It is anticipated that the appearance of neighbourhoods in the High</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p><u>Density Residential Activity Area</u> It is expected that the <u>urban built form of an area will change over time</u> as the number of high density residential developments increases <u>including through increased opportunities for terraced housing and apartments.</u></p> <p><u>Built development is provided for in the High Density Residential Activity Area through a range of permitted activities and development standards that permit three six dwellings per site and buildings of up to six storeys in most of the Activity Area and four storeys for areas in Eastbourne, Stokes Valley and Wainuiomata.</u> Some areas have been identified as being suited to a more intensive built form through increased building heights than the standard zone height. These areas are located within a walkable catchment of the City Centre and Petone Commercial Activity Area, Naenae and Waterloo. They are identified on the planning maps as Height Variation Controls.</p> <p>...</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p><u>If a proposed development does not meet the development standards, resource consent is required in order to: Development of seven or more residential units is also encouraged through the policy framework and provided for through a resource consenting process in order to:</u></p> <ul style="list-style-type: none"> <u>i. achieve a high quality built environment;</u> <u>ii. manage the effects of development on neighbouring sites;</u> <u>iii. achieve high quality living environments; and</u> <u>iv. achieve attractive and safe streets and public spaces.</u> <p><u>Residential development that infringes 1 or more standards is also provided for through a resource consenting process.</u> The resource consent process enables the design and layout, <u>as well as potential or actual effects on the environment</u>, of development to be assessed, recognising that quality design is increasingly important as the scale and density of development increases. Council provides design guidance for residential</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>developments through design guides that sit outside the plan.</p> <p><u>The planned urban built character of the High Density Residential Activity Area includes buildings of at least six storeys in most of the Activity Area and at least four storeys in Eastbourne, Stokes Valley and Wainuiomata. As buildings of this scale are likely to breach one or more development standard, resource consent is likely to be required. However, buildings of at least six storeys must be enabled within the walkable catchments of Lower Hutt city centre, Petone metropolitan centre and the city's train stations.</u></p>
74.	Chapter 4G – High Density Residential Activity Area	Objective 4G 2.1	Support	Kāinga Ora supports the objective.	<i>Retain as notified</i>
75.	Chapter 4G – High Density Residential Activity Area	Objective 4G 2.2	Support	Kāinga Ora supports the objective.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
76.	Chapter 4G – High Density Residential Activity Area	Objective 4G 2.3	Support in part	Kāinga Ora generally supports the objective but seeks some amendments to more clearly articulate the anticipated outcome sought through the broader submission by Kāinga Ora.	<p><i>Amendments sought</i></p> <p><u>The High Density Residential Activity Area provides for a variety of housing types and sizes that respond to:</u></p> <ul style="list-style-type: none"> i. <u>Housing needs and demand, and</u> ii. <u>The neighbourhood’s planned urban built character, including six-storey buildings and between eight to twelve storeys in identified locations.</u>
77.	Chapter 4G – High Density Residential Activity Area	Objective 4G 2.4	Support in part	Kāinga Ora generally supports this objective, which recognises the differing scales of development that could occur in the High Density Residential Activity Area. Kāinga Ora seeks amendments to articulate the change more clearly in character that is anticipated in the planned urban built environment of the High Density Residential Activity Area.	<p><i>Amendments sought</i></p> <p><u>Recognise that the neighbourhood’s planned urban built character is defined through the flexibility of individual developments to take:</u></p> <ul style="list-style-type: none"> i. <u>Any low to medium density form of up to three storeys, or</u> ii. <u>A form of up to six storeys that achieves, for that development, the best practicable amenity outcomes for adjoining sites, or</u> iii. <u>A taller form if compatible with the amenity levels associated with high density residential development of six storeys.</u>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
78.	Chapter 4G – High Density Residential Activity Area	Objective 4G 2.5	Support in part	Kāinga Ora generally supports the intent of this objective, but seeks alternative wording to more clearly articulate the overall outcome sought.	<p><i>Amendments sought</i></p> <p><u>Built development is of high quality and provides:</u></p> <ul style="list-style-type: none"> i. <u>appropriate on-site amenity for residents.</u> ii. <u>appropriate residential amenity for adjoining sites, and</u> iii. <u>a high level of amenity for the street.</u> <ul style="list-style-type: none"> <u>i. healthy, safe and accessible living environments</u> <u>ii. attractive and safe streets.</u>
79.	Chapter 4G – High Density Residential Activity Area	Objective 4G 2.6	Support	Kāinga Ora generally supports the objective.	<i>Retain as notified</i>
80.	Chapter 4G – High Density Residential Activity Area	Objective 4G 2.7	Support	Kāinga Ora generally supports the objective.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
81.	Chapter 4G – High Density Residential Activity Area	Objective 4G 2.8	Oppose	<p>Kāinga Ora does not support a reduced 4-storey height limit applying in areas adjacent to the centres of Eastbourne, Stokes Valley, and Wainuiomata.</p> <p>Kāinga Ora seeks a secondary height limit of 18m be introduced within the Medium Density Residential Activity Area within a 400 walkable catchment from the local commercial centre. This Objective is sought to be deleted from the HDRAA.</p>	<p><i>Delete objective</i></p> <p><u>Modify the general approach of the Activity Area in Eastbourne, Stokes Valley, and Wainuiomata to have a planned urban built character of:</u></p> <ul style="list-style-type: none"> <u>i. Any low to medium density form of up to three storeys, or</u> <u>ii. A form of up to four storeys that achieves, for that development, the best practicable amenity outcomes for adjoining sites, or</u> <u>iii. A taller form if compatible with the amenity levels associated with high density residential development of four storeys.</u>
82.	Chapter 4G – High Density Residential Activity Area	Policy 4G 3.1	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
83.	Chapter 4G – High Density Residential Activity Area	Policy 4G 3.2	Oppose	Kāinga Ora acknowledges that this policy is a modified version of the mandatory provision under the MDRS, but notes this policy is more appropriately located in the Medium Density Residential Activity Area.	<p><i>Delete Policy</i></p> <p><u>Enable a variety of housing types with a mix of densities within the High Density Residential Activity Area, including three-storey attached</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					and detached dwellings, and low-rise apartments.
84.	Chapter 4G – High Density Residential Activity Area	Policy 4G 3.3	Support	Kāinga Ora supports the policy.	<i>Retain as notified</i>
85.	Chapter 4G – High Density Residential Activity Area	Policy 4G 3.4	Support	Kāinga Ora supports the inclusion of this MDRS provision.	<i>Retain as notified</i>
86.	Chapter 4G – High Density Residential Activity Area	Policy 4G 3.5	Support	Kāinga Ora supports the inclusion of this MDRS provision.	<i>Retain as notified</i>
87.	Chapter 4G – High Density Residential Activity Area	Policy 4G 3.6	Support	Kāinga Ora supports the policy.	<i>Retain as notified</i>
88.	Chapter 4G – High Density Residential Activity Area	Policy 4G 3.7	Support	Kāinga Ora supports the policy.	<i>Retain as notified</i>
89.	Chapter 4G – High Density Residential Activity Area	Policy 4G 3.8	Support in part	Kāinga Ora supports the intent of this policy, but seeks amended wording to articulate the issue more clearly being managed and the outcomes sought.	<i>Amendments sought</i> Manage the effects of built development on adjoining sites and the street by controlling height, bulk and form of built development.

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				Replacement text is provided.	Manage the effects of built form that does not meet the permitted activity standards for height in relation to boundary, building set back, site coverage or height standards, by ensuring adequate provision of privacy and access to sunlight is made to neighbouring residential properties internal and external living areas, and the impact of building bulk and dominance is mitigated or remedied through design responses.
90.	Chapter 4G – High Density Residential Activity Area	Policy 4G 3.9	Oppose	<p>Kāinga Ora opposes this policy, as it is inconsistent with anticipated change relating to the urban built form and amenity levels in the High Density Activity Area.</p> <p>Kāinga Ora does not support the use of the term “maintain” in the context of provision of privacy and sunlight access. Policy 6 of the NPS-UD is clear that amenity levels will change through a changing urban built form.</p>	<p><i>Delete Policy</i></p> <p>Require the design of built development of up to three storeys to maintain a reasonable level of privacy and sunlight access for adjoining sites.</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				Kāinga Ora seeks deletion of this policy, noting that the broad range of alternative policies within Chapter 4G make adequate provision for amenity.	
91.	Chapter 4G – High Density Residential Activity Area	Policy 4G 3.10	Support in part	<p>Kāinga Ora supports the amenity and design outcomes being specifically referenced in the policy. Changes are sought to frame the issue being managed, which is ensuring positive design and living environments are provided as intensification increases.</p> <p>Amendments sought to delete the policy strand that seeks to encourage buildings to be planned to be compatible with possible future developments on neighbouring sites, as it creates ambiguity in consenting when possible future developments cannot be reasonably understood as part of the resource consenting process. This is also inconsistent with the height in relation boundary and setback standards.</p>	<p><i>Amendments sought</i></p> <p>Encourage high density residential development that contributes positive design outcomes and living environments Manage the design of built development of more than three storeys and up to six storeys to achieve the best practicable outcomes for privacy, sunlight, and appearance including by:</p> <ul style="list-style-type: none"> i. Encouraging buildings on front sites to be located close to the street, ii. Encouraging buildings to be planned to be compatible with possible future developments on neighbouring sites, including through the position of walls likely to be future common walls, accessways, communal open space and parking areas, iii. Encouraging the orientation of key windows and outdoor living spaces in

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p><u>units to face toward the street and rear of the site, rather than the sides,</u></p> <p>iv. <u>Encouraging windows to be designed to minimise overlooking or looking into windows or outdoor living spaces of other close residential units,</u></p> <p>v. <u>Encouraging outdoor living spaces to achieve a good level of privacy by being screened from windows or outdoor living spaces of other close residential units,</u></p> <p>vi. <u>Encouraging outdoor living spaces to be located to achieve a good level of privacy and access to sunlight while minimising impacts on privacy and access to sunlight of other close residential units, and</u></p> <p>vii. <u>Encouraging the appearance of end wall and boundary treatments to take into account their proposed context, and the possible future context given the flexible options available on adjoining sites.</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
92.	Chapter 4G – High Density Residential Activity Area	Policy 4G 3.11	Oppose	Kāinga Ora seeks the deletion of this policy, as the matters it seeks to address and provide for are adequately covered by the Policies 4G 3.8 and 4G3.10 (as amended by Kāinga Ora)	<i>Amendments sought</i> Require the design of built development of over six storeys to achieve outcomes for privacy, sunlight, and appearance consistent with that of the best practicable outcomes for a development of six storeys.
93.	Chapter 4G – High Density Residential Activity Area	Policy 4G 3.12	Support	Kāinga Ora supports this policy, which is required by schedule 3A of the Act.	<i>Retain as notified</i>
94.	Chapter 4G – High Density Residential Activity Area	Policy 4G 3.13	Support in part	Kāinga Ora generally supports the intent of this policy but seeks amendments to provide more flexibility through the resource consenting process.	<i>Amendments sought</i> Require rainwater tanks and design solutions and an appropriate provision minimum area of permeable surface in order to assist with the management of stormwater runoff created by development.
95.	Chapter 4G – High Density Residential Activity Area	Policy 4G 3.14	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
96.	Chapter 4G – High Density Residential Activity Area	Policy 4G 3.15	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
97.	Chapter 4G – High Density Residential Activity Area	Policy 4G 3.16	Oppose	Kāinga Ora opposes a restrictive height limit of 4 storeys applying in the HDRAA around Eastbourne, Stokes Valley and Wainuiomata. Kāinga Ora seeks deletion of this policy.	<i>Amendments sought</i> Modify the general approach of the Activity Area in Eastbourne, Stokes Valley and Wainuiomata to enable buildings of up to four storeys, rather than six storeys, and achieve corresponding outcomes for amenity values including privacy, sunlight, and appearance.
98.	Chapter 4G – High Density Residential Activity Area	Rules 4G 4.1.1 to 4G 4.1.7	Support	Kāinga Ora supports these activity based rules.	<i>Retain as notified</i>
99.	Chapter 4G – High Density Residential Activity Area	New Rule 4G 4.1.X	NEW RULE	Kāinga Ora seeks the introduction of a new rule to enable Community Gardens to operate as a permitted activity. Kāinga Ora notes that the creation of a new definition maybe required as a consequential change.	<i>New rule</i> Community Garden 1. Activity status: Permitted Consequential changes, such as the introduction of a new definition, are also requested to give effect to this change.

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
100.	Chapter 4G – High Density Residential Activity Area	New Rule 4G 4.1.XX	NEW RULE	<p>Kāinga Ora seeks a new rule to enable commercial activities on ground floor to be specifically enabled via a Restricted Discretionary Activity consent pathway, subject to meeting standards.</p> <p>This recognises that some service-related activities, such as convenience stores, hairdressers, and cafes have a role to play in enabling a well-functioning urban environment and enhancing vibrancy in walkable neighbourhoods. An example rule framework is provided. This rule framework is adequately provided for through Obj 4G 2.2 and Policy 4G 3.1.</p>	<p><i>New rule</i></p> <p>Commercial Activity</p> <p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. The commercial activity is limited to the ground floor tenancy of an apartment building; b. The total gross floor area of commercial activity does not exceed 200m²; c. The commercial activity does not include the repair, alteration, restoration or maintenance of motor vehicles. d. The hours of operation are between: <ul style="list-style-type: none"> i. 7.00am and 9.00pm Monday to Friday; and ii. 8.00am and 7.00pm Saturday, Sunday and public holidays. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The effects on the amenity of the surrounding residential area. 2. The effects on pedestrian safety and the safe and efficient movement of vehicles.

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>3. The activity contributes positively to the urban environment and achieves attractive and safe streets.</p> <p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with 4G 4.1XX-1.a - 4G 4.1XX -1.d.</p>
101.	Chapter 4G – High Density Residential Activity Area	Rules 4G 4.1.8 to 4G 4.1.10	Support	Kāinga Ora supports these rules.	<i>Retain as notified</i>
102.	Chapter 4G – High Density Residential Activity Area	Rule 4G 4.11 Vegetation Removal	Oppose	Kāinga Ora opposes the proposed changes to this rule and seeks the retention of the existing rule. Kāinga Ora considers the proposed rule to be too broad sweeping and may constrain the supply of housing. The District Plan already requires minimum onsite landscaping in this zone, and Notable Trees are protected elsewhere in the Plan. Kāinga Ora acknowledges that the Council must give effect to higher order planning documents in the identification and protection of	<p><i>Amendments sought</i></p> <p><i>Replace with:</i></p> <p>The removal of vegetation (whether indigenous or exotic) is a permitted activity.</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				indigenous biodiversity but considers the rule, as proposed, is inappropriate.	
103.	Chapter 4G – High Density Residential Activity Area (Rules) 4G 4.2 Development Standards	Rule 4G 4.2.1 Number of Residential Units per Site	Support in part	<p>Kāinga Ora generally supports this rule but seeks changes to the maximum number of permitted units from 3 to 6, recognising that the HDRAA is an area that is explicitly enabling more intensive development.</p> <p>Kāinga Ora also seeks revisions to the matters of discretion.</p>	<p><i>Amendments sought</i> <u>Rule 4G 4.2.1 - Number of Residential Units Dwellings per Site</u></p> <ol style="list-style-type: none"> 1. No more than six residential units occupy the site; and 2. Compliance with the following standards is achieved: <ol style="list-style-type: none"> i. 4G 4.2.2 - building coverage ii. 4G 4.2.3 – building height; iii. 4G 4.2.4 – HIRTB; iv. 4G 4.2.5 –only in relation to the rear/side yard boundary setback v. 4G 4.2.13 – outlook space <p><u>Activity status: Restricted discretionary</u> <u>Where:</u></p> <ol style="list-style-type: none"> a. Compliance is not achieved with 4G 4.2.1(1): <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. The scale, form, and appearance of the development is compatible with the

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>planned urban built form of the neighbourhood;</p> <p>2. The development contributes to a safe and attractive public realm and streetscape;</p> <p>3. The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development; and</p> <p>4. The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale.</p> <p>Activity status: Restricted discretionary Where:</p> <p>b. Compliance is not achieved with 4G 4.2.1(2).</p> <p>Matters of discretion are restricted to:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p><u>Notification:</u></p> <ol style="list-style-type: none"> 1. <u>An application for resource consent which complies with 4G 4.2.1(1) but does not comply with 4G 4.2.1(2) is precluded from being publicly notified.</u> 2. <u>An application for resource consent made which does not comply with 4G 4.2.1(1) but complies with 4G 4.2.1(2) is precluded from being either publicly or limited notified.</u> 3. <u>An application for resource consent made which does not comply with 4G 4.2.1(1) and 4G 4.2.1(2) but complies 4G 4.2.3 – building height and 4G 4.2.1 - building coverage is precluded from being either publicly or limited notified.</u> <p><u>(a) Up to three residential units per site are a permitted activity.</u></p> <p><u>(b) Four or more residential units per site are a restricted discretionary activity.</u></p> <p><u>Discretion is restricted to:</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>(i) The planned urban built character for the High-Density Residential Activity Area.</p> <p>(ii) The matters in Policies 4G 3.5, and 4G.12.</p> <p>(iii) The matters in Policies 4G 3.10 and 4G 3.11, if the development is four or more storeys.</p> <p>(iv) The on-site amenity for future occupants of the development.</p> <p>(v) The capacity of the network infrastructure for water supply, wastewater, stormwater and land transport to service the proposed development.</p> <p>(vi) Any positive effects, including positive effects of increasing housing capacity and variety.</p> <p>(vi) The following design elements:</p> <ol style="list-style-type: none"> 1. Building height 2. Recession planes and setbacks 3. Indoor and outdoor living spaces 4. Open space and boundary treatments 5. Entrances, carparking and garages 6. Onsite stormwater management 7. End / side wall treatment

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>8. Building materials 9. Bike parking, storage and service areas 10. Privacy and safety 11. Landscaping</p> <p><u>When considering the matters in (vii), the Council will be principally guided by its Medium Density Design Guide.</u></p> <p><u>Public and limited notification is precluded for resource consent applications under Rule 4G 4.2.1 (b).</u></p>
104.	Chapter 4G – High Density Residential Activity Area (Rules) 4G 4.2 Development Standards	Rule 4G 4.2.2 Building Coverage	Support in part	<p>Kāinga Ora supports the Restricted Discretionary activity status of this rule where the permitted standard is not complied with.</p> <p>Kāinga Ora seeks removal of the note, which advises that the (non-statutory) design guide will be used as a tool to assess the effects of a proposal that exceeds this density standard. Assessment of site coverage breaches are at the lower end of consenting complexity and do</p>	<p><i>Amendments sought</i></p> <p>...</p> <p><u>Discretion is restricted to:</u></p> <p>(i) <u>The planned urban built character for the High Density Residential Activity Area including the requirements to enable buildings of at least six storeys within the High Density Residential Activity Area.</u></p> <p>(ii) <u>The effects on the privacy of adjoining sites.</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>not require a qualitative assessment against a design guide.</p> <p>Kāinga Ora supports the preclusion of public notification for any breach to this rule.</p>	<p><u>(iii) The effects on the amenity of the surrounding residential area, the streetscape and adjoining public space.</u></p> <p>Note: When addressing or assessing potential effects in relation to matters (i) and (ii) above, applicants and the Council can be informed by the relevant outcomes identified in the Medium Density Design Guide.</p> <p><u>Public notification is precluded for resource consent applications under Rule 4G 4.2.2(b).</u></p>
105.	<p>Chapter 4G – High Density Residential Activity Area</p> <p>(Rules)</p> <p>4G 4.2 Development Standards</p>	<p>Rule 4G 4.2.3</p> <p>Building height</p>	<p>Support in part</p>	<p>Kāinga Ora generally supports the maximum permitted height standard.</p> <p>As noted elsewhere in the submission, Kāinga Ora opposes the four-storey height limit proposed around the centres of Wainuiomata, Eastbourne and Stokes Valley and instead seeks that the residential areas surrounding these centres are zoned MDRAA and subject to a height control overlay within that zone.</p>	<p><i>Amendments sought</i></p> <p><u>(a) Construction or alteration of a building is a permitted activity if:</u></p> <ul style="list-style-type: none"> a. <u>The building is within a specific height control overlay shown on the District Plan map and does not exceed the maximum height shown for that overlay, or</u> b. <u>In any other case, the building does not exceed a maximum height of 22m.</u> <p>...</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>In addition, Kāinga Ora is seeking additional height (around the city centre and Petone Commercial Activity Area, Naenae and Waterloo).</p> <p>The proposed rule framework in the plan change is supported in part on the basis that it provides for the application of such an approach. It is on this basis that Kāinga Ora supports clause 4F 4.2.2(a)(i).</p> <p>Kāinga Ora supports the Restricted Discretionary activity status of this rule where the permitted standard is not complied with.</p> <p>Kāinga Ora seeks simplification of the prescribed matters of discretion, and therefore seeks the deletion of the strand relating to the listed “design elements”. These matters are adequately addressed either within the remaining matters of</p>	<p><u>(b) Construction or alteration of a building that does not comply with Rule 4G 4.2.3(a) is a restricted discretionary activity.</u></p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <u>(i) The planned urban built character for the High Density Residential Activity Area including the requirements to enable buildings of at least six storeys within the High Density Residential Activity Area.</u> <u>(ii) The effects on the amenity of the surrounding residential area and adjoining streetscape.</u> <u>(iii) The effects on the privacy of adjoining sites.</u> <u>(iv) The effects on shading of adjoining sites including the impacts of shading on their primary internal and external living areas throughout the year.</u> <u>(v) The effects of shading and additional building bulk on any public open space or recreational grounds and their ability to provide outdoor amenity to users.</u>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>discretion, and/or by other density standards.</p> <p>Kāinga Ora supports the preclusion of public notification for any breach to this rule.</p>	<p><u>(vi) Any design features or articulation to reduce the bulk of the building when viewed from neighbouring properties.</u></p> <p><u>(vii) The following design elements:</u></p> <ol style="list-style-type: none"> <u>1. Building height</u> <u>2. End / side wall treatment</u> <u>3. Building materials</u> <u>4. Privacy and safety</u> <u>5. Landscaping</u> <p><u>When considering the design outcomes of the development matters in (vii), the Council will be principally guided by its Medium Density Design Guide.</u></p> <p><u>Public notification is precluded for resource consent applications under Rule 4G 4.2.3(b).</u></p>
106.	Chapter 4G – High Density Residential Activity Area (Rules) 4G 4.2 Development Standards	Rule 4G 4.2.4 Height in relation to boundary	Oppose	Kāinga Ora seeks an amended standard that provides for a more flexible HIRB in the HDRAA. Kāinga Ora notes that the 4m + 60° is a medium density standard, which does not enable the more intensive built form anticipated in a high density context.	<i>Amendments sought</i> <u>(a) Construction or alteration of a building is a permitted activity if the following maximum height in relation to boundary requirements are being met:</u> <ol style="list-style-type: none"> a. <u>4m 19m + 60° along the first 22m of the side boundary as measured from the road frontage</u>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>Kāinga Ora supports the Restricted Discretionary activity status of this rule where the permitted standard is not complied with.</p> <p>Additional exclusions are sought from which the HIRB applies.</p> <p>Kāinga Ora seeks simplification of the prescribed matters of discretion, and therefore seeks the deletion of the strand relating to the listed “design elements”. These matters are adequately addressed either within the remaining matters of discretion, and/or by other density standards or relevant policies.</p> <p>Kāinga Ora also seeks removal of the note, which advises that the (non-statutory) design guide will be used as a tool to assess the effects of a proposal that exceeds this density standard. A breach of this nature does not warrant a qualitative assessment against a design guide.</p>	<p>b. <u>8m + 60° from all other side and rear boundaries</u></p> <p>c. <u>Except no part of any building or structure may project beyond a 60° recession plane measured from a point 4m vertically above ground level along any boundary that adjoins a site in the Medium Density Residential Activity Area.</u></p> <p><u>Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</u></p> <p><u>This standard does not apply to:</u></p> <ul style="list-style-type: none"> <u>(a) A boundary with a road,</u> <u>(b) Existing or proposed internal boundaries within a site, and</u> <u>(c) Site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.</u>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>Kāinga Ora supports the preclusion of public notification for any breach to this rule.</p>	<p>(d) <u>Boundaries adjoining the City Centre Zone, Metropolitan Centre Zone, [all relevant commercial zones];</u></p> <p>(e) <u>Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m;</u></p> <p>(f) <u>Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g., finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically</u></p> <p>(b) <u>Construction or alteration of a building that does not meet the maximum height in relation to boundary requirements is a restricted discretionary activity.</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>The planned urban built character for the High Density Residential Activity Area, including the requirements to enable buildings of at least six storeys</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p><u>within the High Density Residential Activity Area.</u></p> <p>b. <u>The effects on the privacy of adjoining sites.</u></p> <p>c. <u>The effects on shading of adjoining sites, including the impacts of shading on their primary internal and external living areas.</u></p> <p>d. <u>The effects on the amenity of the surrounding residential area and adjoining streetscape.</u></p> <p>e. <u>The level of additional building bulk and the impact on the amenity of the adjoining residential properties.</u></p> <p>f. <u>The following design elements:</u></p> <ol style="list-style-type: none"> <u>1. Building height</u> <u>2. Recession Planes</u> <u>3. End / side wall treatment</u> <u>4. Privacy and safety</u> <p><u>Note: When addressing or assessing potential effects in relation to matters (i) and (vi) above, applicants and the Council can be informed by the relevant outcomes identified in the Medium Density Design Guide.</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p><u>Public notification is precluded for resource consent applications under Rule 4G 4.2.4(b).</u></p>
107.	Chapter 4G – High Density Residential Activity Area (Rules) 4G 4.2 Development Standards	Rule 4G 4.2.5 Setbacks	Support in part	<p>Kāinga Ora generally supports the setbacks standard as they relate to side and rear yards. However, Kāinga Ora seeks removal of the front yard setback given a high density zone has a more urbanised character of a high density zone. Other adjustments are sought, to make the rule more effective.</p> <p>Kāinga Ora seeks simplification of the prescribed matters of discretion, and therefore seeks the deletion of the strand relating to the listed “design elements”. These matters are adequately addressed either within the remaining matters of discretion, and/or by other density standards.</p> <p>Kāinga Ora also seeks removal of the note, which advises that the (non-statutory) design guide will be used</p>	<p><i>Amendments sought</i></p> <p>(a) <u>Construction or alteration of a building is a permitted activity if:</u></p> <p><u>(i) Buildings are set back from the relevant boundary by the minimum depth listed below:</u></p> <p><u>Front yard: 1.5m</u> <u>Side yard: 1m</u> <u>Rear yard: 1m (excluded on corner sites)</u></p> <p><u>This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u> <u>Eaves may encroach into any yard by up to 0.6m.</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>as a tool to assess the effects of a proposal that exceeds this density standard. Assessment setbacks are at the lower end of consenting complexity and do not require a qualitative assessment against a design guide.</p> <p>Kāinga Ora supports the preclusion of public notification for any breach to this rule. If the front yard setback is not removed, Kāinga Ora seeks a preclusion to limited notification to apply to this aspect of a breach.</p>	<p>(b) <u>Construction or alteration of a building that does not meet the setback requirements is a restricted discretionary activity.</u></p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> (i) <u>The planned urban built character for the High Density Residential Activity Area, including the requirements to enable buildings of at least six storeys within the High Density Residential Activity Area.</u> (ii) <u>The effects on the privacy of adjoining sites.</u> (iii) <u>The effects on the amenity of the surrounding residential area, the streetscape and adjoining public space.</u> (iv) <u>The effect from any building bulk and its proximity to the main internal and external living areas of adjoining residential properties</u> (v) <u>The effects on the amenity of the surrounding residential area, the streetscape and adjoining public space.</u> (vi) <u>The following design elements:</u>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p> 1. Building height 2. Recession planes 3. End / side wall treatment 4. Privacy and safety </p> <p> Note: When addressing or assessing potential effects in relation to matters (i) and (vi) above, applicants and the Council can be informed by the relevant outcomes identified in the Medium Density Design Guide. </p> <p> Public notification is precluded for resource consent applications under Rule 4G 4.2.5(b). </p>
108.	Chapter 4G – High Density Residential Activity Area (Rules) 4G 4.2 Development Standards	Rule 4G 4.2.6 Height in Relation to Boundary and Setbacks for Sites Abutting Marae in the Community Iwi Activity Area	Support	Kāinga Ora generally supports this rule framework, noting that the more restrictive HIRB and setbacks are only applicable to sites directly abutting a marae in the Community Iwi Activity Area.	<i>Retain as notified.</i>
109.	Chapter 4G – High Density Residential Activity Area	Rule 4G 4.2.7 Permeable Surface	Oppose	Kāinga Ora opposes the introduction of permeable surfaces within the HDRAA and considers that the	<i>Delete the rule in its entirety.</i>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
	(Rules) 4G 4.2 Development Standards			Landscaped Areas rule provides adequate control.	
110.	Chapter 4G – High Density Residential Activity Area (Rules) 4G 4.2 Development Standards	Rule 4G 4.2.8 Outdoor Living Space	Oppose	<p>Kāinga Ora seeks amendments to enable flexibility to provision of open space within the more intensive high density zone. Changes sought are provided.</p> <p>Kāinga Ora seeks the removal of the note referencing assessment being made against the design guide for this rule.</p> <p>Kāinga Ora seeks the preclusion of limited notification for any breach to this rule.</p>	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> 1. Replace standard with alternative better suited to high density development [see below] 2. Remove reference to assessment being made against the design guide 3. Expand notification preclusion clause to also apply to limited notification. <p><u>Replacement standard</u></p> <ol style="list-style-type: none"> 1. <u>Each residential unit must be provided with either a private outdoor living space or access to a communal outdoor living space;</u> 2. <u>Where private outdoor living space is provided it must be:</u> <ol style="list-style-type: none"> a. <u>For the exclusive use of residents;</u> b. <u>Directly accessible from a habitable room;</u>

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					<ul style="list-style-type: none"> c. <u>A single contiguous space; and</u> d. <u>Of a minimum area and dimension as follows</u> <ul style="list-style-type: none"> i. <u>Studio/1 bdrm - 5m² and 1.8m</u> ii. <u>2+ bdrm – 8m² and 1.8m</u> 3. <u>Where communal outdoor living space is provided it does not need to be in a single continuous space, but it must be:</u> <ul style="list-style-type: none"> a. <u>Accessible from the residential units it serves;</u> b. <u>A minimum area of 10m² for every 5 units that it serves and a minimum dimension of 8m; and</u> c. <u>Free of buildings, parking spaces, and servicing and manoeuvring areas.</u> <p><u>Discretion is restricted to:</u> <u>The extent to which:</u></p> <ul style="list-style-type: none"> 1. <u>Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for;</u>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<ol style="list-style-type: none"> 2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and 3. The availability of public open space in proximity to the site.
111.	Chapter 4G – High Density Residential Activity Area (Rules) 4G 4.2 Development Standards	Rule 4G 4.2.9 Accessory Building	Support in part	<p>Kāinga Ora supports this rule.</p> <p>Kāinga Ora seeks the introduction of a notification preclusion for public notification.</p>	<p><i>Amendments sought</i></p> <p>Introduce:</p> <ol style="list-style-type: none"> 1. Preclusion clause for public notification.
112.	Chapter 4G – High Density Residential Activity Area (Rules) 4G 4.2 Development Standards	Rule 4G 4.2.10 Screening and storage	Support in part	<p>Kāinga Ora seeks the removal of 4G 4.2.10(b)(v) (list of design elements) in its entirety along with the removal of the note referencing assessment being made against the design guide for this rule.</p>	<p><i>Amendments sought</i></p> <p>Delete:</p> <ol style="list-style-type: none"> 1. 4G 4.2.10(b)(v) (list of design elements) 2. Reference to assessment being made against the design guide
113.	Chapter 4G – High Density Residential Activity Area	Rule 4G 4.2.11 Demolition	Support	<p>Kāinga Ora supports the permitted activity status for demolition of buildings.</p>	<p><i>Retain as notified</i></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
	(Rules) 4G 4.2 Development Standards				
114.	Chapter 4G – High Density Residential Activity Area (Rules) 4G 4.2 Development Standards	Rule 4G 4.2.12 Stormwater Retention	Support	Kāinga Ora supports measures to implement onsite hydraulic neutrality.	<i>Retain as notified.</i>
115.	Chapter 4G – High Density Residential Activity Area (Rules) 4G 4.2 Development Standards (Rules)	Rule 4G 4.2.13 Outlook Space (per unit)	Support in part	Kāinga Ora supports this rule, but also seeks the preclusion of limited notification for any breach of this rule. Kāinga Ora also seeks the removal of the note referencing assessment being made against the design guide for a breach to this rule.	<i>Amendments sought</i> Delete: <ol style="list-style-type: none"> Reference to assessment being made against the design guide Introduce: <ol style="list-style-type: none"> Preclusion clause for limited notification.
116.	Chapter 4G – High Density Residential Activity Area	Rule 4G 4.2.14 Windows to Street	Support in part	Kāinga Ora generally supports the windows to street standard, which is consistent with the MDRS.	<i>Amendments sought</i> Delete:

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
	(Rules) 4G 4.2 Development Standards (Rules)			<p>However, Kāinga Ora seeks the removal of 4G 4.2.14 (b)(iii) (list of design elements) in its entirety along with the removal of the note referencing assessment being made against the design guide for this rule.</p> <p>Kāinga Ora seeks the preclusion of limited notification for any breach to this rule.</p>	<ol style="list-style-type: none"> 1. 4G 4.2.14(b)(iii) (list of design elements) 2. Reference to assessment being made against the design guide <p>Introduce:</p> <ol style="list-style-type: none"> 1. Preclusion clause for limited notification.
117.	Chapter 4G – High Density Residential Activity Area (Rules) 4G 4.2 Development Standards	Rule 4F 4.2.13 Landscaped Area	Support in part	<p>Kāinga Ora generally supports the landscaped area standard, which is consistent with the MDRS.</p> <p>However, Kāinga Ora seeks the removal of 4G 4.2.15 (b)(viii) (list of design elements) in its entirety along with the removal of the note referencing assessment being made against the design guide for this rule. Kāinga Ora seeks the preclusion of limited notification for any breach to this rule.</p>	<p><i>Amendments sought</i></p> <p>Delete:</p> <ol style="list-style-type: none"> 1. 4G 4.2.15(b)(viii) (list of design elements) 2. Reference to assessment being made against the design guide <p>Introduce:</p> <ol style="list-style-type: none"> 3. Preclusion clause for limited notification.

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
118.	Chapter 4G 5 – Precincts and Schedules Sites	4G 5.2 Residential Heritage Precinct	Opposes in part	<p>Kāinga Ora is opposes (in part) of Council proposed heritage areas. Kāinga Ora has commissioned a heritage assessment which has concluded that there are a number of proposed landholdings/buildings that have little heritage value, largely due to modifications that have significantly altered heritage and architectural values. Accordingly, Kāinga Ora seeks the following amendments to the proposed Petone State Flats Heritage Area.</p> <ol style="list-style-type: none"> 1. Change title of the heritage area to: “Petone State Housing Area” 2. Change to the boundary of the proposed heritage area to exclude landholdings/buildings that (a) retain little heritage value due to modifications and (b) are considered not to contribute to the proposed housing area – reasons noted below. 	<p><i>Amendments sought</i></p> <p>Kāinga Ora seeks the following changes:</p> <ol style="list-style-type: none"> 1. Change to the boundary of the proposed heritage area HA-09 to exclude landholdings/buildings that (a) retain little heritage value due to modifications and (b) are considered not to contribute to the proposed housing area (consistent with the amendments shown on the map attached at Appendix 2). 2. Change the title of heritage area HA-09 to: Petone State Flats Housing Area 3. Change the provisions to an overlay instead of a precinct in the Plan. 4. Relocate provisions and rules to a District wide chapter, rather than being located within the residential chapters, with all relevant consequential changes. 5. Kāinga Ora seeks the exclusion of 2-6 East St. and 82 Adelaide St.

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>3. Kāinga Ora seeks the exclusion of 2-6 East St. and 82 Adelaide St., largely due to:</p> <ul style="list-style-type: none"> ○ Lost contextual value due to the demolition of 2 of the 4 original blocks, grouped around open space ○ Modifications to the multi-unit flats has affected the heritage values; ○ Both multi-unit buildings are not considered to be the best representation of the modernist style multi-unit flats (as compared to 28 Scholefield St, and 1-20 Scholefield St) <p>4. Kāinga Ora seeks the exclusion of the star-flats at 80 Adelaide St., largely due to:</p> <ul style="list-style-type: none"> ○ Extensively remodelled, original distinctive architectural forms have been lost 	<p>6. Kāinga Ora seeks the exclusion of the star-flats at 80 Adelaide St.</p> <p>7. Kāinga Ora seeks the exclusion of 81-89 Adelaide St.</p> <p>8. Consequential amendments may be required to give effect to this submission and relief/s sought.</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<ul style="list-style-type: none"> ○ Unsympathetic modifications, particularly to the roof form, significantly affect the architectural and heritage values ○ Most distinctive feature of the star-flat typology is the original butterfly roof <p>5. Kāinga Ora seeks the exclusion of 81-89 Adelaide St, largely due to:</p> <ul style="list-style-type: none"> ○ Modifications have resulted in the dwellings having little heritage value, specifically: ○ Changes to the roof form ○ Additions to the primary facades, including awnings ○ Lack of Modernist influences that shaped other similar dwellings along Jackson St. 	

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				<p>Kāinga Ora also considers that qualifying matters should be identified as overlays and addressed as district-wide provisions, rather than precincts within zone based chapters. On this basis, Kāinga Ora requests that identified areas with recognised significant heritage values are managed and addressed with appropriate provisions and rules within a Heritage Chapter, in accordance with the National Planning Standards.</p> <p>Kāinga Ora questions the presence of a permitted activity status for the demolition of buildings, as this would result in the potential loss of heritage buildings within the interim period that Council undertakes a plan change to review and strengthen the heritage provisions.</p>	
Chapter 5 - Commercial					
119.	Commercial	Centres hierarchy	Oppose	Kāinga Ora generally supports the approach to implement the NPS-UD and Enabling Housing Supply	<ol style="list-style-type: none"> 1. Review the Centres hierarchy and commercial and residential intensification provisions in the

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>Amendment Act by incorporating intensification provisions into PC56. However, Kāinga Ora notes that a review of the centres hierarchy and accompanying zone framework has not been undertaken to support this at a strategic level.</p> <p>The Kāinga Ora submission as a whole seeks improvements to better align with national direction and achieve regional consistency with this direction. Consequently, a review of the centres hierarchy and accompanying framework to support intensification is considered necessary.</p> <p>Kāinga Ora notes, through a review of the s32 reporting, that Council intends to comprehensively review and replace the commercial chapters in the ongoing full District Plan review.</p> <p>In the event that this is not the intention, Kāinga Ora's seeks a</p>	<p>Commercial (Centres) and Mixed-Use zones to improve national and regional consistency and increase density and heights across the board.</p> <ol style="list-style-type: none"> 2. Expand Centre Zoning and residential intensification standards to reflect an increase in intensification anticipated in and around centres and rapid transit stops, and where necessary introduce new chapters. 3. The revised centres hierarchy would then translate into an updated centres zoning framework, with clear objectives in each zone stating the intended role and purpose and articulating the planned built urban environment for each zone. 4. Undertake any consequential changes necessary across Plan Change 56 to address the matters raised above.

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>comprehensive review of the centres hierarchy to better align with national direction and achieve regional consistency.</p> <p>Kāinga Ora considers in such a review of the centre's hierarchy, that the following centres should be considered for implementation across Hutt City, consistent with the wider region.</p> <ul style="list-style-type: none"> • City Centre • Metropolitan Centre • Town Centre • Local Centre • Neighbourhood Centre • Mixed Use • General Industrial 	
120.	Chapter 5 Commercial	Introduction	Support in part	Kāinga Ora generally supports the amendments made to the introduction of the overarching Commercial Chapter, and the rationalisation of centres from five to three, recognising the scope of the plan change and in the absence	<p><i>Amendments sought:</i></p> <p>(e) Suburban Mixed Use Activity Area</p> <p>The Mixed Use Activity Area provides for the local convenience needs of surrounding residents such as <u>community activities</u>, local retail, commercial services and offices. It also</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>of a centre’s hierarchy review being undertaken.</p> <p>Kāinga Ora seeks minor amendments to the description of the Suburban Mixed Use Activity Area to more clearly describe the intensification that is enabled in this zone.</p>	<p>provides for residential use above ground floor. The area provides for moderate intensification and greater development capacity for the types of housing likely to be demanded in the future.</p>
121.	Chapter 5A Central Commercial Activity Area	Policy of 5A 1.1.1 Capacity of the Central Commercial Activity Area	Support	Kāinga Ora supports the revisions to the policy to enable a greater intensity of development more explicitly.	<i>Retain as notified</i>
122.	Chapter 5A Central Commercial Activity Area	Explanation and Reasons of section 5A 1.1.1 Capacity of the Central Commercial Activity Area	Support in part	<p>Kāinga Ora generally supports the revisions to the explanation and reasons section, but opposes design guides being located within the District Plan, and therefore seeks deletion of the statement referencing the Central Commercial Design Guide. This is consistent with the notified Residential Chapters, where Design Guides sit outside of the District Plan.</p> <p>Kāinga Ora also notes that rules and standards relevant to the precincts</p>	<p><i>Amendments sought</i></p> <p>The Central Commercial Design Guide identifies five subareas or precincts which have specific issues and values. These precincts are entitled Core, Commercial, Riverfront (Core), Riverfront (Commercial) and Residential Transition, and have different design principles and assessment guidelines applying to the respective precincts.</p>

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				have been removed as part of the Plan Change, which provides further reason to delete this statement.	
123.	Chapter 5A Central Commercial Activity Area	Explanation and Reasons of section 5A.1.1.4 Incompatibility between Different Activities	Support in part	<p>Kāinga Ora supports the revisions to the policy to enable a greater intensity of residential development more explicitly within the city centre.</p> <p>Kāinga Ora seeks amendments to final paragraph of the statement that refers to the incompatibility of residential activities with other activities.</p>	<p><i>Amendments sought.</i></p> <p>...</p> <p>However, residential activities may be incompatible sensitive to effects generated by other with some other activities in the Central Commercial Activity Area, in particular, they may be sensitive to noise from other activities. Rather than overly restricting other activities, it is appropriate that the residential activities mitigate this sensitivity by providing for external appropriate noise insulation.</p>
124.	Chapter 5A Central Commercial Activity Area	Policies of section 5A 1.2.1 Quality of Buildings and Open Spaces	Support	Kāinga Ora supports the revisions to the policy to enable a greater intensity of development more explicitly within the city centre.	<i>Retain as notified</i>
125.	Chapter 5A Central Commercial Activity Area	Explanation and Reasons of section 5A 1.2.1 Quality of Buildings and Open Spaces	Support	Kāinga Ora supports the revisions to the policy to enable a greater intensity of development more explicitly within the city centre.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
126.	Chapter 5A Central Commercial Activity Area	Objective of section 5A.1.2.3 Adjoining Residential Areas	Oppose in part	<p>Kāinga Ora accepts the intent of managing zone interface effects but opposes the objective in its proposed form. Intensive development within the city centre is explicitly encouraged; however, the objective as proposed could require any development in the city centre to be consistent with the amenity values of surrounding residential areas. This places an undue constraint on the ability to intensify the city centre. Kāinga Ora considers that the height in relation to boundary standards are appropriate to manage amenity values of adjacent residential neighbourhoods, but the rest of the planning framework should seek to maximise the benefits of intensification.</p> <p>Amendments sought.</p>	<p><i>Amendments sought.</i></p> <p>Built development is consistent with the amenity values expected in the planned urban environment of adjoining residential areas.</p> <p><u>Built development adjoining residential areas minimises adverse effects on the amenity values of adjacent sites in Residential Zones, taking into account the planned urban built environment of the central commercial activity area.</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
127.	Chapter 5A Central Commercial Activity Area	Policy of section 5A.1.2.3 Adjoining Residential Areas	Oppose in part	Kāinga Ora supports the intent to simplify the policy, but opposes the proposed wording and seeks a replacement policy that more clearly articulates the intended management of zone interface effects.	<p><i>Amendments sought.</i></p> <p>a) Manage the effects of buildings and development in the Central Commercial Activity Area to ensure any adverse effects on the amenity values of the nearby residential areas are avoided, remedied or mitigated.</p> <p><u>Minimise the adverse effects from development and activities directly adjoining sites within adjacent residential areas by ensuring that:</u></p> <ol style="list-style-type: none"> 1. <u>Buildings are located and designed to achieve a transition at the zone interface;</u> 2. <u>Buildings are located and designed to minimise shading and privacy effects;</u> 3. <u>Activities at the zone interface are compatible with adjacent residential use; and</u> 4. <u>Screening and landscaping minimise adverse visual effects</u>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
128.	Chapter 5A Central Commercial Activity Area	Explanation and Reasons of section 5A 1.2.3	Support in part	Kāinga Ora supports the intent of this statement. Changes are sought to remove reference to “safeguard” and “protect” in the context of providing for residential amenity, as amenity will change as the planned urban built form is established. Revisions are sought to articulate more clearly that zone interface effects are to be appropriately managed to provide for residential amenity, which is primarily achieved through the HIRB control and existing activity based controls at the zone interface.	<p><i>Amendments sought</i></p> <p>The Central Commercial Activity Area shares an extensive interface with adjacent Residential Activity Areas. This interface is a particularly sensitive one as the effects associated with commercial activities and <u>the scale of</u> development have the ability to adversely impact on the use and enjoyment of neighbouring residential areas. Given the extent of this interface, <u>and</u> the relatively unrestricted range of activities permitted within the Central Commercial Activity Area, <u>and the planned built form of the area</u>, the District Plan seeks to ensure that adequate safeguards mitigating controls are put in place to protect provide for residential amenity <u>at the zone interface</u>. These safeguards include measures to include controlling the effects of new buildings and development and larger additions to existing buildings, on adjacent residential areas, such as building height <u>and location in relation to the boundary, and location, building bulk, appearance, character,</u> landscaping and screening, access, servicing, signage and lighting.</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
129.	Chapter 5A Central Commercial Activity Area	Chapter 5A Central Commercial Activity Area (Rules) <ul style="list-style-type: none"> • 5A 2.1.1(a) • 5A 2.1.1(b) • 5A 2.1.1(g) • 5A 2.1.1(h) • 5A 2.1.1(k) • 5A 2.2(b) • 5A 2.2.1(b) • 5A 2.3(b) • 5A 2.3(c) • 5A 2.3(e) • 5A 2.3(j) 	Support	Kāinga Ora supports the proposed changes to the rules	<i>Retain as notified and delete as proposed</i>
130.	Chapter 5A Central Commercial Activity Area	Appendices <ul style="list-style-type: none"> • Central Commercial 1 Precincts • Central Commercial 2 Maximum Height • Central Commercial 5 Wind Protection • Central Commercial 6 - Wind Report 	Support	Kāinga Ora supports the proposed deletion of the appendices	<i>Delete as proposed</i>
131.	Chapter 5A Central Commercial Activity Area	Entire chapter and Appendix 8 - Central Commercial Design Guide	Oppose	Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which	1. Kāinga Ora seeks the Design Guidelines are removed from within the District Plan and are treated as non-statutory tool, outside

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>act as de facto rules to be complied with.</p> <p>Kāinga Ora opposes any policy or rule that requires development proposals to be consistent with such design guidelines in the District Plan.</p> <p>Kāinga Ora alternatively seeks and supports design guidelines sitting outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.</p> <p>If there is content of a Design Guideline that Council wants in the Plan, Kāinga Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion.</p> <p>Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p>	<p>of the District Plan. A note should be added where reference is made to such guidelines:</p> <p><i>Note:</i></p> <ol style="list-style-type: none"> 2. <u>Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</u> 3. Delete all references to the Design Guidelines. 4. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment. 5. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				Kāinga Ora seeks all necessary consequential changes to give effect to the relief sought.	outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.
132.	Chapter 5B Petone Commercial Activity Area	Entire chapter and zoning framework	Support in part	Kāinga Ora reaffirms that a comprehensive review of the Centres hierarchy is required. The Petone Commercial Activity Area comprises the Petone Commercial Activity Area – Area 1 (traditional retail and Jackson Street area), and Petone Commercial Activity Area – Area 2 (mixed use and offering larger format retail services). The existing zone framework does not align with the National Planning Standards. Notwithstanding this,	<ol style="list-style-type: none"> 1. Review the Centres hierarchy and commercial and residential intensification provisions in the Commercial (Centres) and Mixed-Use zones to improve national and regional consistency and increase density and heights across the board. 2. The revised centres hierarchy would then translate into an updated centres zoning framework, with clear objectives in each zone stating the intended role and purpose and

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>Kāinga Ora has approached the submission on the basis that this area would be classified as a Metropolitan Centre Zone (MCZ) under a revised zoning framework, and has accordingly applied principles as to the scale of intensification that would be anticipated in a MCZ and surrounding catchment, to the extent that is possible within the limited scope provided by Plan Change 56.</p>	<p>articulating the planned built urban environment for each zone.</p> <ol style="list-style-type: none"> 3. Petone is identified as a locally significant centre in the Proposed Regional Policy Statement Change 1 of Greater Wellington Regional Council. Wellington City Council has proposed a Metropolitan Centre Zone. While Hutt City Council has not changed Petone to a Metropolitan Centre, Kāinga Ora seeks the Petone commercial activity areas to be treated and recognised as a metropolitan centre to seek regional consistency. 4. Undertake any consequential changes necessary across Plan Change 56 to address the matters raised above.
133.	Chapter 5B Petone Commercial Activity Area	Policies in section 5B 1.2.1 - Area 1 Distinctive Character and Built Form of the Area on Jackson Street generally between Victoria and Cuba Streets	Opposes in part	Kāinga Ora recognises and supports the protection and sensitive reuse and adaption of heritage buildings and sites in areas with identified significant heritage values. However, the proposed wording of Policy B	<p><i>Amendments sought</i></p> <p>Policy</p> <ol style="list-style-type: none"> a. External alterations, repairs, or modifications to existing buildings and structures plus <u>and</u> the

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>places restrictions on development outside of the identified heritage area, which Kāinga Ora does not support. Kāinga Ora seeks the deletion of this proposed policy.</p>	<p>construction of new buildings and structures in the area bounded by Victoria and Cuba Streets must <u>Jackson Street Heritage Precinct</u> comply with the specified design performance standards.</p> <p>b. External alterations, repairs, or modifications to existing buildings and structures and the construction of new buildings and structures in Area 1 outside the Jackson Street Heritage Precinct respect the significant historic heritage values, style, and character of the Jackson Street Heritage Precinct.</p>
134.	Chapter 5B Petone Commercial Activity Area	Objective within 5B 1.2.3 - Area 2 - Character and Building Form and Quality within Area 2 Petone Mixed Use	Support in part	<p>Kāinga Ora seeks amendment of this objective to recognise that enabling intensification within this area in accordance with the planned urban built environment will alter existing amenity values beyond the activity area. Kāinga Ora seeks amendment to recognise that values may not be “maintained or enhanced” in every case, nor will values be “protected” in this changing environment.</p>	<p><i>Amendments sought</i></p> <p>To ensure that t <u>The form and quality of buildings, structures, open space and development overall within the Petone Mixed Use Area is designed to result in a quality interface with the public realm and, where appropriate, minimise adverse effects on surrounding sensitive interfaces, taking into account the planned urban built environment of the area. maintain and</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				Kāinga Ora seeks changes to the objective to account for the changing urban form and amenity values.	enhance the character, amenity values and quality of the environment, whilst recognising and protecting the values and features of adjoining areas
135.	Chapter 5B Petone Commercial Activity Area	Policies in section 5B 1.2.3 - Area 2 - Character and Building Form and Quality within Area 2 Petone Mixed Use	Support	Kāinga Ora supports the unlimited height limit proposed within Area 2 (noting that Kāinga Ora seeks an increased height limit in Area 1 to 53m, consistent with the anticipated built form that Kāinga Ora is seeking in other MCZ elsewhere in the region and nationwide). Kāinga Ora therefore supports the changes to these policies as proposed, recognising that by enabling additional height there is a need to amend the accompanying policy direction so the management of effects is appropriately calibrated.	<i>Retain as notified.</i>
136.	Chapter 5B Petone Commercial Activity Area Area 1	Permitted Activity Condition 5B 2.1.1.1(b) Maximum Height of Buildings and Structures	Support in part	Kāinga Ora seeks an increase in the height limit applicable to Petone Commercial Activity Area – Area 1 outside of the Jackson Street Heritage Precinct, from 22m to 53m. The Council’s section 32 analysis notes that the Petone Commercial Activity Area is comparable to a	<i>Amendments sought</i> (b) Maximum Height of Buildings and Structures: i. <u>10m within the Jackson Street Heritage Precinct</u>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				Metropolitan Centre Zone under the National Planning Standards. This change is consistent with height limits Kāinga Ora is seeking in Metropolitan Centres throughout the region.	<p>ii. 22m 53m where not within the Jackson Street Heritage Precinct</p> <p>Maximum Height of Buildings and Structures: 10.0m.</p>
137.	Chapter 5B Petone Commercial Activity Area Area 1	Permitted Activity Condition 5B 2.1.1.1(d) Sites abutting residential activity areas	Support	Kāinga Ora supports the proposed changes to this rule, noting that the adjoining residential area is proposed to be High Density Residential Area, which anticipates an intensive built form. The proposed changes strike an appropriate balance between enabling intensification in the Commercial Area, while managing zone interface effects.	<i>Retain as notified</i>
138.	Chapter 5B Petone Commercial Activity Area Area 1	Restricted Discretionary Activity Rule 5B 2.1.2(a)	Support in part	As worded, this rule automatically requires resource consent as a Restricted Discretionary Activity for construction related works that are not listed as a Permitted Activity. Residential units above ground floor are listed as Permitted Activities under rule 5B 2.1.1(c). It is unclear whether the intent of this rule is to exclude construction of apartment	<i>Amendments sought</i> <ol style="list-style-type: none"> 1. Amend rule, if required, to clarify that the rule is only intended to enable works under the new Permitted Activity Rules 5B 2.1.1 (f) and 5B 2.1.1 (g). 2. Introduce non-notification clause to Rule 5B 2.1.2 precluding public and limited notification where compliance is

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>buildings where residential units are located above the ground floor (or any construction works related to any of the other permitted activities listed at 5B 2.1.1), or whether the rule is only intended to enable works under the new Permitted Activity Rules 5B 2.1.1 (f) and 5B 2.1.1 (g)? If the latter, Kāinga Ora seeks amendments to make reference to these permitted activity rules.</p> <p>Kāinga Ora seeks a non-notification clause for Rule 5B 2.1.2, for both public and limited notification, in instances where development complies with amended 5B 2.1.1.1 (b) <i>Maximum Height</i> and 5B 2.1.1.1 (d) <i>Sites abutting residential activity areas</i>.</p> <p>Beyond this, Kāinga Ora seeks the introduction of a Restricted Discretionary Activity rule for construction work that does not comply with Permitted Activity</p>	<p>achieved with 5B 2.1.1.1 (b) Maximum Height and 5B 2.1.1.1 (d) Sites abutting residential activity areas.</p> <p>Where compliance is achieved with 5B 2.1.1.1(b) and 5B 2.1.1.1(d), an application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA.</p> <p>3. Introduce new restricted discretionary rule for works that do not comply with 5B 2.1.1.1 Permitted Activity Conditions</p> <p>Rule 5B 2.1.2A – Restricted Discretionary Activity</p> <p>(a) Except where stated in the General Rules, any Permitted Activity which fails to comply with any of the Permitted Activity Conditions.</p> <p>(b) Residential activity on the ground floor of buildings.</p> <p>Matters of Discretion</p> <p>1. The location, design and appearance of the building;</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>Conditions (currently automatically escalates to Discretionary Activity), with consequential changes to Rule 5B 2.1.3 to delete these matters from within.</p> <p>Kāinga Ora seeks any consequential changes to the wider rule framework under 5B 2.1.1, 5B 2.1.2, and 5B 2.1.3 to enable these changes to occur.</p>	<ol style="list-style-type: none"> 2. Loss of sunlight to adjacent public space; 3. Shading to surrounding buildings; 4. Shading and loss of privacy for any adjacent residential activity; 5. Wind effects on the safety and amenity of the adjacent public space; 6. The planned urban built environment; 7. Whether the location of the residential units promote an active frontage, community safety and visual interest at the pedestrian level; and 8. Whether the use of the ground floor for residential activity could facilitate conversion to commercial use so as not to foreclose future options <p>4. Consequential changes to give effect to these changes</p>
139.	Chapter 5B Petone Commercial Activity Area Area 2	Permitted Activity Condition 5B 2.2.1.1(a) Maximum height and recession plane of buildings and structures	Support	Kāinga Ora supports the proposed amendments, resulting in deletion of the standards and replacement with alternative text specifying that there is no height limit, except where stated on the maximum height overlay that applies. Kāinga	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				Ora notes that there is no maximum height limit proposed in this area, and more generally, Kāinga Ora is seeking a 53m height limit where there is an applicable height control overlay. The proposed rule provides for this.	
140.	Chapter 5B Petone Commercial Activity Area Area 2	Permitted Activity Condition 5B 2.2.1.1(b) Minimum yard and setback requirements	Support	Kāinga Ora supports the deletion of these minimum yard and setbacks.	<i>Delete as proposed</i>
141.	Chapter 5B Petone Commercial Activity Area Area 2	Permitted Activity Condition 5B 2.2.1.1(d) Landscaping and screening	Support	Kāinga Ora supports the changes made to this standard.	<i>Retain as notified</i>
142.	Chapter 5B Petone Commercial Activity Area Area 2	Permitted Activity Condition 5B 2.2.1.1(e) Sites abutting Residential Activity Areas	Support	Kāinga Ora supports the changes made to this standard.	<i>Retain as notified</i>
143.	Chapter 5B Petone Commercial Activity Area	Permitted Activity Condition 5B 2.2.1.1(i) Outdoor Living Areas for Residential Activities	Support in part	Kāinga Ora supports the additional flexibility enabled in this Permitted Activity condition. Kāinga Ora seeks further flexibility to enable a	<i>Amendments sought</i> (l) Outdoor Living Areas for Residential Activities:

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
	Area 2			<p>proportion of above ground units to have Juliet balconies. This flexibility offers an alternative to requiring balconies for every apartment in a new apartment building in recognition of the more intensive nature of development enabled in this zone. This is appropriate in the equivalent of a MCZ also noting the proximity to services and amenities.</p> <p>Kāinga Ora also seeks the introduction of a non-notification clause precluding both public and limited notification, as a breach to this standard requires an assessment of the quality of internal amenity. It is not a matter that would require consideration of affected parties. Kāinga seeks consequential changes to be made to reflect this within the relevant rule.</p>	<p>A minimum area of 20m² per residential unit shall be provided as either private or shared outdoor amenity space. Of this area, a minimum of 2.5m² shall be private outdoor space which is contiguous with the main living area of the unit.</p> <p><u>Alternatively, for residential units located entirely above ground floor level the outdoor living space requirement can be satisfied by providing a balcony or roof terrace with a minimum area of 5m² with a minimum dimension of 1.8m.</u></p> <p><u>Except, up to 40% of above ground units on a site can be provided with a Juliet balcony instead of a balcony or roof terrace.</u></p> <p><u>An application where compliance is not achieved with this standard is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</u></p>
144.	Chapter 5B Petone Commercial Activity Area	Rule 5B 2.2.2	Support in part	Kāinga Ora supports the deletion of arm (b) of the restricted discretionary rule, and notes that	<i>Amendments sought</i>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
	Area 2			<p>any new building will require resource consent as a restricted discretionary activity under this revised rule.</p> <p>Kāinga Ora seeks some further changes to the rule to enable residential facilities to be considered under the RDA activity status, rather than escalating to Discretionary. Kāinga Ora notes that residential facilities provide an alternative form of residential housing and should be appropriately enabled within the Petone Commercial Activity Area.</p>	<p>(a) The construction, alteration of, addition to buildings and structures, except for those works permitted under Rule 5B 2.2.1 (l) and (m).</p> <p>(b) The construction, alteration of, addition to buildings and structures over 12 metres in height, except:</p> <p style="padding-left: 20px;">i. The alteration of, addition to buildings and structures where the gross floor area of the additions is less than 5% of the gross floor area of the existing building; or</p> <p style="padding-left: 20px;">ii. The alteration of, addition of buildings and structures which does not change the external building form (floor area and height) of the existing building.</p> <p>(b) Residential facilities</p> <p>(c) Any Permitted Activity which fails to comply with any of the relevant Permitted Activity Conditions, or relevant requirements of Chapter 14 - General Rules is to be assessed as a Restricted Discretionary Activity unless:</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<ul style="list-style-type: none"> i. Any non-compliance with rules in Chapter 14 – General Rules, is specifically identified as requiring assessment under an alternative activity status.
145.	Chapter 5B Petone Commercial Activity Area Area 2	Rule 5B 2.2.2.1(a) Matters in which the Council has Restricted its Discretion	Support in part	<p>Kāinga Ora seek amendments to remove direct reference to the design guide and to instead articulate the urban design outcomes that are sought.</p> <p>Kāinga Ora also seeks removal of reference to natural hazards – noting a new chapter is proposed within PC56 to manage hazard related effects.</p>	<p><i>Amendments sought</i></p> <ul style="list-style-type: none"> a. The construction, alteration of, addition to buildings and structures, except for those works permitted under Rule 5B 2.2.1 (l) and (m) <ul style="list-style-type: none"> i. Design, external appearance and siting of the building or structures ii. Matters in the Petone Mixed Use Area Design Guide <ul style="list-style-type: none"> • A Design Statement will be required which demonstrates how the proposed development responds to the design guidelines of the Petone Mixed Use Area Design Guide. ii. <u>Alignment with urban design outcomes:</u> <ul style="list-style-type: none"> • <u>Provides an effective public private interface</u>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<ul style="list-style-type: none"> • Provides a well-functioning site • Provides high quality buildings <p>iii. Amenity Values</p> <ul style="list-style-type: none"> • Effects upon the amenity values both within the site concerned and upon the planned amenity values for surrounding areas from buildings, structures and use of outdoor areas, recognising the planned urban built form of the area. <p>iv. Landscaping</p> <ul style="list-style-type: none"> • The extent to which landscaping is incorporated to achieve high quality urban design which maintains or enhances the image and visual appearance of the mixed use area. • A landscape plan will be required. This plan should include landscaping of any outdoor onsite parking areas. <p>v. Natural Hazards</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<ul style="list-style-type: none"> • The outcomes of the geotechnical investigation on seismic hazards, including fault rupture, subsidence, tsunami and liquefaction. • Whether the potential risk to the health and safety of people and property from fault rupture, subsidence, tsunami, liquefaction and sea level rise (taking into account changes to these levels arising from climate change), can be avoided or mitigated. • The design and layout of the development, including buildings, to avoid or mitigate the effects from fault rupture, subsidence, tsunami, liquefaction and sea level rise (taking into account changes to these levels arising from climate change). <p>vi. Capacity of Infrastructure</p> <ul style="list-style-type: none"> • The capacity of the City's infrastructure to service

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>additional development on the site.</p> <p>vii. Impact on Historic Heritage</p> <ul style="list-style-type: none"> Expected or potential impacts on the historic heritage values of any adjacent Historic Area, Historic Building or Significant Cultural or Archaeological Resource and any measures to be adopted to protect these values. <p>viii. <u>Cultural significance of Te Puni Urupā</u></p> <ul style="list-style-type: none"> <u>Where adjacent, impacts on the cultural and historic values of the Te Puni Urupā.</u>
146.	Chapter 5B Petone Commercial Activity Area Area 2	Rule 5B 2.2.2.1(b) Matters in which the Council has Restricted its Discretion	Support	Kāinga Ora supports the deletion of the matter of discretion relating to wind effects from buildings in excess of 12m in height.	<i>Delete as proposed</i>
147.	Chapter 5B Petone Commercial Activity Area	Rule 5B 2.2.2.2(b)	Support	Kāinga Ora supports the deletion of the condition requiring compliance with wind standards for buildings in excess of 12m, noting that a new	<i>Delete as proposed</i>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
	Area 2			chapter has been proposed within PC56 to manage wind effects.	
148.	Chapter 5B Petone Commercial Activity Area Appendices	Appendix 8 Petone Commercial 8 (maximum heights for Petone Commercial Activity Area 2)	Support	Kāinga Ora supports the deletion of this appendix, which is consistent with the removal of a maximum height limit in this area.	<i>Delete as proposed</i>
149.	Chapter 5B Petone Commercial Activity Area Appendices	Design guides	Oppose	<p>Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with.</p> <p>Kāinga Ora opposes any policy or rule that requires development proposals to be consistent with such design guidelines in the District Plan.</p> <p>Kāinga Ora alternatively seeks and supports design guidelines sitting outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.</p>	<p>1. Kāinga Ora seeks the Design Guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan. A note should be added where reference is made to such guidelines:</p> <p><i><u>Note: Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</u></i></p> <p>2. Delete all references to the Design Guidelines.</p> <p>3. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment.</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>If there is content of a Design Guideline that Council wants in the Plan, Kāinga Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion.</p> <p>Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p> <p>Kāinga Ora seeks all necessary consequential changes to give effect to the relief sought.</p>	<p>4. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p>
150.	Chapter 5E Suburban Mixed Use Activity Area	Entire chapter and zoning framework	Support in part	Kāinga Ora reaffirms that a comprehensive review of the Centres hierarchy is required. The Suburban Mixed Use Activity Area comprises a range of centres that could be classified as Town Centre Zone, Local Centre Zone, or Neighbourhood Centre Zone. The	<p>1. Review the Centres hierarchy and commercial and residential intensification provisions in the Commercial (Centres) and Mixed-Use zones to improve national and regional consistency and increase density and heights across the board.</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>zone framework within PC56 does not align with the National Planning Standards. Notwithstanding this, Kāinga Ora has approached the submission on the basis that these areas would be classified primarily as Local Centres, and in the case of Naenae and Waterloo, a Town Centre under a revised zoning framework that aligned with the National Planning Standards. This has informed the principles Kāinga Ora has applied to enable appropriate levels of intensification both within the centre, and the surrounding residential environment, to the extent that is possible within the limited scope provided by Plan Change 56.</p> <p>Kāinga Ora recognises that the Naenae and Waterloo commercial areas are prominent commercial areas in the district and should be identified for greater height and development. Kāinga Ora considers Naenae and Waterloo to be town</p>	<ol style="list-style-type: none"> 2. Kāinga Ora seeks the expansion of the Suburban Mixed Use Area Zone to cover the most of the Naenae commercial area. This change emphasises the role and function of the Naenae commercial centre in the district and wider urban environment. 3. Expand the spatial extent of Naenae Suburban Mixed Use Activity Area to encompass adjacent General Business Activity Area and increase the height limits to 36m. 4. Increase the height limit in the Suburban Mixed Use Areas of Naenae and Waterloo to 36m. 5. Support height limit of 22m where proposed in PC56, and seek application of a broader 22m height limit across all other centres (other than identified in this submission across the Hutt City. Kāinga Ora considers that there are a number of commercial centres in Hutt City that are considered local centres.

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				centres in the context of the Hutt City district and greater Wellington region.	6. Rezone the properties at 304-306 Waiwhetu Road, 3, 5, 5A & 5B Rungay St from HDRAA to Suburban Mixed Use Activity Area.
151.	Chapter 5E Suburban Mixed Use Activity Area	5E1 Introduction/Zone Statement	Support in part	Kāinga Ora generally supports the revisions to the introduction, but seeks an amendment to recognise that additional intensification is to be enabled in Naenae and Waterloo, which is considered to be the equivalent of a Town Centre.	<p>Amendments sought:</p> <p>The Suburban Mixed Use Activity Area applies to selected suburban centres generally located in areas of good public transport. <u>local commercial areas that complement the city centre and Petone metropolitan centre.</u> The Suburban Mixed Use Activity Area provides <u>These areas primarily provide</u> for the local convenience needs of surrounding residential areas including local retail, commercial services and offices as well as residential use above ground floor. It addresses expectations of residents of higher density housing types to have easy access to a wide range of facilities and services, <u>particularly residents of higher density housing types.</u></p> <p>The Suburban Mixed Use Activity Area enables intensification and provides for medium <u>to high density development.</u> <u>The highest levels of building height and density are provided for in centres that:</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<ul style="list-style-type: none"> • <u>are located within a walkable catchment of the city centre, or the Petone metropolitan centre, and the Naenae and Waterloo town centres,</u> • <u>are located within a walkable catchment of rapid transit stops,</u> • <u>have a high level of commercial activity or a wide range of community services.</u> <p><u>Other centres provide for more moderate height to reflect the surrounding residential context.</u></p> <p>New development is expected to be designed to high standards and enhance the quality of the streets and public open space in these centres. The Medium Density Design Guide assists in the development of high quality buildings and environments and provides guidance where permitted activity development standards are not met.</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
152.	Chapter 5E Suburban Mixed Use Activity Area	Objective 5E 2.2	Support	Kāinga Ora supports the revised objective as it recognises that there will be a change in the anticipated urban built form to one that includes high density built outcomes.	<i>Retain as notified</i>
153.	Chapter 5E Suburban Mixed Use Activity Area	Objective 5E 2.3	Support	Kāinga Ora supports the revised objective as it recognises that they will be a change in the anticipated urban built form to one that includes high density built outcomes.	<i>Retain as notified</i>
154.	Chapter 5E Suburban Mixed Use Activity Area	Objective 5E 2.4	Support in part	Kāinga Ora agrees with managing zone interface effects but opposes the objective in its proposed form. Intensive development within the commercial centre is explicitly encouraged; however, the objective as proposed could require any development in the centre to be consistent with the amenity values of surrounding residential areas. This places an undue constraint on the ability to intensify the centres. Kāinga Ora considers that the height in relation to boundary standards are appropriate to manage amenity	<i>Amendments sought</i> <u>Built development shall maintain is consistent with the amenity values expected in the planned urban environment of adjoining residential areas.</u> <u>Built development adjoining residential areas minimises adverse effects on the amenity values of adjacent sites in Residential Zones, taking into account the planned urban built environment of the Suburban Mixed Use Activity Area and surrounding residential environment.</u>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				values of adjacent residential neighbourhoods, but the rest of the planning framework should seek to maximise the benefits of intensification. Amendments sought.	
155.	Chapter 5E Suburban Mixed Use Activity Area	Objective 5E 2.6	Support	Kāinga Ora supports the deletion of this objective, noting a separate chapter relevant to natural hazards is proposed to manage such effects.	<i>Delete as notified</i>
156.	Chapter 5E Suburban Mixed Use Activity Area	Policy 5E 3.5	Support in part	Kāinga Ora generally supports the intent of the revised objective, but seeks amendments to refine the outcome sought recognising that amenity values will change relative to the planned urban built environment.	<i>Amendments sought</i> Enable the efficient use of land through medium to high density built development while managing any adverse effects on the environment, including effects on infrastructure and residential amenity, having regard to the planned urban built environment of the activity area.
157.	Chapter 5E Suburban Mixed Use Activity Area	Policy 5E 3.6	Support	Kāinga Ora supports the revisions to this policy, which recognises a more intensive urban built form is to be enabled.	<i>Retain as notified</i>
158.	Chapter 5E Suburban Mixed Use Activity Area	Policy 5E 3.7	Support in part	Kāinga Ora supports the intent to simplify the policy, but opposes the proposed wording and seeks a	<i>Amendments sought</i>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				replacement policy that more clearly articulates the intended management of zone interface effects.	<p><u>Require built development adjoining Residential Activity Areas to manage the effects on the amenity of those areas, having specific regard to visual dominance, privacy and shading.</u></p> <p><u>Minimise the adverse effects from development and activities directly adjoining sites within adjacent residential areas by ensuring that:</u></p> <ol style="list-style-type: none"> 1. <u>Buildings are located and designed to achieve a transition at the zone interface;</u> 2. <u>Buildings are located and designed to minimise shading and privacy effects</u>
159.	Chapter 5E Suburban Mixed Use Activity Area	Policy 5E 3.10	Support	Kāinga Ora supports the deletion of this policy, noting a separate chapter relevant to natural hazards is proposed to manage such effects.	<i>Delete as notified</i>
160.	Chapter 5E Suburban Mixed Use Activity Area	Rule 5E 4.1.4 Residential Activities	Changes sought	Kāinga Ora notes that no changes are proposed to this rule. Notwithstanding this, Kāinga Ora seeks amendments to this rule, to focus the assessment relevant more clearly to the issue being managed.	<i>Amendments sought</i> (a) Residential Activities are permitted activities if: i. The <u>dwelling residential unit</u> is located above the ground floor; or

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>Kāinga Ora also seeks the introduction of a non-notification clause precluding both public and limited notification, as a breach to this rule requires an assessment upon the internal amenity and the streetscape/public realm. It is not a matter that would require consideration of affected parties.</p>	<p>ii. The dwelling residential unit is located on the ground floor but has no frontage to public open spaces including streets except for access.</p> <p>(b) Residential Activities that do not meet the above permitted activity standards are restricted discretionary activities.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> i. The effects on the continuity of the design and appearance of the frontage of buildings including display windows and verandahs. ii. The effects on the amenity of the streetscape and public open space. iii. The effects on the privacy and amenity of residents of the site. iv. The following mixed use and medium density residential development design elements: <ul style="list-style-type: none"> 1. Building height 2. Recession planes and setbacks 3. Indoor and outdoor living spaces 4. Open space and boundary treatments

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>5.—Entrances, carparking and garages</p> <p>6.— On-site stormwater management</p> <p>7.— End / side wall treatment</p> <p>8.— Building materials</p> <p>9.— Bike parking, storage and service areas</p> <p>10.— Privacy and safety</p> <p>11.— Landscaping</p> <p>When considering the matters in (iv), the Council will be principally guided by its Medium Density Design Guide.</p> <p><u>An application under this rule where compliance is not achieved is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</u></p>
161.	Chapter 5E Suburban Mixed Use Activity Area	Rule 5E 4.1.5 Care Facilities, Residential Facilities, Boarding Houses, Hostels and Visitor Accommodation	Changes sought	Kāinga Ora notes that no changes are proposed to this rule. Notwithstanding this, Kāinga Ora seeks amendments to this rule, to focus the assessment relevant more clearly to the issue being managed.	<p><i>Amendments sought</i></p> <p>(a) Care Facilities, Residential Facilities, Boarding Houses, Hostels and Visitor Accommodation are permitted activities if:</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>Kāinga Ora also seeks the introduction of a non-notification clause precluding both public and limited notification, as a breach to this rule requires an assessment upon the internal amenity and the streetscape/public realm. It is not a matter that would require consideration of affected parties.</p>	<ul style="list-style-type: none"> i. Any h-Habitable rooms are located above the ground floor; or ii. Any habitable rooms located on the ground floor have no frontage to public open spaces including streets. <p>(b) Care Facilities, Residential Facilities, Boarding Houses, Hostels and Visitor Accommodation that do not meet the above permitted activity standards are restricted discretionary activities.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> i. The effects on the continuity of the design and appearance of the frontage of buildings including display windows and verandahs. ii. The effects on the amenity of the streetscape and public open space. iii. The effects on the privacy and amenity of residents of the site. iv. The following mixed use and medium density residential development design elements: <ul style="list-style-type: none"> 1. Building height 2. Recession planes and setbacks 3. Indoor and outdoor living spaces

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>4. Open space and boundary treatments</p> <p>5. Entrances, carparking and garages</p> <p>6. On-site stormwater management</p> <p>7. End / side wall treatment</p> <p>8. Building materials</p> <p>9. Bike parking, storage and service areas</p> <p>10. Privacy and safety</p> <p>11. Landscaping</p> <p>When considering the matters in (iv), the Council will be principally guided by its Medium Density Design Guide.</p> <p><u>An application under this rule where compliance is not achieved is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</u></p>
162.	Chapter 5E Suburban Mixed Use Activity Area	Rule 5E 4.2.1 Building height	Support in part	Outside of requirements to increase height limits in accordance with Policy 3 of the NPSUD, Kāinga Ora seeks the following minimum height limits to be applied to centres	<p><i>Amendments sought</i></p> <p>(a) Construction or alteration of a building is a permitted activity if:</p> <p>i. The building <u>is within a specific height control overlay shown on the District</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought																														
				<p>following a revised centres hierarchy:</p> <ul style="list-style-type: none"> Centres that are the equivalent to a Neighbourhood Centre Zone (except those located within 800m of a train station) – 12m Centres that are the equivalent to a Local Centres Zone and/or within 800m of a train station – 22m Naenae Centre, which is the equivalent of a Town Centre Zone – 36m Waterloo Centre and train station area, which is the equivalent of a Town Centre Zone – 36m <p>Kāinga Ora seeks all consequential changes through provisions and within the maps.</p> <p>In addition, Kāinga Ora seeks amendments to this rule, to focus</p>	<p>Plan map and does not exceed the maximum height shown for that overlay, or in the table below</p> <p>ii. In any other case, the building does not exceed a maximum height of 12m.</p> <table border="1" data-bbox="1697 619 2094 1342"> <thead> <tr> <th>CENTRE</th> <th>HEIGHT LIMIT</th> </tr> </thead> <tbody> <tr><td>Alicetown</td><td>22m</td></tr> <tr><td>Moera</td><td>22m</td></tr> <tr><td>Waiwhetu & Wainui Road</td><td>22m</td></tr> <tr><td>Woburn – White Lines West</td><td>22m</td></tr> <tr><td>Waterloo</td><td>36m</td></tr> <tr><td>Fairfield</td><td>22m</td></tr> <tr><td>Epuni – Witako St</td><td>22m</td></tr> <tr><td>Epuni – Oxford Tce</td><td>22m</td></tr> <tr><td>Boulcott -Boulcott St</td><td>22m</td></tr> <tr><td>Boulcott - Mitchell St</td><td>22m</td></tr> <tr><td>Melling - Hutt Road</td><td>22m</td></tr> <tr><td>Cuba St/Atiawa St</td><td>22m</td></tr> <tr><td>High Street – Stellin St/Park Ave/Daysh St</td><td>22m</td></tr> <tr><td>Avalon – High St/Tennyson Ave/Cottle St/De Menech Gr</td><td>22m</td></tr> </tbody> </table>	CENTRE	HEIGHT LIMIT	Alicetown	22m	Moera	22m	Waiwhetu & Wainui Road	22m	Woburn – White Lines West	22m	Waterloo	36m	Fairfield	22m	Epuni – Witako St	22m	Epuni – Oxford Tce	22m	Boulcott -Boulcott St	22m	Boulcott - Mitchell St	22m	Melling - Hutt Road	22m	Cuba St/Atiawa St	22m	High Street – Stellin St/Park Ave/Daysh St	22m	Avalon – High St/Tennyson Ave/Cottle St/De Menech Gr	22m
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				<p>the assessment relevant more clearly to the issue being managed.</p>	<table border="1" data-bbox="1697 370 2092 730"> <tr> <td>Taita south - High St and Burcham St</td> <td>22m</td> </tr> <tr> <td>Taita north – High St and Farmer Cres</td> <td>22m</td> </tr> <tr> <td>Taita</td> <td>22m</td> </tr> <tr> <td>Stokes Valley</td> <td>22m</td> </tr> <tr> <td>Wainuiomata</td> <td>22m</td> </tr> <tr> <td>Eastbourne</td> <td>22m</td> </tr> <tr> <td>Naenae – Treadwell St/Naenae Road</td> <td>22m</td> </tr> <tr> <td>Naenae Town Centre</td> <td>36m</td> </tr> </table> <p>(b) Construction or alteration of a building that exceeds the maximum height of 12m in Rule 5E 4.2.1(a) is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> i. The effects on the amenity of adjoining sites. ii. The effects on the privacy of adjoining sites. iii. The effects on shading of adjoining sites. iv. The effects on the amenity of adjoining Residential Activity Areas, the streetscape and adjoining public space. 	Taita south - High St and Burcham St	22m	Taita north – High St and Farmer Cres	22m	Taita	22m	Stokes Valley	22m	Wainuiomata	22m	Eastbourne	22m	Naenae – Treadwell St/Naenae Road	22m	Naenae Town Centre	36m
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					v. The following mixed use and medium density residential development design elements: 1. Building height 2. Recession planes and setbacks 3. Indoor and outdoor living spaces 4. Open space and boundary treatments 5. Entrances, carparking and garages 6. On-site stormwater management 7. End / side wall treatment 8. Building materials 9. Bike parking, storage and service areas 10. Privacy and safety 11. Landscaping When considering the matters in (iv), the Council will be principally guided by its Medium Density Design Guide.
163.	Chapter 5E Suburban Mixed Use Activity Area	Rule 5E 4.2.3 Yards	Support	Kāinga Ora supports the revised yards standards, noting they align with the MDRS.	<i>Retain as notified</i>
164.	Chapter 5E Suburban Mixed Use Activity Area	Rule 5E 4.2.4 Outdoor living space	Support in part	Kāinga Ora supports the additional flexibility enabled in this Permitted Activity condition. Kāinga Ora seeks	<i>Amendments sought</i>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>further flexibility to enable a proportion of above ground units to have Juliet balconies. This flexibility offers an alternative to requiring balconies for every apartment in a new apartment building in recognition of the more intensive nature of development enabled in this zone.</p> <p>In addition, Kāinga Ora seeks amendments to this rule, to focus the assessment relevant more clearly to the issue being managed.</p> <p>Kāinga Ora also seeks the introduction of a non-notification clause precluding both public and limited notification, as a breach to this rule requires an assessment of the quality of internal amenity. It is not a matter that would require consideration of affected parties.</p>	<p>(a) Construction or alteration of a building is a permitted activity if:</p> <p>(i) Each dwelling has an outdoor living space that:</p> <ol style="list-style-type: none"> 1. Has a minimum area of 10m². 2. Has a minimum dimension of 2m. 3. Has direct access from the dwelling to which it relates. <p>For dwellings located entirely above ground floor level the outdoor living space requirement can be satisfied by providing a balcony or roof terrace with a minimum area of 5m² with a minimum dimension of 2m <u>1.8m</u>.</p> <p>Except, up to 40% of above ground units on a site can be provided with a Juliet balcony instead of a balcony or roof terrace.</p> <p>(b) Construction or alteration of a building that does not meet the outdoor living space requirements is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<ul style="list-style-type: none"> i. The effects on the amenity for residents of the site, including access to sunlight and open space and the usability and accessibility of the outdoor living space proposed. ii. The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space. iii. The following mixed use and medium density residential development design elements: <ul style="list-style-type: none"> 1. Building height 2. Recession planes and setbacks 3. Indoor and outdoor living spaces 4. Open space and boundary treatments 5. Entrances, carparking and garages 6. Onsite stormwater management 7. End / side wall treatment 8. Building materials 9. Bike parking, storage and service areas 10. Privacy and safety 11. Landscaping

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p>When considering the matters in (iii), the Council will be principally guided by its Medium Density Design Guide.</p> <p><u>An application under this rule where compliance is not achieved is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
Chapter 11 – Subdivision					
165.	Chapter 11 – Subdivision	Objective (b) Section 11.1.3 Natural Hazards	Support	Kāinga Ora supports the proposed new objective, which requires subdivision to not increase the risk of natural hazards, including coastal hazards.	<i>Retain as notified</i>
166.	Chapter 11 – Subdivision	Policies of section 11.1.3 Natural Hazards	Oppose	<p>Kāinga Ora seeks a simplified policy, which addresses the requirement to manage risk from natural hazards. An alternative policy is provided.</p> <p>It is noted that the alternative policy refers to natural hazards <i>identified</i> in the District Plan. As noted elsewhere in this submission, Kāinga Ora opposes flood hazards being mapped in the Plan, and instead seeks definitions to appropriately <i>identify</i> such hazards in the plan.</p>	<p><i>Amendments sought</i></p> <p>Policy</p> <p>Delete:</p> <p>(a) Subdivision of land within the Wellington Fault Special Study Area shall ensure that the allotments are of sufficient size and shape so that buildings and structures are not sited within twenty metres of a faultline.</p> <p>(aa) Subdivision of land within the Wellington Fault Hazard Overlay shall ensure that the allotments are of sufficient size and shape so that the building platform is at least 20m from the Wellington Faultline.</p> <p>(b) Subdivision of land subject to flooding is discouraged as this can lead to</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
					<p>greater intensity of use and development and have adverse effects on the environment.</p> <p>(ba) Subdivision shall ensure that any building platform is not located within an identified Stream Corridor.</p> <p>(bb) Subdivision where building platforms are within overland flow paths shall ensure that overland flowpaths are not impeded and mitigation measures are incorporated into the subdivision to avoid any increase in risk to people or property, including neighbouring</p> <p>(bc) Subdivision where the building platforms are within the Inundation Area shall include mitigation measures to avoid any increase in risk to people or property, including neighbouring properties.</p> <p>(bd) Subdivision where the building platforms are within the Medium and High Coastal Hazard Overlays shall include mitigation measures to avoid any increase in risk to people or property, including neighbouring properties.</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
					<p>(c) Subdivision of land should be managed to ensure that within each allotment there is a suitable building platform so that buildings and associated structures will not be adversely affected by slope instability, including the deposition of debris.</p> <p>Replace with:</p> <p><u>Take a risk-based approach to the management of subdivision of land affected by natural hazards and coastal hazards identified in the District Plan based on:</u></p> <ol style="list-style-type: none"> 1. <u>The sensitivity of the activities to the impacts of natural hazards; and</u> 2. <u>The hazard posed to people’s lives and wellbeing, and property, by considering the likelihood and consequences of differing natural hazard events.</u>

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
167.	Chapter 11 – Subdivision	Objective 2 Section 11.1.4 Special Areas	Support	Kāinga Ora supports the protection of identified heritage precincts from inappropriate subdivision	<i>Retain as notified</i>
168.	Chapter 11 – Subdivision	Policy b Section 11.1.4 Special Areas	Support in part	<p>Kāinga Ora supports a new policy, but seeks alternative wording to better achieve both the outcome sought by the policy, and the underlying zone.</p> <p>Consequential changes are also sought as per the Residential Heritage submission points whereby Kāinga Ora seeks that all heritage provisions are an overlay and not a precinct.</p>	<p><i>Amendments sought</i></p> <p>(b) Protect the historic heritage values in the Historic Residential Precinct and Patrick Street-Riddlers Crescent by managing density of development enabled by subdivision of land.</p> <p><u>b) Provide for the subdivision of land within Historic Residential Overlays and Patrick Street-Riddlers Crescent, having regard to the extent to which the subdivision and any anticipated development would detract from the identified heritage values.</u></p>
169.	Chapter 11 - Subdivision	11.2.2 Controlled Activities	Support in part	Kāinga Ora generally supports the changes to this rule to reflect the proposed change in zones. However, to achieve the outcome of Clause 5(3) of Schedule 3A the Act, Kāinga Ora seeks the inclusion of a non-notification clause precluding both public and limited notification.	<p><i>Amendment sought</i></p> <p>Introduce non-notification clause for Rule 11.2.2 for both public and limited notification.</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
				<p>Kāinga Ora notes that while s95A(5)(b) provides for preclusion of Controlled Activity resource consents (both land use and subdivision), s95B(6)(b) does not automatically preclude notification for Controlled Activity subdivision consents.</p>	
170.	Chapter 11 – Subdivision	11.2.2.1 Controlled Activity Standard and Terms (a) Allotment Design	Support in part	<p>Kāinga Ora supports:</p> <ul style="list-style-type: none"> • A controlled activity status • Amendment to Medium Density Residential Activity Area table to include High Density and the following matters within the table <ul style="list-style-type: none"> ○ No minimum allotment size ○ Matters set out in (i) <p>Kāinga Ora seeks the following changes to the Medium Density Residential Activity Area and High Density Residential Activity Area table:</p> <ul style="list-style-type: none"> • Alter chapeau of (ii) from “resulting allotments with no 	<p><i>Amendments sought</i></p> <p>...</p> <p>Resulting allotments with no residential units: (ii) For every allotment where there is no existing dwelling, or for which no existing land use consent for a dwelling has been granted, or is being concurrently granted (in the case of joint land use and subdivision applications): It can be demonstrated that it is practicable to construct on all allotments, as a permitted activity, a dwelling which complies with all relevant Medium Density Residential Development Standards specified in 4F-4.2.</p> <p>Vacant allotments: For any resulting vacant allotments with no existing residential unit:</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
				<p>residential units” to “vacant allotments” and text within to reflect this change</p> <ul style="list-style-type: none"> • Revise Point A from needing to demonstrate that a permitted dwelling can be constructed (which could require hypothetical plans to be produced at the consent stage) to instead require a minimum shape factor of 8m x 15m. • Deletion of minimum frontage standard, which is consistent with the proposed changes to 11.2.2.3(b)(i) within PC56. 	<p>A. It is practicable to construct a residential unit on the allotment as a permitted activity the allotment can accommodate a rectangle with a shape factor of 8m x 15m, or</p> <p>B. Land use consent has been granted for the proposed use of the site (including built development), or</p> <p>C. The subdivision application is accompanied by a land use application for the proposed use of the site that will be determined concurrently with the subdivision application.</p> <p>Minimum frontage 3m to ensure that there is drive on access to the allotment. For rear allotments the 3m frontage may be satisfied through a registered Right of Way outside the title (outside legal boundaries of the allotment).</p>
171.	Chapter 11 – Subdivision	11.2.3 Restricted Discretionary Activities	Support in part	Kāinga Ora supports the introduction of 11.2.3(e), (f), and (g) relating to natural hazards as Restricted Discretionary Activities.	<p><i>Amendments sought</i></p> <p>11.2.3 Restricted Discretionary Activities</p> <p>a) Any subdivision that does not comply with the standards and terms for</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
				<p>Kāinga Ora seeks a new RDA rule framework for subdivisions that do not meet the Standards and Terms of the Controlled Activity Rule (a) <i>Allotment Design</i> for Medium Density Residential Activity Area and High Density Activity Area. This is consistent with the activity status that is applied in both the WCC, and PCC proposed district plans for the same aspect of non-compliance.</p> <p>Kāinga Ora seeks consequential changes to introduce new matters of discretion relevant to this new rule in 11.2.3.1.</p>	<p>controlled activity under Rule 11.2.2.1 in respect of (a) Allotment Design for Medium Density Residential Activity Area and High Density Activity Areas (b) Engineering Design, (c) Contamination and (e) Earthworks.</p> <p>i. Non-notification In respect of Rule 11.2.3 (a) in relation to a breach of the standards and terms to Rule 11.2.2.1 (a), public and limited notification of applications for resource consent is precluded.</p>
172.	Chapter 11 – Subdivision	11.2.3.1 Restricted Discretionary Activities – Matters of Discretion	Support in part	<p>Kāinga Ora seeks consequential changes to introduce new matters of discretion as a result of the proposed RDA rule at 11.2.3.</p> <p>Kāinga Ora supports the proposed changes to 11.2.3.1 with regard to introducing discretion to consider natural and coastal hazards. However, consequential changes are</p>	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> 1. Change to 11.2.3.1 (a) 11.2.3.1 Matters in which Council has restricted its discretion <ol style="list-style-type: none"> a. Any subdivision that does not comply with the standards and terms for controlled activity under Rule 11.2.2.1 in respect of (a) allotment design, (b) Engineering Design, (c) Contamination and (e) Earthworks.

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
				sought to remove reference Flood Hazard Overlay in 11.2.3.1(d).	<p>...</p> <p>(ia) The matters of control under Rule 11.2.2.2.</p> <p>(iaa) Whether the allotment design</p> <ul style="list-style-type: none"> ○ <u>reflects the intended pattern of development and are consistent with the purpose, character and amenity values of the zone and</u> ○ <u>is adequately sized to accommodate the intended development form for the activity area</u> ○ <u>whether the staging of the subdivision relative to building construction is efficient and appropriate to the scale and complexity of the overall development</u> <p>...</p> <p>2. Consequential change to remove reference to Flood Hazard Overlay in 11.2.3.1(d).</p>
173.	Chapter 11 – Subdivision	11.2.4 Discretionary Activities	Support in par	Kāinga Ora supports the proposed amendments to this rule, introducing subdivision within identified historic precinct areas, and where building platforms are located	<i>Amend with consequential changes.</i>

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
				<p>in within the Wellington Fault Hazard Overlay and High Coastal Hazard Overlay as Discretionary Activities.</p> <p>Consequential changes are requested in terms of renaming historic heritage precincts to overlays as per the relevant Kāinga Ora submission points.</p>	
174.	Chapter 11 – Subdivision	11.2.5 Non-Complying Activities	Support	Kāinga Ora supports the proposed amendments to this rule, introducing subdivision resulting in a building platform within the stream corridor as a Non-Complying Activity.	<i>Retain as notified</i>
Chapter 14H – Natural Hazards					
175.	Chapter 14H Natural Hazards	Flood Hazard Overlay	Oppose	<p>Kāinga Ora opposes the inclusion of flood hazard mapping as part of the District Plan. Including Flood Hazard overlays in the District Plan ignores the dynamic nature of flood hazards and will create unnecessary additional cost and uncertainty for landowners and land developers.</p> <p>Kāinga Ora agrees that it is</p>	<p><i>Amendments sought:</i></p> <ol style="list-style-type: none"> 1. Remove natural hazard flooding overlay(s) from the District Plan statutory maps, and instead hold this information in non-statutory GIS maps 2. Creation of new definitions to identify flood hazards in the Plan

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
				<p>appropriate to include provisions and rules to manage the risk of flood hazards but seeks that the rules are not linked to static maps contained within the District Plan. Instead, the rules can be linked to defined terms of the hazards. The Auckland Unitary Plan (“AUP”) adopts a set of non-statutory flood hazard overlay maps which operate as interactive maps on the Council’s ‘Geo Maps’ website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for flooding overlay maps to be included within a district plan. Kāinga Ora also notes that the National Planning Standards 2016 – Mapping Standard Table 20</p>	<ol style="list-style-type: none"> 3. Amended rule framework to enable rules to be linked to newly defined terms of Flood Hazards 4. Revise reference throughout plan to delete “flood hazard overlay” 5. Consequential changes to give effect to this submission

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
				<p>includes a number of specific overlay and other symbols, but none relate to flooding.</p> <p>To ensure the rule framework continues to be linked to identified flood hazards, Kāinga Ora suggests definitions be introduced as a consequential amendment to ensure the hazards are appropriately “identified” in the Plan. Such definitions are anticipated to include:</p> <ul style="list-style-type: none"> • Flood Hazard – Stream Corridor • Flood Hazard - Overland Flowpath • Flood Hazard – Inundation • High Hazard Area • 1% Annual Exceedance Probability Flood <p>Kāinga Ora otherwise supports the mapping of other, non-flooding natural hazards to be incorporated into the District Plan maps, such as Fault Hazards (in additional to</p>	

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought										
				Coastal Hazards), as these hazards are less subject to change.											
176.	Chapter 14H Natural Hazards	Introduction	Support in part	<p>Kāinga Ora generally supports the introduction, but seeks removal of the use of “overlay” from the table identifying the Natural Hazards.</p> <p>Kāinga Ora also seeks removal of reference to flood hazard maps under the “Overlay” section of the introduction. It is noted that Kāinga Ora has offered elsewhere in this submission additional definitions for flood hazards to ensure these are still <i>identified</i> in the District Plan.</p> <p>In addition to the above, Kāinga Ora queries the length and level of detail within the introduction. For example, Kāinga Ora questions the need to list all relevant overlays and potential mitigation methods. Kāinga Ora also considers that any terms relied on within provisions should be contained within</p>	<p><i>Amendments sought</i></p> <p>[Remove reference to “Overlay” in the Natural Hazard table]</p> <table border="1" data-bbox="1599 643 2166 1134"> <thead> <tr> <th data-bbox="1599 643 2013 730"><u>Natural Hazard</u> <u>Overlay</u></th> <th data-bbox="2013 643 2166 730"><u>Respective Hazard Ranking</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="1599 730 2013 807"><u>Wellington Fault Rupture (within 20m of known fault)</u></td> <td data-bbox="2013 730 2166 807"><u>High</u></td> </tr> <tr> <td data-bbox="1599 807 2013 916"><u>Stream Corridor (1:100 year inundation event + 1m sea level rise)</u></td> <td data-bbox="2013 807 2166 916"></td> </tr> <tr> <td data-bbox="1599 916 2013 1024"><u>Overland Flowpath (1:100 year inundation event + 1m sea level rise)</u></td> <td data-bbox="2013 916 2166 1024"><u>Medium</u></td> </tr> <tr> <td data-bbox="1599 1024 2013 1134"><u>Inundation Area (1:100 year inundation extent + 1m sea level rise)</u></td> <td data-bbox="2013 1024 2166 1134"><u>Low</u></td> </tr> </tbody> </table> <p>[Remove reference to flood hazards from the “Overlays” section of the introduction]</p> <p><u>Overlays</u></p>	<u>Natural Hazard</u> <u>Overlay</u>	<u>Respective Hazard Ranking</u>	<u>Wellington Fault Rupture (within 20m of known fault)</u>	<u>High</u>	<u>Stream Corridor (1:100 year inundation event + 1m sea level rise)</u>		<u>Overland Flowpath (1:100 year inundation event + 1m sea level rise)</u>	<u>Medium</u>	<u>Inundation Area (1:100 year inundation extent + 1m sea level rise)</u>	<u>Low</u>
<u>Natural Hazard</u> <u>Overlay</u>	<u>Respective Hazard Ranking</u>														
<u>Wellington Fault Rupture (within 20m of known fault)</u>	<u>High</u>														
<u>Stream Corridor (1:100 year inundation event + 1m sea level rise)</u>															
<u>Overland Flowpath (1:100 year inundation event + 1m sea level rise)</u>	<u>Medium</u>														
<u>Inundation Area (1:100 year inundation extent + 1m sea level rise)</u>	<u>Low</u>														

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
				definitions. Kāinga Ora seeks consequential changes to the introduction to significantly refine and reduce the content.	<p><u>Natural Hazard Overlays – Means the mapped extent within the District Plan of the following Natural Hazards:</u></p> <ul style="list-style-type: none"> • <u>Fault Rupture Hazards</u> • <u>Flood Hazards based on a 1% Annual Exceedance Probability Flood including effects of climate change, including:</u> <ul style="list-style-type: none"> ○ <u>Stream corridor</u> ○ <u>Overland Flow</u> ○ <u>Inundation Areas</u> <p>[Reduce content within introduction].</p>
177.	Chapter 14H Natural Hazards	Policy 14H 1.1 Levels of Risk	Support in part	Kāinga Ora supports the risk based approach to managing development and use in areas subject to natural hazards. Amendments are sought to give effect to the relief sought to remove reference to natural hazard overlays insofar as it relates to flooding.	<p><i>Amendments sought</i></p> <p><u>Subdivision, use and development reduce or do not increase the risk to people, property and infrastructure by:</u></p> <ol style="list-style-type: none"> 1. <u>Limiting the scale of subdivision, use and development on sites within the medium and high Natural Hazard areas Overlays and the medium and high hazard areas of the Coastal Hazard Overlays; and</u> 2. <u>Requiring mitigation for subdivision, use and development that addresses the impacts from natural hazards to people, property and infrastructure in</u>

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
					<p>the low hazard, medium hazard and high hazard areas within the identified Natural Hazard areas and Coastal Hazard Overlays.</p>
178.	Chapter 14H Natural Hazards	Policy 14H 1.3 Additions to Buildings in an identified Inundation Area of the Flood Hazard Overlay	Support in part	<p>Kāinga Ora supports this policy, but seeks amendment to the policy chapeau to remove reference to the flood hazard overlay.</p> <p>Kāinga Ora also seeks the inclusion of a note at the end of the policy, which makes reference to flood hazard maps that sit outside of the Plan to help identify, at a property level, whether the site may be subject to flooding.</p>	<p>Policy 14H 1.3 Additions to Buildings in an identified Inundation Area of the Flood Hazard Overlay</p> <p>...</p> <p>Note: The Council holds publicly available information showing the modelled extent of flooding affecting specific properties in its GIS viewer. The maps are non-statutory and can be reviewed to take account of any property-specific information.</p>
179.	Chapter 14H Natural Hazards	Policy 14H 1.4 Additions to Buildings within the Overland Flowpaths and Stream Corridors of the Flood Hazard Overlays	Support in part	<p>Kāinga Ora supports this policy, but seeks amendment to the policy chapeau to remove reference to the flood hazard overlay.</p> <p>Kāinga Ora also seeks the inclusion of a note at the end of the policy, which makes reference to flood hazard maps that sit outside of the</p>	<p>Policy 14H 1.4 Additions to Buildings within the Overland Flowpaths and Stream Corridors of the Flood Hazard Overlays</p> <p>...</p> <p>Note: The Council holds publicly available information showing the modelled extent of flooding affecting specific properties in its GIS</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
				Plan to help identify, at a property level, whether the site may be subject to flooding.	viewer. The maps are non-statutory and can be reviewed to take account of any property-specific information.
180.	Chapter 14H Natural Hazards	Policy 14H 1.5 New residential units, commercial activities or retail activities within the identified Inundation Areas of the Flood Hazard Overlays	Support in part	<p>Kāinga Ora supports this policy, but seeks amendment to the policy chapeau to remove reference to the flood hazard overlay.</p> <p>Kāinga Ora also seeks the inclusion of a note at the end of the policy, which makes reference to flood hazard maps that sit outside of the Plan to help identify, at a property level, whether the site may be subject to flooding.</p>	<p>Policy 14H 1.5 New residential units, commercial activities or retail activities within the identified Inundation Areas of the Flood Hazard Overlays</p> <p>...</p> <p>Note: The Council holds publicly available information showing the modelled extent of flooding affecting specific properties in its GIS viewer. The maps are non-statutory and can be reviewed to take account of any property-specific information.</p>
181.	Chapter 14H Natural Hazards	Policy 14H 1.6 New residential units, commercial activities or retail activities within the Overland Flowpaths of the Flood Hazard Overlays	Support in part	<p>Kāinga Ora supports this policy, but seeks amendment to the policy chapeau to remove reference to the flood hazard overlay.</p> <p>Kāinga Ora also seeks the inclusion of a note at the end of the policy, which makes reference to flood hazard maps that sit outside of the</p>	<p>Policy 14H 1.6 New residential units, commercial activities or retail activities within the Overland Flowpaths of the Flood Hazard Overlays</p> <p>...</p> <p>Note: The Council holds publicly available information showing the modelled extent of</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
				Plan to help identify, at a property level, whether the site may be subject to flooding.	flooding affecting specific properties in its GIS viewer. The maps are non-statutory and can be reviewed to take account of any property-specific information.
182.	Chapter 14H Natural Hazards	Policy 14H 1.7 New residential units, commercial activities or retail activities within the Stream Corridors of the Flood Hazard Overlays	Support in part	<p>Kāinga Ora supports this policy, but seeks amendment to the policy chapeau to remove reference to the flood hazard overlay.</p> <p>Kāinga Ora also seeks the inclusion of a note at the end of the policy, which makes reference to flood hazard maps that sit outside of the Plan to help identify, at a property level, whether the site may be subject to flooding.</p>	<p>Policy 14H 1.7 New residential units, commercial activities or retail activities within the Stream Corridors of the Flood Hazard Overlays</p> <p>...</p> <p>Note: The Council holds publicly available information showing the modelled extent of flooding affecting specific properties in its GIS viewer. The maps are non-statutory and can be reviewed to take account of any property-specific information.</p>
183.	Chapter 14H Natural Hazards 14H 2 - Rules	Rule 14H 2.2 Additions to residential buildings in the Inundation Area, Overland Flow Path or Stream Corridor Flood Hazard Overlays	Support in part	<p>Kāinga Ora seeks amendment to the chapeau to remove reference to the flood hazard overlay.</p> <p>In addition, Kāinga Ora generally supports the intent of the rule, but seeks simplification of the rule framework to reflect the risk</p>	<p>Rule 14H 2.2 Additions to residential buildings in the Inundation Area, Overland Flow Path or Stream Corridor Flood Hazard Overlays</p> <p>1. Additions to residential buildings that are within the Inundation Area, Overland Flow Path or Stream Corridor Flood</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
				<p>management approach – such that additions in an Inundation Area are Permitted, subject to meeting minimum FFL, otherwise RDIS. Additions within an Overland Flowpath are automatically RDIS, and additions within a Stream Corridor are automatically NC.</p> <p>Kāinga Ora seeks correction of an incorrect rule reference at 14H 2.2.2(a).</p> <p>Kāinga Ora also seeks the inclusion of a note at the end of the policy, which makes reference to flood hazard maps that sit outside of the Plan to help identify, at a property level, whether the site may be subject to flooding.</p>	<p><u>Hazard Overlays are permitted activities where:</u></p> <ul style="list-style-type: none"> a. <u>When located within an Inundation Area of the Flood Hazard Overlay, the finished floor levels of the additions are located above the 1% Flood Annual Exceedance Probability Level, where the finished floor level is to the bottom of the floor joists or the base of the concrete floor slab;</u> b. The additions are not located within the Overland Flow Path Overlay; and c. The additions are not located within the Stream or River Corridor Overlay. <p>2. <u>Additions to residential buildings that are within the Inundation Area, Overland Flow Path or Stream Corridor Flood Hazard Overlays are restricted discretionary activities where:</u></p> <ul style="list-style-type: none"> a. <u>Compliance with the requirements of 14H 2.24(1)(a) cannot be achieved.</u>

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
					<p><u>Matters of discretion are restricted to:</u> <u>1. The matters in 14H 1.3.</u></p> <p>3. <u>Additions to residential buildings that are in the Inundation Area, Overland Flow Path or Stream Corridor Flood Hazard Overlays are restricted discretionary activities where:</u> <u>a. Compliance with the requirements of 14H 2.4(1)(b) cannot be achieved</u></p> <p><u>Matters of discretion are restricted to:</u> <u>1. The matters in 14H 1.4.</u></p> <p>4. <u>Additions to residential buildings that are in the Inundation Area, Overland Flow Path or Stream Corridor Flood Hazard Overlays are non-complying activities where:</u> <u>a. Compliance with the requirements of 14H 2.2(1)(c) cannot be achieved.</u></p> <p><u>Note: The Council holds publicly available information showing the modelled extent of flooding affecting specific properties in its GIS</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
					viewer. The maps are non-statutory and can be reviewed to take account of any property-specific information.
184.	Chapter 14H Natural Hazards 14H 2 - Rules	Rule 14H 2.3 New residential units, commercial activities or retail activities in the Inundation Area of the Flood Hazard Overlay	Support in part	<p>Kāinga Ora supports this rule framework, but seeks amendment to remove reference to the flood hazard overlay.</p> <p>Kāinga Ora also seeks the inclusion of a note at the end of the policy, which makes reference to flood hazard maps that sit outside of the Plan to help identify, at a property level, whether the site may be subject to flooding.</p>	<p>Rule 14H 2.3 New residential units, commercial activities or retail activities in the Inundation Area of the Flood Hazard Overlay</p> <ol style="list-style-type: none"> 1. New residential units, commercial activities or retail activities that are within the Inundation Area of the Flood Hazard Overlay are permitted activities where: <ol style="list-style-type: none"> a. When located within an Inundation Area of the Flood Hazard Overlay, †The finished floor levels of the building for the Potentially Hazard Sensitive Activity are located above the 1% Flood Annual Exceedance Probability Level, including an allowance for freeboard, where the finished floor level is to the bottom of the floor joists or the base of the concrete floor slab.

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
					<p>2. <u>New residential units, commercial activities or retail activities that are within the Inundation Area of the Flood Hazard Overlay are restricted discretionary activities where:</u></p> <p><u>Compliance with the requirements of 14H 2.3(1)(a) cannot be achieved.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>1. The impact from the 1% Annual Exceedance Probability flood is low due to either the:</u></p> <ul style="list-style-type: none"> • <u>implementation mitigation measures;</u> • <u>the shallow depth of the flood waters within the building; or</u> • <u>type of activity undertaken within the building; and</u> • <u>The risk to people and property is reduced or not increased.</u> <p><u>Note: The Council holds publicly available information showing the modelled extent of flooding affecting specific properties in its GIS viewer. The maps are non-statutory and can</u></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
					be reviewed to take account of any property-specific information.
185.	Chapter 14H Natural Hazards 14H 2 - Rules	Rule 14H 2.4 New residential units, commercial activities or retail activities that are within the Overland Flowpaths of the Flood Hazard Overlay	Support in part	<p>Kāinga Ora supports this rule framework, but seeks amendment to remove reference to the flood hazard overlay.</p> <p>Kāinga Ora also seeks the inclusion of a note at the end of the policy, which makes reference to flood hazard maps that sit outside of the Plan to help identify, at a property level, whether the site may be subject to flooding.</p>	<p>Rule 14H 2.4 New residential units, commercial activities or retail activities that are within the Overland Flowpaths of the Flood Hazard Overlay</p> <p>1. New residential units, commercial activities or retail activities that are within the Overland Flowpaths of the Flood Hazard Overlay are restricted discretionary activities.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in 14H 1.6.</p> <p>Note: The Council holds publicly available information showing the modelled extent of flooding affecting specific properties in its GIS viewer. The maps are non-statutory and can be reviewed to take account of any property-specific information.</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
186.	Chapter 14H Natural Hazards 14H 2 - Rules	Rule 14H 2.5 New residential units, commercial activities or retail activities that are within the Stream Corridors of the Flood Hazard Overlay	Support in part	<p>Kāinga Ora supports this rule framework, but seeks amendment to remove reference to the flood hazard overlay.</p> <p>Kāinga Ora also seeks the inclusion of a note at the end of the policy, which makes reference to flood hazard maps that sit outside of the Plan to help identify, at a property level, whether the site may be subject to flooding.</p>	<p><u>Rule 14H 2.5 New residential units, commercial activities or retail activities that are within the Stream Corridors of the Flood Hazard Overlay</u></p> <p>1. <u>New residential units, commercial activities or retail activities that are within the Stream Corridors of the Flood Hazard Overlay are non-complying activities.</u></p> <p><u>Note: The Council holds publicly available information showing the modelled extent of flooding affecting specific properties in its GIS viewer. The maps are non-statutory and can be reviewed to take account of any property-specific information.</u></p>
Chapter 14M – Wind					
187.	14M - Wind	Entire chapter	Support in Part	Kāinga Ora supports a well-functioning and safe urban environment. However, Kāinga Ora seeks adjustments at the point at which wind assessments are required and/or resource consent is necessary. Kāinga Ora seeks an	<p><i>Amend the height limit at which point a wind assessment and/or resource consent is required to 20m.</i></p> <p><i>Adjust rule framework so resource consent is required as a restricted discretionary activity</i></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/Oppose	Reasons	Relief Sought
				<p>increase in this threshold to apply only to development in excess of 20m.</p> <p>Kāinga Ora also considers that an alternative method could be utilised to assess effects of wind on the safety of the pedestrian public realm, which could include assessment of wind effects as a listed matter of discretion in the zone based rules for development that is in excess of 20m.</p> <p>Beyond the above matters, Kāinga Ora seeks that any rule framework requiring the consideration of wind effects is a restricted discretionary activity, as the matters of discretion should be able to be identified for such an assessment.</p>	<p><i>for any breach to relevant to wind conditions/standards.</i></p> <p><i>Make all necessary consequential changes to reflect these changes.</i></p>

Appendix 2: Maps

DPC56/206

The following maps set out the amendments sought from Kāinga Ora to Proposed Plan Change 56 to the Operative Hutt City District Plan.

Public Transport

- Train Station
- Railway

Kāinga Ora Proposed Changes Sought

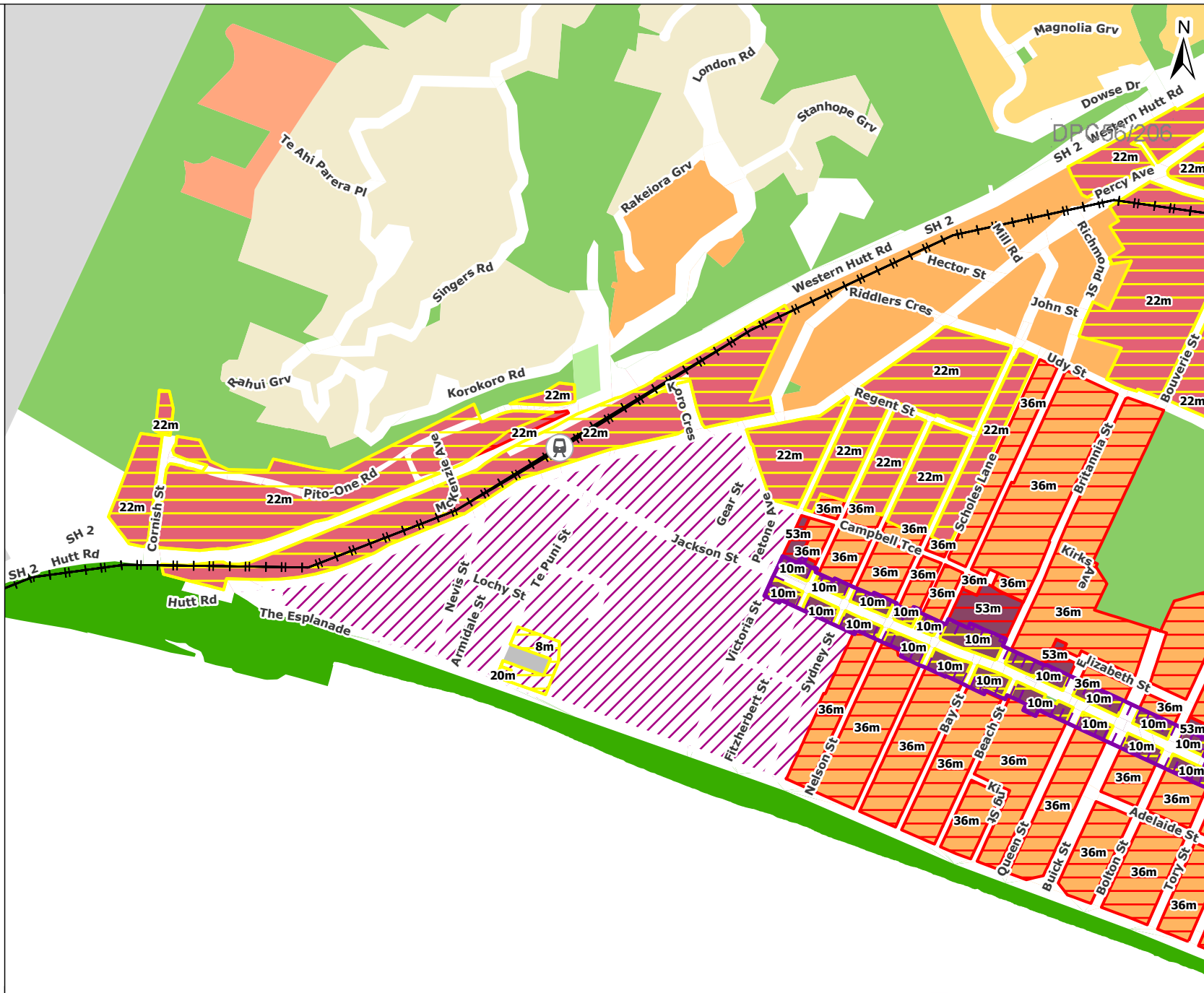
- Height Variation Control

Proposed District Plan Zones (Plan Change 56)

- Jackson Street Heritage Precinct
- Height Variation Control

Zones

- Community Iwi
- General Business
- General Recreation
- General Residential
- Hill Residential
- Landscape Protection
- Medium Density Residential
- High Density Residential
- Passive Recreation
- Petone Commercial - Area 1
- Petone Commercial - Area 2
- Special Recreation



Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Petone (West)

PREPARED BY	TPG REF. 718449
Conor McIntosh	SHEET 1 OF 13
DATE 20/09/2022	A4 Scale 1:10,000
0 260 Metres	

Kāinga Ora
Homes and Communities



DPC56/206

Public Transport

—+— Railway

Kāinga Ora Proposed Changes Sought

Height Variation Control

Heritage Area (HA-09)

Proposed District Plan Zones (Plan Change 56)

Residential Heritage Precinct

Jackson Street Heritage Precinct

Height Variation Control

Zones

General Business

General Recreation

Medium Density Residential

High Density Residential

Petone Commercial - Area 1

Petone Commercial - Area 2

River Recreation

Special Recreation

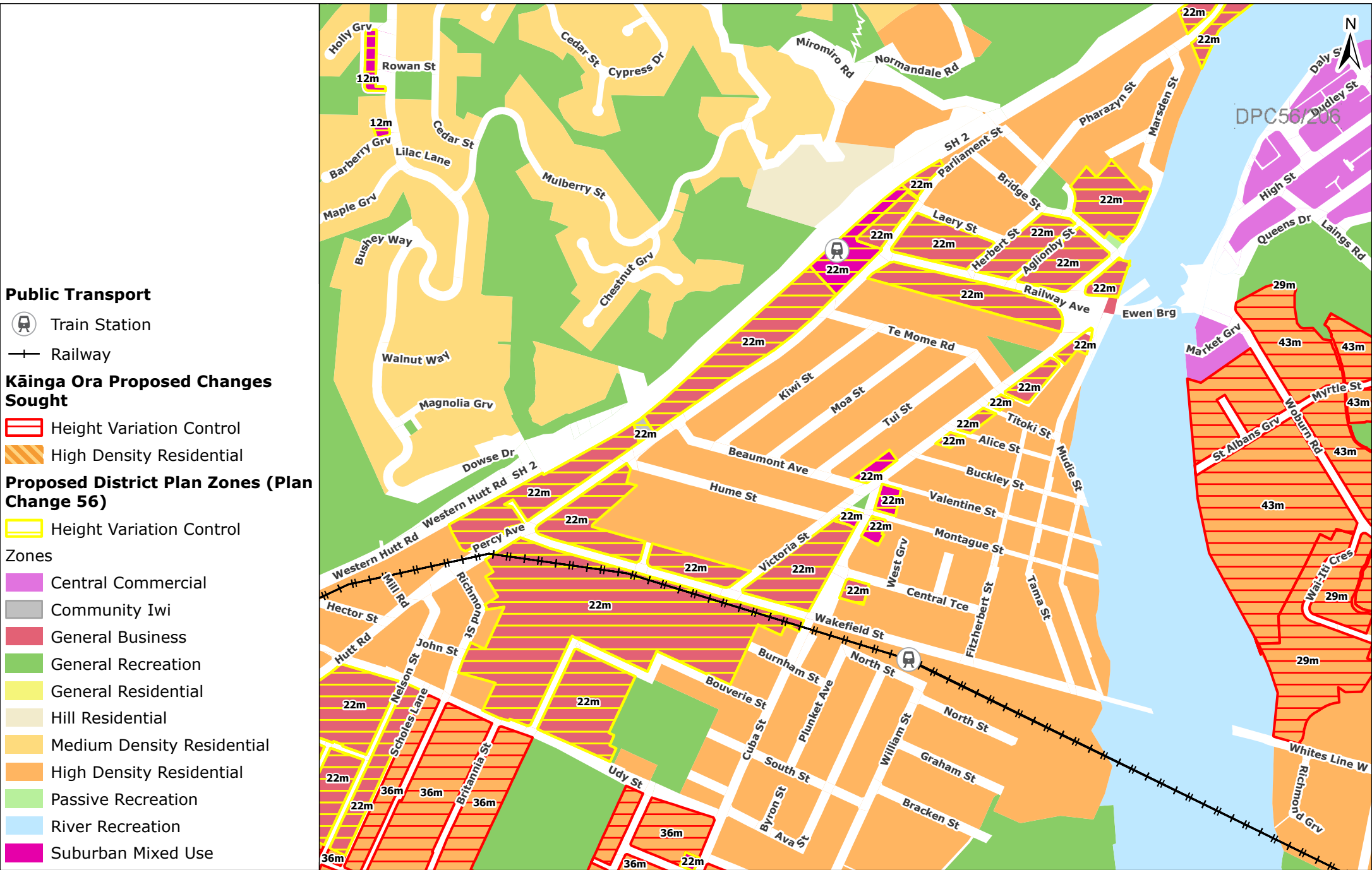
Suburban Mixed Use

Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Petone (East)

PREPARED BY	TPG REF.
Conor McIntosh	718449
DATE	SHEET
20/09/2022	2 OF 13
A4 Scale 1:10,000	
0 260 Metres	





Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

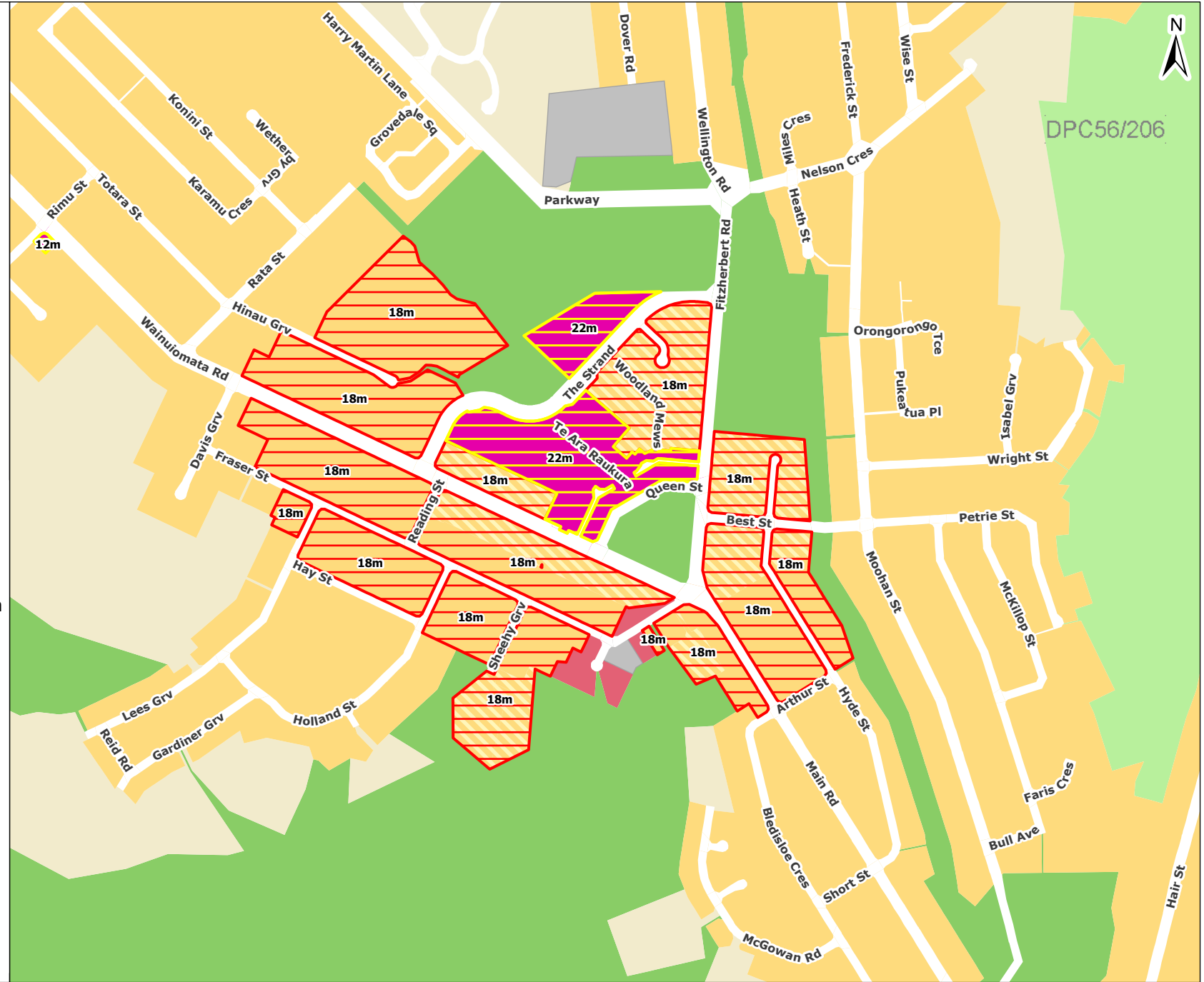
Centre: Alicetown

PREPARED BY	TPG REF. 718449
Conor McIntosh	SHEET 3 OF 13
DATE 20/09/2022	A4 Scale 1:10,000
0	260 Metres





DPC56/206



Kāinga Ora Proposed Changes Sought

- Height Variation Control
- Medium Density Residential

Proposed District Plan Zones (Plan Change 56)

- Height Variation Control
- Zones**
- Community Iwi
- General Business
- General Recreation
- General Residential
- Hill Residential
- Medium Density Residential
- High Density Residential
- Passive Recreation
- Suburban Mixed Use

Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

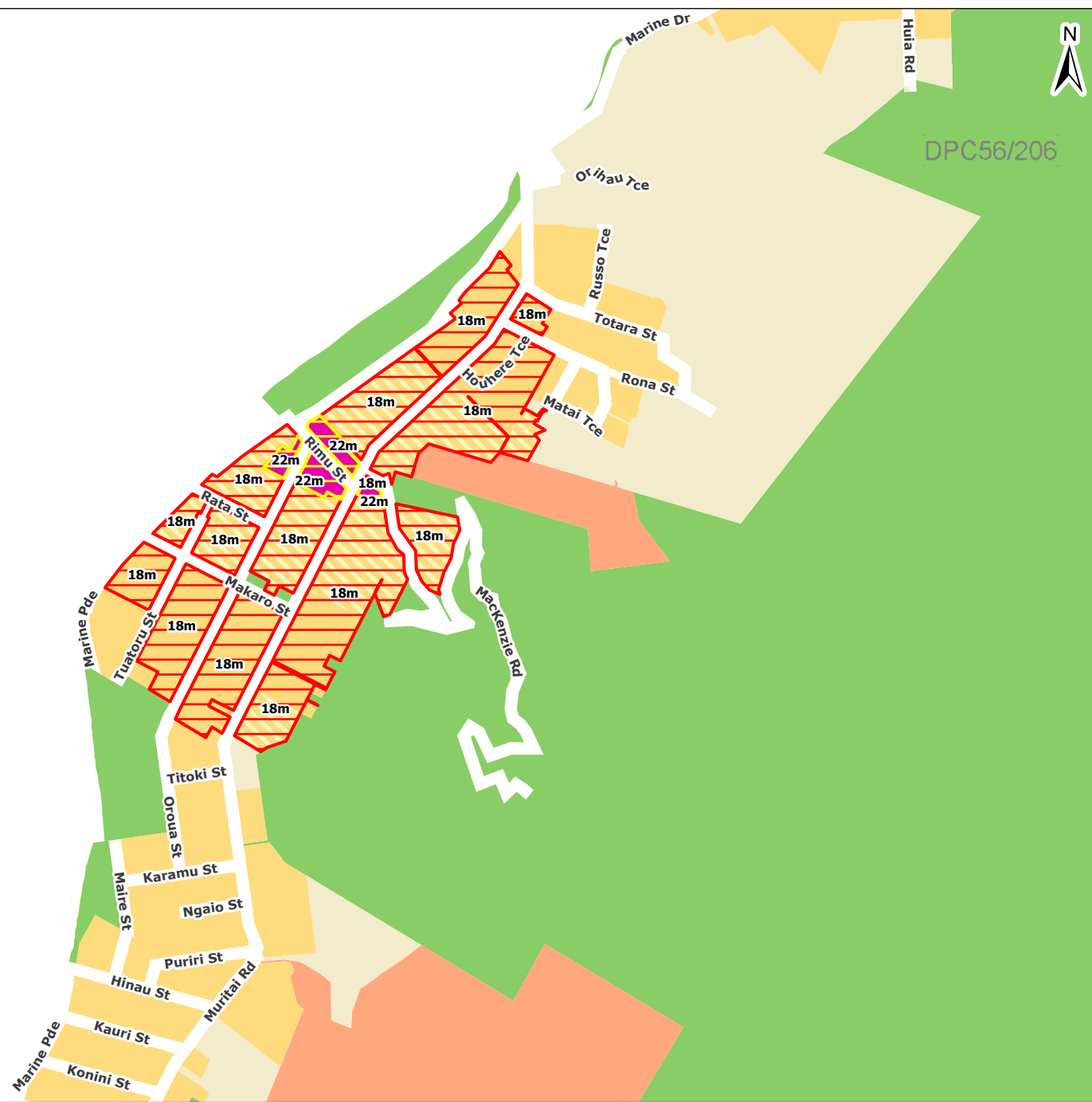
Centre: Wainuiomata

PREPARED BY	TPG REF.	718449
Conor McIntosh	SHEET	4 OF 13
DATE	20/09/2022	
		A4 Scale 1:10,000
0		260 Metres















DPC56/206



Kāinga Ora Proposed Changes Sought

-  Height Variation Control
-  Medium Density Residential

Proposed District Plan Zones (Plan Change 56)

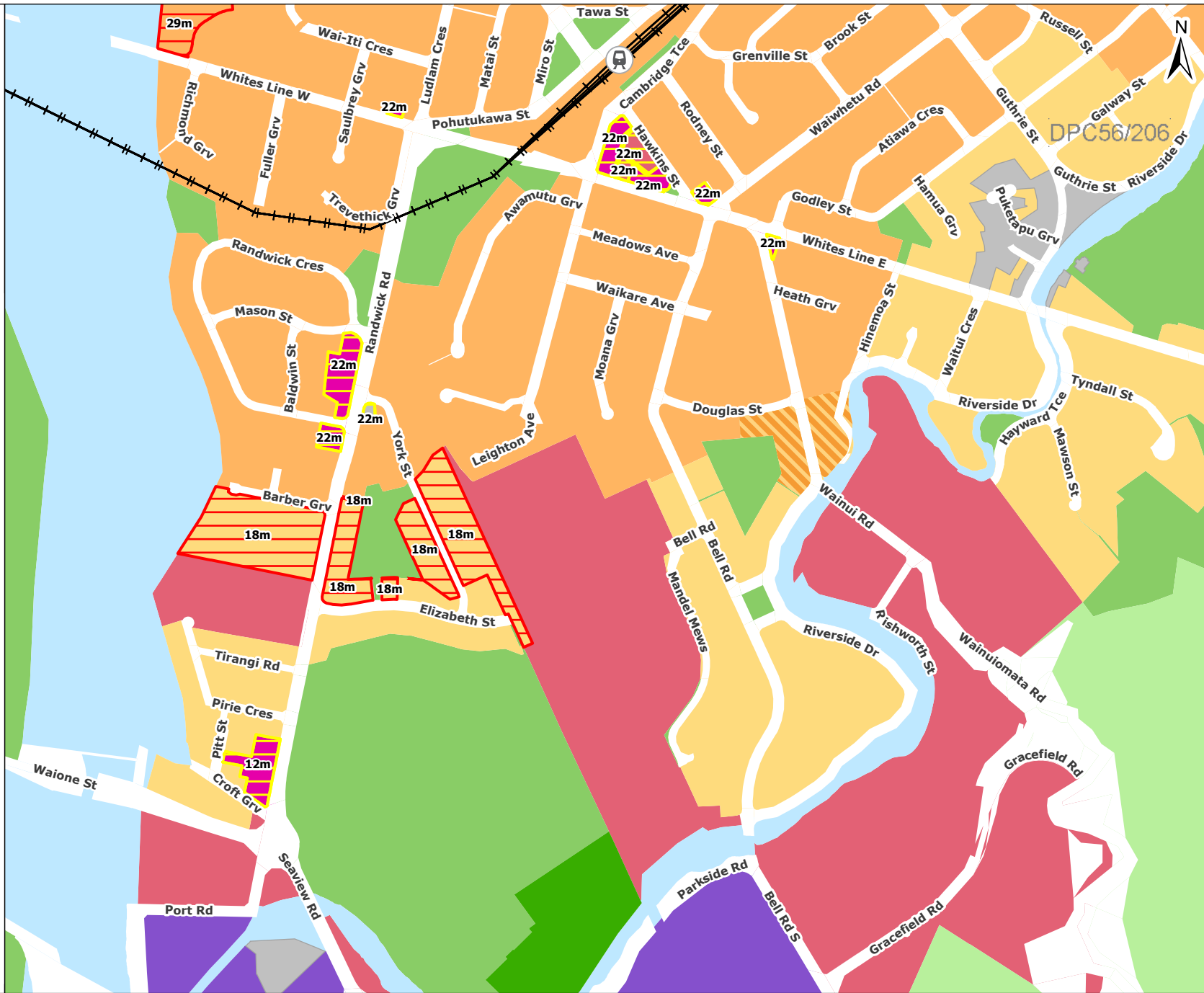
-  Height Variation Control
- Zones**
-  General Recreation
-  General Residential
-  Hill Residential
-  Landscape Protection
-  Medium Density Residential
-  High Density Residential
-  Suburban Mixed Use

Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Eastbourne

PREPARED BY	TPG REF.	718449
Conor McIntosh	SHEET	5 OF 13
DATE	20/09/2022	
		A4 Scale 1:10,000
0		260 Metres





DPC56/206

Public Transport

- Train Station
- Railway

Kāinga Ora Proposed Changes Sought

- Height Variation Control
- High Density Residential

Proposed District Plan Zones (Plan Change 56)

- Height Variation Control
- Zones**
- Community Iwi
- General Business
- General Recreation
- General Residential
- Medium Density Residential
- High Density Residential
- Passive Recreation
- River Recreation
- Special Business
- Special Recreation
- Suburban Commercial
- Suburban Mixed Use



Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Moera/Waiwhetu





PREPARED BY	TPG REF.
Conor McIntosh	718449
DATE	SHEET
20/09/2022	6 OF 13
A4 Scale 1:10,000	
0 260 Metres	





Public Transport

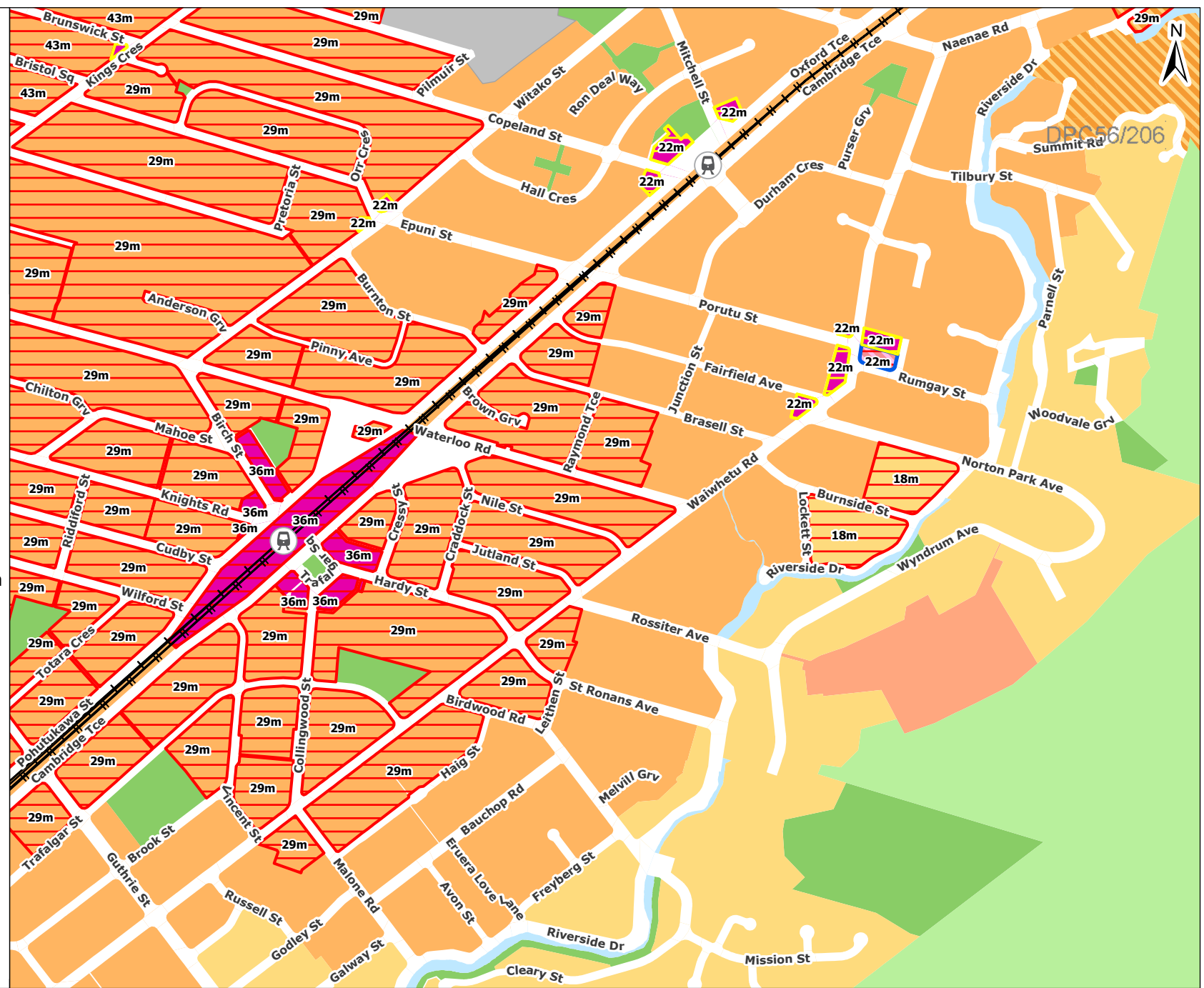
-  Train Station
-  Railway

Kāinga Ora Proposed Changes Sought

-  Height Variation Control
-  Centre Expansion
-  Suburban Mixed Use
-  High Density Residential

Proposed District Plan Zones (Plan Change 56)

-  Height Variation Control Zones
-  Central Commercial
-  Community Health
-  General Recreation
-  General Residential
-  Landscape Protection
-  Medium Density Residential
-  High Density Residential
-  Passive Recreation
-  River Recreation
-  Suburban Mixed Use

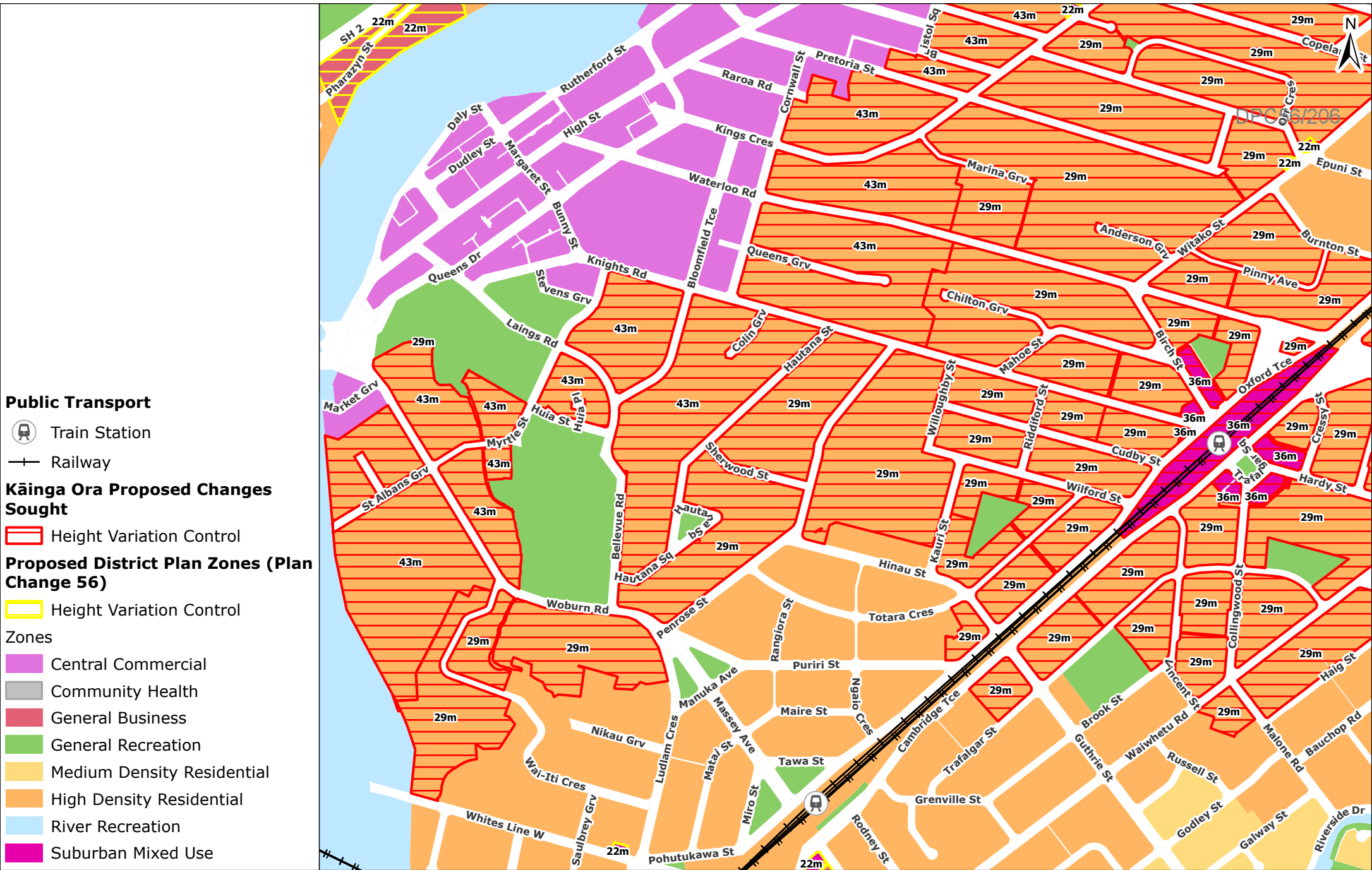


Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Waterloo Station/Fairfield

PREPARED BY	TPG REF.
Conor McIntosh	718449
DATE	SHEET
20/09/2022	7 OF 13
A4 Scale 1:10,000	
0 260 Metres	





Public Transport

- Train Station
- Railway

Kāinga Ora Proposed Changes Sought

Height Variation Control

Proposed District Plan Zones (Plan Change 56)

Height Variation Control

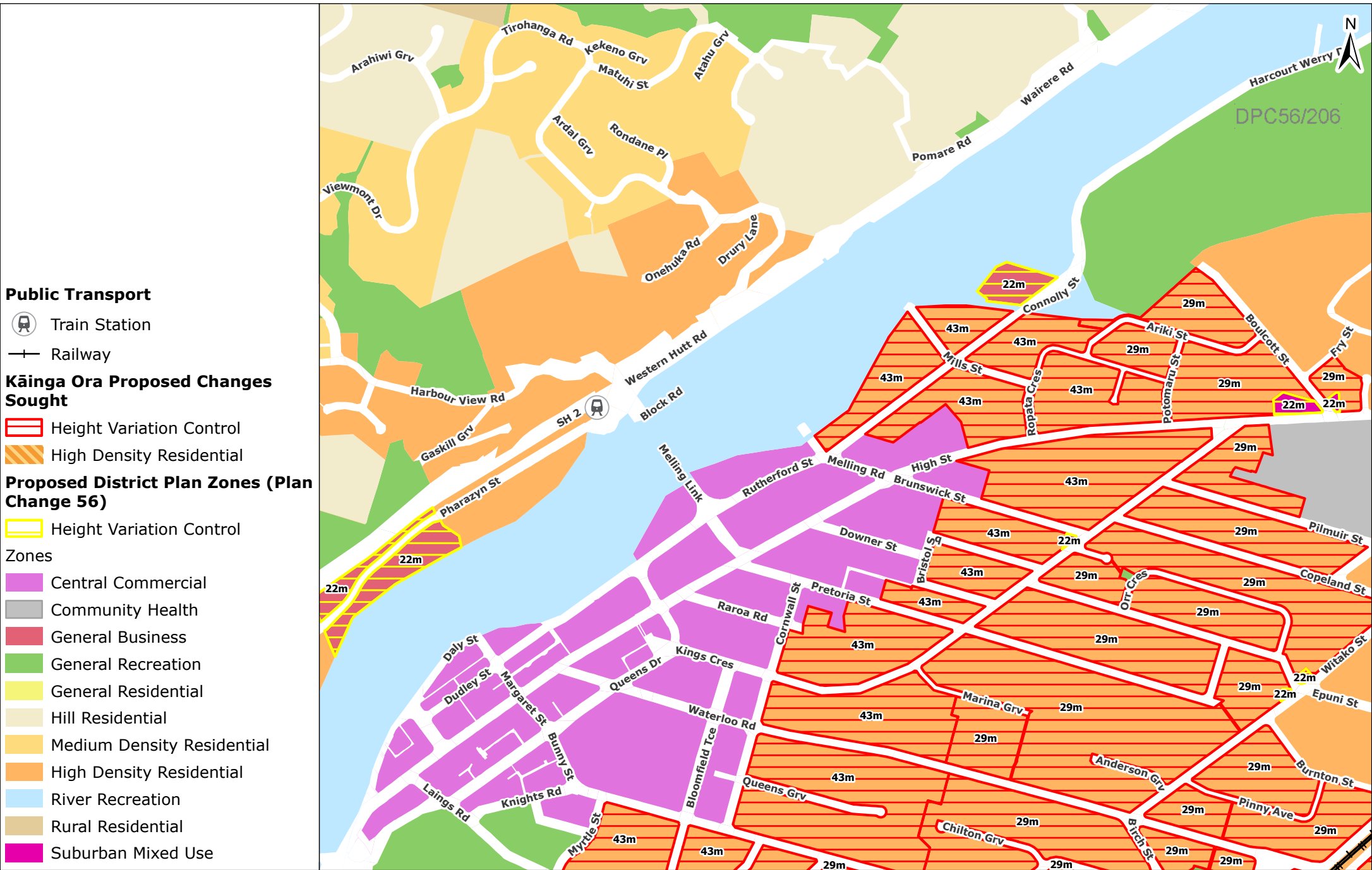
- Zones
- Central Commercial
 - Community Health
 - General Business
 - General Recreation
 - Medium Density Residential
 - High Density Residential
 - River Recreation
 - Suburban Mixed Use

Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Hutt City (South)/Waterloo

PREPARED BY	TPG REF. 718449
Conor McIntosh	SHEET 8 OF 13
DATE 20/09/2022	A4 Scale 1:10,000
0 260 Metres	







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 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Hutt City (North)





PREPARED BY	TPG REF.
Conor McIntosh	718449
DATE	SHEET
20/09/2022	9 OF 13
A4 Scale 1:10,000	
0 260 Metres	



Public Transport

-  Train Station
-  Railway

Kāinga Ora Proposed Changes Sought

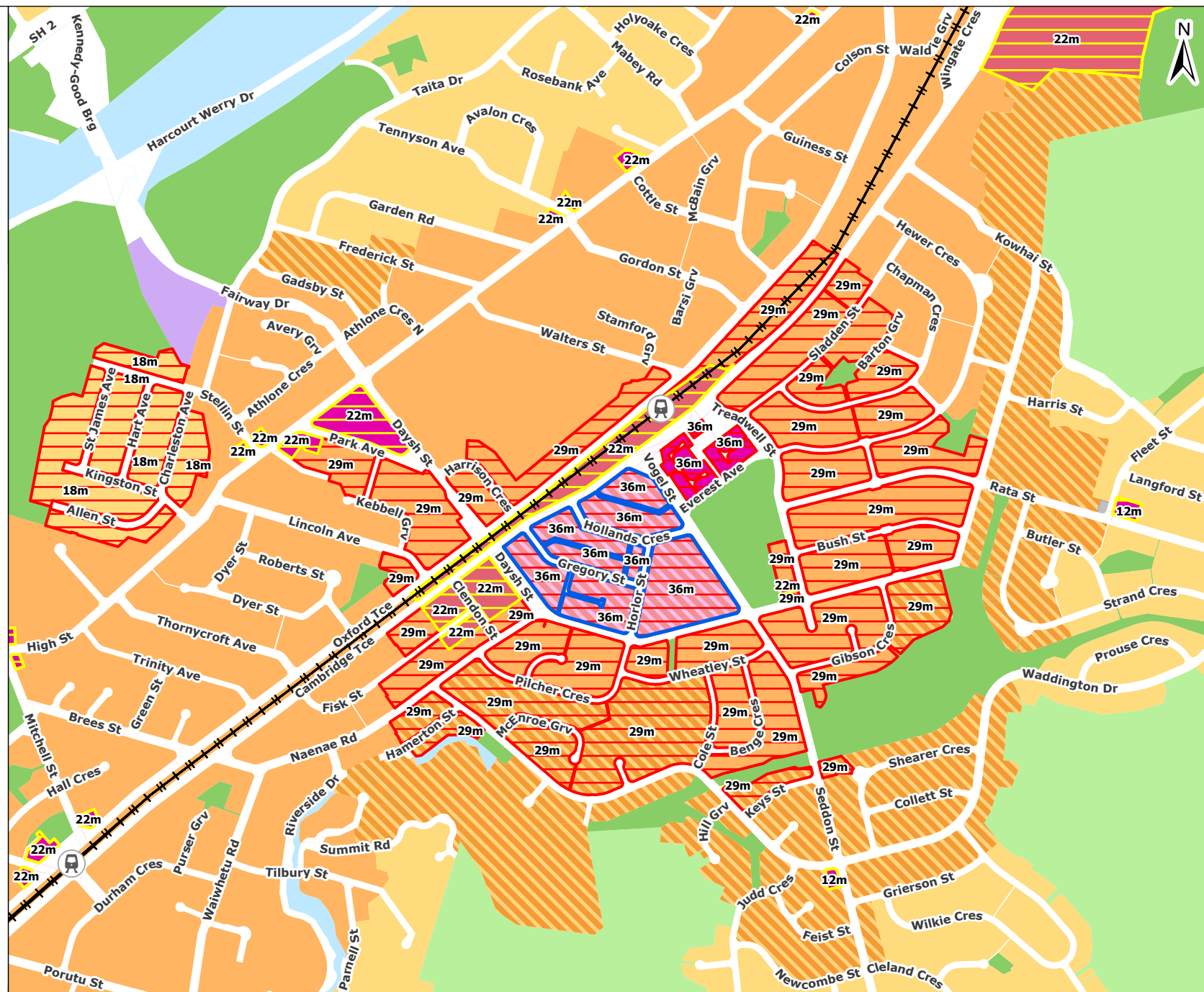
-  Height Variation Control
-  Centre Expansion
-  Suburban Mixed Use
-  High Density Residential

Proposed District Plan Zones (Plan Change 56)

-  Height Variation Control

Zones

-  Avalon Business
-  Community Iwi
-  General Business
-  General Recreation
-  General Residential
-  Hill Residential
-  Medium Density Residential
-  High Density Residential
-  Passive Recreation
-  River Recreation
-  Suburban Mixed Use

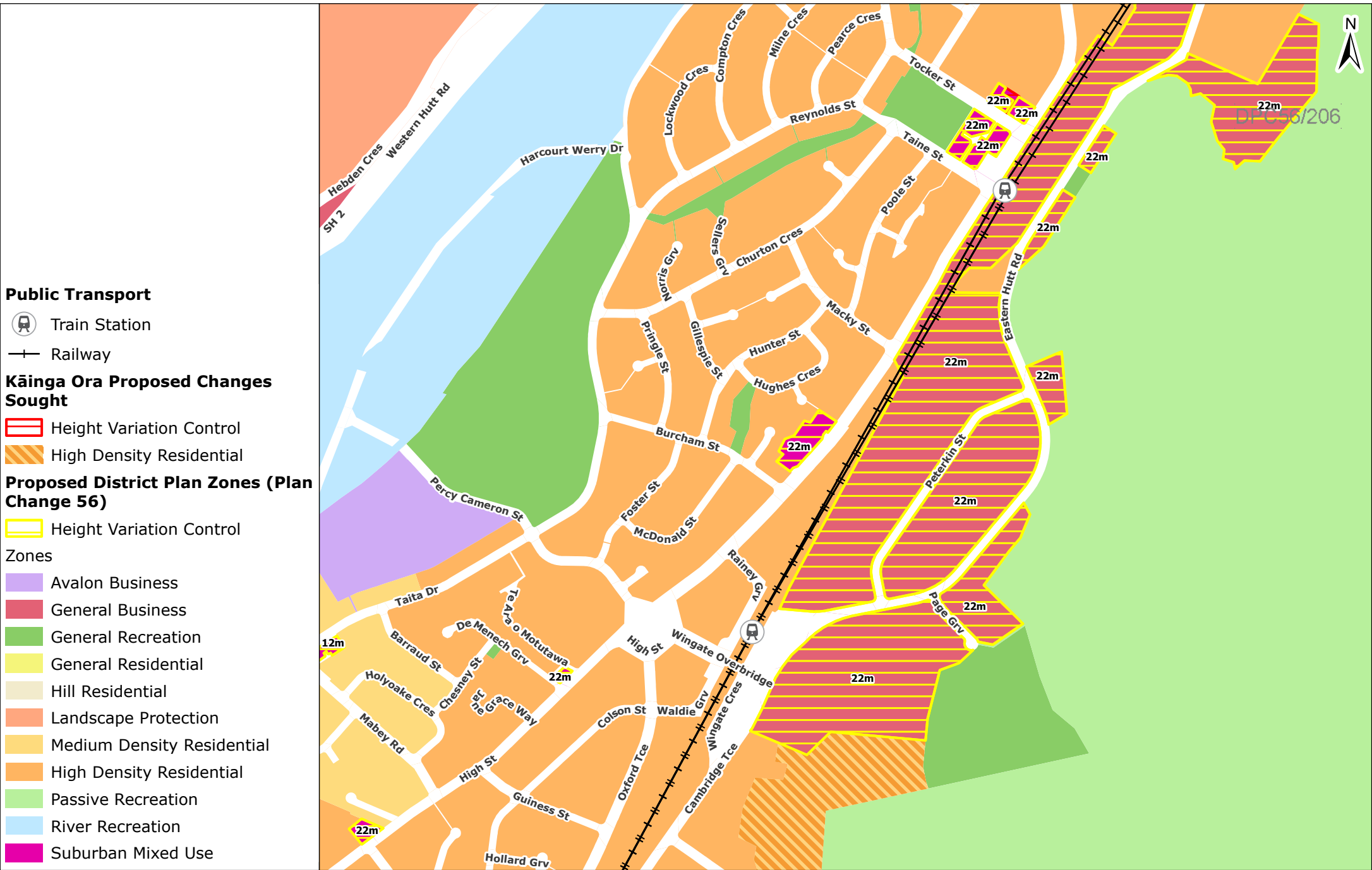


Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Naenae

PREPARED BY	TPG REF.
Conor McIntosh	718449
DATE	SHEET
6/10/2022	10 OF 13
A4 Scale 1:12,500	
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
Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Wingate/Taita



PREPARED BY	TPG REF. 718449
Conor McIntosh	SHEET 11 OF 13
DATE 20/09/2022	A4 Scale 1:10,000
0 260 Metres	









Public Transport

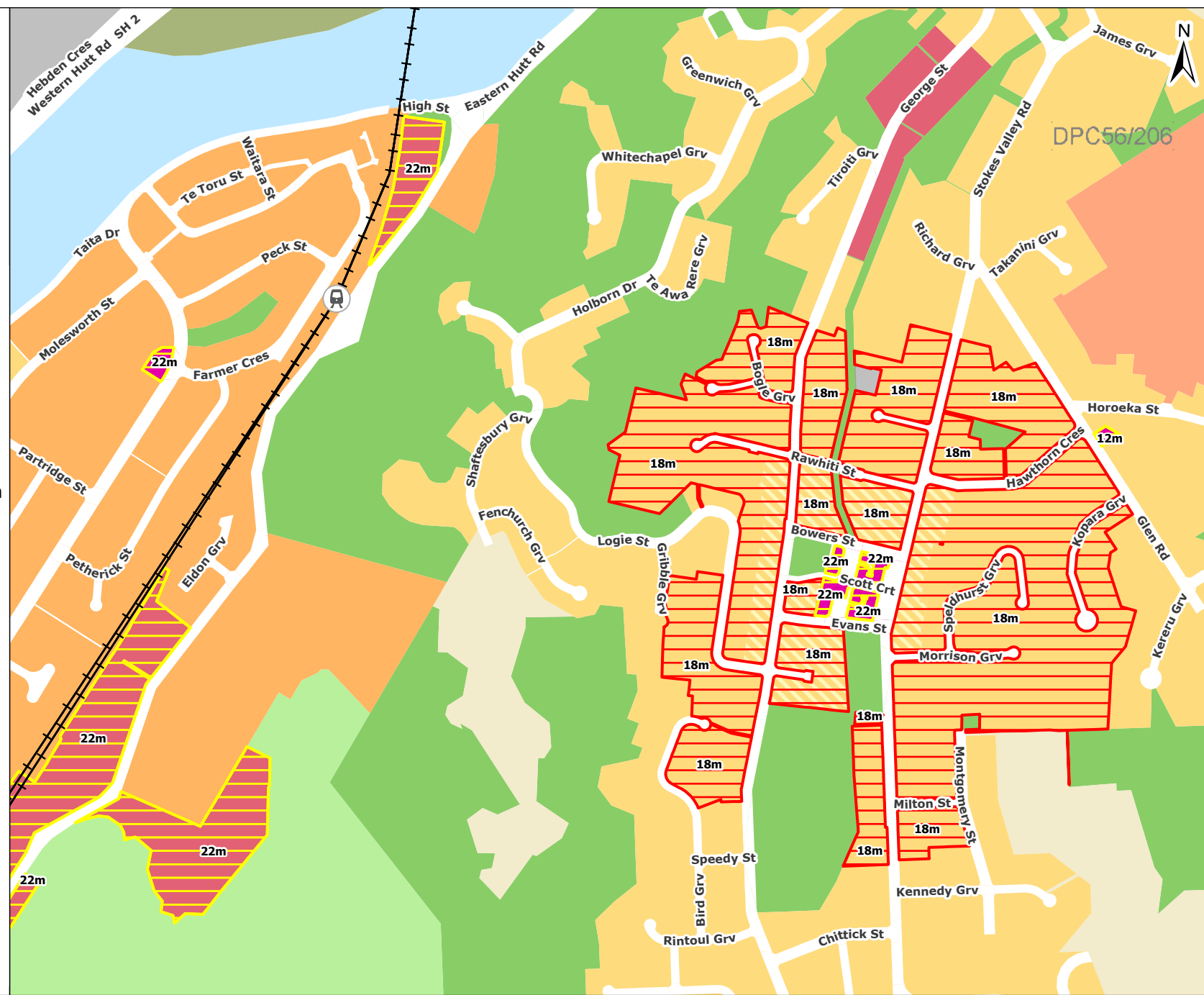
-  Train Station
-  Railway

Kāinga Ora Proposed Changes Sought

-  Height Variation Control
-  Medium Density Residential

Proposed District Plan Zones (Plan Change 56)

-  Height Variation Control
- Zones**
-  Community Iwi
-  Extraction
-  General Business
-  General Recreation
-  General Residential
-  General Rural
-  Hill Residential
-  Landscape Protection
-  Medium Density Residential
-  High Density Residential
-  Passive Recreation
-  River Recreation
-  Suburban Mixed Use

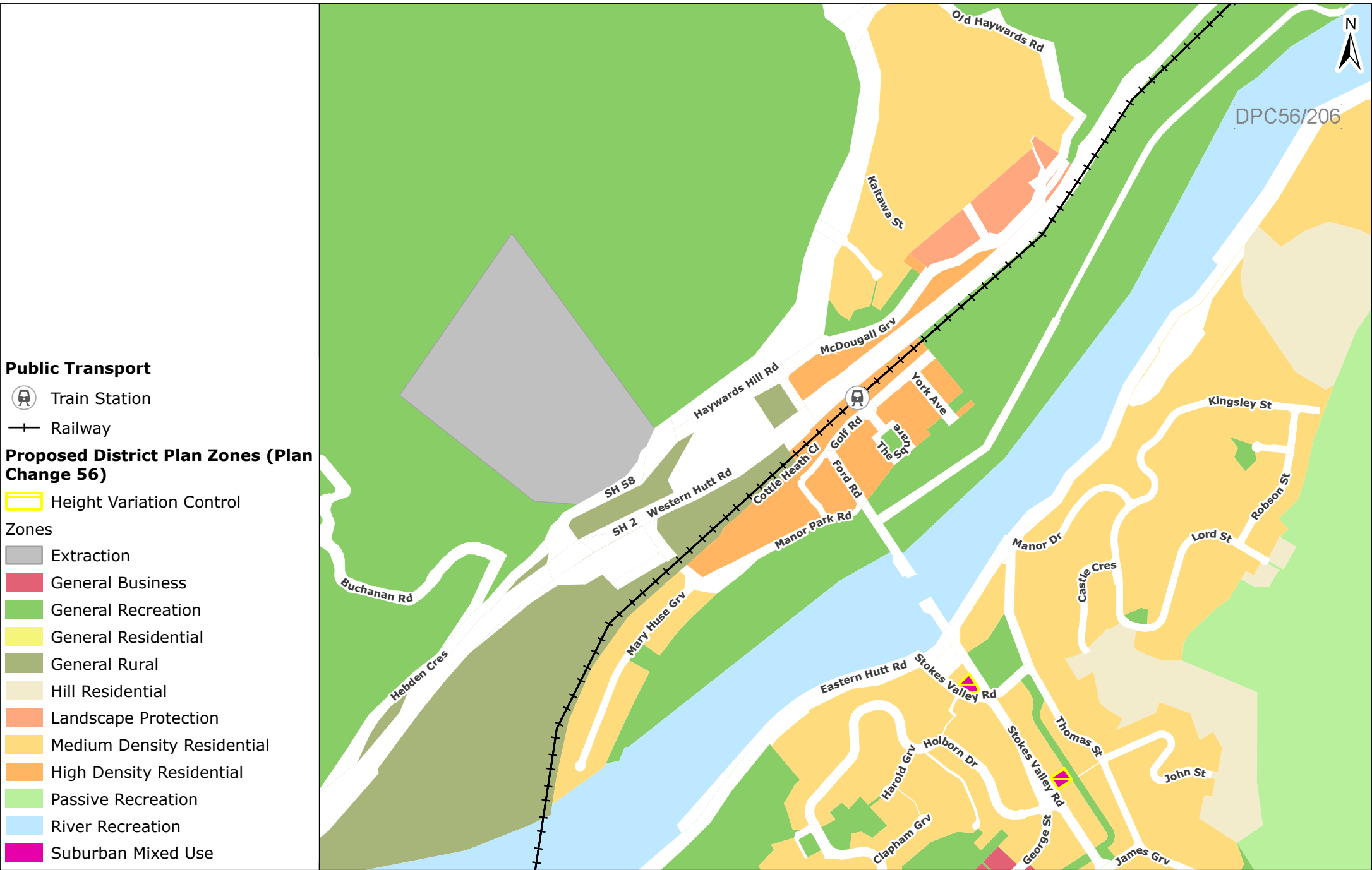


Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Stokes Valley

PREPARED BY	TPG REF.
Conor McIntosh	718449
DATE	SHEET
20/09/2022	12 OF 13
A4 Scale 1:10,000	
0 260 Metres	





Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Manor Park

PREPARED BY	TPG REF.
Conor McIntosh	718449
DATE	SHEET
20/09/2022	13 OF 13
A4 Scale 1:10,000	
0 260 Metres	





Summerset Group Holdings Limited
Level 27, Majestic Centre, 100 Willis St, Wellington
PO Box 5187, Wellington 6140
Phone: 04 894 7320 | **Fax:** 04 894 7319
Website: www.summerset.co.nz

19 September 2022

To: Hutt City Council
By email: district.plan@huttcity.govt.nz

Dear Sir/Madam

Submission on Plan Change 56 on behalf of Summerset Group Holdings Limited

Summerset is one of New Zealand's leading and fastest growing retirement village operators, with more than 6,600 residents living in our village communities. We offer a range of independent living options and care, meaning that as our residents' needs change, we have support and options within the village. Summerset has 35 villages which are either completed or in development, spanning from Whangārei to Dunedin. We employ over 1,800 staff members across our various sites.

Summerset welcomes the opportunity to provide feedback to the Council on its housing intensification plan change to respond to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Summerset generally supports the intent of the plan change to enable more housing. Summerset's detailed submissions on the plan change are attached.

Summerset could not gain advantage in trade competition through this submission. Summerset does wish to be heard in support of its submission. If others are making a similar submission, Summerset would consider presenting a joint case with them at the hearing.

Yours faithfully,

A handwritten signature in blue ink, appearing to be "O. Boyd".

Oliver Boyd
National Development Manager

City of Lower Hutt Operative District Plan – Plan Change 56 – Somerset submission details

- Somerset supports the integration of the mandatory objectives and policies of the Enabling Housing Act as they are drafted in the Enabling Housing Act in the Medium and High Density Residential Activity Areas. Somerset opposes additional objectives/policies which have been inserted that conflict with the MDRS;
- The Plan Change encompasses some elements of the retirement village specific objectives and policies sought by the RVA Position Paper (e.g. recognising the required change to existing character and amenity of neighbourhoods, providing for the unique layout and amenity needs of some developments etc.), however the majority of these objectives and policies sought by the RVA Position Paper are not provided for in the plan change (e.g. recognising the functional and operational needs of *retirement villages*, recognising intensification opportunities provided by larger sites etc.). Somerset seeks to have the retirement village specific objectives and policies sought by the RVA Position Paper integrated into the Medium and High Density Residential Activity Areas chapters;
- The Plan Change includes a retirement village specific rule in the Medium and High Density Residential Activity Areas which provides for retirement villages as an activity as a restricted discretionary activity. Somerset seeks for retirement villages as an activity to be permitted;
- Within the Medium and High Density Residential Activity Areas, the construction of retirement villages falls under ‘the construction or alteration of any building’ which is a permitted activity if it can comply with the relevant development standards. If ‘the construction or alteration of any building’ does not comply with one or more of the development standards (i.e. four or more residential units per site) it will require resource consent as a restricted discretionary activity, and be subject to broad lists of matters of discretion related to each development standard. Somerset seeks for a retirement village specific set of matters of discretion to apply for the construction of retirement villages, such that the broad matters of discretion for infringements to the relevant development standard do not apply. In particular, Somerset opposes the application of matters of discretion that make reference to a Medium Density Design Guide to retirement villages.
- The Medium and High Density Residential Activity Areas include a number of development standards that are not included in the MDRS provisions of the Enabling Housing Act. Somerset seeks that these standards are deleted;
- Somerset also seeks amendments to the MDRS density standards and notification requirements in line with the RVA position paper;
- With regard to the commercial zones:
 - o The Central Commercial Activity Area does not include retirement village specific provisions. A retirement village would be a permitted activity if it meets the permitted activity conditions (as it is an activity not listed as a restricted discretionary or discretionary activity). The exception to this is residential activities on the ground floor of buildings (which is expected to include retirement villages) within a number of precincts being a discretionary activity;
 - o Area 1 of the Petone Commercial Activity Area does not include retirement village specific provisions, with retirement villages instead falling within the ‘residential activities’ category. Residential activities on the ground floor of buildings (which is expected to include retirement villages) are provided for as discretionary activities;

- Area 2 of the Petone Commercial Activity Area provides for 'housing for the elderly' as a discretionary activity. Summerset submits that this discretionary activity status is in conflict with the MDRS and the Enabling Housing Act;
- The Suburban Mixed Use Activity Area does not include retirement village specific provisions, with retirement villages instead falling within the 'residential activities' category. Residential activities are provided for as permitted activities, with residential activities not meeting the relevant permitted activity standards being restricted discretionary activities.
- For the Central Commercial Activity Area and the Petone Commercial Activity Area, Summerset seeks retirement village specific provisions for these activity areas as a component of the need to include provision for retirement villages as part of the Plan Change process (as referred to above) – including the provision for retirement villages as a permitted activity (with the construction of buildings for retirement villages being a restricted discretionary activity) and the provision of a retirement village specific set of matters of discretion.
- For the Suburban Mixed Use Activity, and as per the Medium and High Density Residential Activity Areas, Summerset requests that retirement villages are provided for as a permitted activity. Furthermore, Summerset seeks for a retirement village specific set of matters of discretion to apply for the construction of retirement villages. However, Summerset opposes matters of discretion for infringements that make reference to a Medium Density Design Guide;
- Summerset seeks amendments to the MDRS density standards and notification requirements for the Suburban Mixed Use Activity Area in line with the RVA position paper.
- The Plan Change includes amendments to the financial contributions chapter of the Plan so that it applies to development as well as subdivision. Summerset seeks amendments to prevent double dipping between the FC and DC regimes and a retirement village regime that recognises the bespoke demand characteristics of retirement villages.

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Kerri First Plancque	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 20 Street Hector Street	
	Suburb Petone	
	City Hutt City	Postcode 5012
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021 13 23 840	
Email	kerri.kilner@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Chapter 14F Heritage Buildings and Structures and the creation of 'heritage areas' to restrict development.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I am against the listing of private residential properties as heritage under the proposed heritage areas included in this plan change, without homeowner consent.

The council has not provided satisfactory evidence that properties such as mine are truly 'heritage'.

Evidence indicates heritage listing reduces the value of a property by 10 to 30%. Real estate agents have reported that many potential buyers lose interest when they learn that a property is heritage listed. It is unclear what the impact on value these new heritage area restrictions will have.

Furthermore, the houses in the proposed areas vary drastically in their quality and type. Many are unlikely to meet healthy homes standards. Yet they will all be included in the same umbrella of rules, forced into stasis while the rest of the Hutt modernises. To me, that is not fair. While respecting and preserving heritage can help support the city's cultural capital, it should be balanced against what is needed for people to live and for a city to grow and change.

The council must allow for fair and reasonable development across the city if they wish for a vibrant, living city that people are able to afford. Locking large swathes of the city down because of so-called 'heritage' is not the way to achieve this.

I support provisions which enable more housing, flexibility to build and extend for those who want it, and a city where people can live.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I want the Council to adopt the following policy:

“That a property should only be classified as heritage (or be included in a heritage area) in the District Plan with the express written consent of the property owner.”

I want the Council to include the above policy in the proposed Plan Change.

Property owners have much to lose from the imposition of any unwanted heritage categorisation, as has Hutt City from the costs of increased management, and the loss of citizen goodwill.

I believe a voluntary heritage policy is very much in the best interests and for the benefit of Hutt City and its residents.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	20/9/2022 <i>Date</i>
--	---------------------------------

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last		First	
Company/organisation	Teramo Developments Ltd			
Contact <i>if different</i>	Elliott Thornton			
Address	Unit	Number	Street	
	Suburb			
Address for Service <i>if different</i>	City		Postcode	
	Postal Address C/- Cuttriss Consultants Ltd, PO Box 30-429, Lower Hutt		Courier Address	
Phone	Day		Evening	
	Mobile 021449053			
Email	elliott.thornton@cuttriss.co.nz			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

See attached letter.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

See attached letter.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

See attached letter.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
behalf of submitter)*

	20/9/2022
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

ref: Thornton/29996

20th September 2022

Hutt City Council
Private Bag 31912
Lower Hutt

Via PC56 submissions

Dear Hutt City Council

SUBMISSION TO PROPOSED HUTT CITY DISTRICT PLAN

This is a submission on behalf of our client Teramo Developments Ltd (the applicant) generally in support of Proposed Plan Change 56 (PC56) however they oppose not rezoning their land at 76 Antrim Crescent, along with other Hill Residential-zoned land extending west to, and including 30 Pencarrow Crescent Wainuiomata, to Medium Density Residential Zone.

This block of land (“the block”) does not exhibit the characteristics of the Hill Residential zone as it is relatively flat and contains no significant vegetation. The Medium Density Residential zone is located at the west and south of the block of land. Furthermore, rezoning this land would be consistent with the resource consents already granted for 76 Antrim Crescent (RM210072 and RM210368) which together consented 20 medium density lots.

On behalf of the applicant, we are seeking to have their property at 76 Antrim Crescent and other land to the west including 30 Pencarrow Crescent, Wainuiomata, rezoned to Medium Density Residential. We have offered reasoning for your consideration below:

Definition of Residential Zone

The block is located within the Hill Residential Zone. It is our view that for the purposes of incorporating the Medium Density Residential Standards, the Hill Residential Zone meets the definition of a ‘relevant residential zone’ as defined by Part 1 of the Resource Management Act 1991 (the Act) as it does not meet any of the exclusions as:

- It is not a Large Lot Residential Zone. The Large Lot Residential Zone best matches the Rural Residential Zoning of the operative District Plan, and therefore is not excluded on the basis that it is Large Lot Residential.
- It is predominately urban in character with a population exceeding 5,000 as of the 2018 census. The Hill Residential Zone forms part of the Hutt City Council urban area which has a population of 104,532 as of the 2018 census. The Hill Residential Areas have a built form that predominately consists of housing, with 4D 1.1.1 of the operative District Plan describing Hill Residential Zone as ... ‘*suitable for low*

density residential development. These areas are often well serviced by the local road network, infrastructure and public transport and exhibit all the characteristics of other urban areas with local parks, shops and schools provided for within the zone. In most cases, the general public would be unable to distinguish the areas zoned General Residential from the Hill Residential Zone. We do note however, that as described in the operative District Plan, the Hill Residential Zones do exhibit certain qualities such as vegetation and topography that differ from the General Residential Zone, however our view is that these zones are still relevant residential zones and that these qualities would be better addressed through a 'character overlay' rather than precluding the rezoning to Medium Density Residential Zone.

- It is not an offshore island and is not a settlement zone.

Therefore, it is our view that the Hill Residential Zone is a relevant residential zone as defined by the RMA and therefore to meet 77G of the RMA, Council must give effect to the Medium Density Residential Standards, which is best addressed through the rezoning the site to Medium Density Residential Zone.

National Policy Statement on Urban Development 2020

We consider it appropriate to rezone the block of land to Medium Density Residential, as enabled by the section 77G(4) of the Act to give effect to policy 2 of the **National Policy Statement on Urban Development 2020** (NPS-UD) requiring the Hutt City Council, as a tier 1 Council, to enable sufficient development capacity to meet expected demand for housing over the short and medium term.

To meet the definition of sufficient, the development capacity must be plan enabled, infrastructure ready, feasible and reasonably expected to be realised, and meet the expected demand plus appropriate competitiveness margin.

Plan-enabled

As per clause 3.2(2)(a) of the NPS-UD, Hutt City Council must provide sufficient development capacity that is plan-enabled. Under clause 3.4(1) of the NPS-UD, plan enabled means land identified for growth in the medium term is zoned for housing in the PDP. The Council's District Plan Review and the 2012 Housing and Business Land Capacity Assessment identified small areas around Wainuiomata as potentially being suitable for greenfield development. Therefore, to meet policy 2 of the NPS-UD the land should be rezoned Medium Density Residential as part of PC56 in order to meet clause 3.4(1)(b) of the NPS-UD.

The block is largely already residential in nature, and rezoning this land is a logical extension of the Medium Density Residential zoning. The block has a gentle to moderate slope, is readily serviced, and does not otherwise exhibit the same characteristics of other land in the Hill Residential zone. Rezoning larger sites allows for cohesive medium density development in which greater yields are possible as less constraints are applicable such as existing dwellings, small sites and access etc.

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Infrastructure-ready

As per clause 3.2(2)(b) of the NPS-UD, Hutt City Council must provide sufficient development capacity that is infrastructure-ready. The block already meets the definition of being infrastructure-ready under clause 3.4(3) of the NPS-UD in that there is already adequate existing development infrastructure. This includes:

- **Network infrastructure** including power, telecommunications, stormwater, wastewater and water services are already running along Pencarrow and Antrim Crescents; and
- **Transportation infrastructure** with road connections from Pencarrow and Antrim Crescents, access to the site and connectivity through the property can be easily achieved.

Feasible and reasonably expected to be realised

As per clause 3.2(2)(c) of the NPS-UD, Hutt City Council must provide sufficient development capacity that is feasible and reasonably expected to be realised. Given the demand for housing, availability of infrastructure and surrounding context being already zoned Medium Density Residential to the south and west of the site, there is no indication that development of the block for medium density would not be feasible or reasonably expected to be realised.

Meet expected demand plus appropriate competitive margin

As per clause 3.2(2)(d) of the NPS-UD, Hutt City Council must provide sufficient development capacity that to meet expected demand plus appropriate competitive margin. Clause 3.22 of the NPS-UD requires that in addition to expected demand, a 20% margin be applied to provide for competition.

Qualifying Matters

Having regard to section 770 of the Act, there are no qualifying matters that couldn't be dealt with by way of an overlay that would preclude the rezoning of the above land to the Medium Density Residential Zone.

Summary

The block is a logical extension of the Medium Density Residential Zone. Rezoning this land is consistent with the NPS-UD as it will add to the development capacity, satisfying Councils requirements to provide or realise development capacity along with enabling enhanced competitiveness which will assist with housing affordability.

Cuttriss

Surveyors. Engineers. Planners.

Yours faithfully



Elliott Thornton, BUrbEnvPlan, MNZPI
Principal Planner

CUTTRISS CONSULTANTS LTD

Elliott.Thornton@cuttriss.co.nz



Figure 1: Hill Residential Zone at Antrim Crescent and Pencarrow Crescent (site marked in red)

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	<i>Last</i> Ewart		<i>First</i> Susan Marie	
Company/organisation	York Bay Residents' Association			
Contact <i>if different</i>				
Address	<i>Unit</i>	<i>Number</i> 4	<i>Street</i> Kaitawa Road	
	<i>Suburb</i> York Bay			
	<i>City</i> Lower Hutt		<i>Postcode</i> 5013	
Address for Service <i>if different</i>	<i>Postal Address</i>		<i>Courier Address</i>	
Phone	<i>Day</i>		<i>Evening</i>	
	<i>Mobile</i> 027 415 2815			
Email	ewartsusan@hotmail.com			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Key points

1. Eastbourne and the Eastern Bays should be excluded from Change 56 until the impact of coastal hazards is better understood and can be considered as part of the forthcoming review of the entire District Plan.
2. The height of the Shared Path should be increased now to help mitigate expected sea level rise in the near future.
3. A more specific analysis of which general residential sites should be covered by the change is required to ensure consistency between sites and meeting policy objectives.
4. Indigenous and other significant vegetation on road reserves and properties that supports rare fauna and mitigates climate change must be protected.
5. The HCC should adopt design guides in its District Plan to ensure a better built environment.
6. The HCC should explore the potential to act in unison with other local authorities for outright refusal to make this change.

The reasoning for these points is addressed below.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

Introduction

This submission focuses on the changes as they affect the Eastbourne-Eastern Bays area, specifically York Bay, with recommendations that relate to the Hutt City Council's (HCC) ability to limit these new rules in the specific circumstance/qualifying matter of natural hazards.

In making this submission, it is acknowledged that there is merit in intensifying use of areas near existing commercial centres and transport links to provide much-needed extra housing without adding to carbon emissions. However, the current District Plan is already providing for this while Change 56 in some ways can run counter to the aim of reducing carbon emissions and mitigating climate change.

It is also noted that this change to the HCC's District Plan is a legislative requirement with few grounds on which alterations can be made, and that this change is being made separately from the current review of the HCC's entire District Plan.

Excluding Eastbourne/Eastern Bays from Change 56's inundation risks
 Recommendation: that Eastbourne and the Eastern Bays be excluded from Change 56 until the impact of coastal hazards can be better understood and considered as part of the forthcoming review of the entire District Plan, and in light of other government reviews and actions.

The HCC can limit the effects of housing intensification if the area is at significant risk from natural hazards (a qualifying matter).

Eastbourne and the Eastern Bays have been identified as one of the areas most at risk of inundation from the combined effect of accelerating sea level rise, land subsidence and failure to meet emission reduction targets. Speaking at the Eastbourne Climate Change Response Meeting (3 August 2022), Leader of the NZ SeaRise Programme Associate Professor Richard Levy said these combined factors could bring the original projections of sea level rise forward 20 or 30 years. He believes a sea level rise of 30cm within 20-30 years is already unavoidable.

Marine Drive provides the only access for this area, as well as protecting the Pencarrow sewer pipeline servicing the whole of the Hutt Valley and other water infrastructure. It is already frequently compromised by high tides and storm surges, such as that of 21 July 2022 which undermined the road structure in parts and saw the road closed for about six hours, causing serious disruption and safety issues for the community. Such events are projected to become more frequent and ultimately, the road could be lost completely requiring managed retreat of the population.

It is noted that the Seaview area is also at high risk and inundation there would compromise access to Marine Drive.

HCC would be irresponsible if it encourages densification of housing that would expose a far greater population to these risks with potential liability for costs of managed retreat.

Various reviews and plans are under way that will provide better information for HCC on which to base any decision with regard to densification in Eastbourne/Eastern Bays. These include:

The Government's National Adaptation Plan (NAP) to deal with climate change (released 3 August 2022), which recognises that an option for responding to hazards caused by climate change is managed retreat and says the Government will pass legislation to support managed retreat of assets from at-risk areas. It will also implement key biodiversity policies and strategies to protect, restore and build resilience of indigenous biodiversity to climate change. The plan includes producing updated New Zealand climate projection datasets by 2024 and passing a Climate Adaptation Act.

Sea level rise projections in Coastal Hazards and Climate Change guidance for local government (2017) have already been superseded by the interim guidance on the use of new sea-level rise projections, which reflect the latest sea-level rise scenarios from the Intergovernmental Panel on Climate Change and NZSeaRise. A full update to the coastal hazards and climate change guidance is under way and is expected to be published by early 2023. This guidance supports councils to manage and adapt to the increased coastal hazard risks posed by climate change and sea-level rise.

The HCC itself is reviewing (with a 2023-2024 timeframe) its entire District Plan and has stated that this review will include a more comprehensive review of natural hazards and the appropriate response.

Given that all this work is in progress with results due in the next two years, it would be sensible to defer applying Change 56 to all of this suburb until that very relevant information is available to guide HCC in its decisions.

The Coastal Hazards and Climate Change Guidance for Local Government notes that: risks to future communities, and their ability to address them, should not be made worse by decisions taken now. It also states that Avoiding increasing the risk in coastal areas from hazards and the effects of climate change are, along with encouraging redevelopment that reduces risk, also embedded in the New Zealand Coastal Policy Statement (NZCPS 2010).

Under the NZCPS, local government is expected to help reduce the risk exposure of communities to natural hazards (including those associated with climate change), now and into the future, and to help build resilient communities.

It also states that The drivers to intensify and maximise efficiency of land use and infrastructure in such areas must be seen in the wider context of changing risk and associated long-term costs. Local government is responsible for ensuring that current risk exposure is not increased unmanageably in the future. Particular effort is needed to ensure that existing developed areas are carefully managed, and new development areas are not located where they will add to the existing legacy of risk exposure.

The HCC therefore has a clear mandate to exclude Eastbourne and the Eastern Bays from Change 56 at this stage.

Raising height of Shared Path

Recommendation: That the height of the proposed Tupua Horo Nuku shared path be raised immediately to help mitigate the effects of sea level rise.

As noted above, sea level rise will seriously compromise Marine Drive. While the path design has taken some account of this, it will be insufficient within a very short time. The opportunity is there now as construction begins to increase its height at relatively low cost compared with measures having to be taken later. The cost would be off-set by reduced maintenance costs.

HCC Mayor Campbell Barry has already acknowledged that the design of the planned shared cycle/walkway may need to be reassessed to make sure it can cope with rising sea levels and increasingly severe storms (Dominion Post, August 23, 2022).

More specific MDRA site analysis

Recommendation: that the HCC undertakes a more careful analysis of individual sites when applying the MDRA to properties.

The HCC has appropriately excluded hillside residential properties as being unsuited to the medium density residential activity (MDRA) requirements.

However, it appears to have adopted a blanket approach to properties currently zoned General Residential, proposing they all be subject to MDRA requirements. It is submitted that a more nuanced approach is required. For instance, in York Bay:

An historical error in the current District Plan sees a few York Bay properties designated general residential when they do not differ from the rest, which are designated hillside residential. This means they have inappropriately been included in Change 56 MDRA requirements with some being on near vertical hillsides and particularly unsuitable for such development. Ideally, for consistency and equality of treatment these general residential properties would be reclassified hillside residential. The HCC should apply its discrimination to ensure that steep hillside properties, notably those at 22A Taungata Road, and 3A, 5A, 7, 11, 13 and 15 Kaitawa Road, are excluded as being unsuitable for MDRA development, as per the hillside residential sites in York Bay.

Numbers 2, 4, 6 and 8 Taungata Road fall within the Tsunami zone and the HCC needs to ensure that the reduced densification rules are applied to those properties.

Stream corridor issues need to be considered in deciding the appropriateness of MDRA classification for the properties at No.1 Kaitawa Road, and Numbers 20, 22, 22A and 24 Taungata Road, all of which have streams running through them.

The property at 10 Taungata Road has a rich history of accommodating and nurturing some of New Zealand's better-known artists Dorothy Kate Richmond, John Moore and Don Forbes. As such, it is worthy of heritage protection. Council should consider excluding this property from MDRA classification until this can be fully assessed and decided.

The Natural Hazards risk and liability for possible managed retreat should be included in LIM reports so that developers, owners and buyers can make informed decisions about the risk of undertaking densification on properties.

Protecting indigenous flora and fauna

Recommendation: that HCC protects the indigenous vegetation on road reserves and properties that supports rare fauna.

Most York Bay sections are close to the East Harbour Regional Park and contain a wide variety of indigenous plants and trees including puriri, totara, rata, karaka, kowhai, akeake, pohutukawa, mahoe, matipo, ti kouka/cabbage tree, kawakawa and more, including some significant exotic trees.

A well supported local rat and possum trapping scheme helps protect a precious native bird population that includes the very rare titipounamu (rifleman), karearea (NZ falcon), tui, kereru, piwakawaka (fantail), ruru (morepork), korimako (bellbird), tauhou (silveryeye), irororo (grey warbler) and pipihararoua (shining cuckoo). It is vital that the vegetation providing food and nesting sites for these birds is protected from clearance for building that densification could involve.

This is a matter of national importance. S6(c) of the Resource Management Act 1991 covers matters of national importance and requires the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

Such vegetation is also required to offset carbon emissions.

Design guides

Recommendation: The HCC adopt design guides, such as those prepared by the Wellington City Council, in its District Plan as a critical mechanism for ensuring a better built environment.

Plan Change 56 mentions the use of design guides in several places, including reference to the current Medium Density Design Guide, which needs updating. We consider that design guides for all developments will help create a better housing environment and would like to see HCC adopt the Wellington City Council's excellent design guide suite, which would then also simplify compliance across local government boundaries.

Outright refusal

Recommendation: HCC should explore the potential to act in unison with other local authorities for outright refusal to make this change.

There is some feeling in our community that the HCC should follow the example of the Christchurch City Council (NZ Herald, 13 September 2022) and join with other councils to resist making this District Plan change. While the Government can enforce the change, it is felt that if enough of the relevant local authorities resisted it, then that would be politically unviable.

If the overwhelming response of its community opposes the changes, then the HCC should consider working with the other local authorities affected by these requirements to follow Christchurch City Council in refusing to make these changes to its District Plan.

Susan Ewart

Facilitator, York Bay Residents Association
 20 September 2022

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

That Eastbourne and the Eastern Bays be excluded from Change 56 until the impact of coastal hazards can be better understood and considered as part of the forthcoming review of the entire District Plan, and in light of other government reviews and actions.

That the height of the proposed Tupua Horo Nuku shared path be raised immediately by at least 160mm to help mitigate the effects of sea level rise.

That the HCC undertakes a more careful analysis of individual sites when applying the MDRA to properties.

That HCC protects the indigenous vegetation on road reserves and properties that supports rare fauna.

That HCC adopt design guides, such as those prepared by the Wellington City Council, in its District Plan as a critical mechanism for ensuring a better built environment.

That HCC explores the potential to act in unison with other local authorities for outright refusal to make this change.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	18/9/2022
	<i>Date</i>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Hinchey First Luke	
Company/organisation	on behalf of the Retirement Villages Association of New Zealand Incorporated	
Contact <i>if different</i>		
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	Suburb	
	City Auckland	Postcode 1140
Address for Service <i>if different</i>	Postal Address c/o Luke Hinchey Chapman Tripp Level 34 15 Customs Street West PO Box	Courier Address
Phone	Day +64 9 357 2709	Evening
	Mobile	
Email	luke.hinchey@chapmantripp.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No: Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

See attached submission.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

See attached submission.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

See attached submission.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
 behalf of submitter)*

	20/9/2022
	<i>Date</i>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

**Form 5****SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION**

Clause 6 of Schedule 1, Resource Management Act 1991

To Hutt City Council (*Council*)

Name of submitter: Retirement Villages Association of New Zealand Incorporated (*RVA*)

- 1 This is a submission on the Council's proposed amendments to the City of Lower Hutt District Plan (*District Plan*): Proposed Plan Change 56: Enabling Intensification in Residential and Commercial Areas (*PC56*).
- 2 The RVA could not gain an advantage in trade competition through this submission.

INTRODUCTION

- 3 The RVA welcomes this opportunity to provide feedback on PC56. The RVA and its members have a significant interest in how PC56 provides for retirement villages in Lower Hutt City (*the City*).
- 4 New Zealand, including the Lower Hutt City, has a rapidly increasing ageing population and longer life expectancy and there is a growing trend of people wishing to live in retirement villages.
- 5 The under-provision of retirement living and aged care in New Zealand is at crisis point, with the growing ageing population facing a significant shortage in appropriate accommodation and care options. This problem is immediate, and demographic changes mean that the demand for retirement accommodation and aged care will continue to grow.
- 6 The Government recently recognised the ageing population as one of the key housing and urban development challenges facing New Zealand in its overarching direction for housing and urban development – the Government Policy on Housing and Urban Development (*GPS-HUD*).¹ The GPS-HUD records that “[s]ecure, functional housing choices for older people will be increasingly fundamental to wellbeing”.² The government strategy *Better later life – He Oranga Kaumatua 2019 to 2034* recognises that “[m]any people want to age in the communities they already live in, while others wish to move closer to family and whānau, or to move to retirement villages or locations that offer the lifestyle and security they want”.³

¹ The GPS-HUD was issued in September 2021 (available [online](#)).

² GPS-HUD, page 10.

³ *Better Later Life – He Oranga Kaumatua 2019 to 2034* (available [online](#)), page 32.

- 7 The RVA considers PC56 needs to adequately address the critical need for retirement accommodation and aged care in the City. It must also provide a clear and consistent regime for retirement villages. It is also important that potential effects from retirement villages are managed proportionately and efficiently with the least regulation and prescription necessary. The significant benefits of retirement villages also need to be given appropriate weight.
- 8 The RVA is also seeking national consistency in the planning regimes for retirement villages through the intensification planning instruments required under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (*Enabling Housing Act*). National consistency will greatly assist with streamlining and making more efficient, the delivery of retirement villages across New Zealand.
- 9 This submission is set out as follows:
- 9.1 **Background:** This section introduces the RVA, retirement villages and the regulatory regime applying to retirement villages. It then sets out New Zealand's ageing population demographics and outlines the retirement housing and care crisis and the wellbeing and health issues arising from that crisis. Finally, it sets out the role of retirement villages in addressing that crisis and the other benefits of retirement villages.
- 9.2 **What PC56 must deliver for retirement villages:** This section sets out the outcomes the RVA considers PC56 must deliver for retirement villages. The key outcomes sought by the RVA are: the appropriate translation of the Medium Density Residential Standards (*MDRS*) into the District Plan, amendments to the District Plan to address inconsistencies with the MDRS and a retirement village-specific planning framework that adopts the key features of the MDRS as appropriately modified. The RVA also seeks amendments to the financial contribution chapter to prevent double dipping, provide clarity as to contributions payable and provide a retirement-specific regime that takes into account retirement villages' substantially lower demand profile compared to standard residential developments.
- 9.3 **Relief sought:** This section sets out the relief sought by the RVA to address the key outcomes it seeks in relation to PC56. The RVA's specific submission points and relief sought on PC56 are set out in **Appendix 1**.

BACKGROUND

RVA

- 10 The RVA is a voluntary industry organisation that represents the interests of the owners, developers and managers of registered retirement villages throughout New Zealand. The RVA was incorporated in 1989 to represent the interests of retirement village owners, developers and managers, to government, develop operating standards for the day-to-day management of retirement villages, and protect their residents' wellbeing.
- 11 Today, the RVA has 407 member villages throughout New Zealand, with approximately 38,520 units that are home to around 50,000 older New Zealanders. This figure is 96% of the registered retirement village units in New Zealand.⁴ The

⁴ There are also almost 6,000 Occupation Right Agreements for care suites as part of the aged care system.

RVA's members include all five publicly-listed companies (Ryman Healthcare, Summerset Group, Arvida Group, Oceania Healthcare, and Radius Residential Care Ltd), other corporate groups (such as Metlifecare and Bupa Healthcare) independent operators, and not-for profit operators (such as community trusts, and religious and welfare organisations).

Retirement villages

- 12 'Retirement village' is an umbrella term given to all types of retirement living. There are two main types of retirement villages - 'comprehensive care villages' and 'lifestyle villages':

12.1 Comprehensive care retirement villages provide a full range of living and care options to residents from independent living, through to serviced care, rest home, hospital and dementia level care.

12.2 Lifestyle retirement villages focus mostly on independent living units with a small amount of serviced care provided on a largely temporary basis.

- 13 Approximately 65% of registered retirement villages have some level of aged residential care within the village. Approximately 19,300 aged care beds are part of a retirement village, which is 50% of all age care beds in the country.⁵

- 14 'Retirement village' is defined in section 6 of the Retirement Villages Act 2003 (*RV Act*) as:

... the part of any property, building, or other premises that contains 2 or more residential units that provide, or are intended to provide, residential accommodation together with services or facilities, or both, predominantly for persons in their retirement, or persons in their retirement and their spouses or partners, or both, and for which the residents pay, or agree to pay, a capital sum as consideration and regardless of [various factors relating to the type of right of occupation, consideration, etc]...

A regulated industry

- 15 The retirement village industry is regulated by the Retirement Villages Act 2003 (*RV Act*), as well as associated regulations and codes of practice established through the RV Act. The regulatory regime is focussed on consumer protection via a comprehensive disclosure regime, so that residents make an informed decision to move to a village.

- 16 This regulatory regime includes the following:

16.1 Registration of retirement villages with the "Registrar of Retirement Villages". The Registrar places a memorial on the land title. The memorial means that the village can only be sold as a retirement village and that the residents' tenure is ranked above all other creditors to the village. The residents have absolute rights to live in their units and have access to the village amenities.

16.2 Retirement village operators are required to appoint a "Statutory Supervisor" whose job is to protect residents' interests and report to the Registrar and the Financial Markets Authority that the village is being operated in a financially prudent manner.

⁵ Jones Lang LaSalle, NZ Retirement Villages and Aged Care Whitepaper, July 2022, page 4.

- 16.3 Operators are required to provide intending residents with a disclosure statement that sets out the village's ownership, financial position, status, and a range of other important information. This statement provides comprehensive guidance to ensure that a resident's decision to move into a retirement village is an informed one.
- 16.4 Before signing a contract (an "Occupation Right Agreement" or "ORA"), an intending resident must consult a solicitor who must explain the details of the contract and sign an affirmation that they have provided that advice.
- 17 The codes of practice that regulate the industry include a code of practice and a code of residents' rights.⁶ The Code of Practice is administered by the Ministry of Business, Innovation and Employment, and it governs the day-to-day management of the villages. The Code sets out the minimum standards for the operation of retirement villages. These standards address a wide variety of matters, including documents that operators must provide to intending residents, staffing policies and procedures, safety and security policies, fire and emergency procedures, the frequency and conduct of meetings between residents and operators, complaint procedures, as well as communications with residents.
- 18 The Code of Residents' Rights is set out in the RV Act.⁷ The Code is a summary of the minimum rights conferred on retirement village residents. It ensures that residents are respected and consulted on material matters that affect their contracts.⁸
- New Zealand's ageing population**
- 19 The proportion of older people in our communities compared to the rest of the population is increasing. Soon, there will be more people aged 65+ than children aged under 14 years.⁹ By 2034, it is expected that New Zealand will be home to around 1.2 million people aged 65 and over, just over a fifth of the total population.¹⁰
- 20 The growth in the 75+ age bracket is also increasing exponentially (as illustrated by the graph below). It is estimated that 364,100 people in New Zealand were aged over 75 in 2022. By 2048, the population aged 75+ is forecasted to more than double to 804,600 people nationally.¹¹
- 21 In Lower Hutt City, the growth in the 75+ age bracket reflects the national trend. Statistics New Zealand estimates that in 2018, 6,170 people were aged over 75. By 2048, this number is forecasted to more than double to 16,000.¹²

⁶ Both codes are available online ([Code of Practice](#) and [Code of Residents Rights](#)).

⁷ Schedule 4.

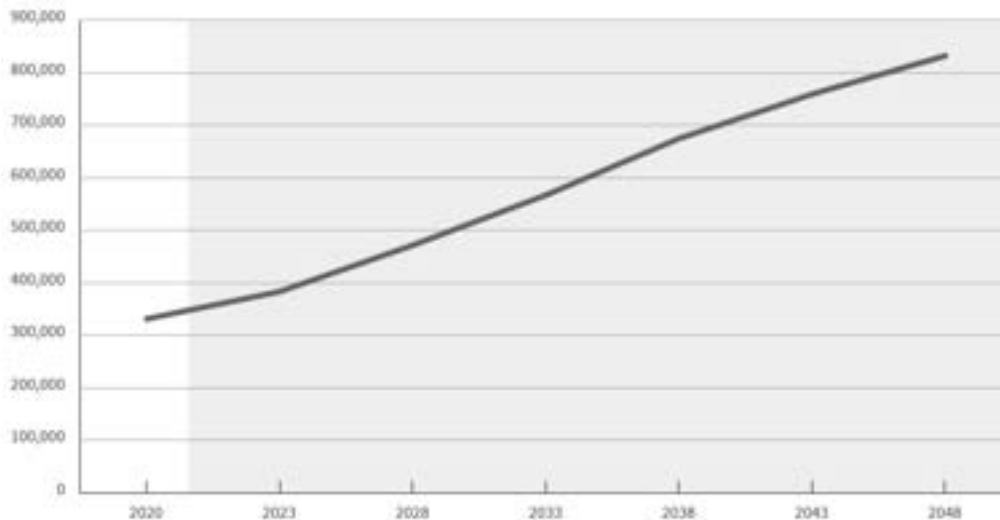
⁸ The Code sets out a residents' rights to services, information, and consultation, the right to complain, the right to a speedy and efficient process for resolving disputes, the right to use a support person or representative in dealings with the operator or other residents at the village, the right to be treated with courtesy, and the right not to be exploited by the operator.

⁹ Better Later Life – He Oranga Kaumatua 2019 to 2034, page 6.

¹⁰ Ibid.

¹¹ Statistics New Zealand, Population Projections.

¹² Statistics New Zealand, Subnational Population Estimates at 30 June 2021 (provisional).

Figure 1 75+ years population 2020 - 2048

Source: JLL Research and Consultancy; Statistics New Zealand (medium forecast scenario)

- 22 Older people aged 85+ comprise the most rapidly increasing age group in the country, with the numbers projected to almost triple from 93,500 in 2022 to 227,600 in 2048. Given around 45% of this age group require aged care beds, this growth will create a need for a minimum of an additional 84,700 aged care beds to be provided by 2048.
- 23 The ageing population of New Zealand reflects the combined impact of:
- 23.1 Lower fertility;
 - 23.2 Increasing longevity (due to advances in medical technology and increased survival rates from life-threatening diseases); and
 - 23.3 The movement of the large number of people born during the 1950s to early 1970s into the older age groups.
- 24 The largest increases in the 65+ age group will occur in the 2020s and 2030s, when the large birth cohorts of the 1950s and 1960s (the "baby boomers") move into this age group.
- The retirement housing and care crisis**
- 25 The under-provision of retirement living and aged care in New Zealand is at crisis point, with the growing ageing population facing a significant shortage in appropriate accommodation and care options. This problem is immediate, and projected to worsen in the coming decades as older age groups continue to grow.¹³
- 26 The demand for quality living options is significantly higher than the current supply. The supply is decreasing due to closures of older style small and poor quality aged care homes, which are usually conversions of old houses. These usually do not offer

¹³ See, for example, Stats NZ (2020). Housing in Aotearoa: 2020, which outlines the need for changing size and suitability of housing, acknowledging the ageing population. For further detail on the question of 'what is the ideal place to grow older', see Janine Wiles, Kirsty Wild, Ngaire Kerse, Mere Kēpa, Carmel Peteru (2011). Resilient Ageing in Place Project Recommendations and Report. The University of Auckland, Auckland.

the living standard that residents deserve. At the same time, demand for retirement housing and care is increasing.

- 27 This crisis is evidenced by the increasing number of RVA members' villages that have waiting lists (including existing villages and those under construction). Many RVA member villages have waiting lists of 2 or more years. These lists are comprised of people who have expressed an interest in living in a retirement village. The waitlists show the desperate need in New Zealand for more retirement living and care options.
- 28 The ageing population and longer life expectancy, coupled with a trend towards people wishing to live in retirement villages that provide purpose-built accommodation, means that demand is continuing to grow. This is creating a severe and growing shortage of retirement villages, as supply cannot match demand. The national penetration rate for retirement villages (i.e. the percentage of the population aged 75+ who choose to live in a village) is 14.3%. If the existing penetration rate continues, we can expect an increase of approximately 34,000 residents, and a national demand for an additional 26,000 retirement village units by 2033.¹⁴ In reality, the demand will be higher as the penetration rate continues to grow.
- 29 This increasing demand is reflected in the development pipeline.¹⁵ In 2022, there was a total of 216 villages in the development pipeline.¹⁶ This development pipeline, if realised, will help ease the short-term anticipated shortfall in supply of quality retirement living and aged care options in New Zealand. However, further development of new villages, beyond the current pipeline, is needed to meet the longer-term predicted shortfall. It is anticipated that at least 10 new large scale villages each year are going to be required across New Zealand, just to keep up with demand over the next 20 years.
- 30 Further, the COVID-19 pandemic has exacerbated this issue. Overall, retirement villages performed remarkably well in protecting the most vulnerable by providing safe communities and companionship during the tough periods of lockdown. This performance has resulted in an even stronger demand to access retirement villages and further limited stock available.¹⁷
- 31 As discussed in more detail in subsequent sections of this paper, a key barrier to meeting the increasing demand is the significant delay between the consenting and construction stages of developments. Even if the resource consent process goes smoothly, the development of a retirement village is around a 10 year project for most new villages. But, many retirement villages face years of delays during the consenting process. Delays are frustrating and costly for all involved, and are especially prejudicial to the wellbeing of older persons who are living in unsuitable accommodation while waiting for a retirement village to be completed.

Social issues arising from the shortage of housing and care for older people

- 32 Providing appropriate accommodation and care for older persons is a critical social issue facing New Zealand. A failure to recognise and provide for appropriate housing and care for the ageing population in future planning will impact on the mental and

¹⁴ Jones Lang LaSalle, NZ Retirement Villages and Aged Care Whitepaper, July 2022, page 18.

¹⁵ The 'development pipeline' refers to the development of new villages (both actual and planned).

¹⁶ Jones Lang LaSalle, NZ Retirement Villages and Aged Care Whitepaper, June 2021, page 17.

¹⁷ Ibid, pages 5 and 25.

physical health and wellbeing of some of society's most vulnerable members, and have flow on effects that will impact the wider community as a whole.

Suitability of accommodation

- 33 Many of New Zealand's older residents are currently living in unsuitable accommodation. "Unsuitable accommodation" in this context can mean a couple or a single person living in a large house that is expensive and difficult to maintain and heat properly, has barriers to mobility such as stairs, or is built on a hill, or has a garden that they cannot maintain. Unsuitable accommodation could also include housing that is of such a distance from key services and amenities that it limits their access to their community and care needs.
- 34 In this context, it is important to note that retirement villages have a very different new-build pattern than the rest of the country's new-build housing stock.¹⁸ New Zealand's general housing stock is dominated by three or more bedroom dwellings, with the average size of new builds increasing from around 115 m² in 1976 (33 m² per person) to 200 m² in 2013 (71 m² per person).
- 35 In contrast, the retirement village industry is building units that match the needs of smaller households, with approximately 90% of retirement village units providing one or two bedrooms.¹⁹
- 36 Retirement units are also purpose-built for older people. They are accessible for those with mobility restrictions, are modern, warm and comfortable, and responsibility for their upkeep and maintenance falls on the village operator rather than the resident.
- 37 Further, retirement villages generally offer extensive on-site amenities, such as pools, gyms, theatres, libraries, bars and restaurants, communal sitting areas, activity rooms, bowling greens, and landscaped grounds. These amenities are provided to meet the specific needs of retirement village residents, leading to significant positive benefits for residents.

Mental wellbeing

- 38 Mental wellbeing issues are also growing, including isolation, loneliness, and related depression due to many older people living alone, and often also being separated from family and friends due to their increasing mobility restrictions.
- 39 This presents a serious social issue for New Zealand. There is little doubt that older people are particularly vulnerable to social isolation or loneliness because friends and family have either died or moved away, or they have restricted mobility or income. This isolation impacts on the individual's quality of life and wellbeing, adversely affecting their health and increasing their use of health and social care services. In exploring the prevalence of this issue, one study estimates that between 5 and 16% of people aged 65+ report loneliness, while 12% feel socially isolated.²⁰

¹⁸ CRESA, Retirement Village Housing Resilience Survey (June 2014), and Equity Release – Realities for Older People (August 2016).

¹⁹ CRESA, Equity Release – Realities for Older People, August 2016.

²⁰ Social Care Institute for Excellence, Research Briefing number 39, Preventing loneliness and social isolation: Intervention and Outcomes, October 2011.

- 40 Based on recent data collected by UMR Research New Zealand,²¹ the most important factors for people when deciding to move into a retirement village are 'security and safety', 'peace of mind' and 'hassle-free lifestyle'. Importantly, the data also shows that retirement villages deliver on these important factors. The changing structure of society, resulting in families living far apart and older people living on their own, has resulted in many older people feeling isolated and lonely. Villages provide safe, warm, appropriate housing and a community of interest for their residents with the opportunity for socialisation should they choose to take it up. Villages therefore directly combat isolation and loneliness felt by so many older people.
- 41 Longitudinal studies into recorded lifespans show that older people who are part of a social group have a better chance of living longer than those who are not. Australian studies suggest that retirement village residents live longer and happier lives than the same cohort who live elsewhere.²²
- 42 Retirement villages are an important way to fight social isolation and loneliness. Facilitating the development of appropriate accommodation and care for the ageing population and enabling older people to move into purpose built, comfortable and secure dwellings not only improves the quality of life of these older people, but also has wider benefits for the community as a whole. The improved social and health support provided in retirement villages alleviates pressure placed on health and social care services freeing up these resources for other community members. The movement of older people into retirement villages also releases existing housing stock for other people, as addressed in more detail below.

The role of retirement villages

Addressing the retirement housing and care crisis

- 43 Retirement villages already play a significant part in housing and caring for older people in New Zealand. As previously noted, currently 14.3% of the 75+ age group population live in retirement villages, a penetration rate that has risen from around 9.0% of the 75+ age population at the end of 2012.²³ In Lower Hutt City, 15.5% of the 75+ age group population live in a retirement village.
- 44 As previously mentioned, RVA's members have 407 villages across the country, providing homes for around 50,000 residents. Over the next 5 to 10 years, that is anticipated to grow significantly with 86 new villages and 130 expansions to existing villages, providing 22,200 homes for approximately additional 28,900 residents. Retirement villages therefore will play a growing role in addressing the retirement housing and care crisis.
- 45 In Lower Hutt City, there are currently 8 existing villages that are home to around 940 residents. Two villages are also in development that will provide homes for around 366 residents. A number of additional villages will therefore be needed in the City to meet the growth in the 75+ demographic.
- 46 The RVA's members have established reputations for building high quality villages to address the needs of residents and employing professional and caring staff. Through this experience, retirement village operators have developed in depth and specialist

²¹ UMR Research New Zealand, 'Residents Survey – Retirement Villages Association', January 2021. The results were based on questions asked in an online survey distributed to 100 retirement villages across New Zealand.

²² For example, studies undertaken by the Illawarra Retirement Trust, a retirement village operator based in Wollongong, NSW.

²³ Ibid, page 15.

knowledge and expertise in the development of purpose built retirement villages. Importantly, retirement village operators are not developers, and have a long term interest in their villages and residents.

47 Retirement villages also cater to a wide range of residents with differing levels of health and independence, offering a range of housing options and care to meet the specific needs of the residents. These are features that often distinguish retirement village operators from typical residential developers who generally do not deliver purpose built environments for the ageing population.

48 Retirement village operators are therefore well placed to help to address the retirement housing and care crisis. To do so, it is critical that the construction, operation and maintenance of retirement villages are appropriately provided for in planning regimes.

Providing a range of accommodation options to suit different needs

49 Retirement villages provide appropriate accommodation and care for a vulnerable sector of our community with different housing and care needs compared to the rest of the population.

50 Retirement villages allow older people to continue living in their established community, while down-sizing to a more manageable property (i.e. without stairs or large gardens). Retirement village living provides security, companionship and peace of mind for residents.²⁴ Residents will also, in most cases, have easy access to care and other support services.

51 The RVA has seen a marked change in retirement accommodation over the last 20 years. In the past, lifestyle villages without care were relatively common. As the population ages, the retirement village industry is seeing a greater demand for a 'continuum of care' in one location - from independent units through to hospital and dementia care. Today, many villages are being developed with some degree of residential care in their campus. Some villages are committed to a full continuum of care, while others focus on providing a smaller number of rest home beds that are available for residents if they are needed.

52 Another important trend is for operators to build serviced apartments, where a resident moves in and out of care as required but without having to physically move from their apartment. These developments are a direct response to market demands. The sector is focused on providing a mix of independent living units and care options to meet the range of financial, social and other resources our residents have.

53 A number of operators also focus on providing social housing as part of their villages. This can be a mix of affordable Occupation Right Agreements and rental units.

54 'Care only' facilities are increasingly rare. This is because under the current government funding regime for health care provision, it is not possible to justify the capital cost of building stand-alone residential care facilities. As a result, no

²⁴ PWC 'Retirement village contribution to housing, employment, and GDP in New Zealand' (March 2018). Brown, N.J., "Does Living Environment Affect Older Adults Physical Activity Levels?". Grant, Bevan C. (2007) 'Retirement Villages', *Activities, Adaptation and Aging*, 31:2, 37-55.

residential care facilities, apart from extensions to existing facilities, have been built in the last five years or so.

- 55 Ultimately, the retirement village industry provides appropriate accommodation to address the specific needs of the older population, including a range of large and smaller scaled retirement villages and aged care homes with differing services, amenities and care. This variety enables differing price points and options, which are vital to enabling choices for the growing ageing population.

Retirement villages' role in addressing the general housing crisis

- 56 Retirement villages also help to ease demand on the residential housing market and assist with the housing supply shortage in New Zealand. That is because growth in retirement village units is faster than growth in the general housing stock. And, the majority of new villages are located in major urban centres. The retirement village sector therefore also contributes significantly to the development of New Zealand's urban areas, and the particular challenges urban areas face.

- 57 New build data from Statistics NZ shows that retirement village units constituted between 5% and 8% of all new dwellings between June 2016 and June 2021.

- 58 The retirement village sector allows older New Zealanders to free up their often large and age-inappropriate family homes and move to comfortable and secure homes in a retirement village. The RVA estimates that around 5,500 family homes are released back into the housing market annually through new retirement village builds. This represents a significant contribution to easing the chronic housing shortage. A large scale village, for example, releases approximately 300 houses back onto the market to be more efficiently used by families desperate for homes. To illustrate, retirement units are generally occupied by an average of 1.3 people per unit, compared to an average of 2.6 people per standard dwelling.

Other benefits of retirement villages

- 59 In addition to the important role of retirement villages in addressing the housing crisis and providing the ageing population with housing and care tailored to their needs, the retirement village sector also produces other broader benefits:

59.1 The sector employs approximately 19,000 people to support day-to-day operations. Between 2018 and 2026, approximately 9,500 new jobs will have been created from construction of new villages. The sector contributes around \$1.1 billion to New Zealand's GDP from day-to-day operations.²⁵ More recently, and importantly, the sector has generated jobs in industries that have been impacted by COVID-19 (such as hospitality and accommodation).

59.2 The contribution of retirement village construction is also substantial. For example, a large scale new village will cost in the order of \$100-\$200 million to construct. Retirement village construction is also expected to employ approximately 5,700 FTEs each year.²⁶

²⁵ PWC 'Retirement village contribution to housing, employment, and GDP in New Zealand' (March 2018) page 4.

²⁶ Ibid.

- 59.3 Retirement villages also support Te Whatu Ora, Health New Zealand by providing health care support for residents that would otherwise be utilising the public healthcare system thereby reducing “bed blocking” in hospitals.
- 59.4 Due to the lower demand for transport (including because of on-site amenities), retirement villages contribute proportionately less to transport emissions than standard residential developments. Operators also invest in a range of other methods to reduce carbon emissions from the construction and operation of villages.

WHAT PC56 MUST DELIVER FOR RETIREMENT VILLAGES

Better enable housing and care for the ageing population

- 60 As explained above, promoting the wellbeing of older persons within our communities requires district plans to better enable the construction of new retirement villages. In the experience of RVA members, cumbersome, rigid and uncertain resource management processes and practices are a major impediment to delivering necessary retirement housing and care. In particular, resource consent processes take too long, are unnecessarily complex, and often do not provide for retirement living options properly because the relevant plans are not fit for purpose.
- 61 PC56 represents a major opportunity to better enable the provision of a diverse range of retirement housing and care options. If this opportunity is not taken now, the existing consenting challenges facing retirement village operators are likely to be perpetuated for many years.
- 62 In fact, Council must take this step in order to give effect to the NPSUD through PC56. The NPSUD specifically recognises that well-functioning urban environments enable all people and communities to provide for their wellbeing, health and safety (Objective 1). For the reasons explained in detail above, achieving this wellbeing objective in relation to older persons within our community means providing for their specific housing and care needs.
- 63 The NPSUD also states that contributing to well-functioning urban environments means enabling a “*variety of homes*” to meet the “*needs ... of different households*” (Policy 1), and that cannot be achieved in our major centres without enabling significant intensification of our urban environments (Policy 3). These NPSUD policies therefore require Variation 1 to specifically respond to the need to provide suitable and diverse housing choices and options for our ageing population as part of the intensification of urban environments.
- 64 The Enabling Housing Act builds on the NPSUD as part of the Government’s response to reduce barriers to housing supply. The Enabling Housing Act puts in place specific requirements to provide for medium density housing as a minimum in all relevant residential zones (*MDRS*). Retirement villages will not be permitted activities under the *MDRS* because of the “*no more than 3 residential units per site*” density standard (clause 10). However, retirement villages require “*the construction and use of 4 or more residential units on a site*”. They will therefore be restricted discretionary activities under the *MDRS*. Accordingly, the RVA considers PC56 must include a restricted discretionary activity rule for retirement villages in all relevant residential zones.
- 65 It is also important to emphasise that the Enabling Housing Act does not only require Tier 1 councils to implement the medium density requirements in relevant residential zones but also to give effect to Policy 3 of the NPSUD regarding

intensification of urban environments.²⁷ Accordingly, PC56 also needs to enable intensification (through building heights and densities) that responds to the location of centres and rapid transit stops. In some cases, that intensification must include “building heights of at least 6 storeys” and must achieve the objective of enabling more people to live in areas where there is a high demand for housing (Objective 3 of the NPSUD).

66 In order to meet the Enabling Housing Act requirements, to give effect to the NPSUD, and respond to the significant health and wellbeing issues created by the current retirement housing and care crisis, PC56 must ensure that the City of Lower Hutt District Plan specifically and appropriately provides for and enables retirement villages in all relevant residential and commercial/mixed use zones.

67 The RVA considers this outcome can only be achieved by providing for a retirement village-specific objective, policy and rule framework. In the experience of RVA members, without a specific framework, retirement village proposals face material uncertainty and consenting barriers as council officers attempt to apply general residential approaches that are not fit-for-purpose to retirement villages. The retirement village-specific framework sought by the RVA is set out in the following sections of this submission.

Recognise that retirement villages are a residential activity

68 A key issue with many existing district plans is their failure to explicitly recognise that retirement villages are a residential activity. This issue has resulted in consenting challenges with members of the community, and sometimes even council officers, taking the view that retirement villages are non-residential activities that should only be provided for in non-residential zones or seeking to assess different parts of a village in a different manner (such as a commercial activity).

69 Retirement villages are clearly a residential activity²⁸ as they provide permanent homes for the residents that live there. Retirement villages do provide a range of ancillary services, however those services are provided for residents only and complement the residential function of retirement villages by meeting the particular needs of older residents. The residential nature of retirement villages is reflected in the definition, which recognises the key function of villages as a “*residential complex or facilities*” for the provision of “*residential accommodation for people who are retired*”.²⁹

70 This recognition requires that retirement villages as a land use are a permitted activity. In line with the Enabling Housing Act, the RVA considers the construction of retirement villages (being four or more residential units on a site) can be regulated as a restricted discretionary activity.

Provide for retirement villages in all residential zones

71 The RVA members’ experience is that older people want to stay in the communities in which they currently live, and have lived for many years, during their retirement. This is called ‘ageing in place’. It allows residents to remain close to their families, friends, familiar amenities and other support networks. It promotes activities that improve residents’ wellbeing, including physical activity, social engagement and

²⁷ RMA, s77G.

²⁸ The definition of ‘residential activity’ as set out in the National Planning Standards is: “*means the use of land and building(s) for people’s living accommodation*”.

²⁹ National Planning Standard, page 62.

intergenerational activity, due to the easily accessible surrounding destinations in a familiar neighbourhood. It allows residents to access public transport to facilitate these activities as independent driving ability declines and climate change impact increases. It allows residents to continue to play an integral part in the communities that they helped establish.

- 72 For these reasons, the majority of retirement village residents come from dwellings located in surrounding suburbs.
- 73 It is noted that the Christchurch Replacement District Plan Independent Hearings Panel (chaired by a former High Court judge, with members including another former High Court judge, an Environment Court judge and experienced independent commissioners) acknowledged the importance of ageing in place:³⁰

[332] Dr Humphrey's evidence stressed the clear health and social evidence of people ageing in their own communities. We have also taken particular note of Dr Humphrey's evidence as to the importance of providing choice for ageing in place. That evidence was supported by the evidence of Mr de Roo. We find that ageing in place, whereby older persons have choices to downsize from their family homes yet remain within their familiar neighbourhoods, is important not only for the wellbeing of our older citizens but also for the communities of which they should continue to contribute to and be part of. In addition to providing choice, assisting affordability is also important. Those priorities are also generally reflected in the Statement of Expectations.

- 74 Similar issues were recognised in the Proposed Auckland Unitary Plan section 32 evaluation:³¹

Existing legacy plans do not provide the flexibility required by retirement villages to construct buildings that are 'fit for purpose' in terms of providing for a range of housing and care choices for older people and those requiring care or assisted living. As Auckland's population continues to grow, it is important that a choice of housing is provided for older people, particularly in locations that provide good amenity and access to community services and facilities.

- 75 Both the Auckland Unitary Plan and Christchurch District Plan provide for the construction of retirement villages as a restricted discretionary activity in the key residential zones.
- 76 The RVA members' experience is that sites in existing residential areas that are appropriate for retirement villages are extremely rare. Sites of the required size and in good locations are highly unique and valuable resources in our larger cities. They need to be efficiently used.
- 77 The need to provide for older persons to 'age in place', the inappropriateness of traditional intensification models, and lack of appropriate sites for retirement villages, means that achieving the objective of providing appropriate housing and care for older persons requires a planning framework that enables retirement villages in all residential zones.

³⁰ Decision 10 – Residential (part) (and relevant definitions and associated planning maps) (10 December 2015).

³¹ Auckland Unitary Plan Section 32 Report, Part 2.50.

Provide for change to existing urban environments

- 78 There are key differences between retirement villages and 'typical' residential dwellings. These differences mean that retirement villages do change the existing urban environments that are dominated by 'typical' dwellings, and this has not been acknowledged properly in planning frameworks leading to a range of consenting challenges.
- 79 Because of their functional and operational needs, retirement village and aged care facilities tend to be larger (in height and bulk) than 'typical' residential housing in order to properly cater for resident needs.
- 80 To illustrate, retirement villages contain a range of unit types to cater for the different care and mobility needs of the residents. The accommodation ranges from independent townhouses and apartments, through to serviced apartments, hospital beds and dementia rooms. While independent living villas, townhouses and apartments will include full kitchens, bathrooms, lounges and other household amenities, serviced apartments and care rooms will not always have these amenities. These factors may be a key driver for the layout and amenities within a unit and also within a village. For example, serviced apartments and care rooms need to have quick, accessible, and all weather access to communal living and dining areas. In the experience of RVA members', council officers often attempt to redesign village layouts based on what they think might be suitable, without proper knowledge of villages and residents' needs.
- 81 In addition, retirement villages often include a wide range of amenities and services for resident needs and convenience. Services range from communal indoor and outdoor amenity areas, gardens, pools, gyms, libraries, reflection spaces, hairdressing services and cafés and bars through to welfare and medical facilities. These are important amenities and services as many retirement village residents are frail or have mobility restrictions (making it more difficult for them to travel to access amenities and services). They also provide a better quality of life for residents than could be offered without these communal amenities and services. For example, a townhouse would not have space for a pool or gym.
- 82 Retirement villages also use new, low maintenance building products and design techniques to ensure their efficient operation. These design requirements can result in change when compared to surrounding neighbourhoods that were built many decades in the past.
- 83 The experience of RVA members' is that communities (particularly neighbouring landowners seeking to preserve status quo interests) and council officers often can have an expectation as to how sites are going to be used. Typically, that expectation is not for medium or higher density retirement accommodation. In part, this is because, traditionally, planning provisions have ignored the unique features of retirement villages. Further, the significant positive effects and community benefits of retirement villages are sometimes not given sufficient weight.
- 84 The failure of district plans to recognise the functional and operational needs of retirement villages, and provide for change to the character and amenity of existing neighbourhoods to enable the benefits of retirement villages, has created significant consenting challenges.
- 85 The NPSUD now requires district plans to provide for this change to existing urban environments. It creates an expectation that "*New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations*"

(Objective 4). Further, the NPSUD recognises that amenity values can differ among people and communities, and also recognises that changes can be made via increased and varied housing densities and types, noting that changes are not, of themselves, an adverse effect (Policy 6).

- 86 The importance of this direction is also clearly set out in the Ministry for the Environment's (*MfE*) and the Ministry of Housing and Urban Development's (*HUD*) final decisions report on the NPSUD, which provides that:³²

Urban areas are dynamic and complex, continually changing in response to wider economic and social change. The current planning system can be slow to respond to these changing circumstances and opportunities, which can lead to a mismatch between what is enabled by planning and where development opportunity (or demand) exists. This can lead to delays in supply, or incentivise land banking.

- 87 The Enabling Housing Act further supports this need for change by enabling medium density housing to be developed as a minimum in all relevant residential zones. Although the MDRS generally captures retirement villages under the umbrella of residential activities, the framework fails to recognise the unique operational, functional and locational features of retirement villages. Specific provision is therefore necessary to enable much needed retirement housing and care.
- 88 PC56 also needs to provide for change to existing urban environments in order to achieve the intensification envisaged in Policy 3 of the NPSUD. And, in order to respond to the significant issues created by the retirement housing and care crisis, this provision for change should also explicitly acknowledge that the functional and operational needs of retirement villages are a driver of appropriate and necessary change because of demographic ageing and the increasing housing needs of older people.

Recognise the intensification opportunities provided by larger sites

- 89 As discussed above, sites in existing residential areas that are appropriate for retirement villages are extremely rare, due to the need for sites to be large enough to accommodate all parts of a village and be located in close proximity to community services and amenities. Given large sites are a rare resource, it is important they are developed efficiently to maximise the benefits from their development. This approach is consistent with the enabling intensification approach of the NPSUD.
- 90 As well as providing intensification opportunities, large sites also provide unique opportunities to internalise potential impacts of intensification on neighbours and the neighbourhood. For example, additional height can be located towards the centre of a site without adverse dominance, shading or privacy effects.
- 91 This approach was adopted in the Auckland Unitary Plan, with the residential zones including a policy to enable more efficient use of larger sites.³³

Recognise the unique internal amenity needs of retirement villages

- 92 A key consenting challenge faced by the RVA members is an expectation from council officers that the internal amenity controls used for traditional housing

³² MfE and HUD, "*Recommendations and decisions report on the National Policy Statement on Urban Development*" (Wellington, 2020), page 59.

³³ H3.3(8), H4.3(8), H5.3(9).

typologies (e.g. outlook, sunlight, privacy, outdoor living spaces, landscaping and the like) are appropriate for retirement villages.

- 93 This approach fails to recognise the unique functional and operational needs of retirement villages (discussed above). For example, residents have access to a wide range of communal spaces as well as their individual homes, so their amenity is provided by the village as a whole rather than an individual space. This means that internal amenity standards, such as outlook space, do not have the same level of relevance to retirement villages as to typical residential housing. Other factors, such as proximity to communal spaces, may be more relevant to the overall level of amenity experienced by residents.
- 94 This approach also fails to recognise that retirement village operators have a long and positive track record and understanding of what works for their residents. Over many years they have provided high quality environments for their residents – significantly better than typical housing typologies have delivered. Retirement village operators rely on their reputation, which would be quickly diminished by bad publicity. The quality of life provided to residents is therefore paramount to the RVA's members.
- 95 These points were accepted by the Christchurch Replacement District Plan Independent Hearing Panel:³⁴

[331] Considering costs, benefits and risks, we have decided against imposing internal amenity controls on retirement villages. On this matter, we accept the position of Ryman and the RVA that there is no evidence at this time that there is a problem requiring intervention. We have also borne in mind the caution expressed by Mr Collyns as to the untested impacts of such regulation on the cost of delivering the affordable housing end of the retirement village market. Having said that, we are also mindful that it is at this "affordable" end of the market where residents have the least market power and hence, greatest vulnerability. However, on the basis of Mr Collyns' evidence, we have assumed that the RVA's members would act responsibly. Also, we have noted that the Council did not seek to address this topic in its closing submissions and took from that some concurrence with the retirement village sector position as to the lack of any need for regulatory intervention at this time. However, we record that this is a matter where the Council, as plan administrator, has an ongoing plan monitoring responsibility.

- 96 Similarly, a number of internal amenity standards in the Auckland Unitary Plan apply to dwellings, but not to retirement units.³⁵
- 97 There are two internal amenity standards in the Enabling Housing Act that the RVA considers require amendment when applied to retirement villages:

97.1 *Outdoor living space:* Retirement villages provide a range of private and communal outdoor areas that can be enjoyed by residents. All of these areas should be counted towards this amenity standard. In addition, retirement village residents tend to spend a significant amount of their recreational time inside, given their sensitivity to temperature extremes. A proportion of these

³⁴ Decision 10 – Residential (part) (and relevant definitions and associated planning maps) (10 December 2015).

³⁵ For example, H4.6.12, H4.6.13 and H4.6.15.

indoor areas should also be counted towards this amenity standard to reflect the actual usage patterns of village residents.

- 97.2 *Outlook space:* The standard is not workable for all units across a comprehensive site. Furthermore, such a standard is simply not needed. Residents of a village have a much greater degree of choice of 'living rooms' than residents of typical residential dwellings (including communal sitting areas, dining rooms, a library, activity room and chapel). These communal spaces are typically well orientated for daylight and enjoying an outlook into a large and attractive outdoor space.

Provide clear and focused matters of discretion

- 98 The RVA's members have faced significant cost and delay in consenting retirement villages in residential zones. Often, the process requirements are significantly out of proportion with the adverse effects of the activity, and do not recognise its substantial benefits.
- 99 An example of this issue is excessive and extraneous information requests. Over time, the amount of information that is required to support an application for consent has substantially increased. Council officers often request information that is not relevant to the assessment of the effects of a retirement village proposal, such as information regarding electricity supply, internal lighting, hallway width, planter box size, and outdoor furniture. It is not uncommon to receive unsolicited design change requests from council urban designers. These requests add cost and delay, and distract from the key issues. Council officers have too much discretion to require applicants to provide further information, and have the ability to wield the threat of notification if the requested information is not provided. By way of example, one RVA member received seven requests for further information following lodgement of an application, which resulted in a five month delay in the decision being issued. Another application resulted in four further information requests and a four month delay.
- 100 It is therefore important that matters of discretion for decision-making are clear and focused on the aspects that matter.

Provide appropriately focused notification rules

- 101 Notification is a significant cause of the cost and delay of consenting processes. RMA processes currently provide multiple opportunities for opposition to projects, which is the reason for significant delays in processing consents, and does not ensure good outcomes. Notification is often a cause of much angst for developers. 'NIMBYism' is rife. Self-interested neighbours can create huge delays and disputes for no material environmental benefit.
- 102 Although notification has an important role in the RM system, it must be proportional to the issues at hand. It is only beneficial, and should only be required, where notification is likely to uncover information that will assist the decision-making process. The costs of public notification are too high for it to be required simply for persons to 'be heard'.
- 103 Applications for residential activities that are anticipated in residential zones (i.e. through restricted discretionary activity status) should not be publicly notified. Rather, the time for public participation is at the plan making stage where residential zones and appropriate/inappropriate activities can be clearly identified. This approach aligns with the Enabling Housing Act which precludes public notification for residential proposals.

- 104 Limited notification should remain available as it provides for neighbours to participate when they are likely to be impacted by a next-door development. However, given the significant costs associated with notification, it should only be required where it will benefit the decision-making process. Where an application meets the expectations for development in an area (i.e. through compliance with external amenity standards), there should be no need for limited notification. This approach aligns with the Enabling Housing Act which precludes limited notification for residential proposals that comply with relevant standards.

Use the MDRS as a guideline

- 105 The Enabling Housing Act sets medium density residential standards that guide when residential activities require closer assessment and when limited notification of proposals can be available. The retirement village-specific framework sought by the RVA takes a similar approach (given that retirement villages are a form of development with four or more residential units) with the standards informing matters of discretion and limited notification presumptions.
- 106 The Enabling Housing Act will result in a level of standardisation that will set expectations for the scale of development across the country. The standards have been deemed to 'cover the ground' in relation to the key matters relevant to residential proposals. With some amendments to reflect the specific nature of retirement villages, the RVA considers the standards also set a relevant baseline for identifying standards relevant for the construction of retirement villages.
- 107 Furthermore, it is important PC56 does not inadvertently make retirement village developments more difficult to consent, construct and use than standard residential development. Such an outcome would significantly exacerbate the retirement housing and care crisis that is already resulting in poor wellbeing outcomes for older people.

Provide for retirement villages in commercial and mixed use zones

- 108 The RVA's members generally seek to locate their villages in established, good quality residential areas, as these locations are most suited for residents to 'age in place'. However, due to the lack of suitable sites in existing residential areas and need to respond to the retirement living and care crisis, the RVA's members also operate retirement villages in some commercial and mixed use zones where there is good access to services and amenities.
- 109 It is important to note that the Enabling Housing Act is not limited to residential zones and also requires councils to ensure district plans provide for intensification of urban non-residential zones through the Enabling Housing Supply plan changes. As noted, Policy 3 of the NPSUD requires PC56 to enable intensification (through building heights and densities) that respond to the location of centres and rapid transit stops.
- 110 City centre, metropolitan centre, neighbourhood centre, local centre and town centre zones in particular provide opportunities for retirement villages as these areas serve the surrounding local communities and provide close access for amenities to residents who are often unable to walk long distances. Residents' wellbeing is improved when social engagement and intergenerational activities are easily accessible. Many general business areas are also located between centres and residential areas and are therefore potentially suitable for retirement villages.

RETIREMENT VILLAGE-SPECIFIC FRAMEWORK

- 111 To address the issues outlined above, the RVA seeks that PC56 is amended to provide a retirement-village specific framework as follows:

Adoption of the MDRS

- 112 The RVA considers the MDRS must be translated into the District Plan without amendments that read down or alter their interpretation. The RVA considers that a number of the provisions included in PC56 amend the wording of the MDRS, altering their meaning, which may lead to interpretation issues when the Plan is applied. In some cases the RVA considers amendments to the MDRS are required to ensure they are workable for retirement villages, but these amendments do not change the intent of the MDRS.
- 113 A number of provisions require amendments to remove overlap and inconsistencies with the new objectives and policies inserted to reflect the MDRS. For example, the Medium Density Residential Activity Area Zone Statement requires resource consent to 'achieve' a high quality built environment and 'achieve' attractive and safe streets and public space. These requirements conflict with both the MDRS and new policies inserted into the Plan to reflect them (which use the word 'encourage'). Further, the RVA seeks that the directiveness of the MDRS is not diluted through the addition of development standards that seek to manage the form, scale and design of development in a manner that is inconsistent with the MDRS and will ultimately slow, not speed up, intensification.
- 114 A failure to make these amendments will give rise to significant interpretation issues and uncertainty when the Plan is applied.

Objectives and policies that appropriately recognise the acute need for retirement housing and care in all relevant residential zones

- 115 As detailed in this submission, the rapidly aging population is a significant resource management issue. The objectives and policies of the Plan must enable appropriate accommodation and care for the aging population as follows:
- 115.1 An objective to provide for the housing and care needs of the ageing population;
- 115.2 A policy that recognises the need for change over time to the existing character and amenity of neighbourhoods to provide for the diverse and changing needs of the community;
- 115.3 A policy that recognises the need to provide for a range of housing and care options for older people and to recognise the functional and operational needs of retirement villages;
- 115.4 A policy to enable the efficient use of larger sites; and
- 115.5 A policy that directs that density standards are to be used as a baseline for the assessment of the effects of developments.
- 116 The District Plan does not include a policy to provide for retirement villages. The RVA considers that a retirement village specific policy is required in order to give effect to the MDRS and the NPSUD, as discussed in greater detail above. The District Plan must recognise and provide for the benefits of retirement villages and their functional and operational needs, in order to provide a well-functioning urban environment that enables all people and communities to provide for their wellbeing.

The RVA considers a specific policy is necessary to enable appropriate accommodation and care for the ageing population.

117 Additional objectives and policies are also required as set out above.

Rules to enable retirement villages in the MDRAA and the HDRAA

118 As detailed in this submission, retirement villages need to be provided for as a residential activity and enabled in the Medium Density Residential Activity Area and the High Density Residential Activity Area, as follows:

118.1 A rule that permits the use and operation of retirement villages, recognising that this activity is expected and encouraged in residential zones; and

118.2 A rule that regulates the construction of retirement villages as a restricted discretionary activity, recognising that this activity is anticipated in residential zones with limited matters requiring assessment.

119 The RVA considers retirement villages are required to be restricted discretionary activities under the MDRS as they require "*the construction and use of 4 or more residential units on a site*".

120 It is noted that PC56 includes Rules 4F F.1.7 and 4G 4.1.7 which regulate the construction of retirement villages as restricted discretionary activities. This approach is generally supported however the RVA considers PC56 must include a permitted activity rule for the use and operation of retirement villages and a restricted discretionary rule for the construction of retirement villages.

Tailored matters of discretion for retirement villages

121 As detailed in this submission, retirement villages are different to typical residential dwellings, and therefore do not necessarily fit in with the typical controls imposed on residential developments. It is therefore critical to provide a tailored and fit for purpose retirement village matters of discretion, as follows:

121.1 Recognise the positive effects of retirement villages;

121.2 Focus effects assessments on exceedances of relevant standards, effects on the safety of adjacent streets or public open spaces, and effects arising from the quality of the interface between the village and adjacent streets or public open spaces to reflect the policy framework within the Enabling Housing Act. A degree of control over longer buildings is also acknowledged as appropriate; and

121.3 Enable the need to provide for efficient use of larger sites and the functional and operational needs of retirement villages to be taken into account when assessing effects.

122 PC56 fails to include tailored matters of discretion for retirement villages. Instead, PC56 includes very broad matters of discretion that are not sufficiently focused on the effects of retirement villages that should be regulated in line with the MDRS. The matters of discretion include the Medium Density Design Guide, which has been developed for standard residential development and is not fit-for-purpose for retirement villages, nor has it been prepared with the MDRS in mind.

123 In addition, the matters of discretion do not allow for consideration of the positive effects of retirement villages, the functional and operational needs of retirement villages and the need to provide for the efficient use of large sites.

124 The RVA seeks retirement village-specific rules (as set out above) with tailored matters of discretion that respond to the particular characteristics of retirement villages. It also seeks that any non-compliances with the density standards are assessed in accordance with the retirement village matters of discretion, and not the broad, unfocused matters of discretion currently proposed.

125 It is also important that other rules do not render retirement villages discretionary or non-complying, therefore losing the benefit of clear and focused matters of discretion.

Proportionate notification

126 As noted, a key consenting issue for retirement village operators across the country relates to the delays, costs and uncertainties associated with notification processes. Consistent with the direction of the Enabling Housing Act relating to four or more residential units, applications for retirement villages in the relevant residential zones should not be publicly notified based on density effects. In addition, limited notification should only be used where a retirement village application proposes a breach of a relevant density standard that manages external amenity effects and the relevant effects threshold in the RMA is met.

127 It is noted that the development standards for both the Medium Density and High Density Residential Zone areas preclude public notification under some standards. However, limited notification is available under a number of the standards where the activity does not comply with the MDRS and the relevant RMA effects threshold is met.

128 The RVA considers that public notification should be precluded for retirement villages under all relevant standards and limited notification should only be available where a retirement village application breaches one or more of the height, height in relation to boundary, setbacks and building coverage standards, and the relevant RMA effects threshold is met.

Clear, targeted and appropriate development standards

129 The RVA considers the development standards for retirement villages should reflect the MDRS, except where amendments are necessary to reflect the particular characteristics of retirement villages. The height, height in relation to boundary, setbacks and building coverage standards should therefore reflect the MDRS. The outdoor living space, outlook space, windows to street and landscaped area standards should generally reflect the MDRS with some amendments. No additional development standards should apply. The RVA therefore seeks various amendments to Rule 4F 4.1.7 and 4G 4.1.7 to reflect the particular characteristics of retirement villages.

130 The RVA also notes that a number of development standards have been inserted in the Plan Change that go beyond the scope of the MDRS. The RVA seeks that the development standards are consistent with that provided for under the Enabling Housing Act.

Providing for retirement villages in commercial, mixed use and other zones

131 As discussed above, commercial and mixed use zones enable mixed uses, including residential activities, and may contain suitable sites for retirement villages.

132 In order to give effect to Policy 3 of the NPSUD, PC56 must provide for intensification in these zones. The RVA seeks that fit for purpose retirement village planning provisions are applied in the Central Commercial Activity Area, Petone

Commercial Activity Area, Suburban Commercial Activity Area, and Suburban Mixed Use Activity Area, similar to those proposed for residential zones.

Financial contributions

- 133 PC56 includes changes to the existing Financial Contributions chapter that will capture retirement villages to the extent they are 'developments'.
- 134 The financial contributions regime would result in contributions being required for a broad range of matters including roads, footpaths, road lighting, water supply, disposal of wastewater and reserves. The Council's Development and Reserves Contributions Policy already addresses contributions for infrastructure and reserves and the RVA is concerned the regime may result in 'double dipping'. The RVA considers greater clarity is needed to ensure the scope of the financial contributions regime is distinct from the Development Contributions Policy.
- 135 The proposed financial contributions rules set out a methodology for calculating financial contributions under some, but not all categories (e.g. Rule 12.2.1.3 includes no methodology regarding road lighting). Several rules include considerable discretion for Council to calculate the applicable contributions - for example, Council 'may' elect to reduce the financial contributions in certain situations (Rule 12.2.1.1), or determine a contribution 'based on the actual and full cost...after taking into account the time value of money' without providing any method (Rule 12.2.1.5). The RVA is highly concerned that there is no certainty for developers as to the financial contributions they will be required to pay. This uncertainty is likely to result in delay and cost for developers as well as objections and appeals. It will deter development.
- 136 The RVA seeks a clear and transparent regime for financial contributions which ensures contributions required are proportionate to the demand created by retirement villages.
- 137 Retirement villages have a substantially lower demand profile than standard residential developments due to low occupancy levels (1.3 residents per retirement unit and 1 resident per aged care room care unit, compared to around 2.6 residents per standard dwelling) and reduced activity levels of the residents due to their age and frailty. In particular, retirement villages have substantially lower demands than typical housing types in the following areas the financial contributions regime would cover:
- 137.1 Reserves – due to their age and frailty older people living in retirement villages use council reserves, sports grounds and the like substantially less than other age groups. Retirement village residents are less mobile. And, the provision of on-site amenities at villages to cater for residents' specific needs significantly reduces residents' need to travel to access care, services or entertainment.
- 137.2 Transport – retirement villages are very low traffic generators. Residents use public transport infrequently, and traffic generation is mostly off-peak as residents do not travel for school drop-offs or work. Even with staff and visitors accounted for, traffic generation is much lower than typical housing.
- 137.3 Water, wastewater – residents use less water, and produce much less wastewater due to lower occupancy levels of retirement units and different living needs.

- 138 In some cases, the RVA's members as part of their proposals also construct public infrastructure, such as roading and stormwater infrastructure, which adds capacity to the network for wider public benefit. The proposed matters for consideration in FC-Table x2 do not take into account infrastructure works undertaken by developers.
- 139 The RVA seeks amendments to the Financial Contributions chapter to:
- 139.1 Ensure the dual financial and development contributions regimes will not result in double dipping;
 - 139.2 Provide certainty as to the financial contributions that will be required to be paid;
 - 139.3 Ensure the calculation methodology takes into account cost of works undertaken as part of development; and
 - 139.4 Provide a retirement village-specific regime for retirement villages that takes into account their substantially lower demand profile compared to standard residential developments.

DECISION SOUGHT

- 140 The RVA seeks:
- 140.1 Amendments to PC56 as set out in paragraphs [111-139] above;
 - 140.2 Without limiting the generality of the above, the specific relief set out in **Appendix 1**; and
 - 140.3 Any alternative or consequential relief to address the matters addressed in this submission.
- 141 The RVA wishes to be heard in support of this submission.
- 142 If others make a similar submission, the RVA will consider presenting a joint case with them at a hearing

Signed for and on behalf of Retirement Villages Association of New Zealand Incorporated by John Collyns

John Collyns, Executive Director
20 September 2022

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APPENDIX 1 – SPECIFIC SUBMISSION POINTS AND RELIEF SOUGHT**CHAPTER 1 – INTRODUCTION AND SCOPE OF THE PLAN**

Provisions	Submission Position	Reason for Submission	Relief Sought
Explanation and Reasons	Oppose	<p>The RVA opposes the inclusion of lengthy explanation text within PC56. It considers the planning direction should be clearly set out in the operative provisions. Explanation text has no clear role and increases interpretation uncertainties where it creates inconsistencies with operative provisions.</p> <p>For example, 1.10.2 Explanation and Reasons – Medium Density Residential Activity Area says “[a] range of low to medium density development is provided for within the Medium Density Residential Activity Area”. Similarly, 1.10.2 Explanation and Reasons – High Density Residential Activity Area says “low to high density development, including a mix of standalone houses, detached dwellings, terraced housing and low rise apartments of at least six storeys are provided for”. These statements are inconsistent with the NPSUD and MDRS.</p>	Delete all explanation and reasons with relevant text to be integrated into the operative provisions.
1.10.1A Urban Environment – Objective 1.10.1A	Support	The RVA supports Objective 1.10.1A as it aligns with Objective 1 of the MDRS.	Retain Objective 1.10.1A as notified.
1.10.1A Urban Environment - Policy 1.10.1A.1	Support	The RVA supports Policy 1.10.1A.1 as it reflects Policy 3 NPSUD and the MDRS.	Retain Policy 1.10.1A.1 as notified.

1.10.1A Urban Environment - Policy 1.10.1A.2	Support	The RVA supports Policy 1.10.1A.2 as it reflects 3.32 of the NPSUD.	Retain Policy 1.10.1A.2 as notified.
1.10.1A Urban Environment - Policy 1.10.1A.3	Support	The RVA supports Policy 1.10.1A.3 as it aligns with Policy 3 of the MDRS.	Retain Policy 1.10.1A.3 as notified.
1.10.1A Urban Environment - Policy 1.10.1A.4	Support	The RVA supports Policy 1.10.1A.4 as it aligns with Policy 4 of the MDRS.	Retain Policy 1.10.1A.4 as notified.
1.10.2 Amenity Values – Objective 1.10.2.1	Support	The RVA supports Objective 1.10.2.1 as it reflects Objective 4 NPSUD.	Retain Objective 1.10.2.1 as notified.
1.10.2 Amenity Values – Objective 1.10.2.2	Oppose in part	The RVA supports Objective 1.10.2.2 in principle as it seeks to identify, maintain and enhance the character and amenity values of the different activity areas <i>outside</i> the urban environment <i>only</i> . However, it submits that this Objective could create interpretation issues as 'urban environment' is not defined in the Plan.	The RVA seeks Objective 1.10.2.2 is amended to exclude Residential and Commercial zones.
1.10.2 Amenity Values – Policy	Support in part	The RVA supports the change in focus of this policy from existing to planned character and amenity values. It considers the wording "planned urban built form" would be more consistent with the NPSUD.	Amend 1.10.2 Policy to refer to "planned urban built form".
1.10.3 Residential Activity	New objective sought	The RVA considers policy support for retirement villages in the Residential Zones is required for the reasons set out in the submission above.	Add a new objective: Ageing population

			Recognise and enable the housing and care needs of the ageing population.
1.10.3 Residential Activity – Policy 1.10.3.1	Support in part	The RVA supports Policy 1.10.3.1 to the extent it aligns with Policy 2 of the MDRS. However, in the High Density Residential Activity Area the built form standards should be more enabling than the MDRS.	Amend Policy 1.10.3.1(a) to acknowledge the built form standards will be more enabling than the MDRS in the High Density Residential Activity Area.
1.10.3 Residential Activity – Policy 1.10.3.2	Oppose	The RVA opposes this Policy as it is unclear as to its meaning and does not appear to be consistent with Policy 2 NPSUD requiring “at least sufficient development capacity to meet expected demand for housing and for business land” to be provided.	Delete Policy 2.
1.10.4 Commercial Activity	New objective sought	The RVA considers policy support for retirement villages in the Commercial Zones is required for the reasons set out in the submission above.	Add a new objective: Ageing population Recognise and enable the housing and care needs of the ageing population.

CHAPTER 3 – DEFINITIONS

Provisions	Submission Position	Reason for Submission	Relief Sought
Definitions – Retirement Village	Oppose	The RVA opposes the definition of retirement village contained in the District Plan as it is inconsistent with the National Planning Standards.	<i>The RVA seeks the definition in the District Plan be amended to comply with the National Planning Standards:</i>

			<p><u>Retirement village</u></p> <p><u>means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.</u></p>
<p>Definitions</p>	<p>Support</p>	<p>The RVA seek to include a new definition for 'retirement units' in the District Plan, as this term has been sought to be included in multiple provisions in the tables below. This definition is required to acknowledge the differences from typical residential activities in terms of layout and amenity needs.</p>	<p><i>The RVA seeks to include a new definition for 'retirement units' as follows:</i></p> <p><u>Retirement Unit</u></p> <p><u>means any unit within a retirement village that is used or designed to be used for a residential activity (whether or not it includes cooking, bathing, and toilet facilities). A retirement unit is not a residential unit.</u></p>

CHAPTER 4 – RESIDENTIAL GENERAL

Provisions	Submission Position	Reason for Submission	Relief Sought
<p>Chapter 4 Residential – Introduction</p> <p>(Amendment 48)</p>	<p>Support in Part</p>	<p>The RVA supports the recognition that building heights and densities in the zones that provide for Medium Density Residential activities are expected to change over time, and a mix of low to medium density residential development is permitted. However, the RVA considers that specific acknowledgement of retirement villages is required in the introductory text. Objectives 1 and 2 of the MDRS require Council to enable all people and communities to provide for their well-being and for relevant residential zones to respond to housing needs and demands. The Residential Introduction must recognise the important role retirement villages have in accommodating aging populations in the community.</p>	<p><i>The RVA seeks to amend this section to provide specific reference to retirement villages:</i></p> <p>The site activity areas are:</p> <p>....</p> <p>(f) Medium Density Residential Activity Area</p> <p>...</p> <p>However, building heights and densities are expected to change over time. A mix of low to medium density residential development is permitted in the Medium Density Residential Activity Area. This includes stand-alone and multi-unit developments (such as semi-detached and terrace housing <u>and retirement villages</u>) of three storeys. Resource consent is required for higher density development that does not meet the development standards for the zone.</p>

<p>Chapter 4 Residential – Introduction</p> <p>(Amendment 49)</p>	<p>Support in Part</p>	<p>The RVA supports the recognition that higher density development is enabled in the High Density Residential Activity area as a permitted activity. However, the RVA seeks to provide specific acknowledgement of retirement villages in the introductory text. Objectives 1 and 2 of the MDRS require Council to enable all people and communities to provide for their well-being and for relevant residential zones to respond to housing needs and demands. The Residential Introduction must recognise the important role retirement villages have in accommodating aging populations in the community.</p> <p>In accordance with Policy 3 of the NPSUD, the RVA considers the Policy must refer to enabling taller buildings of 'at least 6 storeys'. It also considers heights greater than 3 storeys should be permitted to enable higher density development in this Area.</p>	<p><i>The RVA seeks to amend this section to provide specific reference to retirement villages as follows:</i></p> <p>The site activity areas are:</p> <p>....</p> <p>(g) High Density Residential Activity Area</p> <p>...</p> <p>Opportunities for a variety of medium and high density residential developments such as detached dwellings, terraced housing, and low-rise apartments <u>and retirement villages</u> are provided for in this Activity Area. Higher density development is enabled in the High Density Residential Activity Area by permitting multi-unit developments of up to six-storey buildings and enabling taller buildings <u>of at least 6 storeys</u> through a resource consent process.</p>
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CHAPTER 4F – MEDIUM DENSITY RESIDENTIAL ACTIVITY AREA

Provisions	Submission Position	Reason for Submission	Relief Sought
<p>Chapter 4F Medium Density Residential Activity Area – Introduction / Zone Statement</p>	<p>Support in Part</p>	<p>The RVA opposes the statements that the planned urban character for the area is a “mix of low to medium density development” as it is inconsistent with MDRS Policy 1 regarding a “mix of densities”. The planned urban character for this area is medium density overall and should acknowledge that higher densities can be provided for.</p> <p>The RVA seeks to provide specific acknowledgement of retirement villages in the introductory text given the important role retirement villages have in accommodating the aging populations in the community.</p> <p>The RVA supports paragraph 4 of the Introduction/Zone Statement which states that development standards address certain matters. The RVA considers a policy is needed to address this point.</p> <p>The RVA opposes Paragraph 5 of the Introduction/Zone Statement, which is inconsistent with the MDRS as follows:</p> <p>(i) the requirement to “achieve” a high quality built environment, where the MDRS only requires high quality development to be “encouraged”;</p> <p>(iii) the requirement to “achieve high quality onsite living environments,” which is not a requirement of the MDRS. The RVA opposes a policy requirement relating to on-site amenity. The RVA’s members have significant experience of building</p>	<p><i>The RVA seeks to amend this section to provide specific reference to retirement villages as follows:</i></p> <p>....</p> <p>The planned urban built character for the Medium Density Residential Activity Area is a mix of <u>densities</u> low to medium density development, including detached dwellings, terraced housing, and low-rise apartments <u>and retirement villages</u>. The urban built character of an area will arise from the flexibility provided for by the Plan for individual development to take any low to medium density form, <u>as well as higher densities through a consenting process</u>. This supports increasing the capacity and choice of housing within neighbourhoods. It is anticipated that the appearance of neighbourhoods in the Activity Area will change over time, including through increased opportunities for terraced housing, and low-rise apartments, <u>and retirement villages</u>.</p>

		<p>villages and know intimately the amenity needs of its residents. The RVA's members frequently come across issues during consenting processes where council officers attempt to influence retirement villages' internal layouts based on their understanding of design principles which only apply to traditional housing types.</p> <p>(iv) the requirement to "achieve attractive and safe streets and public space" which is inconsistent with Policy 3 of the MDRS, which only "encourages" development to achieve attractive and safe streets and public space. These matters are also already provided for under Policy 4F 3.8.</p> <p>The RVA opposes paragraph 6 of the Statement insofar as it seeks to manage the form, scale and design of development in a manner which is inconsistent with the MDRS. It also opposes the application of design guides to retirement villages as they are not fit-for-purpose.</p>	<p><u>Amend the Introduction/Zone Statement to align with the MDRS:</u></p> <p>If a proposed development does not meet the development standards, resource consent is required in order to:</p> <p>i. achieve a high quality built environment;</p> <p>ii. manage the effects of development on neighbouring sites;</p> <p>iii. achieve high quality onsite living environments; and</p> <p>iv. achieve attractive and safe streets and public space.</p> <p>The resource consent process enables the design and layout of development to be assessed, recognising that quality design is increasingly important as the scale and density of development increases. Council provides design guidance for residential developments through design guides that sit outside the plan.</p>
<p>Chapter 4F Medium Density Residential Activity Area –</p>	<p>Support</p>	<p>The RVA supports Objective 4F 2.1AA as it aligns with Objective 1 of the MDRS.</p>	<p>Retain Objective 4F 2.1AA as notified.</p>

Objective 4F 2.1AA			
Chapter 4F Medium Density Residential Activity Area – Objective 4F 2.3	Support	The RVA supports Objective 4F 2.3 as it aligns with Objective 2 of the MDRS,	Retain Objective 4F 2.3 as notified.
Chapter 4F Medium Density Residential Activity Area – Objective 4F 2.3A	Oppose	The RVA opposes this policy as it limits development in the Medium Density Residential Activity Area to a low to medium density form, with a maximum of three storeys. This is inconsistent with the NPSUD and MDRS as higher density development must be provided for (Policy 5 MDRS).	Amend policy to provide for a mix of densities including higher density development.
Chapter 4F Medium Density Residential Activity Area – Objective 4F 2.5	Oppose in part	The RVA opposes the use of the word “appropriate” in (i) and (ii) of this policy without policy guidance to confirm “appropriate” is determined by the density standards. The RVA opposes the phrase “high level of amenity for the street” as it is inconsistent with Policy 3 MDRS.	Add a new policy: <u>Role of density standards</u> <u>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</u> Amend (iii) to refer to “attractive and safe streets”.
Chapter 4F Medium Density Residential Activity Area – Objectives	Support / New Objective Sought	In addition to the current objectives for the Medium Density Residential Activity Area, the RVA considers that an ageing population specific objective should be included that recognises and enables the housing and care needs of the ageing population.	<i>The RVA seeks that a new Objective is inserted in the Objectives for the Medium Density Residential Activity Area chapter that provides for the housing and care needs of the ageing population.</i>

			<p><u>RESZ-OX Ageing population</u></p> <p><u>Recognise and enable the housing and care needs of the ageing population.</u></p>
Chapter 4F Medium Density Residential Activity Area – Policy 4F 3.2	Support	The RVA supports Policy 4F 3.2 as it aligns with Policy 1 of the MDRS,	<i>Retain Policy 4F 3.2 as notified.</i>
Chapter 4F Medium Density Residential Activity Area – Policy 4F 3.2A	Support	The RVA supports Policy 4F 3.2A as it aligns with Policy 5 of the MDRS.	<i>Retain Policy 4F 3.2A as notified.</i>
Chapter 4F Medium Density Residential Activity Area – Policy 4F 3.2B	Support	The RVA supports Policy 4F 3.2B as it aligns with Policy 4 of the MDRS.	<i>Retain Policy 4F 3.2B as notified.</i>
Chapter 4F Medium Density Residential Activity Area – Policy 4F 3.2C	Oppose in part	<p>The RVA supports the recognition under Policy 4F 3.2C that access to communal open space will provide adequate opportunities for outdoor living, as it provides for the unique layout and amenity needs of retirement villages (e.g. the wide range of communal spaces residents have access to in addition to their individual homes).</p> <p>However, it considers the terms “adequate opportunities” and “appropriate” are vague and will lead to interpretation</p>	<p><i>Exclude retirement villages from Policy 4F 3.2C:</i></p> <p>Require built development (<u>excluding retirement villages</u>) to provide occupants with adequate opportunities for outdoor living through having useable and accessible on-site private outdoor living space, or through access to appropriate communal or</p>

		<p>difficulties. As discussed above, policy guidance is needed to clarify these terms are determined by the density standards.</p> <p>The RVA seeks that retirement villages are excluded from this policy as controls regarding on-site amenity are considered inappropriate for the reasons set out above.</p>	<p>nearby public open space of comparable utility.</p> <p><u>Add a new policy (Role of density standards) as set out above.</u></p>
<p>Chapter 4F Medium Density Residential Activity Area – Policy 4F 3.2D</p>	<p>Oppose in part</p>	<p>The RVA supports Policy 4F 3.2D(iii), as it recognises that a lack of outlook area as part of a development (e.g. a retirement village) can be sufficiently mitigated by other means to ensure that development contributes to an attractive setting for occupants and the surrounding area. As set out below, the RVA considers the outlook density standard needs to be amended for retirement villages. Retirement villages provide a wide range of communal spaces and 'living areas' (e.g. communal sitting areas, dining rooms, libraries etc) which often provide outlook into large and attractive spaces.</p> <p>However, it considers the term "adequate" is vague and will lead to interpretation difficulties. As discussed above, policy guidance is needed to clarify this term is determined by the density standards.</p> <p>The RVA seeks that retirement villages are excluded from this policy as controls regarding on-site amenity are considered inappropriate for the reasons set out above.</p>	<p><i>The RVA seeks that retirement villages are excluded from Policy 4F 3.2D:</i></p> <p><i>Policy 4F 3.2D</i></p> <p><i>Encourage development (<u>excluding retirement villages</u>) to contribute to an attractive setting for occupants and the surrounding area, which can be achieved through:</i></p> <ul style="list-style-type: none"> <i>i. landscaped areas that contribute to amenity,</i> <i>ii. adequate outlook areas from habitable rooms, and</i> <i>iii. other means that would adequately mitigate a lack of landscaping or outlook areas.</i> <p><u>Add a new policy (Role of density standards) as set out above.</u></p>

Chapter 4F Medium Density Residential Activity Area – Policy 4F 3.3	Support in part	The RVA supports this policy to the extent it reflects the MDRS standards.	<i>Amend policy to refer to height, height in relation to boundary, setback and building coverage standards (rather than "height, bulk and form").</i>
Chapter 4F Medium Density Residential Activity Area – Policy 4F 3.8	Support	The RVA supports Policy 4F 3.8 as it aligns with Policy 3 of the MDRS.	<i>Retain Policy 4F 3.8 as notified.</i>
Chapter 4F Medium Density Residential Activity Area – Policy 4F 3.10	Oppose in part	The RVA opposes <i>requiring</i> hydraulic neutrality in all cases including where there is sufficient capacity in the downstream system and/or the effects of increased water flows can be managed effectively.	<i>Delete policy or amend to "encourage".</i>
Chapter 4F Medium Density Residential Activity Area – Policies	Support	In addition to the proposed policies for the Medium Density Residential Activity Areas, the RVA considers that a policy is required that recognises the diverse and changing residential needs of communities, and that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities.	<p><i>The RVA seeks that a new Policy is included in the Policies of the Medium Density Residential Activity Area chapter, as follows:</i></p> <p><u>RESZ-PX Changing communities</u></p> <p><u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities.</u></p>
Chapter 4F Medium Density	Support	In addition to the current policies for the Medium Density Residential Activity Area, the RVA considers that a policy	<i>The RVA seeks that a new Policy is included in the Policies of the Medium Density</i>

<p>Residential Activity Area – Policies</p>		<p>regarding the intensification opportunities provided by larger sites should be included in the District Plan.</p>	<p><i>Residential Activity Area chapter that recognises the intensification opportunities provided for by larger sites:</i></p> <p><u>RESZ-PX Larger sites</u></p> <p><u>Recognise the intensification opportunities provided by larger sites within all residential zones by providing for more efficient use of those sites.</u></p>
<p>Chapter 4F Medium Density Residential Activity Area – Policies</p>	<p>Support</p>	<p>In addition to the current policies for the Medium Density Residential Activity Area, the RVA consider that a policy to provide for and acknowledge the following should be integrated into the District Plan:</p> <ul style="list-style-type: none"> - The diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons; and - The functional and operational needs of retirement villages. 	<p><i>The RVA seeks that a new Policy is included in the Policies of the Medium Density Residential Activity Area chapter, as follows:</i></p> <p><u>MDR-Px Provision of housing for an ageing population</u></p> <ol style="list-style-type: none"> 1. <u>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in Medium Density Residential Areas, such as retirement villages.</u> 2. <u>Recognise the functional and operational needs of retirement villages, including that they:</u> <ol style="list-style-type: none"> a. <u>May require greater density than the planned urban built</u>

			<p><u>character to enable efficient provision of services.</u></p> <p>b. <u>Have a unique layout and internal amenity needs to cater for the requirements of residents as they age.</u></p>
<p>Chapter 4F Medium Density Residential Activity Area – Rule 4F 4.1.7 Retirement Villages</p>	<p>Oppose in Part</p>	<p>The RVA supports the inclusion of a retirement village specific rule. However, the RVA considers that retirement villages as an activity should be a permitted activity (as opposed to a restricted discretionary activity as currently drafted). This recognises that retirement villages are residential activities that are appropriate in residential zone and provide substantial benefits, including enabling older people to remain in familiar community environments for longer (close to family and support networks), while also freeing up a number of dwellings located in surrounding suburbs.</p> <p>Furthermore, the RVA supports the construction or alteration of any building comprising a permitted activity when it can comply with the relevant development standards (provided in Rule 4F 4.2), and the triggering of a restricted discretionary activity standard based on non-compliance with the relevant development standards.</p> <p>However, retirement villages will likely infringe the number of residential units per site standard (Rule 4F 4.2.1AA), so the construction of retirement villages will be a restricted discretionary activity under this rule. This being the case, the RVA considers that the construction of retirement villages should have a bespoke rule and set of matters of discretion to</p>	<p><i>The RVA seeks to amend the activity status of retirement villages to be a permitted activity, with the construction of buildings for retirement villages specifically included in Rule 4F 4.1.7 as a restricted discretionary activity. The RVA also seek to include the following set of matters of discretion for retirement villages, so to provide for and acknowledge the differences that retirement villages have from other residential activities:</i></p> <p>Rule 4F 4.1.7 Retirement Villages</p> <p>(a) Retirement Villages are restricted discretionary permitted activities.</p> <p>(b) <u>The construction and alteration of buildings for a Retirement Village is a restricted discretionary activity.</u></p> <p>...</p> <p>Discretion is restricted to:</p>

	<p>provide for and acknowledge the differences that retirement villages have from other residential activities.</p> <p>When considering the specific matters of discretion for retirement villages in Rule 4F 4.1.7(a), the RVA considers most of these matters are not appropriate for retirement villages, particularly that the Council will be principally guided by its Medium Density Design Guide when considering a range of design elements. The Medium Density Design Guide makes no specific reference to retirement villages, with no guidance as to why the requirements that are applicable to non-retirement village activities apply in the same manner to retirement villages (despite retirement villages being a unique activity with substantially differing functional and operational needs). Furthermore, the RVA consider that a number of these matters of discretion seek to manage the form, scale and design of development in a manner that is inconsistent with the MDRS.</p> <p>The RVA considers matters of discretion (i) and (ii) are inconsistent with the MDRS and will not enable Council to respond to housing needs and demands as required by Objective 2 of the MDRS. Matters of discretion (i) and (ii) do also not recognise Policy 6 of the NPSUD, which recognises that the planned urban built form may involve significant changes to an area that may detract from amenity values appreciated by some people, or that changes to amenity are not, of themselves, an adverse effect.</p> <p>The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for/support</p>	<p>(i) The effects on the amenity of the surrounding residential area.</p> <p>(ii) The extent to which the site layout and any proposed landscaping helps to avoid or minimise the impacts on surrounding residential areas, the streetscape and adjoining public space.</p> <p>(iii) Whether the site is subject to any hazards, including being within any natural hazard overlay area.</p> <p>(iv) The capacity of the network infrastructure for water supply, wastewater, stormwater and land transport to service the proposed development.</p> <p>(v) The following development design elements:</p> <ol style="list-style-type: none"> 1. Building height 2. Recession planes and setbacks 3. Indoor and outdoor living spaces 4. Open space and boundary treatments
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		<p>the efficient use of larger sites for retirement villages, and the functional and operational needs of the retirement village.</p> <p>The RVA considers that internal amenity standards applicable to retirement villages should be limited to those controls/standards necessary or appropriate for retirement villages.</p>	<p>5. Entrances, carparking and garages</p> <p>6. On-site stormwater management</p> <p>7. End / side wall treatment</p> <p>8. Building materials</p> <p>9. Bike parking, storage and service areas</p> <p>10. Privacy and safety</p> <p>11. Landscaping</p> <p>When considering the matters in (v), the Council will be principally guided by its Medium Density Design Guide.</p> <p><u>1. The effects arising from exceeding any of the following standards: Rule 4F 4.2.1, Rule 4F 4.2.2, Rule 4F 4.2.3, Rule 4F 4.2.4, Rule 4F 4.2.6, Rule 4F 4.2.11, Rule 4F 4.2.12 and Rule 4F 4.2.13;</u></p> <p><u>2. The effects of the retirement village on the safety of adjacent streets or public open spaces;</u></p>
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			<p>The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;</p> <p><u>3.</u></p> <p><u>4. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;</u></p> <p><u>5. When assessing the matters in 1 – 4, consider:</u></p> <p>a. <u>The need to provide for efficient use of larger sites; and</u></p> <p>b. <u>The functional and operational needs of the retirement village.</u></p> <p><u>6. The positive effects of the construction, development and use of the retirement village.</u></p> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u></p> <p><u>Notification status:</u></p> <p><u>An application for resource consent for a restricted discretionary activity under this</u></p>
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			<p><u>rule is precluded from being publicly notified.</u></p> <p><u>An application for resource consent for a restricted discretionary activity under this rule that complies with Rule 4F 4.2.1, Rule 4F 4.2.2, Rule 4F 4.2.3 and Rule 4F 4.2.4 is precluded from being limited notified.</u></p>
<p>Chapter 4F Medium Density Residential Activity Area – Rule 4F 4.2.1AA</p>	<p>Oppose in Part</p>	<p>The RVA supports Rule 4F 4.2.1 as the number of residential units provided for per site reflects the MDRS standard. The RVA also supports public and limited notification being precluded for resource consent applications under Rule 4F 4.2.1AA(b).</p> <p>The RVA considers however that the matters of discretion for a restricted discretionary activity under Rule 4F 4.2.1AA(b) are not appropriate for retirement villages (particularly that the council will be principally guided by its Medium Density Design Guide when considering a range of design elements - as further explained in the response above to Rule 4F 4.1.7).The RVA therefore seek to exclude retirement villages from these matters of discretion, with retirement village specific matters of discretion applying instead. These retirement village specific matters of discretion are those provided in relation to Rule 4F 4.1.7 above.</p>	<p><i>The RVA seeks to amend Rule 4F 4.2.1AA to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard.</i></p> <p>Rule 4F 4.2.1AA Number of Residential Units per Site</p> <p>...</p> <p>b. Four or more residential units per site are a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <p>...</p> <p>When considering the matters in (vi), the Council will be principally guided by its Medium Density Design Guide.</p>

			<p><u>The matters of discretion above do not apply to retirement villages. For a retirement village that infringes this standard, the retirement village specific matters of discretion provided in Rule 4F 4.1.7 apply.</u></p> <p>Public and limited notification is precluded for resource consent applications under Rule 4F 4.2.1AA(b).</p>
<p>Chapter 4F Medium Density Residential Activity Area – Rule 4F 4.2.1</p>	<p>Support in Part</p>	<p>The RVA supports Rule 4F 4.2.1 and the building coverage provisions as they reflect the building coverage standard of the MDRS. The RVA also supports public notification being precluded for resource consent applications under Rule 4F 4.2.1(b). The RVA considers however that the matters of discretion for a restricted discretionary activity under Rule 4F 4.2.1(b) are not appropriate for retirement villages (particularly that applicants and the council can be informed by the relevant outcomes of the Medium Density Design Guide when considering a range of design elements - as further explained in the relation above to Rule 4F 4.1.7).</p> <p>The RVA therefore seek to exclude retirement villages from these matters of discretion, and for retirement village specific matters of discretion to apply instead. These retirement village specific matters of discretion are those provided in response to Rule 4F 4.1.7 above.</p>	<p><i>The RVA seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule 4F 4.2.1AA above).</i></p>
<p>Chapter 4F Medium Density Residential</p>	<p>Support in Part</p>	<p>The RVA supports Rule 4F 4.2.2 and the building height provisions which align with the building height standard of the MDRS. The RVA also supports public notification being</p>	<p><i>The RVA seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building</i></p>

<p>Activity Area – Rule 4F 4.2.2</p>		<p>precluded for resource consent applications under Rule 4F 4.2.2(b).</p> <p>The RVA considers however that the matters of discretion for a restricted discretionary activity under Rule 4F 4.2.2(b) are not appropriate for retirement villages (particularly that the council will be principally guided by its Medium Density Design Guide when considering a range of design elements - as further explained in the response above to Rule 4F 4.1.7).</p> <p>The RVA therefore seek to exclude retirement villages from these matters of discretion, with retirement village specific matters of discretion applying instead. These retirement village specific matters of discretion are those provided in response to Rule 4F 4.1.7 above.</p>	<p><i>that exceeds this standard (as per Rule 4F 4.2.1AA above).</i></p>
<p>Chapter 4F Medium Density Residential Activity Area – Rule 4F 4.2.3</p>	<p>Support in Part</p>	<p>The RVA supports Rule 4F 4.2.3 and the height in relation to boundary provisions which reflect the height in relation to boundary standard of the MDRS. The RVA also supports public notification being precluded for resource consent applications under Rule 4F 4.2.3(b).</p> <p>However, the RVA consider that additional exclusions should be integrated into the height in relation to boundary standard with Rule 4F 4.2.3(a)(d).</p> <p>The RVA opposes the broad list of matters of discretion, which seek to manage the scale, form and design of development in a manner which is inconsistent with the MDRS. The RVA also opposes the Note referring to the Medium Density Design Guide for the reasons outlined in response to Rule 4F 4.1.7 above.</p>	<p><i>The RVA seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule 4F 4.2.1AA above).</i></p>

		<p>The RVA therefore seek to exclude retirement villages from the note below matter of discretion (iv) for Rule 4F 4.2.3(b), with retirement village specific matters of discretion applying instead. These retirement village specific matters of discretion are those provided in response to Rule 4F 4.1.7 above.</p>	
<p>Chapter 4F Medium Density Residential Activity Area – Rule 4F 4.2.4</p>	<p>Support in Part</p>	<p>The RVA supports Rule 4F 4.2.4 and the setback provisions which reflect the setback standards of the MDRS. The RVA also supports public notification being precluded for resource consent applications under Rule 4F 4.2.4(b).</p> <p>The RVA considers however that the matters of discretion for a restricted discretionary activity under Rule 4F 4.2.4(b) are not appropriate for retirement villages (particularly that applicants and the council can be informed by the relevant outcomes identified in the Medium Density Design Guide when considering a range of design elements - as further explained in the response above to Rule 4F 4.1.7).</p> <p>The RVA therefore seek to exclude retirement villages from the matters of discretion, with a retirement village specific set of matters of discretion applying instead. These retirement village specific matters of discretion are those provided in response to Rule 4F 4.1.7 above.</p>	<p><i>The RVA seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule 4F 4.2.1AA above).</i></p>
<p>Chapter 4F Medium Density Residential</p>	<p>Oppose</p>	<p>The RVA opposes Rule 4F 4.2.5 (permeable surface standards) as the MDRS do not include this standard.</p>	<p><i>The RVA seeks that Rule 4F 4.2.5 is deleted.</i></p>

<p>Activity Area – Rule 4F 4.2.5</p>			
<p>Chapter 4F Medium Density Residential Activity Area – Rule 4F 4.2.6</p>	<p>Support in Part</p>	<p>The RVA supports Rule 4F 4.2.6 and the outdoor living space provisions in principle which reflect the outdoor living space standard of the MDRS. The RVA also supports public notification being precluded for resource consent applications under Rule 4F 4.2.6(b).</p> <p>However, the RVA considers that as a result of retirement villages providing a range of private and communal outdoor areas, amendments should be made to Rule 4F 4.2.6 that enable the communal areas to count towards the amenity standard.</p> <p>The RVA also considers that the matters of discretion for a restricted discretionary activity under Rule 4F 4.2.6(b) are not appropriate for retirement villages (particularly that the council will be principally guided by its Medium Density Design Guide when considering a range of design elements - as further explained in the relation above to Rule 4F 4.1.7).</p> <p>The RVA seeks that retirement village specific matters of discretion apply instead. These retirement village specific matters of discretion are those provided in relation to Rule 4F 4.1.7 above.</p> <p>It is also noted that the numbering of this standard is incorrect, as under clause (a) the numbering starts at (iii) rather than (i).</p>	<p><i>The RVA seeks to amend Rule 4F 4.2.6 to enable the communal outdoor living spaces of retirement villages to count towards the amenity standard.</i> Rule 4F 4.2.6 Outdoor Living Space</p> <p>(a) ...</p> <p>(v) <u>For retirement units, clauses (iii) and (iv) apply with the following modifications:</u></p> <ol style="list-style-type: none"> 1. <u>the outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and</u> 2. <u>a retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space.</u> <p>(b) Construction or alteration of a building that does not meet the outdoor living space requirements is a restricted discretionary activity.</p>

			<i>The RVA also seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule 4F 4.2.1AA above).</i>
Chapter 4F Medium Density Residential Activity Area – Rule 4F 4.2.7	Support in part	The RVA supports the permitted activity Rule 4F 4.2.7 (accessory building) except the requirement to comply with 4F 4.2.5 as the MDRS provisions of the Enabling Housing Act do not include this standard.	<i>The RVA seeks to amend Rule 4F 4.2.7 to delete the reference to 4F 4.2.5.</i>
Chapter 4F Medium Density Residential Activity Area – Rule 4F 4.2.8	Oppose	The RVA opposes Rule 4F 4.2.8 (screening and storage standard) as the MDRS do not include this standard.	<i>The RVA seeks to delete Rule 4F 4.2.8.</i>
Chapter 4F Medium Density Residential Activity Area – Rule 4F 4.2.10	Opposes	The RVA opposes Rule 4F 4.2.10 (stormwater retention standard) as the MDRS do not include this standard.	<i>The RVA seeks to delete Rule 4F 4.2.10.</i>
Chapter 4F Medium Density Residential Activity Area – Rule 4F 4.2.11	Support in Part	The RVA supports Rule 4F 4.2.11 and the outlook space provisions in principle which reflect the outlook space standard of the MDRS. The RVA also supports public notification being precluded for resource consent applications under Rule 4F 4.2.11(b).	<i>The RVA seeks to amend Rule 4F 4.2.11 to provide for outlook space requirements that are appropriate for retirement villages.</i> 4F 4.2.11 Outlook Space (per unit)

		<p>The RVA however consider that in a retirement village environment (that has multiple communal spaces available for residents), the standard is not directly relevant. The RVA considers amendments should be made to Rule 4F 4.2.11 to provide for outlook space requirements that are appropriate for retirement villages.</p> <p>The RVA also considers that the matters of discretion for a restricted discretionary activity under Rule 4F 4.2.11 (b) are not appropriate for retirement villages (particularly that the council will be principally guided by its Medium Density Design Guide when considering a range of design elements - as further explained in the response above to Rule 4F 4.1.7).</p> <p>The RVA seeks that the retirement village specific matters of discretion apply instead. These retirement village specific matters of discretion are those provided in response to Rule 4F 4.1.7 above.</p>	<p>a) ...</p> <p>ix. <u>For retirement units, clauses i – viii apply with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.</u></p> <p>b. Construction or alteration of a building that does not comply with one or more of the standards listed above is a restricted discretionary activity.</p> <p><i>The RVA also seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule 4F 4.2.1AA above).</i></p>
<p>Chapter 4F Medium Density Residential Activity Area – Rule 4F 4.2.12</p>	<p>Support in Part</p>	<p>The RVA supports Rule 4F 4.2.12 and the windows to street provisions in principle which reflect the windows to street MDRS. The RVA also supports public notification being precluded for resource consent applications under Rule 4F 4.2.12(b).</p>	<p><i>The RVA seeks to amend Rule 4F 4.2.12 to provide for retirement units facing a public street.</i></p> <p>4F 4.2.12 Windows to Street</p>

		<p>The RVA however consider that an additional clause should be added to provide for retirement units facing public streets.</p> <p>The RVA also considers that s the matters of discretion for a restricted discretionary activity under Rule 4F 4.2.12(b) are not appropriate for retirement villages (particularly that the council will be principally guided by its Medium Density Design Guide when considering a range of design elements - as further explained in the response above to Rule 4F 4.1.7).</p> <p>The RVA seeks that the retirement village specific matters of discretion apply instead. These retirement village specific matters of discretion are those provided in response to Rule 4F 4.1.7 above.</p>	<p>(a) Construction or alteration of a building is a permitted activity if:</p> <ul style="list-style-type: none"> i. Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors, <u>and</u> ii. <u>Any retirement unit facing a public street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</u> <p>(b) Construction or alteration of a building that does not comply with the above standard is a restricted discretionary activity.</p> <p><i>The RVA also seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule 4F 4.2.1AA above).</i></p>
<p>Chapter 4F Medium Density Residential</p>	<p>Support in Part</p>	<p>The RVA supports Rule 4F 4.2.13 and the landscaped area provisions in principle which reflect the landscaped area MDRS. The RVA also supports public notification being</p>	<p><i>The RVA seeks to amend Rule 4F 4.2.13 to provide for retirement units.</i></p>

<p>Activity Area – Rule 4F 4.2.13</p>		<p>precluded for resource consent applications under Rule 4F 4.2.13(b).</p> <p>The RVA also considers that the matters of discretion for a restricted discretionary activity under Rule 4F 4.2.13(b) are not appropriate for retirement villages (particularly that the council will be principally guided by its Medium Density Design Guide when considering a range of design elements - as further explained in the response above to Rule 4F 4.1.7).</p> <p>The RVA seeks that the retirement village specific matters of discretion apply instead. These retirement village specific matters of discretion are those provided in relation to Rule 4F 4.1.7 above.</p>	<p>4F 4.2.13 Landscaped Area</p> <p>a. Construction or alteration of a building is a permitted activity if the following landscaped area standards are met:</p> <ul style="list-style-type: none"> i. A residential unit <u>or retirement unit</u> at ground floor level has a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them. ii. The landscaped area may be located on any part of the development site and does not need to be associated with each residential unit <u>or retirement unit</u>. <p>b. Construction or alteration of a building that does not comply with either of the above standards listed above is a restricted discretionary activity.</p> <p><i>The RVA also seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village</i></p>
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			<i>building that exceeds this standard (as per Rule 4F 4.2.1AA above).</i>
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CHAPTER 4G – HIGH DENSITY RESIDENTIAL ACTIVITY AREA

Provisions	Submission Position	Reason for Submission	Relief Sought
<p>Chapter 4G High Density Residential Activity Area – Introduction / Zone Statement</p>	<p>Oppose in Part</p>	<p>The RVA supports the recognition that the planned urban character for the area is high density residential development, including detached dwellings, terraced housing and apartments. However, the RVA also seeks to provide specific acknowledgement of retirement villages in this introductory text.</p> <p>The RVA also supports the recognition that the appearance of neighbourhoods in the High Density Residential Area will change over time.</p> <p>The RVA considers the Zone Statement is inconsistent with the direction in Policy 3 of the NPSUD, and with later paragraphs in the Zone Statement, to provide for building heights of “at least” 6 storeys in relevant locations.</p> <p>The RVA opposes paragraph 4 of the Introduction/Zone Statement which provides for built development through development standards that do not align with the MDRS.</p> <p>The RVA opposes Paragraph 5 of the Statement, which is inconsistent with the MDRS, as follows:</p>	<p><i>The RVA seeks to amend this section to provide specific reference to retirement villages as an example:</i></p> <p>....</p> <p>The planned urban built character for the High Density Residential Activity Area is high density residential development, including detached dwellings, terraced housing, and apartments <u>and retirement villages</u>. The urban built character of an area will arise from the flexibility provided for by the Plan for individual development to take any low to high density form. This supports increasing the capacity and choice of housing within neighbourhoods. It is anticipated that the appearance of neighbourhoods in the High Density Activity Area will change over time, including through increased opportunities for terraced housing, and apartments, <u>and retirement villages</u>.</p>

		<p>(i) The requirement to “achieve” a high quality built environment, where the MDRS only requires high quality development to be “encouraged”;</p> <p>(iii) The requirement to “achieve high quality onsite living environments,” which is not a requirement of the MDRS. The RVA opposes a policy requirement relating to on-site amenity. The RVA’s members have significant experience of building villages and know intimately the amenity needs of its residents. The RVA’s members frequently come across issues during consenting processes where council officers attempt to influence retirement villages’ internal layouts based on their understanding of design principles which only apply to traditional housing types.</p> <p>(iv) the requirement to “achieve attractive and safe streets and public space” which is inconsistent with Policy 3 of the MDRS, which only “encourages” development to achieve attractive and safe streets and public space. These matters are also already provided for under Policy 4F 3.8.</p> <p>The RVA opposes paragraph 6 of the Statement insofar as it seeks to manage the form, scale and design of development in a manner which is inconsistent with the MDRS.</p>	<p><i>Amend the Introduction/Zone Statement to align with the MDRS:</i></p> <p>Development standards also address:</p> <ul style="list-style-type: none"> i. the impacts of built development on adjoining sites and the streetscape, ii. stormwater management, and iii. provision of open space for residents. <p>If a proposed development does not meet the development standards, resource consent is required in order to:</p> <ul style="list-style-type: none"> i. achieve <u>encourage</u> a high quality built environment; ii. manage the effects of development on neighbouring sites; iii. achieve high quality onsite living environments; and iv. <u>achieve encourage</u> attractive and safe streets and public space. <p>The resource consent process enables the design and layout of development to be assessed, recognising that quality design is increasingly important as the scale and density of development increases. Council</p>
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			provides design guidance for residential developments through design guides that sit outside the plan.
Chapter 4G High Density Residential Activity Area – Objective 4G 2.1	Support	The RVA supports Objective 4G 2.1 as it aligns with Objective 1 of the MDRS.	<i>Retain Objective 4G 2.1 as notified.</i>
Chapter 4G High Density Residential Activity Area – Objective 4G 2.2	Support	The RVA supports Objective 4G 2.2 as it states that residential activities are the dominant activities in the High Density Residential Activity Area.	<i>Retain Objective 4G 2.2 as notified.</i>
Chapter 4G High Density Residential Activity Area – Objective 4G 2.3	Support	The RVA supports Objective 4G 2.3 as it aligns with Objective 2 of the MDRS.	<i>Retain Objective 4G 2.3 as notified.</i>
Chapter 4G High Density Residential Activity Area – Objective 4G 2.4	Support in part	The RVA supports Objective 4G 2.4 in principle as it provides flexibility in the form of individual developments. However, it considers the Objective’s reference to the “best practicable amenity outcomes” and “compatible with the amenity levels” goes beyond the MDRS and are uncertain.	<i>Amend Objective 4G 2.4 for consistency with the MDRS and to remove references to “best practicable amenity outcomes” and “compatible with the amenity levels”.</i>
Chapter 4G High Density Residential	Oppose	The RVA opposes the use of the word “appropriate” in (i) and (ii) of this policy without policy guidance to confirm “appropriate” is determined by the density standards. The	Add a new policy: <u>Role of density standards</u>

Activity Area – Objective 4G 2.5		RVA opposes the phrase “high level of amenity for the street” as it is inconsistent with Policy 3 MDRS.	<u>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</u> Amend (iii) to refer to “attractive and safe streets”.
Chapter 4G High Density Residential Activity Area – Objective 4G 2.8	Oppose	The RVA opposes Objective 4G 2.8 for the reasons set out under 2.4 above.	<i>Amend Objective 4G 2.8 for consistency with the MDRS and to remove references to “best practicable amenity outcomes” and “compatible with the amenity levels”.</i>
Chapter 4G High Density Residential Activity Area – Objectives	Support / New Objective Sought	In addition to the current objectives for the High Density Residential Activity Area, the RVA considers that an ageing population specific objective should be integrated that recognises and enables the housing and care needs of the ageing population.	<i>The RVA seeks that a new Objective is inserted in the Objectives for the High Density Residential Activity Area chapter that provides for the housing and care needs of the ageing population.</i> <u>RESZ-OX Ageing population</u> <u>Recognise and enable the housing and care needs of the ageing population.</u>
Chapter 4G High Density Residential Activity Area – Policy 4G 3.1	Oppose in part	The RVA opposes the general reference in this policy to “manage any adverse effects on residential amenity”.	Delete the text “manage any adverse effects on residential amenity”.
Chapter 4G High Density Residential	Support	The RVA supports Policy 4G 3.2 as it aligns with Policy 1 of the MDRS.	Retain Policy 4G 3.2 as notified.

Activity Area – Policy 4G 3.2			
Chapter 4G High Density Residential Activity Area – Policy 4G 3.3	Support in part	The RVA supports Policy 4G 3.3, which seeks to enable buildings up to six storeys or buildings greater than six storeys where compatible with the amenity levels associated with high density six-story residential development, but considers it must recognise the need for change to the existing character and amenity of neighbourhoods to provide for the diverse and changing needs of the community as required by Policy 6 of the NPSUD.	Amend Policy 4G 3.3 as follows: Policy 4G 3.3 Enable buildings of up to six storeys, and buildings of more than six storeys where compatible with the amenity levels associated with high density <u>character of the Zone</u> six-storey residential development , <u>recognising that significant change to amenity values is anticipated in the Zone.</u>
Chapter 4G High Density Residential Activity Area – Policy 4G 3.4	Support	The RVA supports Policy 4G 3.4 as it aligns with Policy 5 of the MDRS.	Retain Policy 4G 3.4 as notified.
Chapter 4G High Density Residential Activity Area – Policy 4G 3.5	Support	The RVA supports Policy 4G 3.5 as it aligns with Policy 4 of the MDRS.	Retain Policy 4G 3.5 as notified.
Chapter 4G High Density Residential Activity Area – Policy 4G 3.6	Oppose in part	The RVA supports the recognition under Policy 4G 3.6, that access to communal open space will provide adequate opportunities for outdoor living, as it provides for the unique layout and amenity needs of retirement villages (e.g. the wide	Exclude retirement villages from Policy 4G 3.6. <u>Add a new policy (Role of density standards) as set out above.</u>

		<p>range of communal spaces residents have access to in addition to their individual homes).</p> <p>However, it considers the terms “adequate opportunities” and ‘appropriate’ is vague and will lead to interpretation difficulties. As discussed above, policy guidance is needed to clarify these terms are determined by the density standards.</p> <p>It seeks that retirement villages are excluded from this Policy as controls regarding on-site amenity are considered inappropriate for the reasons set out above.</p>	
<p>Chapter 4G High Density Residential Activity Area – Policy 4G 3.7</p>	<p>Oppose in part</p>	<p>The RVA supports Policy 4G 3.7(iii), as it recognises that a lack of outlook area as part of a development (e.g. a retirement village) can be sufficiently mitigated by other means to ensure that development contributes to provide an attractive setting for occupants and the surrounding area.</p> <p>As set out below, the RVA considers the outlook density standard needs to be amended for retirement villages. Retirement villages provide a wide range of communal spaces and ‘living areas’ that retirement villages often provide (e.g. communal sitting areas, dining rooms, libraries etc) which often provide outlook into large and attractive spaces.</p> <p>However, it considers the term “adequate” is vague and will lead to interpretation difficulties. As discussed above, policy guidance is needed to clarify this term is determined by the density standards.</p>	<p>Exclude retirement villages from Policy 4G 3.7.</p> <p><u>Add a new policy (Role of density standards) as set out above.</u></p>

		The RVA seeks that retirement villages are excluded from this policy as controls regarding on-site amenity are considered inappropriate for the reasons set out above.	
Chapter 4G High Density Residential Activity Area – Policy 4G 3.8	Support in part	The RVA supports this policy to the extent it reflects the MDRS standards.	<i>Amend policy to refer to height, height in relation to boundary, setback and building coverage standards (rather than "height, bulk and form").</i>
Chapter 4G High Density Residential Activity Area – Policy 4G 3.9	Oppose	The RVA opposes Policy 4G 3.9 in that it seeks to manage the design of built development that is permitted under the MDRS.	<i>The RVA seeks Policy 4G 3.9 is deleted.</i>
Chapter 4G High Density Residential Activity Area – Policy 4G 3.10	Oppose in part	<p>The RVA supports the use of the word "encouraging" in this policy as it is consistent with MDRS policy 5.</p> <p>However, the RVA opposes Policy 4G 3.10 in that it seeks to manage the form, scale and design of development in a manner that is inconsistent with the MDRS. The "best practicable outcomes for privacy, sunlight and appearance" is unclear and does not recognise the change anticipated in the Zone.</p>	<i>The RVA seeks Policy 4G 3.10 is deleted.</i>
Chapter 4G High Density Residential Activity Area – Policy 4G 3.11	Oppose	The RVA opposes Policy 4G 3.11 in that it seeks to manage the form, scale and design of development in a manner that is inconsistent with the MDRS, and includes a vague requirement to achieve consistency with that of the "best practicable outcomes" which is not otherwise defined in the Plan.	<i>The RVA seeks Policy 4G 3.11 is deleted.</i>

Chapter 4G High Density Residential Activity Area – Policy 4G 3.12	Support	The RVA supports Policy 4G 3.12 as it aligns with Policy 3 of the MDRS.	Retain Policy 4G 3.12 as notified.
Chapter 4G High Density Residential Activity Area – Policy 4G 3.13	Oppose in part	The RVA opposes this policy relating to rainwater tanks and permeable surface area as it is additional to the MDRS policies.	Delete policy.
Chapter 4G High Density Residential Activity Area – Policy 4G 3.14	Oppose in part	The RVA opposes <i>requiring</i> hydraulic neutrality in all cases including where there is sufficient capacity in the downstream system and/or the effects of increased water flows can be managed effectively.	<i>Delete policy or amend to "encourage".</i>
Chapter 4G High Density Residential Activity Area – Policies	Support	In addition to the current policies for the High Density Residential Activity Area, the RVA considers that a policy is required that recognises the diverse and changing residential needs of communities, and that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities.	<p><i>The RVA seeks that a new Policy is included in the Policies of the High Density Residential Activity Area chapter that recognises the diverse and changing community needs and that the existing character and amenity of the residential zones will change over time.</i></p> <p><u>RESZ-PX Changing communities</u></p> <p><u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the residential zones will change over time to</u></p>

			<u>enable a variety of housing types with a mix of densities.</u>
Chapter 4G High Density Residential Activity Area – Policies	Support	In addition to the current policies for the High Density Residential Activity Area, the RVA considers that a policy regarding the intensification opportunities provided by larger sites should be integrated into the District Plan.	<p><i>The RVA seeks that a new Policy is included in the Policies of the High Density Residential Activity Area chapter that recognises the intensification opportunities provided for by larger sites.</i></p> <p><u>RESZ-PX Larger sites</u></p> <p><u>Recognise the intensification opportunities provided by larger sites within all residential zones by providing for more efficient use of those sites.</u></p>
Chapter 4G High Density Residential Activity Area – Policies	Support	<p>In addition to the current policies for the High Density Residential Activity Area, the RVA consider that a policy to provide for and acknowledge the following should be integrated into the District Plan:</p> <ul style="list-style-type: none"> - The diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons; and - The functional and operational needs of retirement villages. 	<p><i>The RVA seeks that a new Policy is included in the Policies of the High Density Residential Activity Area chapter to acknowledge the diverse housing and care options of retirement villages, and their unique functional and operational needs:</i></p> <p><u>MDR-Px Provision of housing for an ageing population</u></p> <p><i>1. <u>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the High Density Residential Activity Area, such as retirement villages.</u></i></p>

			<p>2. <u>Recognise the functional and operational needs of retirement villages, including that they:</u></p> <p>a. <u>May require greater density than the planned urban built character to enable efficient provision of services.</u></p> <p>b. <u>Have a unique layout and internal amenity needs to cater for the requirements of residents as they age.</u></p>
Chapter 4F High Density Residential Activity Area – Policies	Support	The RVA considers that it would be appropriate to enable the density standards to be utilised as a baseline for the assessment of the effects of developments for the reasons set out in the submission above.	<p><i>The RVA seeks that a new policy is inserted in the High Density Residential Activity Area that enables the density standards to be utilised as a baseline for the assessment of the effects of developments.</i></p> <p>MRZ-PX Role of density standards</p> <p>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</p>
Chapter 4G High Density Residential Activity Area – Rule 4G 4.1.7	Oppose in Part	The RVA supports the inclusion of a retirement village specific rule. However, the RVA considers that retirement villages as an activity should be a permitted activity (as opposed to a restricted discretionary activity as currently drafted). This recognises that retirement villages are residential activities that are appropriate in residential zone and provide substantial benefits, including enabling older people to remain	<i>The RVA seeks to amend the activity status of retirement villages to be a permitted activity, with the construction of buildings for retirement villages specifically included in Rule 4G 4.1.7 as a restricted discretionary activity. The RVA also seek to include the following set of matters of discretion for</i>

<p>Retirement Villages</p>	<p>in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs. It also aligns with the permitted activity rule for residential activities generally (Rule 4G 4.1.1).</p> <p>Furthermore, the RVA supports the construction or alteration of any building being a permitted activity when the relevant development standards (provided in 4G 4.2) are achieved, and the triggering of a restricted discretionary activity standard based on non-compliance with the relevant development standards.</p> <p>However, retirement villages will likely infringe the 'number of residential units per site' standard (Rule 4G 4.2.1), so the construction of retirement villages will be a restricted discretionary activity under this rule. The RVA considers that the construction of retirement villages should have specific matters of discretion to provide for and acknowledge the differences that retirement villages have from other residential activities.</p> <p>When considering the specific matters of discretion for retirement villages in Rule 4G 4.1.7(a), the RVA considers that some of these matters are not appropriate for retirement villages (particularly that the council will be principally guided by its Medium Density Design Guide when considering a range of design elements). The Medium Density Design Guide makes no specific reference to retirement villages, with no guidance as to why the requirements that are applicable to non-retirement village activities apply in the same manner to retirement villages (despite retirement villages being a unique activity with a substantially differing functional and</p>	<p><i>retirement villages, so to provide for and acknowledge the differences that retirement villages have from other residential activities:</i></p> <p>Rule 4G 4.1.7 Retirement Villages</p> <p>(a) Retirement Villages are restricted discretionary permitted activities.</p> <p>(b) <u>The construction and alteration of buildings for a Retirement Village is a restricted discretionary activity.</u></p> <p>...</p> <p>Discretion is restricted to:</p> <p>(i) The effects on the amenity of the surrounding residential area.</p> <p>(ii) The extent to which the site layout and any proposed landscaping helps to avoid or minimise the impacts on surrounding residential areas, the streetscape and adjoining public space.</p> <p>(iii) Whether the site is subject to any hazards, including being within any natural hazard overlay area.</p> <p>(iv) The capacity of the network infrastructure for water supply, wastewater,</p>
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		<p>operational needs). Furthermore, the RVA consider that a number of these matters of discretion seek to manage the form, scale and design of development in a manner that is inconsistent with the MDRS.</p> <p>The RVA considers matters of discretion (i) and (ii) are also inconsistent with the MDRS, and will not enable Council to respond to housing needs and demands as required by Objective 2 of the MDRS. (i) and (ii) do also not recognise Policy 6 of the NPSUD, which recognises that the planned urban built form may involve significant changes to an area that may detract from amenity values appreciated by some people, or that changes to amenity are not, of themselves, an adverse effect.</p> <p>The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for/support the efficient use of larger sites for retirement villages, and the functional and operational needs of the retirement village.</p> <p>The RVA considers that internal amenity standards applicable to retirement villages should be limited to those controls/standards necessary or appropriate for retirement villages.</p>	<p>stormwater and land transport to service the proposed development.</p> <p>(v) The following development design elements:</p> <ol style="list-style-type: none"> 1. Building height 2. Recession planes and setbacks 3. Indoor and outdoor living spaces 4. Open space and boundary treatments 5. Entrances, carparking and garages 6. On-site stormwater management 7. End / side wall treatment 8. Building materials 9. Bike parking, storage and service areas 10. Privacy and safety
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			<p style="text-align: right;"><u>11. Landscaping</u></p> <p><i>When considering the matters in (v), the Council will be principally guided by its Medium Density Design Guide.</i></p> <ol style="list-style-type: none"> 1. <u>The effects arising from exceeding any of the following standards: Rule 4G 4.2.2, Rule 4G 4.2.3, Rule 4G 4.2.4 and Rule 4G 4.2.5, Rule 4G 4.2.8, Rule 4G 4.2.13, Rule 4G 4.2.14 and Rule 4G 4.2.15;</u> 2. <u>The effects of the retirement village on the safety of adjacent streets or public open spaces;</u> <p>The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;</p> <ol style="list-style-type: none"> 3. 4. <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;</u> 5. <u>When assessing the matters in 1 - 4, consider:</u>
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			<ul style="list-style-type: none"> a. <u>The need to provide for efficient use of larger sites; and</u> b. <u>The functional and operational needs of the retirement village.</u> <p>6. <u>The positive effects of the construction, development and use of the retirement village.</u></p> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u></p> <p><u>Notification status:</u></p> <p><u>An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</u></p> <p><u>An application for resource consent for a restricted discretionary activity under this rule that complies with Rule 4G 4.2.2, Rule 4G 4.2.3, Rule 4G 4.2.4 and Rule 4G 4.2.5 is precluded from being limited notified.</u></p>
<p>Chapter 4G High Density Residential Activity Area – Rule 4G 4.2.1</p>	<p>Support in Part</p>	<p>The RVA supports Rule 4G 4.2.1 as the number of residential units per site reflects the MDRS standard. The RVA also supports public and limited notification being precluded for resource consent applications under Rule 4G 4.2.1(b).</p> <p>The RVA considers however that the matters of discretion for a restricted discretionary activity under Rule 4G 4.2.1(b) are</p>	<p><i>The RVA seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building</i></p>

		<p>not appropriate for retirement villages (particularly that the council will be principally guided by the Medium Density Design Guide when considering a range of design elements – as further explained in the response above to Rule 4G 4.1.7).</p> <p>The RVA therefore seek to exclude retirement villages from the matters of discretion for Rule 4G 4.2.1(b), with retirement village specific matters of discretion applying instead. These retirement village specific matters of discretion are those provided in response to Rule 4G 4.1.7 above.</p>	<p><i>that exceeds this standard (as per Rule 4F 4.2.1AA above).</i></p>
<p>Chapter 4G High Density Residential Activity Area – Rule 4G 4.2.2</p>	<p>Support in Part</p>	<p>The RVA supports Rule 4G 4.2.2 and the building coverage provisions which reflect the building coverage standard of the MDRS. The RVA also supports public notification being precluded for resource consent applications under Rule 4G 4.2.2(b).</p> <p>The RVA considers however that the matters of discretion for a restricted discretionary activity under Rule 4G 4.2.2(b) are not appropriate for retirement villages (particularly that applicants and the council can be informed by the relevant outcomes of the Medium Density Design Guide when considering a range of design elements - as further explained in the response above to Rule 4G 4.1.7).</p> <p>The RVA therefore seek to exclude retirement villages from the matters of discretion for Rule 4G 4.2.2(b), with a retirement village specific set of matters of discretion applying instead. These retirement village specific matters of discretion are those provided in response to Rule 4G 4.1.7 above.</p>	<p><i>The RVA seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule 4F 4.2.1AA above).</i></p>

<p>Chapter 4G High Density Residential Activity Area – Rule 4G 4.2.3</p>	<p>Support in Part</p>	<p>The RVA supports Rule 4G 4.2.3 and the building height provisions which reflect the building coverage standard of the MDRS. The RVA also supports public notification being precluded for resource consent applications under Rule 4G 4.2.3(b).</p> <p>The RVA considers however that the matters of discretion for a restricted discretionary activity under Rule 4G 4.2.3(b) are not appropriate for retirement villages (particularly that the council will be principally guided by its Medium Density Design Guide when considering a range of design elements – as further explained in the response above to Rule 4G 4.1.7).</p> <p>The RVA therefore seek to exclude retirement villages from the matters of discretion for Rule 4G 4.2.3(b), with a retirement village specific set of matters of discretion applying instead. These retirement village specific matters of discretion are those provided in response to Rule 4G 4.1.7 above.</p>	<p><i>The RVA seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule 4F 4.2.1AA above).</i></p>
<p>Chapter 4G High Density Residential Activity Area – Rule 4G 4.2.4</p>	<p>Support in Part</p>	<p>The RVA supports Rule 4G 4.2.4 and the height in relation to boundary provisions which reflect the height in relation to boundary standard of the MDRS. The RVA also supports public notification being precluded for resource consent applications under Rule 4G 4.2.4(b).</p> <p>However, the RVA consider that additional exclusions should be integrated into the height in relation to boundary standard through the provision of a new clause (Rule 4G 4.2.4(a)(d)).</p> <p>The RVA also considers that the matters of discretion for a restricted discretionary activity under Rule 4G 4.2.4(b) are not appropriate for retirement villages (particularly that applicants</p>	<p><i>The RVA seeks to amend Rule 4G 4.2.4(a) to include additional exclusions from the standard.</i></p> <p>Rule 4G 4.2.4 Height in Relation to Boundary</p> <p>(a) ...</p> <p>This standard does not apply to:</p> <p>(a) A boundary with a road,</p>

		<p>and the council can be informed by the relevant outcomes of the Medium Density Design Guide when considering a range of design elements - as further explained in the response above to Rule 4G 4.1.7).</p> <p>The RVA therefore seek to exclude retirement villages from the matters of discretion for Rule 4G 4.2.4(b), with retirement village specific matters of discretion applying instead. These retirement village specific matters of discretion are those provided in response to Rule 4G 4.1.7 above.</p>	<p>(b) Existing or proposed internal boundaries within a site, and</p> <p>(c) Site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed, <u>and</u></p> <p>(d) <u>Boundaries adjoining recreation and open space zones, rural zones and commercial, business and mixed use zones.</u></p> <p>(b) Construction or alteration of a building that does not meet the maximum height in relation to boundary requirements is a restricted discretionary activity.</p> <p><i>The RVA seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule 4F 4.2.1AA above).</i></p>
<p>Chapter 4G High Density Residential Activity Area – Rule 4G 4.2.5</p>	<p>Support in Part</p>	<p>The RVA supports Rule 4G 4.2.5 and the setback provisions which reflect the setback standards of the MDRS. The RVA also supports public notification being precluded for resource consent applications under Rule 4G 4.2.5(b).</p> <p>The RVA considers however that the matters of discretion for a restricted discretionary activity under Rule 4G 4.2.5(b) are not appropriate for retirement villages (particularly that</p>	<p><i>The RVA seeks to amend Rule 4G 4.2.5 to delete those matters of discretion which are inconsistent with the MDRS and to exclude retirement villages from being considered under the note below matter of discretion (vi), and to provide an additional clause stating that only the retirement village specific matters of discretion are to be</i></p>

		<p>applicants and the council can be informed by the relevant outcomes of the Medium Density Design Guide when considering a range of design elements - as further explained in the response above to Rule 4G 4.1.7).</p> <p>The RVA therefore seek to exclude retirement villages from the matters of discretion for Rule 4G 4.2.5(b), with retirement village specific matters of discretion applying instead. These retirement village specific matters of discretion are those provided in response to Rule 4G 4.1.7 above.</p>	<p><i>considered for the construction of a building for a retirement village that does not achieve this setback standard.</i></p> <p>Rule 4G 4.2.5 Setbacks</p> <p>...</p> <p>(b) Construction or alteration of a building that does not meet the setback requirements is a restricted discretionary activity.</p> <p><i>The RVA seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule 4F 4.2.1AA above).</i></p>
Chapter 4G High Density Residential Activity Area – Rule 4G 4.2.7	Oppose	The RVA opposes Rule 4G 4.2.7 (permeable surface standards) as the MDRS do not include this standard.	<i>The RVA seeks to delete Rule 4G 4.2.7.</i>
Chapter 4G High Density Residential Activity Area – Rule 4G 4.2.8	Support in Part	The RVA supports Rule 4G 4.2.8 and the outdoor living space provisions in principle which reflect the outdoor living space standard of the MDRS. The RVA also supports public notification being precluded for resource consent applications under Rule 4G 4.2.8(b).	<p><i>The RVA seeks to amend Rule 4G 4.2.8 to enable the communal outdoor living spaces of retirement villages to count towards the amenity standard.</i></p> <p>Rule 4G 4.2.8 Outdoor Living Space</p>

		<p>However, the RVA consider that as a result of retirement villages providing a range of private and communal outdoor areas, amendments should be made to Rule 4G 4.2.8 that acknowledge that the communal areas contribute amenity values at villages.</p> <p>The RVA also considers that the matters of discretion for a restricted discretionary activity under Rule 4G 4.2.8(b) are not appropriate for retirement villages (particularly that the council will be principally guided by its Medium Density Design Guide when considering a range of design elements – as further explained in the response above to Rule 4G 4.1.7).</p> <p>The RVA therefore seek to exclude retirement villages from the matters of discretion for Rule 4G 4.2.8(b), with a retirement village specific set of matters of discretion applying instead. These retirement village specific matters of discretion are those provided in response to Rule 4G 4.1.7 above.</p>	<p>(a) ...</p> <p>iii. <u>For retirement units, clauses (i) and (ii) apply with the following modifications:</u></p> <ol style="list-style-type: none"> 2. <u>the outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and</u> 3. <u>a retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space.</u> <p>(b) Construction or alteration of a building that does not meet the outdoor living space requirements is a restricted discretionary activity.</p> <p><i>The RVA seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule 4F 4.2.1AA above).</i></p>
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Chapter 4G High Density Residential Activity Area – Rule 4G 4.2.9	Support in part	The RVA supports the permitted activity Rule 4F 4.2.7 (accessory building) except the requirement to comply with 4F 4.2.5 as the MDRS do not include this standard.	<i>The RVA seeks to amend Rule 4F 4.2.7 to delete the reference to 4F 4.2.5.</i>
Chapter 4G High Density Residential Activity Area – Rule 4G 4.2.10	Oppose	The RVA opposes Rule 4G 4.2.10 (screening and storage standard) as the MDRS do not include this standard.	<i>The RVA seeks to delete Rule 4G 4.2.10.</i>
Chapter 4G High Density Residential Activity Area – Rule 4G 4.2.12	Opposes	The RVA opposes Rule 4G 4.2.12 (stormwater retention standard) as the MDRS do not include this standard.	<i>The RVA seeks to delete Rule 4G 4.2.12.</i>
Chapter 4G High Density Residential Activity Area – Rule 4G 4.2.13	Support in Part	<p>The RVA supports Rule 4G 4.2.13 and the outlook space provisions in principle which reflect the outlook space standard of the MDRS. The RVA also supports public notification being precluded for resource consent applications under Rule 4G 4.2.13(b).</p> <p>The RVA however consider that in a retirement village environment (that has multiple communal spaces available for residents), the standard is not directly relevant. The RVA considers amendments should be made to Rule 4G 4.2.13 to provide for outlook space requirements that are appropriate for retirement villages.</p> <p>The RVA also considers that the matters of discretion for a restricted discretionary activity under Rule 4G 4.2.13(b) are</p>	<p><i>The RVA seeks to amend Rule 4G 4.2.13 to provide for outlook space requirements that are appropriate for retirement villages.</i></p> <p>4G 4.2.13 Outlook Space (per unit)</p> <p>(a) ...</p> <p>x. <u>For retirement units, clauses i – ix apply with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal</u></p>

		<p>not appropriate for retirement villages (particularly that the council will be principally guided by its Medium Density Design Guide when considering a range of design elements – as further explained in the response above to Rule 4G 4.1.7).</p> <p>The RVA therefore seek to exclude retirement villages from the matters of discretion for Rule 4G 4.2.13(b), with a retirement village specific set of matters of discretion applying instead. These retirement village specific matters of discretion are those provided in response to Rule 4G 4.1.7 above.</p>	<p><u>living room and all other habitable rooms.</u></p> <p>(c) (b) Construction or alteration of a building that does not comply with one or more of the standards listed above is a restricted discretionary activity.</p> <p><i>The RVA seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule 4F 4.2.1AA above).</i></p>
<p>Chapter 4G High Density Residential Activity Area – Rule 4G 4.2.14</p>	<p>Support in Part</p>	<p>The RVA supports Rule 4G 4.2.14 and the windows to street provisions in principle which reflect the windows to street standard of the MDRS. The RVA also supports public notification being precluded for resource consent applications under Rule 4G 4.2.14(b).</p> <p>The RVA however consider that an additional clause should be added to provide for retirement units facing public streets.</p> <p>The RVA also considers that the matters of discretion for a restricted discretionary activity under Rule 4G 4.2.14(b) are not appropriate for retirement villages (particularly that the council will be principally guided by its Medium Density Design Guide when considering a range of design elements – as further explained in the response above to Rule 4G 4.1.7).</p>	<p><i>The RVA seeks to amend Rule 4G 4.2.14 to provide for retirement units facing a public street.</i></p> <p>4G 4.2.14 Windows to Street</p> <p>a. Construction or alteration of a building is a permitted activity if:</p> <ul style="list-style-type: none"> i. Dwellings facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors, <u>and</u> ii. <u>Any retirement unit facing a public street must have a minimum of</u>

		<p>The RVA therefore seek to exclude retirement villages from the matters of discretion (for Rule 4G 4.2.14(b), with a retirement village specific set of matters of discretion applying instead. These retirement village specific matters of discretion are those provided in response to Rule 4G 4.1.7 above.</p>	<p><u>20% of the street-facing façade in glazing. This can be in the form of windows or doors.</u></p> <p>b. Construction or alteration of a building that does not comply with the above standard is a restricted discretionary activity.</p> <p><i>The RVA seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule 4F 4.2.1AA above).</i></p>
<p>Chapter 4G High Density Residential Activity Area – Rule 4G 4.2.15</p>	<p>Support in Part</p>	<p>The RVA supports Rule 4G 4.2.15 and the landscaped area provisions in principle which reflect the landscaped area standard of the MDRS. The RVA also supports public notification being precluded for resource consent applications under Rule 4G 4.2.15(b).</p> <p>The RVA however consider that Rule 4G 4.2.15 should be amended so that it also applies to ‘retirement units’.</p> <p>The RVA also considers that the matters of discretion for a restricted discretionary activity under Rule 4G 4.2.15(b) are not appropriate for retirement villages (particularly that the council will be principally guided by its Medium Density Design Guide when considering a range of design elements – as further explained in the response above to Rule 4G 4.1.7).</p>	<p><i>The RVA seeks to amend Rule 4G 4.2.15 to provide for retirement units. The RVA also seeks to amend Rule 4G 4.2.15 to delete those matters of discretion which are inconsistent with the MDRS and to exclude retirement villages from being considered under the note below matter of discretion (viii), and to provide an additional clause stating that the retirement village specific matters of discretion are to be considered (instead of clauses (i) to (vii)) for the construction of a retirement village building that does not achieve this landscaped area standard.</i></p> <p>4G 4.2.15 Landscaped Area</p>

		<p>The RVA therefore seek to exclude retirement villages from the matters of discretion for Rule 4G 4.2.15(b), with a retirement village specific set of matters of discretion applying instead. These retirement village specific matters of discretion are those provided in response to Rule 4G 4.1.7 above.</p>	<p>(a) Construction or alteration of a building is a permitted activity if the following landscaped area standards are met:</p> <ul style="list-style-type: none"> i. A minimum of 20% of a developed site is landscaped with grass or plants. The landscaped area can include the canopy of trees regardless of the ground treatment below them. ii. The landscaped area may be located on any part of the development site and does not need to be associated with each residential unit <u>or retirement unit</u>. <p>(b) Construction or alteration of a building that does not comply with either of the standards listed above is a restricted discretionary activity.</p> <p><i>The RVA seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule 4F 4.2.1AA above).</i></p>
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CHAPTER 5 – CENTRAL COMMERCIAL ACTIVITY AREA

Provisions	Submission Position	Reason for Submission	Relief Sought
Chapter 5A Central Commercial Activity Area – Policy 5A 1.1.1(c)	Support	The RVA support Policy 5A 1.1.1(c) which seeks to provide for development capacity and making more efficient use of the land resource in the central commercial area by providing for a wide range of activities.	Retain Policy 5A 1.1.1(c) as notified.
Chapter 5A Central Commercial Activity Area – Policy 5A 1.1.1(d)	Support	The RVA support Policy 5A 1.1.1(d) which seeks to enable a built form that maximises development potential and accommodates a wide range of activities and supports a quality urban environment.	Retain Policy 5A 1.1.1(d) as notified.
Chapter 5A Central Commercial Activity Area – Policy	Support	Recognising that the Enabling Housing Act is not limited to residential zones, with councils required to ensure district plans provide for intensification in urban non-residential zones, the RVA considers policy support for retirement villages in the Commercial Zone is required (as also set out in the submission above).	<p><i>The RVA seeks the following policies:</i></p> <p><i>Provision of housing for an ageing population</i></p> <p><i>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</i></p> <p><i>2. Recognise the functional and operational needs of retirement villages, including that they:</i></p>

			<p><i>a. May require greater density than the planned urban built character to enable efficient provision of services.</i></p> <p><i>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</i></p> <p>Delete or amend other Commercial Zone objectives and policies for consistency.</p> <p>Larger sites</p> <p><i>Recognise the intensification opportunities provided by larger sites within the Medium Density Residential Zone by providing for more efficient use of those sites.</i></p> <p>Density standards</p> <p><i>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</i></p>
<p>Chapter 5A Central Commercial Activity Area – Rule 5A 2.2 and 2.2.1</p>	<p>Support in Part</p>	<p>The RVA support the construction, alteration of, and addition to buildings and structures (except as permitted under Rules 5A 2.1(b) and (c)) as a restricted discretionary activity.</p> <p>However, the RVA considers the current matters of discretion in 5A 2.2.1 are not specific to the effects of retirement villages that require management. The RVA opposes matter of discretion in (i), which seeks to manage the design of development in a manner which is inconsistent with the</p>	<p><i>The RVA seeks that Rule 5A 2.2 and 2.2.1 is amended to include a set of focused matters of discretion that are applicable to retirement villages, so to provide for and acknowledge the differences that retirement villages have from other activities.</i></p>

	<p>MDRS. The RVA also opposes 5A 2.2.1(a)(ii) which refer to matters in the Central Commercial Activity Area Design Guide. This design guide makes no specific reference to retirement villages, with no guidance as to why the requirements that are applicable to non-retirement village activities apply in the same manner to retirement villages (despite retirement villages being a unique activity with a substantially differing functional and operational needs).</p> <p>The RVA considers that if the construction of a retirement village should be a restricted discretionary activity, and that in addition to the matters of discretion of any infringed standard, the construction of retirement villages should have their own set of focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities).</p> <p>The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of the retirement village.</p>	<p>5A 2.2.1 Matters in which Council has Restricted its Discretion</p> <p>x) <u>The construction of buildings for a Retirement Village</u></p> <p>i) <u>The effects arising from exceeding any of the following standards, where relevant: Rule 5G 2.1.1;</u></p> <p>ii) <u>The effects of the retirement village on the safety of adjacent streets or public open spaces;</u></p> <p>iii) <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;</u></p> <p>iv) <u>When assessing the matters in (i) – (iii), consider:</u></p> <p>a. <u>The need to provide for efficient use of larger sites; and</u></p> <p>b. <u>The functional and operational needs of the retirement village.</u></p>
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			<p>v) <u>The positive effects of the construction, development and use of the retirement village.</u></p> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u></p> <p><u>Notification status:</u></p> <p><u>An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</u></p> <p><u>An application for resource consent for a restricted discretionary activity under this rule that complies with Rules 5G 2.1.1 (a), (b) and (g) is precluded from being limited notified.</u></p>
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CHAPTER 5 – PETONE COMMERCIAL ACTIVITY AREA

Provisions	Submission Position	Reason for Submission	Relief Sought
Chapter 5B Petone Commercial Activity Area – Policy	Support	Recognising that the Enabling Housing Act is not limited to residential zones, with councils required to ensure district plans provide for intensification in urban non-residential zones, the RVA considers policy support for retirement villages	<p><i>The RVA seeks the following policies:</i></p> <p><i>Provision of housing for an ageing population</i></p>

		<p>in the Commercial Zone is required (as also set out in the submission above).</p>	<p><i>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</i></p> <p><i>2. Recognise the functional and operational needs of retirement villages, including that they:</i></p> <p><i>a. May require greater density than the planned urban built character to enable efficient provision of services.</i></p> <p><i>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</i></p> <p>Delete or amend other Commercial Zone objectives and policies for consistency.</p> <p>Larger sites</p> <p><i>Recognise the intensification opportunities provided by larger sites within the Medium Density Residential Zone by providing for more efficient use of those sites.</i></p> <p>Density standards</p>
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			<i>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</i>
Chapter 5B Petone Commercial Activity Area – Rule 5B 2.1.1	Support in part	<p>The RVA considers Rule 5A 2.1.1 and the related permitted activity conditions (Rule 5A 2.1.1.1) conflict with the NPSUD and need to be amended as part of the Plan Change. The use and construction of a retirement village would be a discretionary activity in this Zone. This does not give effect to the NPSUD which requires Council achieve the objective of allowing more people to live in areas where there is a high demand for housing and to enable intensification that responds to the location of centres (see Objective 3 NPSUD)</p> <p>Recognising that the Enabling Housing Act is not limited to residential zones, with councils required to ensure district plans provide for intensification in urban non-residential zones, the RVA considers that the Area 1 of the Petone Commercial Zone should provide for retirement village activities as a permitted activity (with the construction of buildings for retirement villages being a restricted discretionary activity), recognising that retirement villages provide substantial benefit including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.</p>	<p><i>The RVA seeks that a new rule is inserted into the Petone Commercial Activity Area that provides for retirement villages as permitted activities.</i></p> <p>5B 2.1.1 Permitted Activities</p> <p>x) <u>Retirement Villages.</u></p>
Chapter 5B Petone Commercial Activity Area – Rule 5B 2.1.2	Support in part	The RVA supports Rule 5B 2.1.2 in principle which provides for the construction, redevelopment, alterations, repairing or modifications of any building or structure which is not listed as a permitted activity as a restricted discretionary activity within Area 1 of the Petone Commercial Activity Area.	<i>The RVA seeks that Rule 5B 2.1.2.1 is amended to include a set of focused matters of discretion that are applicable to retirement villages, so to provide for and acknowledge</i>

		<p>However, the RVA oppose the matters of discretion in 5B 2.1.2.1 which are broad and not specific to the effects of retirement villages that require management.</p> <p>The RVA considers that the construction of a retirement village should be a restricted discretionary activity, and that in addition to the matters of discretion of any infringed standard, the construction of retirement villages should have their own set of focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities).</p> <p>The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of the retirement village.</p>	<p><i>the differences that retirement villages have from other activities.</i></p> <p>5B 2.1.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms</p> <p>x) <u>The construction of buildings for a Retirement Village</u></p> <p>i) <u>The effects arising from exceeding any of the following standards, where relevant: Rule 5B 2.2.1.1;</u></p> <p>ii) <u>The effects of the retirement village on the safety of adjacent streets or public open spaces;</u></p> <p>iii) <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;</u></p> <p>iv) <u>When assessing the matters in 1 – 3, consider:</u></p> <p>(e) <u>The need to provide for efficient use of larger sites; and</u></p> <p>(f) <u>The functional and operational needs of the retirement village.</u></p>
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			<p>v) <u>The positive effects of the construction, development and use of the retirement village.</u></p> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u></p> <p><u>Notification status:</u></p> <p><u>An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</u></p> <p><u>An application for resource consent for a restricted discretionary activity under this rule that complies with Rules 5B 2.2.1.1 (a), (b), (e), (f) and (g) is precluded from being limited notified.</u></p>
<p>Chapter 5B Petone Commercial Activity Area – Rule 5B 2.2.1</p>	<p>Support</p>	<p>The RVA considers Rule 5B 2.2.1 and the related permitted activity conditions (Rule 5B 2.2.1.1) conflicts with the MDRS and need to be amended as part of the Plan Change.</p> <p>Recognising that the Enabling Housing Act is not limited to residential zones, with councils required to ensure district plans provide for intensification in urban non-residential zones, the RVA considers that the Area 2 of the Petone Commercial Activity Area should provide for retirement village activities as a permitted activity (with the construction of buildings for retirement villages being a restricted discretionary activity), recognising that retirement villages provide substantial benefit including enabling older people to</p>	<p><i>The RVA seeks that a new rule is inserted into the Petone Commercial Activity Area that provides for retirement villages as permitted activities, and the reference to 'housing for the elderly' is deleted, given this definition refers plan users to the 'retirement village' definition:</i></p> <p>5B 2.2.1 Permitted Activities</p> <p>(a) Residential activities, with the exception of:</p>

		<p>remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.</p> <p>This recognises the lack of suitable sites in residential areas and the need to respond to the retirement living and care crisis, and the opportunities commercial and town centre zones provide for retirement villages, as these areas serve the surrounding local communities and provide close access for amenities to residents who are often unable to walk long distances.</p>	<p>(i) Ground floor level on Jackson Street; <u>and</u></p> <p>(ii) Housing for the Elderly; and</p> <p>(iii) Residential Facilities</p> <p><u>(x) Retirement Villages.</u></p>
<p>Chapter 5B Petone Commercial Activity Area – Rule 5B 2.2.2</p>	<p>Support in Part</p>	<p>The RVA supports in principle the construction, alteration of, and addition to buildings and structures, except for works permitted under Rule 5B 2.2.1 (l) and (m), as a restricted discretionary activity within Area 2 of the Petone Commercial Activity Area.</p> <p>However, the RVA considers that a new retirement village specific rule should be inserted in the District Plan which provides for the construction of buildings for a retirement village as a restricted discretionary activity, and that the construction of retirement villages should have their own set of focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities). The RVA opposes the matters of discretion in 5B 2.2.2 which are broad and not specific to the effects of retirement villages that require management, and seek to manage the form, scale and design of development in a manner that is inconsistent with the MDRS, and the NPSUD. For example, the requirements to set out how the development ‘responds’ to the Design Guide and how landscaping ‘maintains or enhances’ the image and</p>	<p><i>The RVA seeks to include a new rule for the construction of buildings for a retirement village as a restricted discretionary activity. The RVA also seeks that Rule 5B 2.2.2.1 is amended to include a set of focused matters of discretion that are applicable to retirement villages, so to provide for and acknowledge the differences that retirement villages have from other residential activities.</i></p> <p>5B 2.2.2 Restricted Discretionary Activities</p> <p>x) <u>The construction of buildings for a Retirement Village</u></p> <p>...</p> <p>5B 2.2.2.1 Matters in which Council has Restricted its Discretion</p>

		<p>visual appearance of the mixed use area under (iv) do not recognise that amenity values will change over time and respond to housing needs/demands and the neighbourhood's planned urban built character. Further, the requirements to provide a 'Design Statement' and a landscape plan is contrary to the function/purpose of the MDRS and will slow, not speed up intensification.</p> <p>Retirement villages should not be assessed against the Petone Mixed Use Area Design Guide. This design guide makes no specific reference to retirement villages, with no guidance as to why the requirements that are applicable to non-retirement village activities apply in the same manner to retirement villages (despite retirement villages being a unique activity with a substantially differing functional and operational needs).</p> <p>The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of the retirement village.</p>	<p>...</p> <p>x) The construction of buildings for a Retirement Village</p> <p>i) <u>The effects arising from exceeding any of the following standards, where relevant: 5B 2.2.1.1;</u></p> <p>ii) <u>The effects of the retirement village on the safety of adjacent streets or public open spaces;</u></p> <p>iii) <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;</u></p> <p>iv) <u>When assessing the matters in i – iii, consider:</u></p> <p>a. <u>The need to provide for efficient use of larger sites; and</u></p> <p>b. <u>The functional and operational needs of the retirement village.</u></p> <p>v) <u>The positive effects of the construction, development and use of the retirement village.</u></p>
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			<p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u></p> <p><u>Notification status:</u></p> <p><u>An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</u></p> <p><u>An application for resource consent for a restricted discretionary activity under this rule that complies with Rule Rules 5B 2.2.1.1 (a), (b), (e), (f) and (g) is precluded from being limited notified.</u></p>
<p>Chapter 5B Petone Commercial Activity Area – Rule 5B 2.2.3</p>	<p>Support in Part</p>	<p>As discussed in Rule 5B 2.1.1 above, the RVA opposes the provision of retirement villages (although the term used is ‘housing for the elderly’) as a discretionary activity and seek to amend the activity status for the use of retirement villages to a permitted activity.</p> <p>As such, the RVA propose that ‘housing for the elderly’ is removed from the list of activities requiring resource consent as a discretionary activity. It is noted that the definition of ‘housing for the elderly’ refers directly to the definition for ‘retirement village’.</p>	<p><i>The RVA seeks to delete "housing for the elderly" from the list of discretionary activities in Rule 5B 2.2.3.</i></p>

CHAPTER 5 – SUBURBAN MIXED USE ACTIVITY AREA

Provisions	Submission Position	Reason for Submission	Relief Sought
<p>Chapter 5E Suburban Mixed Use Activity Area – Policy</p>	<p>Support</p>	<p>Recognising that the Enabling Housing Act is not limited to residential zones, with councils required to ensure district plans provide for intensification in urban non-residential zones, the RVA considers policy support for retirement villages in the Commercial Zone is required (as also set out in the submission above).</p>	<p><i>The RVA seeks the following policies:</i></p> <p><i>Provision of housing for an ageing population</i></p> <p><i>1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</i></p> <p><i>2. Recognise the functional and operational needs of retirement villages, including that they:</i></p> <p><i>a. May require greater density than the planned urban built character to enable efficient provision of services.</i></p> <p><i>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</i></p> <p>Delete or amend other Commercial Zone objectives and policies for consistency.</p> <p><i>Larger sites</i></p>

			<p><i>Recognise the intensification opportunities provided by larger sites within the Medium Density Residential Zone by providing for more efficient use of those sites.</i></p> <p>Density standards</p> <p><i>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</i></p>
<p>Chapter 5E Suburban Mixed Use Activity Area – Objective 5E 2.4</p>	Support in part	<p>The RVA support Objective 5E 2.4, which seeks to ensure that built development is consistent with the amenity values expected in the planned urban environment adjoining residential areas, but suggests the Objective should recognise the need for change over time to the existing character and amenity of neighbourhoods to provide for the diverse and changing needs of the community.</p>	<p>Amend Objective 5E 2.4 as follows:</p> <p>Objective 5E 2.4</p> <p>Built development is consistent with the <u>changing</u> amenity values expected in the planned urban environment of adjoining residential areas <u>that respond to housing needs and demand</u>.</p>
<p>Chapter 5E Suburban Mixed Use Activity Area – Rule 5E 4.1</p>	Support	<p>Recognising that the Enabling Housing Act is not limited to residential zones, with councils required to ensure district plans provide for intensification or urban non-residential zones, the RVA considers that the Suburban Mixed Use Activity Area should provide for retirement village activities as a permitted activity (with the construction of the retirement village being a restricted discretionary activity), recognising that retirement villages provide substantial benefit including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs. Currently, retirement villages</p>	<p><i>The RVA seeks that a new rule is inserted into the Suburban Mixed Use Activity Area that provides for retirement villages as permitted activities.</i></p> <p>5E 4.1 Permitted Activities</p> <p><u>Rule 5E 4.1.X</u></p> <p>a) <u>Retirement villages are permitted activities</u></p>

		<p>would be a non-complying activity, which is inconsistent with the direction and purpose of the NPSUD and will not enable a well-functioning urban environment that enables all people and communities to provide for their well-being in accordance with Objective 1 MDRS.</p> <p>Furthermore, in accordance with the RVA’s submissions on Rule 5A 2.2.1, Rule 5B 2.1.2 and Rule 5B 2.2.2 above, the RVA also considers that a retirement village specific set of matters of discretion (consistent with the MDRS) should apply to the construction of buildings for retirement villages in the Suburban Mixed Use Activity Area.</p>	<p>b) <u>The construction of buildings for retirement villages that do not meet one or more of the 5E 4.2 Development Standards is a restricted discretionary activity</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> i. <u>The effects arising from exceeding any of the following standards: Rule 5E 4.2.1, Rule 5E 4.2.2, Rule 5E 4.2.3 and Rule 5E 4.2.4;</u> ii. <u>The effects of the retirement village on the safety of adjacent streets or public open spaces;</u> iii. <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;</u> iv. <u>When assessing the matters in i – iii, consider:</u> <ul style="list-style-type: none"> a. <u>The need to provide for efficient use of larger sites; and</u> b. <u>The functional and operational needs of the retirement village.</u>
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			<p>v. <u>The positive effects of the construction, development and use of the retirement village.</u></p> <p><u>Notification status:</u></p> <p><u>An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</u></p> <p><u>An application for resource consent for a restricted discretionary activity under this rule that complies with Rule 5E 4.2.1, Rule 5E 4.2.2, and Rule 5E 4.2.3 is precluded from being limited notified.</u></p>
<p>Chapter 5E Suburban Mixed Use Activity Area – Rule 5E 4.2.1</p>	<p>Support in Part</p>	<p>The RVA supports Rule 5E 4.2.1 and the building height provisions.</p> <p>However, the RVA considers that the matters of discretion for a restricted discretionary activity under Rule 5E 4.2.1(b) are not appropriate for retirement villages (particularly that the council will be principally guided by its Medium Density Design Guide when considering a range of design elements). The RVA therefore seek to exclude retirement villages from the matters of discretion for Rule 5E 4.2.1(b), with a retirement village specific set of matters of discretion applying instead. These retirement specific matters of discretion are those provided in response to Rule 5E 4.1.X above.</p>	<p><i>The RVA also seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard.</i></p>
<p>Chapter 5E Suburban Mixed</p>	<p>Support in Part</p>	<p>The RVA supports Rule 5E 4.2.2(b) which states that the construction or alteration of a building that does not meet the</p>	<p><i>The RVA also seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village</i></p>

<p>Use Activity Area – Rule 5E 4.2.2</p>		<p>recession plane requirements is a restricted discretionary activity.</p> <p>However, the RVA considers that the matters of discretion for a restricted discretionary activity under Rule 5E 4.2.2(b) are not appropriate for retirement villages (particularly that the applicants and Council can be informed by the relevant outcomes identified in the Medium Density Design Guide when considering a range of design elements). The RVA therefore seek to exclude retirement villages from the matters of discretion (for Rule 5E 4.2.2(b), and seek to provide a retirement village specific set of matters of discretion. These retirement specific matters of discretion are those provided in response to Rule 5E 4.1.X above.</p>	<p><i>specific matters of discretion apply to the construction of a retirement village building that exceeds this standard.</i></p>
<p>Chapter 5E Suburban Mixed Use Activity Area – Rule 5E 4.2.3</p>	<p>Support in Part</p>	<p>The RVA supports Rule 5E 4.2.3(b) which states that the construction or alteration of a building that does not meet the yard requirements is a restricted discretionary activity.</p> <p>However, the RVA considers that the matters of discretion for a restricted discretionary activity under Rule 5E 4.2.3(b) are not appropriate for retirement villages (particularly that the applicants and Council can be informed by the relevant outcomes identified in the Medium Density Design Guide when considering a range of design elements). The RVA therefore seek to exclude retirement villages from the matters of discretion for Rule 5E 4.2.3(b), and seek to provide a retirement village specific set of matters of discretion. These retirement specific matters of discretion are those provided in response to Rule 5E 4.1.X above.</p>	<p><i>The RVA also seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard</i></p>

<p>Chapter 5E Suburban Mixed Use Activity Area – Rule 5E 4.2.4</p>	<p>Support in Part</p>	<p>The RVA supports Rule 5E 4.2.4(b) which states that the construction or alteration of a building that does not meet the outdoor living space requirements is a restricted discretionary activity.</p> <p>However, the RVA considers that the matters of discretion for a restricted discretionary activity under Rule 5E 4.2.4(b) are not appropriate for retirement villages (particularly that the council will be principally guided by its Medium Density Design Guide when considering a range of design elements). The RVA therefore seek to exclude retirement villages from the matters of discretion for Rule 5E 4.2.4(b), with a retirement village specific set of matters of discretion applying instead. These retirement specific matters of discretion are those provided in response to Rule 5E 4.1.X above.</p>	<p><i>The RVA also seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard</i></p>
<p>Chapter 5E Suburban Mixed Use Activity Area – Rule 5E 4.2.5</p>	<p>Oppose in Part</p>	<p>The RVA opposes Rule 5E 4.2.5(b) which states that construction or alteration of a building that does not meet the permitted activity standards for building frontage, verandas and display windows is a restricted discretionary activity as these standards are inconsistent with the MDRS.</p> <p>In addition, the RVA considers that the matters of discretion for a restricted discretionary activity under Rule 5E 4.2.5(b) are not appropriate for retirement villages (particularly that the council will be principally guided by its Medium Density Design Guide when considering a range of design elements). The RVA therefore seek to exclude retirement villages from the matters of discretion for Rule 5E 4.2.5(b), with a retirement village specific set of matters of discretion applying instead. These retirement specific matters of discretion are those provided in response to Rule 5E 4.1.X above.</p>	<p><i>Delete rule.</i></p> <p><i>The RVA seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard.</i></p>

<p>Chapter 5E Suburban Mixed Use Activity Area – Rule 5E 4.2.6</p>	<p>Oppose in Part</p>	<p>The RVA opposes Rule 5E 4.2.6(b) which states that developments which do not meet the permitted development controls for parking are a restricted discretionary activity as these standards are inconsistent with the NPSUD.</p> <p>In addition, the RVA considers that the matters of discretion for a restricted discretionary activity under Rule 5E 4.2.6(b) are not appropriate for retirement villages (particularly that the council will be principally guided by its Medium Density Design Guide when considering a range of design elements). The RVA therefore seek to exclude retirement villages from the matters of discretion for Rule 5E 4.2.6(b), with a retirement village specific set of matters of discretion applying instead. These retirement specific matters of discretion are those provided in response to Rule 5E 4.1.X above.</p>	<p><i>Delete rule.</i></p> <p><i>The RVA also seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard</i></p>
<p>Chapter 5E Suburban Mixed Use Activity Area – Rule 5E 4.2.7</p>	<p>Oppose in Part</p>	<p>The RVA opposes Rule 5E 4.2.7(b) which states that the construction or alteration of a building that does not meet the screening and storage requirements is a restricted discretionary activity as these standards are inconsistent with the MDRS.</p> <p>In addition, the RVA considers that the matters of discretion for a restricted discretionary activity under Rule 5E 4.2.7(b) are not appropriate for retirement villages (particularly that the council will be principally guided by its Medium Density Design Guide when considering a range of design elements). The RVA therefore seek to exclude retirement villages from the matters of discretion for Rule 5E 4.2.7(b), with a retirement village specific set of matters of discretion applying instead. These retirement specific matters of discretion are those provided in response to Rule 5E 4.1.X above.</p>	<p><i>Delete the rule.</i></p> <p><i>The RVA also seeks to amend this rule to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard</i></p>

CHAPTER 12 – FINANCIAL CONTRIBUTIONS

Provisions	Submission Position	Reason for Submission	Relief Sought
Chapter 12	Oppose	The RVA is concerned that Chapter 12 as proposed will result in 'double dipping' under dual financial and development contribution regimes, does not clearly set out the financial contributions that will be required, and does not recognise the bespoke demand characteristics of retirement villages or works carried out as part of development.	<p>The RVA seeks amendments to:</p> <ul style="list-style-type: none"> • Ensure the dual financial and development contributions regimes will not result in double dipping; • Provide certainty as to the financial contributions that will be required to be paid; • Ensure the calculation methodology takes into account cost of works undertaken as part of development; and • Provide a retirement village-specific regime for retirement villages that takes into account their substantially lower demand profile compared to standard residential developments.

CHAPTER 14M – WIND

Provisions	Submission Position	Reason for Submission	Relief Sought
Chapter 14M – Wind – Issue 14M 1.1	Support in part	The RVA supports the focus of this Issue on public spaces, and the safety of wind conditions. It considers reference to the ‘comfort of pedestrians’ is vague and not otherwise defined, and should be deleted.	Amend the Issue as follows: <i>Buildings can alter the pattern and speed of wind at ground level in public spaces. This can affect the comfort of pedestrians in public spaces and even mean that wind conditions can become hazardous. It is important that buildings are designed and operated to manage these effects.</i>
Chapter 14M Wind – 14M 1.1. Objective	Oppose in part	The RVA considers the requirement in (a) to improve existing unsafe wind conditions should only apply where practicable. The RVA opposes the requirement in (b) to provide “comfortable” wind conditions for pedestrians. The RVA also opposes (c) to protect the pedestrian environment from gradual degradation.	Amend (a) to replace “possible” with “practicable”. Delete (b) and (c).
Chapter 14M Wind – 14M 1.1. Policy	Support in part	The RVA supports the focus of the Policy on public spaces. It considers further amendments are required to focus the Policy on safety of wind conditions in line with the Issue.	Amend the Policy to refer to management of adverse wind safety effects.
Chapter 14M Wind – 14M 1.1. Rules	Oppose in part	The RVA considers that the construction, alteration of, and addition to buildings and structures that meets the permitted heights of various zones should be a permitted activity.	Amend 14M 2.1.1 so that the height thresholds align with the height standards in each zone.
Chapter 14M Wind – 14M 2.1.2	Oppose in part	The RVA considers the matters of discretion should be limited to the wind safety effects of the building height exceedance,	Amend (a) to focus on wind safety effects of the building height exceedance.

		and should be focused on the effects of the development itself, not the effects of historic development.	Delete (c).
Chapter 14M Wind - 14M 2.1.3	Support	The RVA supports the focus of the standards on public spaces, with comfort requirements only applying to listed public spaces.	Retain.

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last MCGRATH First NEIL	
Company/organisation		
Contact if different		
Address	Unit	Number 12 Street MYRTLE STREET
	Suburb	HUTT CENTRAL
	City LOWER HUTT	Postcode 5010
Address for Service if different	Postal Address	Courier Address
		AS ABOVE
Phone	Day 566 2823	Evening 566 2823
	Mobile	
Email	neilmcg@xtra.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Chapter 14 F Heritage Buildings and Structures and the creation of "heritage areas" to restrict development.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

There are significant adverse costs suffered by the owners of residential properties listed as Heritage in the Proposed Plan. These include Large reductions in Value, and when offered for sale many prospective buyers withdraw their interest when they become aware of the listing, thus extending the time to find a buyer. Increased Insurance Premiums and Insurance Excesses, cover restricted to exclude repairs to damaged Heritage components, lengthy and expensive Council Resource Consent Processes, all of which can be unaffordable for Heritage Owners. It is grossly unreasonable and unfair that they suffer these significant material and emotional costs.

I submit that the District Plan Policy should require that a property should be added to the District Plan as Heritage designated / listed only with the express written consent of the property owner.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I submit that the Policy of the District Plan should require that the Council will not designate or classify any residential property as Heritage without the express written consent of the Property Owner

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



20/09/2022
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- By email (preferred): district.plan@huttcity.govt.nz
- By post: Hutt City Council, Private Bag 31912, Lower Hutt 5040
- In person: At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt



Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last McLeod First Tom	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 10 Street Bolton St	
	Suburb Petone	
	City Lower Hutt	Postcode 5012
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0211010071	
Email	majortommcleod@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could **could not** gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I **am** **am not** directly affected by an effect of the subject matter of that submission that—
 (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:
Chapter 14F - Heritage Buildings and Structures.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:
To Whom It May Concern,

I support the proposal to create new Residential Heritage Precincts in Petone.

As a home owner in Bolton Street, Petone, I first received a letter notifying me of the proposal to make a new heritage area that includes Bolton, Buick and Queen streets, in November, 2021. I have given the issue much consideration over the past year.

The recent meeting organised by Phil Barry of Voluntary Heritage, provided an opportunity to clarify some important questions in regard to the extent that homeowners in this area, would be able to modify their existing dwellings, under this proposal.

Given that I live in a house that no longer particularly resembles the era in which it was built (1920s) due its facade (added in the 1950s) and the asbestos cladding (1970s), I was pleased to hear that additions and alterations will be permissible under this new classification as a "Residential Heritage Precinct" without resource consent - and that this proposed area is distinct from other existing heritage precincts such as the Heretaunga Settlement, where there are more restrictions in place, and resource consents are required for such activities.

I am also encouraged to read that resource consent would be required for any "new development" and therefore that a demolished building which is then rebuilt in this area would not necessarily be exempt from the height restrictions and character element requirements of such a Heritage area. The area in which I live is largely made up of old bungalow style homes, on narrow properties that are, on the whole, consistent with Petone's significant historic settlement, and are in keeping with the low-rise environment.

On balance therefore, I feel that this Residential Heritage Precinct initiative will benefit the area. Furthermore, I strongly support the idea of protecting these homes from the possibility of three to six-story developments being built in such a neighbourhood where this would clearly be at odds with the aesthetic and appeal of this historic area, for both residents and visitors alike.

I believe that the HCC's intention here is to protect these areas of Petone from unsightly and disruptive potential developments, that due to Central Government's new Housing Intensification plan, would surely destroy the beauty and character of this unique area. This was articulated by Cllr Simon Edwards and Mayor Campbell Barry at the meeting.

While the Voluntary Heritage Group meeting was helpful for me in this regard - I feel I should also point out a mistake that may have potentially caused undue influence to those 'undecided' persons at the meeting. Much was made of a 'board of shame' placed at the front of the room, rather mockingly referred to as being representative of the kind of houses the HCC would denote 'heritage'. It featured as prominent examples (including the much enlarged centrepiece), properties that are actually already exempted from the proposal as it was originally presented to residents in the initial letter (with diagrams) back in November, 2021 - being numbers 11 and 13 Bolton Street which happen to be opposite my own home. Additionally, the board featured some homes multiple times - possibly creating a false impression of the number of homes that might be questionable. I doubt that this misrepresentation was intentional, but it may have had an influence upon residents at the meeting, who were undecided.

Notwithstanding, given the issues I have mentioned above - that it is the area itself rather than individual buildings which would fall under this new protection framework, I believe homeowners will benefit from the discouragement of large unsympathetic developments, while having the freedom to make the alterations we may like to make. It also does not necessarily preclude sub-division, if there is deemed no clear breach of the area's heritage under a resource consent application, should someone wish to further develop their property.

Provided that the council does not intend to alter the rules around what homeowners can do to their homes under this new heritage precinct in future, then I would happily endorse the proposal for a new heritage precinct within the Petone area, in which I reside.

Yours sincerely,

Tom McLeod
10 Bolton Street,
Petone

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

To implement the proposed new heritage areas, as described in the draft PC56, and to include the rules as proposed in the summary document, supplied to me by Councillor Simon Edwards, at a meeting held in Petone by Voluntary Heritage Group (see attached supporting copy); that states the following (abridged):
A Residential Heritage Precinct - Petone being one of six proposed new areas.
Summary of proposed rules:
- Resource consent would be required for new development that either increases building height, or the number of new units on a site.
- The proposed plan change would not introduce any specific rules for:
* Additions/alterations to existing buildings, or
* Demolition
- The rules of the underlying zone would apply for additions/alterations or demolition

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	20/9/2022 <i>Date</i>
--	---------------------------------

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

29 August 2022

DCP56/213

Proposed Plan Change 56 and heritage areas

- Plan Change 56 is required by Central Government and requires the Council to incorporate the 'medium density residential standards' (MDRS) into the District Plan for most residential areas and implement Policies 3 and 4 of the National Policy Statement on Urban Development (NPS-UD).
- Council can reduce the building heights and density required by the MDRS and NPS-UD to recognise matters such as historic heritage values. The plan change addresses historic heritage by proposing amendments to the provisions relating to some existing heritage areas within the Operative District Plan, and proposes 6 new heritage areas.
- An evaluation of Lower Hutt's historic heritage was recently completed by external heritage experts and the findings have been fed into this plan change. The table below summarises each of the areas and what the rules mean for future development within these areas.

Precinct	Is this a new area or existing?	Summary of proposed rules
Residential Heritage Precinct	Six separate areas in Petone, Moera and Wainuiomata. These are new areas .	<ul style="list-style-type: none"> Resource consent would be required for new development that either increases building height or the number of units on a site. The proposed plan change would not introduce any specific rules for: <ul style="list-style-type: none"> Additions/alterations to existing buildings, or Demolition. The rules of the underlying zone would apply for additions/alterations or demolition.
Jackson Street Heritage Precinct	<p>Applies to areas of Jackson Street generally between Cuba Street and Victoria Street.</p> <p>This area has been identified in the District Plan as a heritage area since the District Plan first became operative in 2003.</p>	<ul style="list-style-type: none"> The size of this precinct is proposed to be reduced (i.e. properties removed from the area) The proposed plan change does not change the rules for this area.

<p>Riddlers Crescent Heritage Precinct</p> <p>Riddlers Crescent Heritage Precinct (Continued)</p>	<p>Riddlers Crescent has been identified in the District Plan as a heritage area since the District Plan first became operative in 2003.</p> <p>The area is currently identified through the Historic Residential Activity Area.</p>	<ul style="list-style-type: none"> • The proposed plan change would rezone the areas to the High Density Residential Activity Area. • The area has been identified through the Riddlers Crescent Heritage Precinct (two of the properties in the current heritage precinct would be excluded from the precinct under the plan change). • The rules are the same as the Operative District Plan - resource consent would be required for new buildings, external alterations, external repair and external modification. • No additional rules are proposed for demolition of buildings in the area.
<p>Heretaunga Settlement Heritage Precinct (Patrick Street)</p>	<p>The Patrick Street area has been identified in the District Plan as a heritage area since the District Plan first became operative in 2003.</p> <p>The area is currently identified through the Historic Residential Activity Area. However, twelve properties in the area are also identified in a separate heritage area in <i>Chapter 14F: Heritage Buildings and Structures.</i></p>	<ul style="list-style-type: none"> • The proposed plan change would rezone these areas to the High Density Residential Activity Area • The area has been identified through the Heretaunga Settlement Heritage Precinct in the plan change (five of the properties would be excluded from the precinct, following the findings of the Heritage Inventory Review). • The rules are the same as the Operative District Plan - resource consent would be required for new buildings, external alterations, external repair and external modification. • In addition, the heritage area in Chapter 14F would be replaced by the Heretaunga Settlement Heritage Precinct. As a result, 23 additional properties will be identified in Chapter 14F, and resource consent would be required for demolition or relocation of buildings on these 23 properties where it was previously permitted.

You can have a say on these changes

Plan Change 56 is open for public submissions until 20 September. Head to hutt.city/PC56 for more information about how to have your say. This is a formal submission process under the Resource Management Act, with an independent panel hearing submissions in the first half of 2023.

If you'd like help with understanding how to make a submission, we have a free and independent "friend of the submitter" service, funded by the Ministry for the Environment. You can call 021 0814 2991 or (04) 213 8880 or email friendsofsubmitters@baylissconsulting.co.nz for assistance.

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Lardelli-Ruthven First Michele	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 16 Street Porutu
	Suburb	Fairfield
	City	Lower Hutt Postcode 5011
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	021 2418516
Email	lardelli2006@mail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could **could not** gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I **am** **am not** directly affected by an effect of the subject matter of that submission that—
 (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Increases to building heights allowing buildings up to three storeys to be built on most sections without the need for a resource consent.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I absolutely oppose the proposed changes to enable the intensification in residential areas both within the street I reside 'Porutu Street' and all surrounding areas. In the past two years we have seen the development of two storey buildings at the west end of our street off Cambridge terrace, and have first hand experience of the issues of having buildings with no off-street parking. Our street has transformed as we have seen residents in these buildings (11 new residential dwellings) who park their vehicles along the street as they do not have off street parking. It is a nightmare!!! And there are currently two more property development projects underway on our street where the plans show 6 units and 17 units on properties at 23 and 43-45 Porutu street. I am grateful these developments are NOT happening next to me but know of one resident who is and is absolutely outraged he was not consulted.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

That the Hutt City Council oppose and reject PC56 changes to the district plan.

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	20/9/2022
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

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20 September 2022

To: Chief Executive, Hutt City Council

THIS IS A SUBMISSION FROM:

Felicity Rashbrooke
17 Kaitawa Rd
York Bay

THIS IS A SUBMISSION ON THE FOLLOWING PROPOSED CHANGE TO THE CITY OF LOWER HUTT DISTRICT PLAN: Plan Change 56, "Enabling Intensification in Residential and Commercial Areas"

I COULD NOT GAIN AN ADVANTAGE IN TRADE COMPETITION THROUGH THIS SUBMISSION.

THE SPECIFIC PROVISIONS OF THE PROPOSAL THAT MY SUBMISSION RELATES TO ARE:

Any provision which relates to high or medium density building in coastal areas of Eastbourne, Moera, Petone.

The walkable distance rule.

Site coverage and height plane rules, and monitoring of compliance with these rules.

Loss of urban biodiversity.

MY SUBMISSION IS:

Areas of Eastbourne, Moera and Petone are very subject to inundation from the sea due to sea level rise within the next few decades. The rise in sea-level will be exacerbated on the eastern side of the Harbour due to land subsidence. Moera and Petone coastal areas are also very likely to be inundated by storm surges.

Hence if the Council continues with medium and high density development as per the 3 and 4 storey level provisions in these areas, it could find itself in a similar situation as that which arose from the leaky homes issues, ie the Council could find itself at least partially responsible for facilitating large scale housing and other building construction that otherwise would not have gone ahead, and have to pay out to compensate owners.

Further the walking distance from an urban centre that is considered reasonable is not in my view reasonable. I for one will not be walking 1.2km along the coast from York Bay to Days Bay on wet or windy days, nor do I think that inhabitants of other areas covered by the District Plan would routinely walk that far – rather they would drive.

It also seems to me that the Council will have an impossible task in trying to monitor to these "as of right" building constructions as anyone wishing to build three storey dwellings in the relevant areas will consider they have a lot of "rights", and while I understand a building consent will still be required, compliance could well be patchy, especially in relation to height plane and site coverage rules.

In any case the sheer number of sites that would have to be monitored could be enormous, and monitoring of consents has almost never been a forte of HCC or any other local body.

I am further very concerned at the loss of urban biodiversity which the proposed provisions would create. Without any provisions in the HCC District Plan there would be almost nothing to protect urban biodiversity. The decrease in biodiversity is further exacerbated by HCC's policies to turn small local parks into housing. With more 3 – 6 level developments there will be more, not less, need for small urban green spaces.

Lastly 3 and 4 storey level developments in areas such as Eastbourne, Moera, Petone where sections are often small already will create shading from light and sunlight, and loss of privacy. This is likely to lead to the creation of areas that are undesirable to live in, and result in people moving out to land which is currently rural thus increasing the increase in the loss of agricultural land in the vicinity of urban areas.

I SEEK THE FOLLOWING DECISIONS FROM HUTT CITY COUNCIL:

Not proceed with medium and high density building provisions anywhere in the coastal, and related areas as covered above.

Immediately proceed with identification of significant natural areas (something that HCC is required to do by law and by court order), and increase the number of small local green spaces.

Reduce the site coverage that is allowed for each building on a property from the proposed 50% to 40%, and for this to rigorously enforced.

Do more to ensure that placement of buildings is not going to adversely affect neighbours ie that height planes are set so that shading does not occur beyond what is currently allowed.

Reduce the "walkable distance" from an urban centre, or public transport network to 800 metres.

Set out in public documents how building construction will be monitored to ensure compliance with all District Plan rules. And employ more staff to monitor this.

I DO NOT WISH TO BE HEARD IN SUPPORT OF MY SUBMISSION.

Felicity Rashbrooke

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last		First	
Company/organisation	Major Gardens Ltd			
Contact <i>if different</i>	Elliott Thornton			
Address	Unit	Number	Street	
	Suburb			
	City			Postcode
Address for Service <i>if different</i>	Postal Address		Courier Address	
	C/- Cuttriss Consultants Ltd, PO Box 30-429, Lower Hutt			
Phone	Day		Evening	
	Mobile 021449053			
Email	elliott.thornton@cuttriss.co.nz			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

See attached letter.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

See attached letter.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

See attached letter.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
 behalf of submitter)*

	20/9/2022
	<small>Date</small>

(a signature is not required if you make your submission by electronic means)

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

ref: Thornton/22447

20th September 2022

Hutt City Council
Private Bag 31912
Lower Hutt

Via Proposed District Plan submissions

Dear Hutt City Council

SUBMISSION TO HUTT CITY COUNCIL PC56

This is a submission on behalf of our client Major Gardens Ltd (the applicant) generally in support of Proposed Plan Change 56 (PC56) however they oppose not rezoning their land at 280 Major Drive, 204/205 Liverton Road and 36/50 Kaitangata Crescent, Kelson to Medium Density Residential Zone.

On behalf of the applicant, we are seeking to have their properties at 280 Major Drive, 204/205 Liverton Road and 36/50 Kaitangata Crescent, Kelson, rezoned to Medium Density Residential. We have offered reasoning for your consideration below:

National Policy Statement on Urban Development 2020

These sites are the remaining two areas of General Residential land at the end of Major Drive. Properties to the north are zoned Rural Residential and properties to the west are Hill Residential. We consider it appropriate to rezone this entire block of land to Medium Density Residential, as enabled by the section 77G(4) of the Resource Management Act 1991 (the Act) to give effect to policy 2 of the **National Policy Statement on Urban Development 2020** (NPS-UD) requiring the Hutt City Council, as a tier 1 Council, to enable sufficient development capacity to meet expected demand for housing over the short and medium term.

To meet the definition of sufficient, the development capacity must be plan enabled, infrastructure ready, feasible and reasonably expected to be realised, and meet the expected demand plus appropriate competitiveness margin.

Plan-enabled

As per clause 3.2(2)(a) of the NPS-UD, Hutt City Council must provide sufficient development capacity that is plan-enabled. Under clause 3.4(1) of the NPS-UD, plan enabled means land identified for growth in the medium term is zoned for housing in the PDP. To meet policy 2 of the NPS-UD the land should be rezoned Medium Density Residential as part of PC56 in order to meet clause 3.4(1)(b) of the NPS-UD.

Cuttriss

Surveyors. Engineers. Planners.

The Hutt City Council's District Plan Review specifically identifies areas of Kelson as being suitable for greenfield redevelopment which is supported by the 2012 Housing and Business Land Capacity Assessment.

Rezoning this land is a logical extension of the Medium Density Residential zoning, it otherwise leaves a small 'pocket' of General Residential land between the Medium Density and Rural Residential zones. Rezoning larger sites allows for cohesive medium density development in which greater yields are possible as less constraints are applicable such as existing dwellings, small sites and access etc.

Infrastructure-ready

As per clause 3.2(2)(b) of the NPS-UD, Hutt City Council must provide sufficient development capacity that is infrastructure-ready. The site already meets the definition of being infrastructure-ready under clause 3.4(3) of the NPS-UD in that there is already adequate existing development infrastructure. This includes:

- **Network infrastructure** including power, telecommunications, stormwater, wastewater and water services are already running along Major Drive and along Kaitangata Crescent; and
- **Transportation infrastructure** with road connections from Major Drive, Kaitangata Crescent and Liverton Road, access to the site and connectivity through the property can be easily achieved.

Feasible and reasonably expected to be realised

As per clause 3.2(2)(c) of the NPS-UD, Hutt City Council must provide sufficient development capacity that is feasible and reasonably expected to be realised. Given the demand for housing, availability of infrastructure and surrounding context being already zoned Medium Density Residential, there is no indication that development of the site for medium density would not be feasible or reasonably expected to be realised.

Meet expected demand plus appropriate competitive margin

As per clause 3.2(2)(d) of the NPS-UD, Hutt City Council must provide sufficient development capacity to meet expected demand plus appropriate competitive margin. Clause 3.22 of the NPS-UD requires that in addition to expected demand, a 20% margin be applied to provide for competition.

Qualifying Matters

Having regard to section 770 of the Act, there are no qualifying matters that would preclude the rezoning of the above land to the Medium Density Residential Zone.

Summary

These sites are a logical extension of the Medium Density Residential Zone. Rezoning this land is consistent with the NPS-UD as it will add to the development capacity, satisfying Councils requirements to provide or realise development capacity along with enabling enhanced competitiveness which will assist with housing affordability.

Cuttriss

Surveyors. Engineers. Planners.

Yours faithfully



Elliott Thornton, BUrbEnvPlan, MNZPI
Principal Planner

CUTTRISS CONSULTANTS LTD

Elliott.Thornton@cuttriss.co.nz



Figure 1: General Residential Zone at the end of Major Drive (sites marked in red)

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Williams		First Sam	
Company/organisation				
Contact if different				
Address	Unit	Number 17	Street Junction st	
	Suburb Lower Hutt			
	City Wellington		Postcode 5011	
Address for Service if different	Postal Address		Courier Address	
Phone	Day		Evening	
	Mobile 027 625 2736			
Email	swilliams.f1@gmail.com			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

The introduction of a new High Density Residential zone which provides for buildings:

- up to six storeys within 1200m from the edge of the Lower Hutt CBD
- up to six storeys within 800m from the edge of the Petone commercial centre and train stations
- up to six storeys in areas around Avalon and Moera commercial centres
- up to four storeys in areas around the commercial centres in Stokes Valley, Wainuiomata and Eastbourne.

The extension of the existing medium density zone to cover a larger area. Specifically that three homes of up to three storeys can be built on most sections without the need for a resource consent.

The removal of the Special Residential, Historic Residential, and General Residential Activity Areas.

The increase of building heights within commercial centres, General Business areas, Community Health and Community hwi Activity Areas.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose the introduction of the entire PC 56 amendments to the Hutt City Council's District Plan for the following reasons:-

Development potential - A 6 storey building will not attract the level of development that the NPS desires and is not suited for such a wide capture from train stations. A 6 storey building is classified as a mid rise building which is an awkward structural height as the foundations and structural design is too high for a light weight structure and the building is not high enough to benefit from increased structure from higher buildings. This structural point is expensive and when combined with the poor soil conditions in the Hutt Valley, quality developers and contractors will find it very hard to make projects viable. Rather, low quality developments may be constructed that do not add to the quality of the area and will alter the Hutt Valley landscape for the worse.

Geotechnical - The Lower Hutt Valley has some of the highest natural hazard areas in the Wellington Region including the following:-

- Major active Earthquake Faults
- High Earthquake Ground Shaking Potential
- High Liquefaction potential
- Significant earthquake induced Slope Failure, including falls, slides, avalanches, flows, and slumps in both soil and rock.
- Hutt River Flood Spread (with stop bank breaches).
- Tsunami Zones within the Wellington Region.

In major natural hazard events, concentrations of high rise (6 storey buildings) in this geotechnically highly hazardous area, will present a very high risk of injury and death. Low rise, lighter constructed buildings have a significantly lower risk.

Hutt Valley Aquifer - Most foundations for 6 storey buildings in the Hutt Valley's gravelly alluvial soils will consist of deep piles or deep basements. Raft foundations for 6 storey apartment buildings are unlikely due to smaller floor plates of these types of buildings and the depth of the water table in Lower Hutt. It is highly likely that piles will be the main foundation design for 6 storey buildings and these will extend down into the Aquifer zone. The extensive area affected by PC56 will mean (over time) thousands of 6 storey buildings so the likelihood of Aquifer intrusions and contamination of the Hutt Valley Aquifer is very high.

Environmental - In the past 20-30 years the Hutt Valley has seen a major resurgence of native birds and flora. Having observed the increase of native birds over 41 years in our garden in Fairfield we have gone from having no native birds, to now regularly having Tui, Bellbirds, Fantails, Waxeyes and occasionally by Kereu and Karearea (NZ Falcon). Intensification of human activities on the scale of PC 56 will inevitably degrade the natural environment in the Hutt Valley where these advances in natural rehabilitation of NZ flora and fauna will be severely compromised or lost. PC 56 will be a massively retrograde step in the preservation of the Hutt Valley natural environment.

Quality of Life for Hutt Valley Residents - Lower Hutt is currently an attractive place to live, play, work and bring up families. The scale of intensification proposed by PC 56 will have major negative effects on quality of life for current and future Lower Hutt residents in almost every aspect of living, working, playing and bringing up families. The majority of the Lower Hutt population will be negatively affected by:- Loss of sunlight and air; loss of views to the eastern and western hills; increased wind speeds around tall buildings; traffic jams; suburban streets packed with parked cars; rubbish (including plastic bags and bottles) blowing into the Hutt River and Wellington Harbour; - and much more.

Infrastructure - The infrastructure upgrades to support the extent of intensification proposed by PC 56 will be extensive and expensive. The Three Waters (Sewerage, Stormwater and Potable Drinking Water), are already under strain with existing population densities. Rising sea levels plus a geology that is sinking mean that virtually all this infrastructure will need to be completely rebuilt and future proofed to enable PC 56. Neither the Government, Lower Hutt ratepayers or developers of the intensification are likely to be willing or able to fund the massive new infrastructure required.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Refuse SC 56 in its entirety.

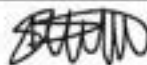
(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on
behalf of submitter)



20/9/2022
Date

(a signature is not required if you make your submission by electronic means)

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RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Perry First Richard	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 60 Street Kings Crescent
	Suburb	
	City LowerHutt	Postcode
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0272310160	
Email	richbloss@outlook.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

- 1, the distance from urban and transport hubs to which the high density zone extends.
2. the failure to acknowledge homes upwards of 75 years old in garden settings, as part of our historic heritage.
3. insufficient safeguards for the amenities of residential sites adjoining development sites, being weaker than standards required under the National Policy Statement.
4. The side yards and recession planes are in the context of buildings exceeding 3 stories are inadequate to provide fair amenities to neighbouring sites
5. The exclusion of rights to public or limited notification under rule 4G.2, of applications for planning consent which are in any aspect a restricted discretionary use,

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

In Summary

1. The plan as notified has taken an unreasonable, arbitrary and inconsistent approach in exercising its discretion to define what is within walking distance of urban and transport centres. Because no carparks have to be provided, it callously assumes the ability with lesser walking ability but fitting into a disabled category, such as elderly people, or mothers encumbered by small children to walk considerable distances in all weathers to undertake grocery shopping, and other domestic tasks.
2. The extent of the areas defined as high density areas well exceeds that needed to be so classified in order to meet future foreseeable residential development needs of the city
3. The National policy statement requires the areas designated for high density development to be infrastructure ready; but the existing infrastructure of the City cannot possibly service high density development on such a broad scale over the whole of the area designated for high density construction.
4. The construction of high density buildings within a metre of a neighbouring residence and towering high above it undoubtedly will create shading and dampness, adversely affecting health of neighbours and depriving them of sunlight, boundary trees which screen and provide privacy, and other amenities which they have customarily enjoyed as a matter of long use or even if not legal right. Loss of amenities is provided in the NPS as a matter to be taken into account, in the balance between the interests of neighboring low density occupiers, and any need for high density development. Setting the yard setback at only 1 metre and the recession plane as steep as 60% as the permitted norms, for six story buildings, effectively deprive residential neighbours of fair and reasonable consideration of their amenities.
5. The exclusion of rights of notification to neighbours on discretionary use applications means that decisions on discretions which particularly with six storey developments have significant adverse effect on neighbors, are made by local authority staff who are driven by development philosophy with scant regard to fair concerns of neighbours, and without those neighbours voice even being heard. The deprivation of amenities which may touch on health safety and privacy to the commercial advantage of a developer neighbour will work, without the right to be heard, a breach of the rules of natural justice, namely the right of both parties on a matter affecting their personal or property rights, to be heard.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

1. Limitation of walking definition of walking distance criteria to 400 metres from urban and transport centres.
2. Reduction in the areas defined for high density development.
3. Minimum sideyards for building above 3 stories at 3 metres, with recession planes no steeper than 45 % .
4. Assessment and publication of infrastructure capability, in particular in relation to water supply and sewerage capacity, before finalisation of the Plan variation
5. Deletion of provisions which exclude or limit notification of discretionary use applications in residential areas, and substitution of a fair regime to enable neighbours and others particularly affected to be advised in advance of determination and have a fair opportunity to be heard.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

(a signature is not required if you make your submission by electronic means)

Date

20 September 2022

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Gibson First David	
Company/organisation	Survey + Spatial New Zealand Wellington Branch	
Contact <i>if different</i>		
Address	Unit L16 Number 57 Street Willis Street	
	Suburb	
	City Wellington	Postcode 6011
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021 976 498	
Email	nzisplanning.wgtn@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I **could** **could not** gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I **am** **am not** directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

See attached document.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

See attached document.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

See attached document.

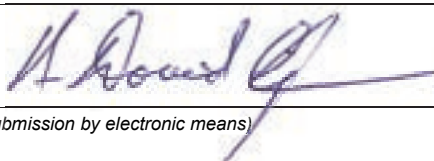
(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
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Signature of submitter:
*(or person authorised to sign on
 behalf of submitter)*



20/9/2022
Date

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Lower Hutt City Council District Plan, Plan Change 56 – multiple submission points table

Submitter Name: Survey & Spatial New Zealand Wellington Branch

Please add a new row for every specific and unique point you would like to submit on.

Amendment	Specific provision / matter	Position	Reason for submission	Decisions requested / relief sought
42	Definition: Site	Oppose	The definition still refers to “computer freehold registers”. This term for a ‘title’ has been replaced by the term “record of title.”	Amend as follows: For all other zones, means any area of land which meets one of the descriptions set out below: 1. an area of land comprised in: (a) a single computer freehold register <u>record of title</u> ; or (b) a single allotment for which a separate computer freehold register <u>record of title</u> could be issued without further involvement of, or prior consent from, the Council; 3. an area of land: (a) comprised in two or more computer freehold registers <u>record of title</u> ; and (b) for which two or more separate computer freehold registers <u>record of title</u> could be issued without further involvement of, or prior consent from, the Council; where the land will be amalgamated into a single computer freehold register <u>record of title</u> as part of the resource consent process.
77 78 79 80 81 84 88 89 90	Rule 4F 4.2.1AA (Matters of Discretion) Rule 4F 4.2.1 (Matters of Discretion) Rule 4F 4.2.2 (Matters of Discretion) Rule 4F 4.2.3 (Matters of Discretion) Rule 4F 4.2.4 (Matters of Discretion) Rule 4F 4.2.6 (Matters of Discretion) Rule 4F 4.2.11 (Matters of Discretion) Rule 4F 4.2.12 (Matters of Discretion) Rule 4F 4.2.13 (Matters of Discretion)	Oppose	All these rules have the following item as a matter of discretion: <i>(i) The planned urban built character for the Medium Density Residential Activity Area.</i> Despite the introduction/zone statement (Amendment 53), this item would allow a significantly broad scope to the matters Council could consider under the resource consent. Such broad scope of discretion is not consistent with a restricted discretionary rule and could be contrary to section 77B RMA. In addition, this matter of discretion also appears to ‘overlap’ with the listed design elements.	Delete this matter of discretion. <i>(i) The planned urban built character for the Medium Density Residential Activity Area.</i>
77 146	Rule 4F 4.2.1AA (Matters of Discretion) Rule 4G 4.2.1 (Matters of Discretion)	Oppose	These rules list a number of ‘design elements’ over which Council wishes to exercise discretion when assessing a resource consent application. Many of these ‘design elements’ are not relevant to the rule, which is to do with 4 or more units on a site.	Amend as follows: The following design elements: 1. Building height 2. Recession planes and setbacks 3. Indoor and outdoor living spaces 4. Open space and boundary treatments

Amendment	Specific provision / matter	Position	Reason for submission	Decisions requested / relief sought
				5. Entrances, carparking and garages 6. Onsite stormwater management 7. End / side wall treatment 8. Building materials 9. Bike parking, storage and service areas 10. Privacy and safety 11. Landscaping
79 148	Rule 4F 4.2.2 (Matters of Discretion) Rule 4G 4.2.3 (Matters of Discretion)	Oppose	These rules list a number of 'design elements' over which Council wishes to exercise discretion when assessing a resource consent application. Many of these 'design elements' are not relevant to the rule, which is to do with building height.	Amend as follows: The following design elements: 1. Building height 2. Recession planes and setbacks 3. Indoor and outdoor living spaces 4. Open space and boundary treatments 5. Entrances, carparking and garages 6. Onsite stormwater management 7. End / side wall treatment 8. Building materials 9. Bike parking, storage and service areas 10. Privacy and safety 11. Landscaping
80 149	Rule 4F 4.2.3 (Matters of Discretion) Rule 4G 4.2.4 (Matters of Discretion)	Oppose	These rules list a number of 'design elements' over which Council wishes to exercise discretion when assessing a resource consent application. Many of these 'design elements' are not relevant to the rule, which is to do with height in relation to boundary.	Amend as follows: The following design elements: 1. Building height 2. Recession planes 3. End / side wall treatment 4. Privacy and safety
81 150	Rule 4F 4.2.4 (Matters of Discretion) Rule 4G 4.2.5 (Matters of Discretion)	Oppose	These rules list a number of 'design elements' over which Council wishes to exercise discretion when assessing a resource consent application. Many of these 'design elements' are not relevant to the rule, which is to do with setbacks.	Amend as follows: The following design elements: 1. Building height 2. Recession planes 3. End / side wall treatment 4. Privacy and safety
84 153	Rule 4F 4.2.6 (Matters of Discretion) Rule 4G 4.2.8 (Matters of Discretion)	Oppose	These rules list a number of 'design elements' over which Council wishes to exercise discretion when assessing a resource consent application. Many of these 'design elements' are not relevant to the rule, which is to do with outdoor living space.	Amend as follows: The following design elements: 1. Building height 2. Recession planes and setbacks 3. Indoor and outdoor living spaces 4. Open space and boundary treatments 5. Entrances, carparking and garages 6. Onsite stormwater management 7. End / side wall treatment 8. Building materials 9. Bike parking, storage and service areas

Amendment	Specific provision / matter	Position	Reason for submission	Decisions requested / relief sought
				10. Privacy and safety 11. Landscaping
87 157	Rule 4F 4.2.10 (Stormwater Retention) Rule 4G 4.2.12 (Stormwater Retention)	Oppose	<p>These rules only permit the use of rainwater tanks to achieve hydraulic neutrality using the pre-approved solutions from Wellington Water's document "Managing Stormwater Runoff".</p> <p>However, there are other options to achieve hydraulic neutrality. The permitted standard should not be limited to one pre-approved detention system.</p>	<p>Amend as follows:</p> <p>(a) Construction of a roofed building, excluding accessory buildings or additions to an existing building, is a permitted activity if:</p> <p>(i) A rainwater tank is provided for the building that collects all rainwater from the roof of the building. The rainwater tank must have the following volumes:</p> <ul style="list-style-type: none"> • Roof area of 100m² or less 2,000 litre capacity. • Roof area of 100m² to 200m² 3,000 litre capacity. • Roof area of more than 200m² 5,000 litre capacity. <p>The tank must meet the specifications, and be installed in accordance with Acceptable Solution #1 from the Wellington Water guide Managing Stormwater Runoff, The use of raintanks for hydraulic neutrality, Acceptable solution #1 dated June 2019.</p> <p>i. <u>A Wellington Water Limited approved solution for managing volume and rate of stormwater runoff is installed as part of the development; or</u></p> <p>ii. <u>Stormwater management measures are incorporated which achieve post development peak stormwater flows and volumes which are the same or less than the modelled peak flows and volumes for the site in its current state.</u></p>
89 159	Rule 4F 4.2.12 (Matters of Discretion) Rule 4G 4.2.14 (Matters of Discretion)	Oppose	<p>These rules list a number of 'design elements' over which Council wishes to exercise discretion when assessing a resource consent application. Many of these 'design elements' are not relevant to the rule, which is to do with windows to the street.</p>	<p>Amend as follows:</p> <p>The following design elements:</p> <ol style="list-style-type: none"> 1. Open space and boundary treatments 2. Entrances, carparking and garages 3. End / side wall treatment 4. Privacy and safety 5. Landscaping
90 160	Rule 4F 4.2.13 (Matters of Discretion) Rule 4G 4.2.15 (Matters of Discretion)	Oppose	<p>These rules list a number of 'design elements' over which Council wishes to exercise discretion when assessing a resource consent application. Many of these 'design elements' are not relevant to the rule, which is to do with landscaping.</p>	<p>Amend as follows:</p> <p>The following design elements:</p> <ol style="list-style-type: none"> 1. Building height 2. Recession planes and setbacks 3. Indoor and outdoor living spaces 4. Open space and boundary treatments 5. Entrances, carparking and garages 6. Onsite stormwater management 7. End / side wall treatment 8. Building materials 9. Bike parking, storage and service areas 10. Privacy and safety 11. Landscaping
347	Subdivision 11.2.2 – Standards and Terms	Support	Support the removal of minimum lot design standards	Retain as notified

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last <u>Robinson</u> First <u>David</u>	
Company/organisation		
Contact if different	<u>8 Hugh Duncan Street</u>	
Address	Unit	Number Street
	Suburb <u>Haywards</u>	
	City <u>Lower Hutt</u>	Postcode <u>5018</u>
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	
Email		

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

The blunt tool of adoption of government directives without consideration of how to retain amenity values through other parts of the District Plan is of great concern. There has been no attempt to stand up to Central Government which leads to the conclusion that Council favours what is happening.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

1. It is not appropriate to simply adopt the requirements of Central Government with regard to Medium Density and High Density Directives without considering how to ameliorate the worst effects of such directives.
2. The Council has already demonstrated its ineptness with plan change 43. In this it promised to consider local amenity when developments in the General Residential Zone of accumulations of land areas of 1400 m² or more were proposed.
 - a. No attempt was made to consider the adequacy or inadequacy of off street parking, even before another directive of Central Government took place in this regard.
 - b. Having decided there is a climate change emergency, no attempt has been made by the Council to ensure mature trees (carbon sinks) are retained by developers in the road long rush to intensification or that open spaces and parks are or will be adequate for a valley the greater area of which is ^{now} destined for 6 level buildings.
3. It appears that the Council has little interest in the quality of the living environment of its citizens or their mental health.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

1. That the Council stand up to Central Government in order to ensure the future quality of life of its citizens.
2. That the Council determine that if it is bound to adopt this degree of intensification that it requires the retention of trees which make the valley what it is, a pleasant looking and climate effective environment.
3. Similarly, the Council adopt a strategy to ensure the adequacy of public transport consistent with the degree of intensification intended, particularly if the intention is to exclude vehicles.
4. Similarly the Council adopt a strategy to ensure the adequacy of parks and open spaces within the built environment to avoid a ghetto consequence.
5. Council should consider all other parts of its District Plan with a particular focus on the good health (mental and physical) of its citizens.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.

(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.

(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

20-9-22
Date

(A signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- By email (preferred): district.plan@huttcity.govt.nz
- By post: Hutt City Council, Private Bag 31912, Lower Hutt 5040
- In person: At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Thornton First Elliott	
Company/organisation	Cuttriss Consultants Ltd	
Contact <i>if different</i>		
Address	Unit Number 191 Street High Street	
	Suburb Hutt Central	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address PO Box 30-429, Lower Hutt 5010	Courier Address As above
Phone	Day	Evening
	Mobile 021 449 053	
Email	elliott.thornton@cuttriss.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

See attached

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

See attached

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

See attached

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
 behalf of submitter)*

	20/9/2022
	<small>Date</small>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

ref: HCC PC56 /

20th September 2022

Hutt City Council
Private Bag 31-912
Lower Hutt 5040

via email

Dear Hutt City Council

SUBMISSION ON PLAN CHANGE 56

Cuttriss is a land surveying, engineering and planning consultancy with offices in both Lower Hutt and Kāpiti. We have over 70 years' land development experience in the Greater Wellington Region with a commitment to positively influencing our environment through design. The projects we undertake vary in size and intensity, and include first time property owners wanting to maximise the development potential of their residential section, to seasoned developers delivering large scale subdivisions, townhouses, and apartments.

As a local based consultancy, we employ over 50 staff, many of whom live within Hutt City. We also represent many clients with projects in Hutt City.

We are supportive of the proposed changes to enable greater housing density within Hutt City in line with the recent amendments to the Resource Management Act 1991 (the Act). In particular, we support the rezoning of much of the city to Medium Density Residential and enabling greater building heights in areas well serviced by public transport or a major activity centre. We consider this a positive step towards addressing housing affordability through enabling additional housing supply in well serviced areas.

However, based on our experience working with our clients and the Hutt City Council, we provide the following comments on the proposed rezoning and measures for your consideration:

- Rezoning all land within the Hill Residential Zone to Medium Density Residential and the addition of a 'character overlay' instead to identify sites with specific characteristics which should be retained.

It is our view that the Hill Residential Zone meets the definition of a 'relevant residential zone' as defined by Part 1 of the Resource Management Act 1991 (the Act) as it does not meet any of the exclusions listed given the zone is not congruent with the large lot residential zoning, Hutt City Council has a population exceeding 5,000, and is not an offshore island or settlement zone. We do note however that the Hill Residential Zones do exhibit certain qualities such as vegetation and topography that would be better addressed through a 'character overlay' rather than precluding the rezoning to Medium Density Residential Zone.

Therefore, it is our view that the Hill Residential Zone is a relevant residential zone as defined by the RMA and therefore to meet 77G of the RMA, Council must give effect to the Medium Density Residential Standards, which is best addressed through rezoning the site to Medium Density Residential Zone.

- Including land that is otherwise partially or completely surrounded by a proposed new zoning or height limit in the same zone for consistency in neighbourhood character. Examples of sites that are otherwise surrounded by new zoning include:
 - Alicetown between Hume Street and Te Mome Road;
 - Melling between Leary Street and Pharazyn Street;
 - Taita north of Nash Street; and
 - Boulcott between Allen Street and Stellin Street.

In most instances, the above are completely or partially surrounded by a proposed new height limit or rezoning and it would be reasonable to include land that is otherwise surrounded by a new zone or height in the same zone or height for consistency.

- Inclusion of a non-notification clause for development up to 3 storeys in the General Residential Activity Area, and up to 6 storeys within the Medium Density Residential Activity Area, or within the areas subject to proposed height limit increases. The current use of 'need not' under 17.2.2 provides for discretion on notification, and doesn't specifically preclude notification for enabled development. As the Council would be well aware, notification can add significant cost and uncertainty to a development. The inclusion of a non-notification clause would better enable the intensification provisions anticipated under the Act by removing the costs and uncertainty of notification and a hearing. The Council would still retain all discretion to approve or decline an application under section 104 of the Act, including consideration of design matters and the overall acceptability of the development.
- Excluding isolated pockets of land from additional height which do not have sufficient land area to deliver the additional height, and would create inconsistency with the character of the surrounding area.

For example, it is unlikely that 58 Whites Line West, Woburn which is has an area of only 488m² or 7 Treadwell Street, Naenae which has an area of 675m² would have sufficient land area to achieve the height increases or if they could, it would be inconsistent with the height of development within the surrounding area.

- Whether minimum height or minimum land area provisions should be incorporated to encourage consolidation and better enable integrated development, rather than on a fragmented and ad-hoc basis. Wellington City Council's Draft District Plan proposes similar measures to limit under-development.
- Consider whether flood hazard effects on site access should be assessed in addition to building location and floor levels, and include guidance as to how flood hazard effects on access could be addressed, having regard to the nature of the risk in terms of frequency, depth and velocity of floodwaters, ability for occupants' and emergency vehicle access, duration of flooding, and provision of alternative

access during a major flood event. This is reinforced by Policy 51(i) of the Regional Policy Statement which states that floor levels and access routes are expected to be above 1% annual exceedance probability (AEP) to minimise damage and allow for evacuation or emergency services to access a site.

- Utilise probability to identify flood hazard effects rather than a time interval as this gives a false sense of security that a property would be otherwise safe from flooding between interval events. The reality is the interval between flood events can be completely random and best practice is now to refer to flood hazards as an AEP. For example, a 100-year average reoccurrence interval equates to a 1% AEP, meaning that at any given year, there is a 1% chance of a flooding.
- Clarify how wind effects would be considered, and whether there should be a higher height limit (eg. above 6 storeys) before considering wind effects. In particular, would the Council only be considering the effects of wind on public amenity and safety, or would this factor into an assessment of effects on residential amenity similar to shading as both can lessen the enjoyment of an adjacent outdoor area and form grounds for notification.

Wind assessment is also inherently expensive with an average cost of around \$20,000 for a full wind tunnel test and assessment. Consideration should also be given to 'deemed to comply design solutions' whereby if incorporating certain design measures, a wind assessment may not be necessary.

- Removal of minimum rainwater tank sizes for up to 3 dwellings as there is no clear link between the proposed retention of this provision and a qualifying matter under the Act. If this provision is removed for up to 3 dwellings, consideration should be given as to whether it is still appropriate to retain this provision for development of more than 3 dwellings for consistency and ease of applying the District Plan, particularly as it can be challenging to incorporate such measures in multi-storey apartments and the additional cost rainwater tanks add to development. For many townhouse developments, it can be challenging to find sufficient space for the tanks and they are often located within private open space, reducing the utility and amenity of these areas.

The above measures aim to clarify how the proposed changes will be applied in practice, and suggest some areas for further consideration to ensure our city remains a safe and desirable place to live, work and play.

Yours faithfully



Elliott Thornton, BUrbEnvPlan, MNZPI
Principal Planner
CUTTRISS CONSULTANTS LTD
Elliott.Thornton@cuttriss.co.nz



Submission on Proposed Plan Change 56

To: Hutt City Council

Name of submitter: **Ministry of Education** Te Tāhuhu o Te Mātauranga ('**the Ministry**')

Address for service: C/-Beca Ltd
PO Box 6345
Wellesley
Auckland 1141

Attention: Sian Stirling

Phone: +64 9 300 9722

Email: Sian.Stirling@beca.com

This is a submission on Hutt City Council - Proposed Plan Change 56 (PC56)

Background

The Ministry is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.

The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact on existing and future educational facilities and assets in the Wellington region.

The Ministry of Education's submission is:

Future school network impacts

PC56 to the Operative Hutt City District Plan is seeking to introduce housing intensification in line with Resource Management (Enabling Housing Supply and Other Matters) Amendment Act and the National Policy Statement on Urban Development (NPS-UD), by:



- Incorporating the Government's Medium Density Residential Standards (MDRS), allowing the construction of up to three three-storey residential units on most sites in the General Residential Zone.
- Introducing a new High Density Residential Zone, which will allow buildings up to six storeys, subject to planning permission, within 1200m from the edge of the Lower Hutt CBD, 800m from the Petone commercial centre and all train stations, and, in areas around Avalon and Moera commercial centres, and buildings up to four storeys, subject to planning permission, in areas around the commercial shopping centres in Stokes Valley, Wainuiomata and Eastbourne.
- Buildings up to six storeys, subject to planning permission, within 1200m from the edge of the Lower Hutt CBD, 800m from the Petone commercial centre and all train stations, and in areas around Avalon and Moera commercial centres.

The proposed increase in residential density will put pressure on the local school networks. Through this submission, the Ministry is seeking that provisions for educational facilities be included, to enable the Ministry to service the growth facilitated by PC56 in Lower Hutt.

The Ministry's position on the Proposed Plan Change 56

The Ministry is neutral on the PC56, if the provisions outlined below and in Appendix 1 are accepted.

The Ministry acknowledges that the plan change will contribute to providing additional housing within the district. This will require additional capacity in the local school network to cater for this growth as the area develops and potentially drive the need for additional schools throughout the district in the future.

The Ministry understands the Council must meet the requirements under the National Policy Statement on Urban Development 2020 (NPS-UD) to provide development capacity for housing and business. The Ministry wishes to highlight that Policy 10 of the NPS-UD states that local authorities should engage with providers of development infrastructure and additional infrastructure (schools are considered additional infrastructure) to achieve integrated land use and infrastructure planning. In addition to this, subpart 3.5 of the NPS-UD states that local authorities must be satisfied that the additional infrastructure required to service the development capacity is likely to be available.

Growth as a result of the plan change will require careful planning and communication between Hutt City Council and the Ministry to meet community demand for educational facilities. The Ministry therefore has an interest in ensuring the District Plan specifically acknowledges and provides for schools. This is critical given schools are an essential piece of social and community infrastructure. An absence of supportive provisions can place obstacles in the way of the establishment of education facilities in future years.

The Ministry broadly supports provisions in the PC56 that seek to put in place a framework that will deliver integrated communities that support the concepts of liveable, walkable and connected neighbourhoods. This includes a transport network that is easy and safe to use for pedestrians and cyclists and is well connected to public transport, shops, schools, employment, open spaces and other amenities.



Decision sought

The Ministry is neutral on the PC56 in its current form if the following relief and consequential amendments requested can be accepted.

The Ministry's requested relief on PC56 is outlined in Appendix 1 to this submission. Council's amendments as part of PC56 are shown in **black**. The Ministry's requested amendments are shown in **red**. Additions are shown as underlined and deletions as ~~strikeouts~~.

Given the level of increase in housing provision in Lower Hutt as a result of the PC56 changes, the Ministry requests regular engagement with Hutt City Council to keep up to date with the housing typologies being proposed, staging and timing of development so that the potential impact of the plan change on the local school network can be planned for. The key Ministry contact email is Resource.Management@education.govt.nz

The Ministry wishes to be heard in support of its submission.



Sian Stirling
Planner- Beca Ltd
(Consultant to the Ministry of Education)
Date: 15 September 2022

Appendix 1 - The Ministry of Education's Submission on the Hutt City Council Proposed Plan Change 56

Additions are shown as underlined and deletions as ~~strikeouts~~. Council's amendments as part of Plan Change 56 are shown in black. The Ministry's requested amendments are shown in red.

ID	Section of Plan	Proposed Provision	Support/ Oppose/ Neutral/	Reason for Submission	Relief Sought (in red)
1.	<u>Objective 4G 2.6</u>	<u>Built development is adequately serviced by network infrastructure or addresses any infrastructure constraints.</u>	Support in part	<p>Council has an obligation under the NPS-UD to ensure sufficient 'additional infrastructure' (which includes educational facilities) is provided in development, and local authorities must be satisfied that additional infrastructure to service the development capacity is likely to be available (see Policy 10 and 3.5 of Subpart 1 of Part 3: Implementation, in particular). Educational facilities should therefore be enabled in the Operative District Plan to service the growth enabled by PC56. The Ministry therefore requests that additional infrastructure is specifically referenced in the Objective wording.</p> <p>It is recommended that the definition of 'additional infrastructure' (as defined in the NPS UD) should subsequently be included in the definitions chapter of the Operative District Plan.</p>	<u>Built development is adequately serviced by network infrastructure (including additional infrastructure) or addresses any infrastructure constraints.</u>
2.	<u>Policy 4G 3.1</u>	<u>Provide for residential activities, and those non-residential activities that support the community's social, economic and cultural wellbeing and manage any adverse effects on residential amenity.</u>	Support	The Ministry supports the inclusion of Policy 4G 3.1. This policy supports the establishment of educational facilities in residential areas to support communities' social, economic and cultural wellbeing and contribute to high standard of living.	Retain as proposed.
3.	<u>Rule 4G 5.5.1.1</u>	<p><u>4G 5.5 Scheduled Site 313 Hautana Square, Pt Lot 1 DP 71142</u></p> <p><u>Educational Activities</u></p> <p><u>(a) Educational activities directly associated with the existing school within the residential building existing as at 24 June 2002 are discretionary activities.</u></p>	Support in part	<p>The Ministry seek clarification as to the location of this scheduled site, there is no 313 Hautana Square. Perhaps this rule is referring to Sacred Heart College at 31 Hautana Square. Please update the correct address accordingly.</p> <p>The operative district plan currently enables educational facilities as a restricted discretionary activity in the residential zones. To be consistent with the district plan, the Ministry requests that Rule 4G 5.5.1.1 be enabled as a restricted discretionary activity.</p>	<p><u>Educational Activities</u></p> <p><u>(a) Educational activities directly associated with the existing school within the residential building existing as at 24 June 2002 are restricted discretionary activities.</u></p> <p><u>Matters of discretion are limited to:</u></p> <p><u>a.) The effects on the amenity of the surrounding residential area</u></p> <p><u>b.) The extent to which the site layout and any proposed landscaping helps to avoid or minimise the impacts on surrounding residential areas, the streetscape and adjoining public space.</u></p>

ID	Section of Plan	Proposed Provision	Support/ Oppose/ Neutral/	Reason for Submission	Relief Sought (in red)



**EAST
HARBOUR
ENVIRONMENTAL
ASSOCIATION
INCORPORATED**

20 September 2022

To: Chief Executive, Hutt City Council

1. THIS IS A SUBMISSION FROM:

East Harbour Environmental Association. We are based in Eastbourne and have been active in environmental matters since the 1970's, with a newsletter membership of over 100 people and families. In recent times we have been engaged with Council in relation to Plan Change 36, eventually coming to a mediated agreement with Council on vegetation protection matters.

2. THIS IS A SUBMISSION ON THE FOLLOWING PROPOSED CHANGE TO THE CITY OF LOWER HUTT DISTRICT PLAN:

Plan Change 56, "Enabling Intensification in Residential and Commercial Areas"

3. WE COULD NOT GAIN AN ADVANTAGE IN TRADE COMPETITION THROUGH THIS SUBMISSION.

4. NA

5. THE SPECIFIC PROVISIONS OF THE PROPOSAL THAT OUR SUBMISSION RELATES TO ARE:

- Those relating to identification of the suburban centres of Stokes Valley, Avalon, Wainuiomata, Moera, and Eastbourne as appropriate for high density dwellings
- Provisions in relation to natural hazard risks of flooding and coastal inundation, inasmuch as we consider these areas should be separately zoned and identified as qualifying areas

We also draw attention to matters we think should be addressed by PC 56 but are absent, and to some other matters which we consider Council needs to address to ensure the objectives of the District Plan (as amended by PC 56) are met.

6. OUR SUBMISSION IS:

In respect of the zoning of high density areas: we accept that Council hands are largely tied by the Government legislation to which the proposed PC 56 is a response. We do however want Council take a precautionary approach to the greatest extent possible. This is because although densification is generally desirable, both to address housing shortages and to restrict green-field development, there are a number of issues the legislation does not address. We particularly note:

1. Rapid transit does exist in the Hutt, and having high density around railway stations makes good sense to us. The Hutt CBD and Petone CBD may have adequate commercial activity providing employment and shopping that could potentially support a local population residing in high density accommodation, although bus services need attention (see below) since railway stations are not well-located for those places. Other than stations and the CBDs, however, residents and workers will remain dependent on cars to get to the places they need, and high density residences outside of the above will exacerbate already existing traffic congestion and street parking issues, given the high number of cars per residential households in NZ.
2. Some bus services in the Hutt work reasonably well, particularly high frequency ones internal to the Hutt plain. Others work less well, particularly for outlying suburbs such as Wainuiomata, Eastbourne, and Stokes Valley, and dependency on cars remains high. There is a chicken & egg

effect in that population numbers in suburban centres (ie other than Hutt & Petone CBD) may not currently justify extending rapid transit; but building up population without simultaneously planning for rapid transit is going to lead to a great deal of frustration.

3. Access to Eastbourne is going to be adversely affected by sea level rise, as the supplied maps & overlays show; landslip is currently affecting Stokes Valley access; and Wainuiomata could be said to have outgrown a single road access. These access issues are another argument against high density residential areas within these suburbs. A rail connection through to Wainuiomata would be a game-changer, but does not appear to be in Government thinking.
4. Moera and Avalon have some light industry, and it could be argued that a high density area could be advantageous for both those locations. However, the employment situation in the region would appear to rely heavily on worker mobility, with for example people from the Hutt travelling to Porirua and vice versa. Buying or renting to be close to work in areas such as Moera & Avalon may not therefore be sensible or popular given the precariousness of much work; even bigger companies close down to move elsewhere. People seem likely to want to stay close to their social networks, rather than their workplaces.
5. In addition to the transport issue, the other principal issue not addressed by the legislation is the current state of water infrastructure. No-one seems to dispute that markedly increased expenditure is needed, but even were the money available, change will take years. Again, this argues for caution in setting the high density boundaries.
6. In summary, to give effect to a precautionary approach, we submit:
 - a. High density zoning for the suburban centres of Stokes Valley, Avalon, Wainuiomata, Moera, and Eastbourne, is not justified at this point;
 - b. The settings for walkable catchments as envisaged by the NPS-UD need to be challenged in their application to Hutt City, and arguably scaled back to something like 75% of those settings – if high density proves successful, Council can extend the settings

In respect of the zoning as medium density areas: again, the legislation leaves Council with little discretion. We acknowledge that Council has tried to give some effect to a precautionary approach; however, we submit that rather more might be done. The identification of natural hazards in relation to tsunami, flooding, and sea level rise (coastal inundation) makes it clear that there are areas of the city where it is simply not sensible to allow people to build more densely, let alone facilitate it (as PC 56 does). There is little doubt climate change-induced sea level rise will in time render significant areas in Eastbourne and Petone uninhabitable, likewise those areas in which flooding will become more frequent and intense. Coping with these problems in relation to existing current housing density is going to be difficult enough; allowing an increase in density, if it could be avoided, would seem irresponsible.

Of course, Council may well agree with us, but consider it has little option. We would suggest however that Council could introduce a special residential zoning to cover the areas identified as subject to Medium and High Coastal Inundation and Flooding, and leave them as is by excluding them from the MDRS requirements as qualifying areas. Using a strong identifier (“Hazard Residential”, for example) would leave no doubt as to where the responsibility for buying or building in these areas lies. We would add that the absence of strong public transport also argues against intensification in these hazard areas.

We are aware Council has made some modifications to the MDRS basic rules for these qualifying areas, but not only do we think they don’t go far enough, we think the objective of making people aware of these risks will be difficult to achieve.

Tsunami risk is fairly much unquantifiable – tsunami events cannot be reliably predicted. We therefore do not propose including these risk areas in “Hazard Residential”. The impact of climate change is however very much predictable.

Other matters

There is reference in various places to “high quality” but the only way in which this seems will be considered is per the design guide. This has not as yet been updated, and in any case is not prescriptive – as we understand it, it applies only when Council is considering a consent for a non-permitted activity. We understand the time constraints the Council is under, but this will be a very important document.

And we do have concerns as to how it will be applied. In the absence of public notification (as prescribed by the legislation) there is a lack of transparency for the general public. We would like to encourage Council to employ person/s skilled in Urban Design to create, along with other experts and the community, a plan for a high quality, liveable city. This could be done on a street by street basis. It would become part of the Design Guide and used to help evaluate resource consent applications to draw up a detailed plan of how it envisages the city will look, street by street, under the new rules Government has introduced. This would provide a benchmark for consent approvals; and give Hutt citizens some confidence that special interests are not holding sway.

We would also like to propose a “Citizens Review Panel” established for the purpose of providing input to Council in relation to resource consent applications, and to provide input in relation to application of the design guide. We envisage a random selection of voters, subject to meeting city-wide proportions of age, gender, ethnicity and income, brought together at regular intervals to comment on consent applications. We would be happy to expand on this proposal, and to give examples where such initiatives have been successful in other cities.

On subject of quality, we seek assurance that Council will put adequate resource into monitoring what is built, and that the requirements of the MDRS in terms of such things as landscaping, site coverage, permeable surfaces etc are given effect – and not only when built, but at regular intervals afterwards. The provision for amalgamating open areas in multi-dwelling developments is a particular concern, as we can see these being sequestered over time by interest groups and excluding others.

Turning to protection of significant indigenous biodiversity values, we note

- The only extenuating circumstance for Council’s failure to identify areas of significant biodiversity in the District Plan, as required by the Wellington Regional Policy Statement under the RMA, is that the bulk of this, in respect of private residential property, is on areas currently zoned Hill Residential or Landscape Protection
- In the document “Summary of Immediate Legal Effect”, box 1, a comment is made that residential will include some areas currently zoned Hill Residential. This cannot be appropriate if such properties have significant indigenous biodiversity values, let alone are subject to natural hazard risk and/or have significant landscape amenity value. We seek any rezoning to be reversed.
- Council has in fact documentation of areas of significant indigenous biodiversity values, and we submit should be ensuring these form a further qualifying area category and excluded from the MDRS rules. We observe Upper Hutt City, having included formal identification in its district

plan, has done exactly that; and we believe Council has adequate information to do likewise, despite not having formally brought such areas into the District Plan

Finally, we have some concerns about the possible increased use of H5 treated piles in areas on the valley floor, especially where close to the aquifer. The escape of toxic material into the environment is a risk that needs very careful management, and we believe needs to be addressed as part of any intensification process.

7. WE SEEK THE FOLLOWING DECISIONS FROM HUTT CITY COUNCIL:

In respect of HDRS:

1. Removal of HDRS zoning for Stokes Valley, Avalon, Wainuiomata, Moera, and Eastbourne.
2. Walking catchment limits reduced, acknowledging this may require challenging the NP-UD.

In respect of areas of significant indigenous biodiversity that should be protected from densification.

3. Reversal of any Hill Residential re-zoning
4. Establishing a qualifying area outside the medium and high density zones where Council has a basis for identifying areas of significant indigenous biodiversity

In respect of flood and coastal inundation risk

5. Areas subject to natural hazard risks of flooding and coastal inundation should be identified as qualifying areas and not zoned medium density residential. Use of nomenclature for these qualifying areas that makes the risks clear to potential buyers and builders is recommended

In respect of ensuring objectives for high quality buildings are met

6. Council to employ staff asap to draw up a detailed plan of how it envisages the city will look, street by street, under the new rules
7. Council to establish a citizens' review panel to provide input into consent decision-making.

8. WE WISH TO BE HEARD IN SUPPORT OF OUR SUBMISSION.

9. IF OTHERS MAKE A SIMILAR SUBMISSION, WE WILL CONSIDER PRESENTING A JOINT CASE WITH THEM AT THE HEARING

Geoff Rashbrooke on behalf of EHEA

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Atkinson First Richmond	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 12 Street Taungata Road	
	Suburb York Bay	
	City Lower Hutt	Postcode 5013
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021 2396092	
Email	richmond.atkinson@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Allowing major increases of intensification over a vastly increased area, with no apparent regard for:

- 1 Ability of infrastructure to cope
- 2 Zones of potential for flooding, Tsnami, liquifaction, faults.
- 3 Expected uptake of right to intensify
- 4 Expected need for planned intensification

HCC claims to be responding to RMA requirements, but the RMA is about to undergo revision, so HCC's response seems untimely.

The Heritage designation of some areas and properties seems heavy handed and unfair.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose the widespread rezoning for intensification. I think there has been insufficient consideration given to allowing intensification in various hazard zones, or to ability of infrastructure to cope with such intensification, nor has there been enough research into either the need, or the expected uptake of such intensification.

As to Heritage zoning, I oppose HCC's new zones, and many of their restrictions on existing heritage zones. In my opinion, heritage listing of properties should only be by permission of owners, and as it is considered to be 'for the public good', any costs should be borne by the public.

I further submit that neither intensification plans, nor heritage zoning have had anywhere near enough public input, and this may lead to a similar backlash and embarrassing backdown to that caused by the SNA proposals.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Withdrawal of zoning proposals pending public consultation, expert consideration of hazard zone risks, expert advice on likely need and uptake of intensification, expert opinion on capacity of infrastructure, and possible ramifications of RMA revision.

Withdrawal of heritage proposals pending public consultation, wider expert advice, provision for voluntary opt-in/opt-out, and publicly funded costs of opt-in heritage requirements.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	20/9/2022
	<small>Date</small>

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Edmonds First Simon & Vanessa	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 17 Street Whiorau Grove	
	Suburb Lowry Bay	
	City Lower Hutt	Postcode 5013
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	
Email	simon.edmonds@beca.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could **could not** gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I **am** **am not** directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Refer attached submission

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

Refer attached submission

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Refer attached submission.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
 behalf of submitter)*

	19/9/2022
	<i>Date</i>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

From: [Simon Edmonds](#)
To: [District Plan Review Team](#)
Cc: [Veressa Edmonds](#)
Subject: [EXTERNAL] PC56 Feedback Submission
Date: Tuesday, 20 September 2022 5:47:54 PM
Attachments: [imgag001.png](#)
[imgag002.png](#)
[EP-FORM-302 \(RMA Form 5\) Submission on publicly notified proposed District Plan change \(fillable\) - Aug 2022.pdf](#)

Preamble

1. We would like to acknowledge the initial response of Hutt City Council (HCC) in November 2021 to the law changes under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act which was passed into law on 20 December 2021. HCC did not support the Act in its form as proposed. We think this was the correct response from our local government for Lower Hutt to what we consider an example of populist political sham by the parties that endorsed the changes. It seems unlikely to be enduring legislation and will doubtless be amended and repealed in some way within a few years. No doubt the costs imposed on local government and the citizens they represent, in having to run processes to change district plans and associated documentation to comply with this legislation, will mean that other opportunities for same local government to improve and enhance these areas of NZ will be at best be delayed or more likely lost.
2. It is also important to acknowledge the extremely short timeframe that the legislation has imposed on local government and citizens to comply with this new law. The work by HCC to include an additional early consultation period for citizens of Lower Hutt in this process should be commended. It has assisted the citizens that HCC represent to assimilate what is a significant amount of information in what has to be (for most people) their spare time. Few citizens have the opportunity to focus on this issue to the level they might like to do on behalf of their community. The expert evidence that has been assembled by HCC and made available in the Technical Report section of the consultation documentation helps, but does not address all the issues that are relevant. In particular the natural hazards for seismic liquefaction are not addressed at all. The incomplete assessment flood hazard assessment that does not cover significant areas of the city is also a serious omission. The outcome is that areas of the city have been included in the intensification zones that should have been excluded in our opinion.
3. Lower Hutt has recently completed changes to the District Plan to address the urban planning intensification process (also mandated by government legislation) via the National Policy Statement on Urban Development. Specific solutions were evident within the community in other affected cities in New Zealand. Although the refusal to adopt the mandated plan change in Christchurch will probably result in a commissioner being appointed over the council to comply with the statute, the act of defiance should be commended and sends a message that rushing these processes will not materially improve the supply of new housing but are most likely to allow perverse outcomes of individuals taking advantage of more permissive height, setback and recession plane rules when altering their existing properties.
4. Given the recent position (September 2022) taken by Christchurch City Council on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act, it would seem that some level of frustration with this legislation is evident within the community in other affected cities in New Zealand. Although the refusal to adopt the mandated plan change in Christchurch will probably result in a commissioner being appointed over the council to comply with the statute, the act of defiance should be commended and sends a message that rushing these processes will not materially improve the supply of new housing but are most likely to allow perverse outcomes of individuals taking advantage of more permissive height, setback and recession plane rules when altering their existing properties.
5. What I would like HCC to do is to reject Plan Change 56 and reinstate the District Plan as defined under Plan Change 43 Residential & Suburban Mixed Use. Although not without compromise, the outcome of enabling higher density of urban housing in specific zones along the valley floor (as defined in Plan Change 43) had (by November 2021) already started to be achieved in practice.
6. In no way, in our opinion, will the District Plan provisions affect the affordability of any housing in Lower Hutt as claimed as one of the outcomes of the Government legislation for this intensification. Any influence on the cost of housing of less restrictive planning requirements is completely overshadowed by the cost increases of construction of new houses for labour and materials from resource scarcity inflation effects and to meet more stringent building standards which are attempting to make new construction have some parity with international standards.
7. It would seem sensible for HCC and the citizens it represents to be bold in their assessment of how the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act and legislation should be applied to the Lower Hutt District Plan, and seek relief or exclusion of the worst of the proposed effects across as many areas of the city as possible. Why make it any easier or straightforward for the Government.

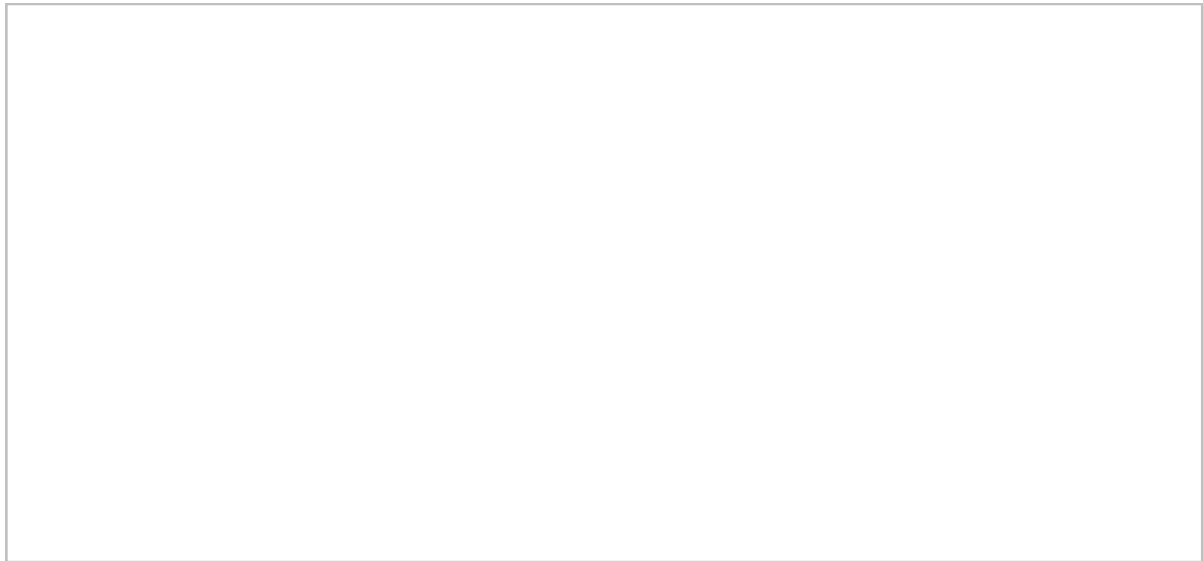
Housing Shortage in Lower Hutt & Need to Allow for Intensification Above PC 43 Provisions

8. Kainga Ora information lists approximately 3,500 rental properties (or separate dwellings) under their ownership within Lower Hutt as at June 2022. This is the third largest number of rental properties in any city/district within NZ after Auckland (30,000 rental properties) and Christchurch (6,400 rental properties). For the current population of Lower Hutt of approximately 110,000, this is a high number of the 40,000 approximate total dwellings in the city, approaching 10% of the stock. Compared to Hamilton at 50,000 total dwellings and 179,000 people with 3,300 Kainga Ora rental properties or 6% of the housing stock. Less than 1% of the Kainga Ora houses in Lower Hutt are rented from private owners.
9. The Kainga Ora properties are grouped in suburbs including Epuni; Naenae; Taita; Waiwhetu; Boulcott; Avalon; Wainuiomata – in fact everywhere across the city zones except in the hill suburbs and Eastern Bays.
10. The Homes and Communities Crown Agency for what is effectively State Housing in NZ evidently has a current total of 69,000 properties across the country. Under the Plan Change 43 provisions for Lower Hutt Kainga Ora is actively redeveloping new housing on land it already owns within Lower Hutt. This requires the demolition of existing houses and the construction of new developments. The total number of rental properties that Kainga Ora would be able to provide within Lower Hutt has, and was set to increase, regardless of the Plan Change 56 changes to increase intensification.
11. The Crown Agency is actively partnering with privately led developments that acquire adjacent properties or lots within Lower Hutt with the intent to construct a comprehensive development on the combined area. To date these have been located in the areas identified for intensification in Plan Change 43.
12. The present Medium Density Residential Activity Area district plan zoning (Plan Change 43) in Lower Hutt would appear to be meeting the Kainga Ora objectives for their redevelopment projects. These include site coverage, height limits, number of units per site, boundary setbacks, recession planes and no onsite carparking requirements. Although Kainga Ora is a vocal lobbyist and supporter for less restrictive planning restrictions for urban district plans across New Zealand, it is only a participant as a land owner pursuing their agenda. The other 90% of property owners in Lower Hutt also deserve consideration in the form of the District Plan.
13. From the evident construction work underway or already completed, it seems the areas of Lower Hutt enabled for intensification in Plan Change 43 should be adequate for Kainga Ora to achieve its objectives for the supply of housing in this city (particularly in providing the specific size of dwellings it wants to provide for its clients). This objective was being achieved with the Plan 43 changes allowed to the General Residential area for sites larger than 1,400m² which allowed a greater site coverage (60%) and multiple dwellings per property but within height limits (8m) and recession planes (2.5m and 45 degree angle). In addition, more than one dwelling per property became possible under Plan Change 43 via an accessory building becoming allowable to allow property owners other than Kainga Ora to achieve intensification.
14. Therefore the assessed shortfall in available smaller dwellings within Lower Hutt to meet a gap in the available housing stock has been actively addressed by the existing intensification provisions of PC 43 in the District Plan.
15. Further intensification away from the targeted areas introduced in PC 43 as proposed in Plan Change 56 is likely to result in more development on land subject to significant natural hazards on the valley floor and coastal areas. Further intensification away from the targeted areas in PC43 is contrary to the carbon reduction principals of urban intensification near established transport corridors and services. At present the intensification away from the targeted areas in PC43 in the hill suburbs and Eastern Bays will require the largest increase in infrastructure investment to provide services and will have on going carbon costs for transport to access these areas.

Natural Hazards

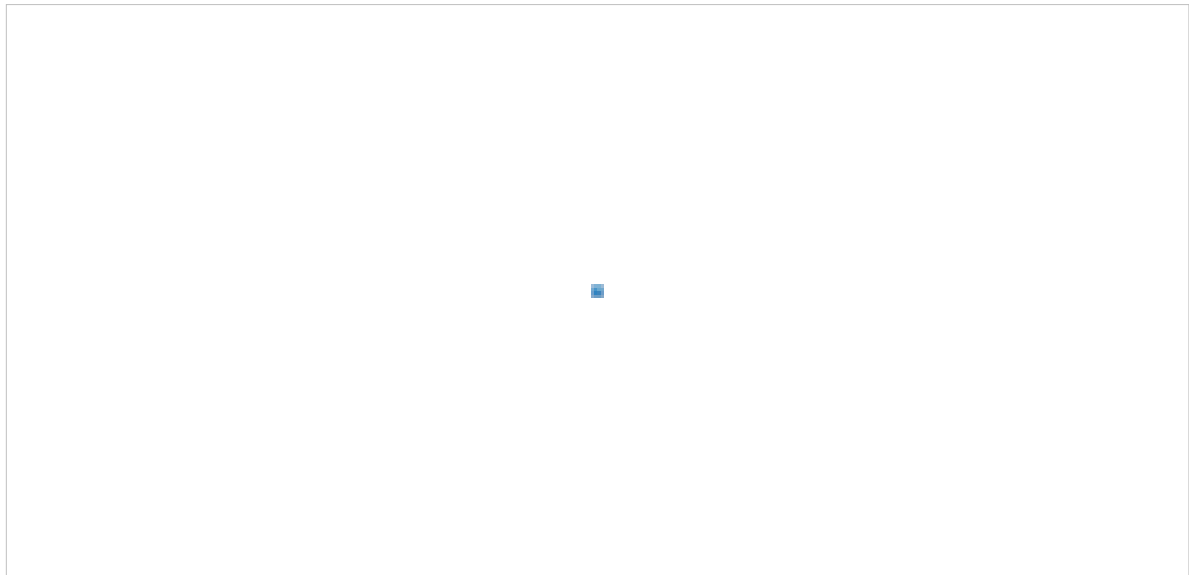
Liquefaction Natural Hazard

16. The hazard maps provided by GWRC (Wellington Region Liquefaction Potential) show the areas of Lower Hutt that potentially could liquefy under seismic shaking. The hazard is defined on the maps as Low, Moderate and High. We request that all areas of the city identified as being High liquefaction hazard show be excluded from intensification proposals under Plan Change 56. It is debatable if the areas zoned Moderate should also be excluded. Until such time as the planned future amendments to the District Plan have been completed including incorporating liquefaction hazards, then a cautious approach would seem prudent. Allowing more intensive development on potentially earthquake prone land makes no more sense than allowing more intensive development on land that will be affected by sea level rise. Insurability of new or more intensive development on such site is likely to become an issue within the next decade.
17. The New Zealand National Seismic Hazard Model updates are planned to be publicly released on 4 October 2022 and the well announced expectation is that the seismic hazard for the Wellington Region is expected to have been increased as part of this update. The consequential effect is that the current estimates of the likelihood of seismic liquefaction within the Hutt Valley are expected to increase in frequency and extent above what is currently indicated in the GWRC hazard maps.
18. The areas zoned Low liquefaction hazard could potentially be suitable for intensification as proposed in Plan Change 56, subject to satisfying all other criteria.
19. Any recommendation that the Building Act and Building Code are suitable mitigations for building on liquefaction prone land is contrary to the advice from MBIE in the 2017 document "Planning and Engineering Guidance for Potentially Liquefaction-Prone Land. Section 6 "Risk Treatment" discusses the recommended methods for liquefaction hazard to be incorporated in both Regional Plans (GWRC) and District Plans (Section 6.5). In particular under Objectives and policies – the MBIE document states that "District plans should include policies that cover the following matters: Directing where future urban development is to be encouraged/avoided".
20. While existing use rights for land with a significant potential for liquefaction are appropriate in conjunction with no changes to overall density, allowing more intensification is not appropriate.
21. It should also be considered that there are no "earthquake proof" mitigations for the treatment of liquefaction prone land. Therefore relying on Building Codes and Standards is not adequate to address this natural hazard.
22. The areas identified as High liquefaction hazard include Petone, Alicetown, Moera, parts of Stokes Valley and Wainuiomata.



Sea Level Rise – Up to nominally 1.4m

23. The GWRC tool to indicate potential inundation areas for sea level rise indicates a similar natural hazard issue in Petone, Alicetown and Moera, as the liquefaction hazard. Significantly the Eastern Bays and the only access route are also affected.
24. We request that all areas of the city identified as potentially being affected by sea level rise to 1.4m be excluded from intensification proposals under Plan Change 56.



Flood Hazard Assessment

25. Modelling for the Eastern Bays, Belmont/Kelson/Manor Park/Haywards and Wainuiomata (south of the Homedale shops) was unavailable in time to inform Plan Change 56 but will inform Council's full District Plan review which is expected to be notified in early 2024.
26. Without prejudicing the outcome of the Flood Hazard assessment for the above areas, the Stream Corridors and Overland Flow Paths for the streams along the eastern bays affect areas of Hill Zone, General Residential and Special Residential in most of the Eastern Bays area. There are a network of steep streams that incise the coastline along the eastern bays. These streams run adjacent and through many of the areas identified for intensification under Plan Change 56. The overland flow path for many of these streams is either through adjacent properties or along roadways. There is recent document history of local flooding affecting properties in Lowry Bay in the area now zoned for intensification.
27. We request that the flood hazard modelling for the Eastern Bays be carried out with urgency, and, until this is completed that a cautious approach to the flood hazard is carried out by excluding the Eastern Bays from intensification proposals under Plan Change 56.

Eastern Bays Specific Issues

28. As the hill residential activity zone was deliberately left out of Plan Change 43 and the proposed Plan Change 56. The justification for this exclusion includes limitations of further development posed by the topography, access, steep slopes, and the amenity values of the vegetation. How steep the topography had to be to be included in the hill residential activity zone was a matter of judgement. Many of the aspects of topography, access and vegetation occur on properties located along the boundaries of the hill residential activity zone, but were included in the General Residential (or Special Residential) activity zones.
29. Now we have the issue that a small number of properties in Lowry Bay, York Bay and Days Bay as well as Eastbourne are now being included in the Medium Density Zone, while the Hill residential activity zone adjacent still is preserved without change on the basis of protection of limitations of further development and preserving amenity. This is hypocritical when the same amenity features in adjacent properties are now no longer able to be preserved.
30. As almost all of the Hill residential activity zone attributes are present in these properties along the boundary, other than some assumed level of topography potentially limiting development which is a matter of judgement, then the amenity values are now no longer being valued in Plan Change 56 at all.
31. In addition, all of the Eastern Bays from Point Howard to Eastbourne are subject to the full range of natural hazards affecting Lower Hutt. These hazards (including slope stability) affect the only access route into and out of the bays and a majority of the land areas between the sea and the hill zone or the regional park. These hazards include sea level rise, tectonic tilting along this coast, coastal inundation under storm surge and king tides, water course flooding and flow paths and in a limited susceptibility to seismic liquefaction.
32. The single access road into and out of the Eastern Bays is significantly more vulnerable than the access road into Wainuiomata and Stokes Valley and the principal access roads to the Western Hills. This is due to the constraints of the roadway width and alignment, the influence of the sea on the road and the critical services that run underground along the road alignment including the principal waste water outfall for Lower Hutt and Upper Hutt.
33. Arguments that the planned shared pathway will address any of these constraints of the vulnerability of the access to the Eastern Bays are flawed. There is currently no design allowance for sea level rise in the shared path. There is no allowance for seismic design of the shared path civil structures either which is alarming. Any resident of the Eastern Bays will confirm that the sea and weather conditions along the completed shared path will be affected by wave splash for almost 50% of the year for periods twice a day during high tide and inundation and waves across the road for more than 20 days per year under storm events.
34. We request that all of the Eastern bays areas of the city be excluded from intensification proposals under Plan Change 56.

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RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

<i>Full Name (last, first)</i> Baisden, William Troy	
36 Nikau St <i>Address (organisation, street, ...)</i>	
Eastbourne <i>Suburb</i>	
Lower Hutt <i>City</i>	5013 <i>Postcode</i>
<i>Postal Address</i>	<i>Courier Address</i> 021 875 160
<i>Phone</i>	<i>Mobile</i>
baisdent@gmail.com <i>Email</i>	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:	56
Title of Proposed District Plan Change:	ENABLING INTENSIFICATION IN RESIDENTIAL AND COMMERCIAL AREAS (PC56)

3. I **could not** gain an advantage in trade competition through this submission. *(Please delete one)*

4. If you could gain an advantage in trade competition through this submission: *(Please delete one)*
NA

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

I oppose the approach used and outcome of the HCC's designation of medium risk for coastal inundation.

6. My submission:

I am a researcher working in climate change and the environment for over 20 years in New Zealand. I am currently an Honorary Professor in The University of Auckland School of Environment, a Principal Investigator in Te Pūnaha Matatini Centre of Research Excellence in Complex Systems and an affiliate at Motu. This is a personal submission as a resident.

I oppose the approach used and outcome of the HCC's designation of **medium risk for coastal inundation**. The very brief **Hazard guidance report** claims accompanying PC56 claims to follow MfE's recently released National Adaptation Plan but is inconsistent with that document and underlying guidance as well as good practice. The areas classified and mapped as 'medium risk' creates strong potential for perverse policy outcomes as well as re-use of the classification and the incomplete approach by HCC or other councils. Good practice is to allow for the uncertainty in a range of scenarios using a Dynamic Adaptive Pathways Planning Approach. Doing so results in a straightforward change to the Plan Change, which should allow the planning approach to be used.

The National Adaptation Plan (2022) states on p 68-69:

"When making or changing policy statements or plans under the RMA, including to give effect to the provisions of the NZCPS, councils should use the recommended climate change scenarios outlined below, as a minimum:

- to screen for hazards and risks in coastal areas, use the Shared Socioeconomic Pathway scenario for fossil fuel intensive development (SSP5-8.5) where available, or the Representative Concentration Pathway RCP8.5,² to 2130
- for detailed hazard and risk assessments in coastal and non-coastal areas, use **both** the **middle-of-the-road scenario (SSP2-4.5)** and the fossil fuel intensive development scenario (SSP5-8.5) where available, RCP4.5 and RCP8.5, to 2130, for areas at high risk of being affected, adding the relevant rate of vertical land movement locally. Where SSP2-4.5 and SSP5-8.5 are not available, use RCP4.5 and RCP8.5 to 2130, adding the relevant rate of vertical land movement locally
- for all other climate hazards and risks, use the most recent downscaled climate projections for Aotearoa.

In addition, **councils should stress test plans, policies and strategies using a range of scenarios as recommended in the interim guidance and the National Climate Change Risk Assessment Framework, as relevant to the circumstance.**"

My concern is that the treatment and inclusion of hazard information is inconsistent with the boldfaced/underlined statements above. The maps and hazard classification provided to accompany PC56 relies solely only on SSP5-8.5, the highest possible emissions scenario. The world is simply not on this extreme emissions path represented by 8.5 scenarios. The extreme 8.5 scenario is included in guidance for use as a screening scenario, but a suite of more

realistic scenarios is needed to evaluate policies and plans. Further, a range of climate scientists and I agree that the extreme 8.5 scenario lacks relevance because it represents a return to a high-emissions path when all indications are that we're on paths aiming at '4.5' or below.

Even a more realistic single high-end scenario would be unhelpful for assessment, policy and/or management. This is a textbook example of where good policy or planning cannot 'pick the best number' or 'pick a good model': doing so misrepresents uncertainty and creates an unhelpful dilemma between denying the scenario or concluding there's no hope.

In response to [media coverage](#) I generated about PC56's misuse of the extreme 8.5 scenario, NZ's IPCC lead Dr Andy Reisinger summarised this dilemma simply on twitter:

“agree that using only an upper end scenario is not useful for risk assessment let alone management. Also counterproductive since it invites a binary response of either "that'll never happen" or "we're doomed". Neither is constructive.”

This problem of creating an inappropriate planning dilemma needs to be fixed as a matter of technical competency: I and others would like to live in a nation and a council area where complex planning issues are not cast onto the public to be dealt with in the way that has occurred with PC56. It is particularly odd that Eastbourne residents are fronting an issue that is likely to place Petone and the lower Hutt Valley at greater risk. While I accept that the Adaptation element of RMA reform was not supported to be more advanced at this time, I would encourage HCC to do better using the relatively straightforward approach that was partially pioneered with HCC as a case study. Dynamic Adaptive Pathways Planning allows the key trigger points to become the key planning tools and I suggest it can helpfully improve the use of available information.

There is a fundamental problem in PC56 with the 'medium' classification of risk for coastal inundation. I do not see a case that there is a medium 100-year risk for areas affected by 1.5 m of sea level rise, but there someday could be. Any such risk will grow over time as sea level rises and this is not equivalent to a current and ongoing 1-in-100 year risk. Good international responses to climate change could mean that such a risk only develops well after 2030 if it occurs at all. The figure below from the Sea Level Rise portal makes the growth of inundation risk over 150 years clearer.

It also clarifies that there is large uncertainty in risk, and when it will be amplified at 1 m and 1.5 m sea level rise. Dynamic Adaptive Pathways planning encourages focus on the thresholds themselves, even though the current estimates of risk and time of reaching thresholds may be uncertain. The green and magenta circles on Figure 1 can be transferred to maps like those available with PC56 and already on online for the region <https://mapping1.gw.govt.nz/GW/SLR/>

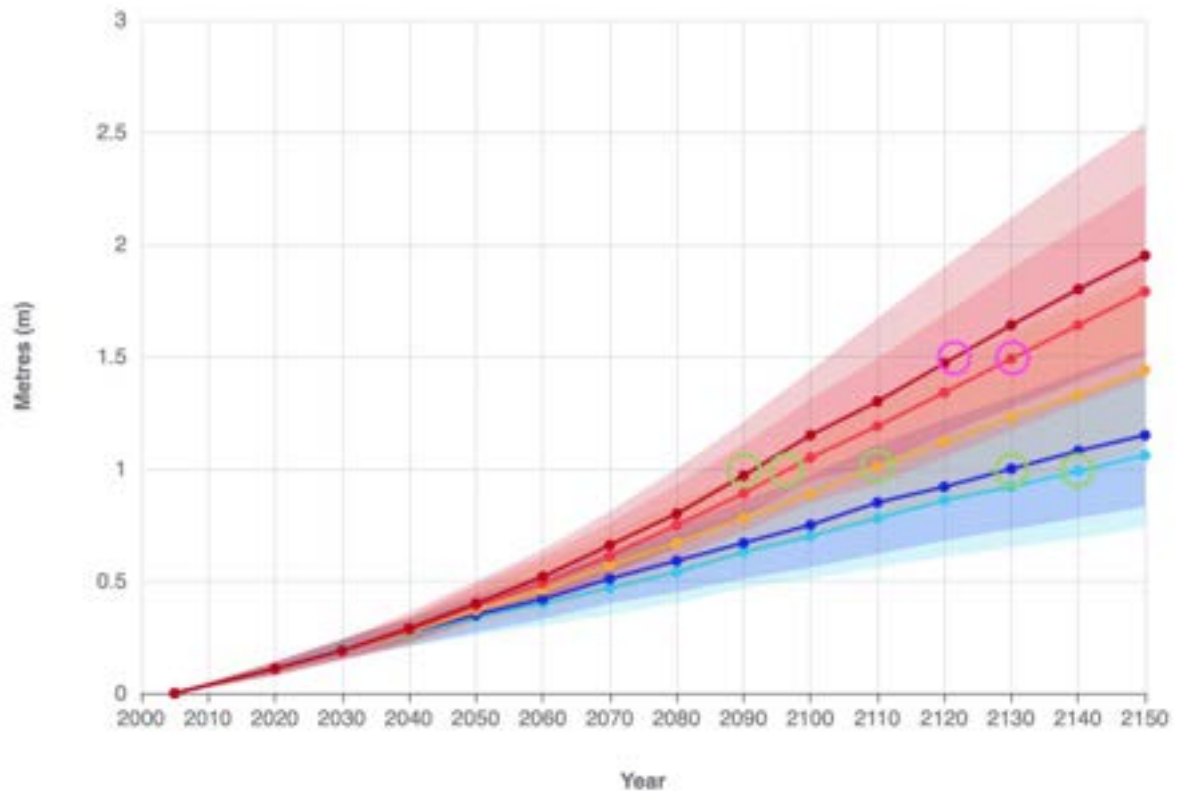


Figure 1. Sea Level Rise portal output for a site representative of the Hutt coastline (2489) showing 1m and 1.5 m sea level rise thresholds. Note that this figure includes the Vertical Land Movement estimates as well, but they used a different method which exceeds long-term Wellington tide gauge estimates maintained by StatsNZ by ~ 1 mm/y or 10 cm per 100 years after accounting for seal level rise.

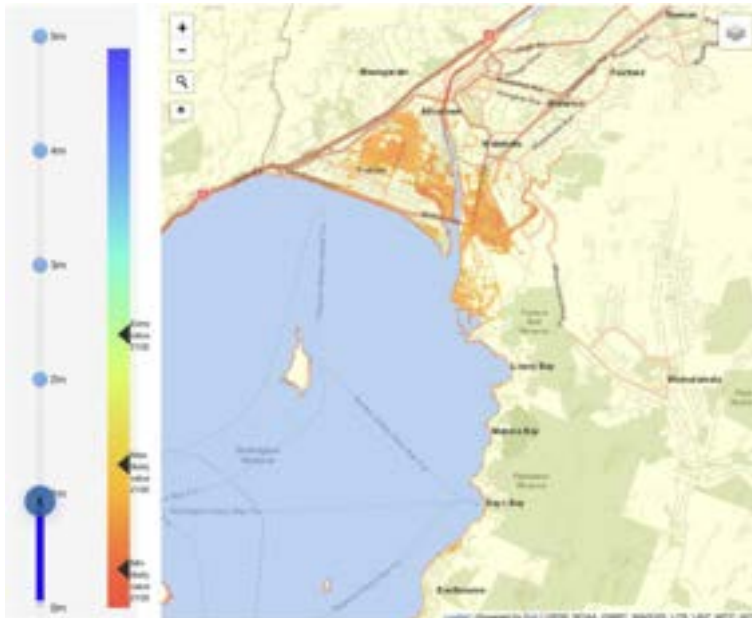


Figure 2. 1 m of Sea Level Rise creates some areas of concern according to already available data portal outputs from <https://mapping1.gw.govt.nz/GW/SLR/>. This map provides a publicly available assessment of what should currently be seen as 'medium risk'.

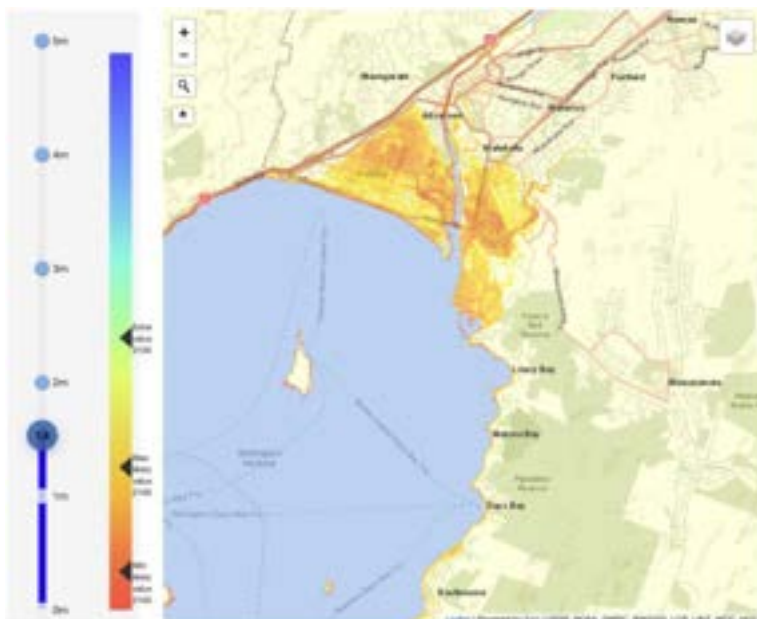


Figure 3. ~1.5 m of Sea Level Rise creates some areas of concern according to already available data portal outputs from <https://mapping1.gw.govt.nz/GW/SLR/> Areas not highlighted in Figure 2 are better currently listed as low risk.

Attempting to equate a highly uncertain future risk, with the sudden imposition of a medium 100-year risk creates strong potential for the following examples perverse outcomes:

1. Undermining the intent of the Housing Supply Act to create dense, attractive, liveable and low-emission urban form, which is important to contribute to global efforts to mitigate climate change.
2. Incorrectly signalling that large areas of the lower Hutt Valley, including Petone all the way up to Melling, are at currently at risk. These large, high-value areas may be able to be protected to 2130 by a realistic combination of local and central government action and this will be more viable if combined with density and transport planning.
3. Growth and future dense housing could be shifted inappropriately to areas that are more distant (Upper Hutt, Wairarapa, Kapiti Coast), less resilient (hill residential areas in the Wellington and the Hutt, or areas with vulnerable transport routes in Eastbourne).
4. Continued use of extreme emission '8.5' scenarios promotes misinformation and 'doomism' that must be countered to justify investment and action in climate change mitigation.
5. Sending an unhelpful message of land abandonment to prospective purchasers, insurers and policy makers.

It seems sensible to suggest that the final implementation of PC56 should allow for better consideration of sea level rise risk in a way that allow for ongoing national and local policy development around this issue, which is a key driver of the 'third leg' of RMA reform. This would allow for better planning around contentious issues that are still evolving due to the rapid required timeframes. This includes working through transport network planning linked

to the combined goals of sea level rise and low emissions, as well as considering vegetation and amenity within residential areas and associated open spaces. Emphasising stages of risk at 1.0 and 1.5 m sea level rise would be consistent with these goals and remove considerable potential for erroneous interpretation and perverse outcomes noted above.

To achieve that, I request HCC change the Respective Hazard Ranking for “Coastal Inundation Extent – (1.5m Sea Level Rise and 1:100 year storm tide and wave set up” from Medium to Low but make it clear that the risk could be elevated to Medium some time between 30 and 100 years into the future. A similar 1.0 m Sea Level Rise layer should be mapped as Medium risk.

7. I seek the following decision from Hutt City Council:

Change the Respective Hazard Ranking for “Coastal Inundation Extent – (1.5m Sea Level Rise and 1:100 year storm tide and wave set up” from Medium to Low but make it clear that the risk could be elevated to Medium some time between 30 and 100 years into the future. A similar 1.0 m Sea Level Rise layer should be mapped as Medium risk.

8. I **wish** to be heard in support of my submission.

9. If others make a similar submission, I **will** consider presenting a joint case with them at the hearing



Signature if not submitting electronically

20/9/2022

Date

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

This form is reconstructed from HCC EP_FORM-309 August 2022.

HCC: Please make more useable forms.

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	<i>Last</i>		<i>First</i>	
Company/organisation				
Contact <i>if different</i>				
Address	<i>Unit</i>	<i>Number</i>	<i>Street</i>	
	<i>Suburb</i>			
	<i>City</i>		<i>Postcode</i>	
Address for Service <i>if different</i>	<i>Postal Address</i>		<i>Courier Address</i>	
Phone	<i>Day</i>		<i>Evening</i>	
	<i>Mobile</i>			
Email				

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I **could** **could not** gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I **am** **am not** directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
 (Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
 (Please tick one)

Signature of submitter:
 (or person authorised to sign on
 behalf of submitter)



Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt



Submission to Hutt Council on the proposed change to the District Plan that will allow for higher and denser housing across Lower Hutt

Contact person: Ron Beernink
 Email: wellington@livingstreets.org.nz
 Phone: 027 9367557
 Date: 20 September 2022

Key submission messages

- Higher and denser building needs to include requirements to provide safe walking and recreational spaces for people of all ages and ability.
- High intensity housing must not compromise the comfort and safety of footpaths and the people using these; particularly for children and people with disabilities.
- There need to be more comfortable and safe routes to other destinations such as schools, shops, bus stops and railway stations. This is essential infrastructure that needs to be put in place alongside the high and denser housing developments.
- High density housing areas must include high quality public spaces in terms of lighting, surface, seats, shelter, shade, wayfinding and access to green space.

Introduction

Thank you for the opportunity to comment on the draft District Plan. Living Streets Aotearoa recognises the need for housing for everyone and the benefits of compact urban forms close to public transport and key amenities. This needs to ensure people friendly, walkable streets and routes as integral to the development.

Living Streets Aotearoa urges that the District Plan changes set out the key requirements for a walkable Lower Hutt in the long term and that there are a number of important matters that need to be included to achieve this. Our comments relate to the matters of interest from the perspective of pedestrians of all ages and abilities being able to safely use footpaths and cross streets. WE support the vision that residential streets become walking areas safe for children to play, and where other forms of transport are 'visitors' and kept to minimum numbers and speed.

Issues and aspirations

Our aspiration for Hutt City is that it is a joy to get around on foot, with public spaces that are attractive and meet people's needs, and an urban form that encourages people to feel a sense of belonging and get to know their neighbours.

This will be a city that provides quality public places and living space at a human scale and is accessible to all of us. This is particularly important as the city becomes denser and more people live in multi-unit buildings with limited private outdoor space, and as houses become smaller. People in these urban environments need quality public spaces where they can relax, do exercise, get sunshine, meet neighbours, socialise with friends, and so on. Cafes, libraries and other places are also critical places for people to enjoy a sense of community.

The city is not currently delivering that, and there is little incentive or ability for an individual developer to create or contribute to public spaces. Issues we notice currently and that need to be addressed in the new plan include:

Safe people-friendly spaces

Higher and denser building needs to have well defined guidelines that developments need to adhere to in order to provide safe walking and recreational spaces for people of all ages and ability.

Too many high and dense residential buildings have blank walls, high and solid fences by the footpath, or their frontages are dominated by spaces such as car parks. These make the footpaths far less attractive, and often reduces access to the point of making the space feel unsafe. High and solid structures between adjoining properties can also reduce safety and a sense of community.

The same problem is walk ways between these buildings where there are no obvious exits (because of high and solid property boundaries) and no surveillance. The result is that these are less likely to feel safe for vulnerable walkers, particularly at night. There is good research showing that use of these spaces is far lower than spaces that are adjacent to properties with low or open boundary structures.

The street space along these high and dense building areas needs to discourage car traffic, and should feel safe enough for children and older people to be out on the street. The design must naturally force traffic to travel at a minimum speed, and needs to discourage through-traffic.

Protected footpaths

High intensity housing must not compromise the comfort and safety of footpaths and the people using these; particularly for children and people with disabilities.

Footpaths around the Hutt are already badly compromised by people turning into driveways at speed and parking over the footpath. In addition, the ongoing tolerance to people riding electric scooters and bikes on footpaths makes these more of a hostile rather than an inviting space.

During construction, it tends to be the footpath that is lost, and the Council is not ensuring that effective pedestrian provision is maintained through the construction stage.

With increased residence numbers there is a need to not only protect footpaths but also improve the state of these, which is often poor and already a risk for people who have trouble walking or are on a mobility scooter.

Connected pedestrian routes

There need to be more comfortable and safe routes to other destinations such as schools, shops, bus stops and railway stations. This is essential infrastructure that needs to be put in place alongside the high and denser housing developments.

More housing needs to go hand in hand with encouraging more pleasant walking infrastructure. One of the most important features of a well designed city is a complete pedestrian grid, with small block sizes and public access ways that connect to a network of routes to destinations. This makes walking a much more interesting and fun experience by providing alternative shortcuts and routes, particularly when these are enhanced with greenery and artwork. The district plan must ensure a pedestrian grid and network that is enhanced as part of the housing intensification.

Public access around these housing intensification areas must be a priority over privacy and private access. Private vehicle use on pedestrian access ways must be avoided and where possible be stopped through the use of bollards. Limited cul-de-sac car parking should avoid the need for private driveways.

The pedestrian network should connect seamlessly across sidestreet intersections where currently priority is given to drivers. Intersection design must be changed to focus on ensuring safe pedestrian routes. Pedestrian crossings must be on the desired lines at these intersections, at roundabouts, and at driveways for supermarkets and other busy shops.

Public Amenity

High density housing areas must have high quality public spaces in terms of lighting, surface, seats, shelter, shade and wayfinding.

It is important that the overall public space around high density housing delivers amenity, rather than there just being reliance on a few spaces that get focused design work. Every available public space must be treated as valuable and made usable. Even a tiny space can accommodate a seat or plant or artwork.

Six story buildings will create shade and wind problems that impact on public spaces. In any future developments the effect on adjacent public spaces needs to be addressed. Where this is not possible, this should be compensated by creating nearby green spaces / neighbourhood garden areas that have good sun and that can provide play equipment for children as well as community vegetable gardens and fruit trees.

Many public spaces are cluttered by poles, signs, café tables, bike parking infrastructure, and so on. It is vital that the District Plan changes ensure an adequate uncluttered width of footpath. New infrastructure should not be located in footpath space.

Recommended Planning

We encourage the District Plan to prepare for improved walking facilities in the residential areas including those around shops.

- Widening of footpaths. This is vital to allow these to handle likely increased pedestrian numbers, use of devices (e.g. mobility scooters), social distancing, and use of footpaths as

meeting and socialising spaces. In the short term, tactical urbanism can be used to create more walking space until the budget allows a proper footpath to be created. For example, that will allow a fit walker to step out of the way of a mobility scooter or person with a pushchair.

- Removal of footpath clutter, a well-signalled tougher line on footpath parking, and utilisation of roadside parking for outdoors seating can all be used to immediately increase the formed footpath space available. The District Plan and bylaws and enforcement need to work together to deliver a walkable city.
- Repurposing of non-disability parking for outdoor seating. This would have the triple benefit of increasing capacity for businesses, highlighting to businesses in practice that short-term car parking is not essential for business success, and maintaining the footpath space required for pedestrians and other footpath users. There also needs to be work to increase parking availability while reducing parking footprint.

Proposed District Plan Changes

We support in principle the provision of high density housing zones, but it is vital that the design rules work well to ensure that these continue to provide quality private and public spaces. We can no longer allow individual developers to impose their particular vision on the community, although we also need to allow for good ideas to be supported.

Section	LSA Feedback
<p>Amendment 3: Objective - A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future</p>	<p>Supported. This objective reflects our focus that walkability is a critical aspect of a well-functioning urban environment that enables health and safety.</p>
<p>Amendment 4: Policy 1 - Provide for building height and density of urban form. (b) building heights of at least 6 storeys. (ii) within a walkable catchment of the Central Commercial and Petone Commercial Activity Areas,</p>	<p>Partially supported. Residential housing of 6 storeys and higher will have a very significant impact on the character of the Hutt and the street space that they border on, and should be allowed only in the CBD and suburban centres along main routes, and not for residential areas / streets.</p>
<p>Amendment 5: Policy 2 - The building heights and density of urban form in Policy 1 are modified only to the extent necessary to provide for the following qualifying matters. (e) protect the purpose of open space provided for public use, but only in relation to land that is open space.</p>	<p>Partially supported. As per our earlier feedback, the protection of open space for public use is important. We recommend that this policy is changed to enforce public space / walking access around high density building as a design requirement that developers need to adhere to regardless whether the land is open space or not.</p>
<p>Amendment 6: Policy 3 - Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.</p>	<p>Partially supported. We very much welcome this policy but ask that “Encourage” is changed to “Require”. Reality is that developers will not be encouraged to follow this policy. It needs to be a commitment by the developers and the Council.</p>

<p>Amendment 8: Policy 4 - Enable housing to be designed to meet the day-to-day needs of residents.</p>	<p>Partially supported. This goes without saying for housing design. We recommend that this policy enforces the inclusion of community facilities and spaces as part of development of buildings 6 storeys and higher; both inside (e.g. meeting areas, shared laundry facilities) as well as outside as per our earlier feedback.</p>
--	--

Proposed Amendment and Policy

As per our feedback, we recommend the following further District Plan amendment and policy statement:

Requirement that essential walking and public space infrastructure is designed and committed to as part of design planning and resource consents for any higher and denser housing development, in order to encourage walking and discourage private car use.

- (a) Street design
 - (i) Reduction of vehicle traffic and driving speeds.
 - (ii) Minimising on and off street car parking (with the exception of disability and care-share parking).
- (b) Footpaths
 - (i) Protect and improve safety and comfort for footpaths.
 - (ii) Measures to stop footpaths being used for vehicle parking, and to ensure the protection and right of way of footpath users at driveways.
- (c) Public access ways and spaces
 - (i) Provide public access walkways around higher residential buildings and across high density residential housing blocks.
 - (ii) Provide public spaces for high density residential housing blocks that act as inviting, community meeting points and children play areas.
 - (iii) Measures to ensure safety and comfort of these public access ways and spaces; lighting, greenery, artwork, community meeting points, seating.
- (d) Connected pedestrian network.
 - (i) Ensure that higher and denser housing areas provide walking routes that are part of a wider pedestrian network that enables ease of access to neighbourhood destinations; in particular schools, shops, public transport facilities.
 - (ii) Provide wayfinding signage.
 - (iii) Pedestrian crossings must ensure safety of pedestrians and for people on mobility scooters at intersections, roundabouts, and at driveways for supermarkets and other car parking areas.

Closing Note

Our submission covers high level matters for the proposed District Plan changes. We trust that our submission is sufficient to highlight the need to treat safe and pleasurable footpaths, access ways, open spaces and pedestrian networks as essential infrastructure that needs to be implemented as part of high density residential building. We would like to work actively with the Council to ensure that this is done in a successful way so that our current and future generations can enjoy the Hutt as a fantastic place to live and play.

We would like to be heard in support of this submission.

About Living Streets

Living Streets Aotearoa is New Zealand's national walking and pedestrian organisation, providing a positive voice for people on foot and working to promote walking-friendly planning and development around the country. Our vision is "More people choosing to walk more often and enjoying public places".

The objectives of Living Streets Aotearoa are:

- to promote walking as a healthy, environmentally friendly and universal means of transport and recreation
- to promote the social and economic benefits of pedestrian-friendly communities
- to work for improved access and conditions for walkers, pedestrians and runners, including walking surfaces, traffic flows, speed and safety
- to advocate for greater representation of pedestrian concerns in national, regional and urban land use and transport planning.

For more information, please see www.livingstreets.org.nz.

Submission on publicly notified proposed district plan change

Clause 8 of Schedule 1, Resource Management Act 1991



DPC56/228

To: Chief Executive, Hut City Council

1. This is a submission from:

Full name: Steven Beech
Company/organisation:
Contact number: 021 028 30761
Address: 23 London Rd, Kenokoro - 5072
City:
Address for Service:
Phone:
Email: Steven.beech1@gmail.com

2. This is a submission on the following proposed change to the City of Lower Hut District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through this submission, your right to make a submission may be adversely affected if you do not declare an interest in trade competition for this.

5. The specific provisions of the proposal that my submission relates to are:
(See above)

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Building upto 6 stories high, not needing consent.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views.

To have a say if a building being built will affect my property.

I do not like the idea that it can be built and I have no say.

As this type of build in my situation would affect the home value

(Please use additional pages if you wish)

DPC56/228

7. I seek the following decision from Hutt City Council:

Give precise details:

To allow home owners affected the chance to say no and have a say in building projects affecting their property. - especially when it will affect the price to much and lose the view

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission. (Please tick one)

9. If others make a similar submission, I will will not consider presenting a joint case with them at the hearing. (Please tick one)

Signature of submitter: (or person authorised to sign on behalf of submitter)

Handwritten signature: JTB

Date: 20/9/22

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Pam First Crisp	
Company/organisation		
Contact <i>if different</i>	44 Fitzherbert Street	
Address	Unit	Number Street
	Suburb Alicetown	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0212585174	
Email	transitiontownslowerhutt.nz@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

AMENDMENT 3
1.10.1A Urban Environment - Add new Objective

AMENDMENT 54 Objective 4F 2.1AA

AMENDMENT 107 Objective 4G 2.1

AMENDMENT 5
(1.10.1A Urban Environment)] Policy 2

AMENDMENT 29
1.10.11 Lessening Natural Hazards

AMENDMENT 49 (g):
High Density Residential Activity Area

AMENDMENT 83
Amend Rule 4F 4.2.5 Permeable Surface

AMENDMENT 103
4F 6
Anticipated Environmental Results

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

We wish to have Amendments 3, 54 and 107 (above) amended for the reasons set out below:

1. Environmental wellbeing is one of the 4 well-beings in the RM Act and Local Govt Act and must be included in planning for future residential and commercial intensification.

2. Urban intensification creates a need for more access to Nature in the city. Already cities create heat islands which become more harmful as the climate heats. Floods and wind storms are intensifying in New Zealand and in the world. * Green and blue infrastructure* is widely recognised as an affordable and ecologically responsible response to climate challenges.

Research is increasingly proving direct effects on human health and well-being of such approaches. E.g. a 2015 Canadian report reports that 10 more trees on a city block is the health cost equivalent of \$20,000 extra in income, and improves one's sense of well-being as much as earning an extra \$10,000 [Omid Kardan et al, "Neighbourhood greenspace and health in a large urban centre", Scientific Reports 5, 2015].

3. Research from NZ and internationally shows the powerful effects of access to nature on children's development - green spaces in backyards and neighbourhoods are essential and must be planned for. Many Wellington schools are losing their green play spaces as more buildings are needed to accommodate growing rolls. Suburban backyards and gardens are also disappearing under infill housing. We have an opportunity in Hutt City to create great living spaces for our tamariki, families and whānau. Natural areas and trees in urban and suburban settings and neighbourhoods offer multi benefits and must be planned for and integrated into intensification of residential and commercial areas across the city and its surrounds.

4. Environmental well-being is integral to the aspirational goals of 'Te Ara Whakamua o Te Awa Kairangi ki Tai - Lower Hutt Climate Action Pathway' (March 2022). Key areas include: Improving energy efficiency, using and generating renewable energy, and constructing low carbon buildings; Te Taiao - Connecting with our natural world, planting forests and protecting biodiversity. We believe that the thinking in this document, to which Transition Towns has contributed, must actively inform future planning and development across Hutt City, including urban intensification policy AMENDMENT 5 (1.10.1A Urban Environment)] Policy 2 and practice.

We wish to have AMENDMENT 5 (above) amended for the following reasons:

This consultation speaks to developers. But the impacts of intensification fall on residents, both existing and future ones. The technical report "Planning for the Future" is entirely unclear about where intensification should occur. The issue of what could or should mitigate the adverse effects of intensification is largely absent from both the planning document and from the technical report. Yet intensification is already removing mature trees and permeable surfaces, with no thought about whether or how the lost amenity, much less the ecosystem services, might be restored in some form.

Without legal safeguards intensification will also impact waterways which provide important local habitat for birds, eels and other species. This is already occurring, for example along Te Mome Stream, where new apartment blocks and a cycle trail have been constructed without a sufficient buffer to protect the stream from run off, rubbish disposal and excessive heating resulting from vegetation removal. The stream was painstakingly restored over many years after toxins entering the stream from nearby industries caused an outbreak of botulism, killing off all of the resident birdlife.

We wish to have AMENDMENT 29 (above) amended for the following reasons:

The issue of what could or should mitigate the adverse effects of intensification is largely absent from the planning document. For example, the document specifies that 30 percent of land zoned for intensification zone should be left with a permeable surface. However we observe that much of the land in existing infill housing developments is sealed, with few permeable surfaces to offset risk of flooding in heavy rain events.

We wish to have AMENDMENT 49(g) (above) amended for the following reasons:

Land needs to be set aside for indigenous vegetation to offset vegetation removal and mitigate adverse effects of intensification in high density zones.

Urban intensification will remove many mature trees and pave over private gardens. This loss needs to be balanced with a planned increase of both quantity and quality of urban trees, both for mental and physical health and to provide ecosystem services which mitigate climate change impacts.

Reshaping streets to hold more trees will cool the city, reduce impacts of storm water, and improve people's physical and mental health.

Urban planners are hoping that new residents will walk or cycle to their transport hubs or village shopping centres. But the standard street layout, with a narrow footpath on each side and a wide carriageway between, is unfriendly to walkers, and radiates heat. Three- to six-storey buildings on one or both sides will focus wind gusts. Trees planted into grass berms or in tree pits provide some shade, but often thrive poorly in compacted soils, and can become a liability as climate change drives more frequent storms with stronger winds.

Only a few tree species are robust to living on streets; they seldom really thrive. A radically different strategy is to choose species adapted to the local climate and, importantly, the local soil and plant them close-packed so they form not a single canopy, but a multi-layered forest with some 15 times as much area of leaf compared to a grassed surface.

The promotion of active transport provides the rationale for a wholly new concept: "shady streets", with cars allowed only to serve the adjacent housing. The paved area could be as narrow as 5 to 6 meters wide, just allowing two vehicles to pass carefully.

There are only three rules of the road: slow keeps left, overtaking vehicle or person keeps clear of slower ones, speed limit 25 or 30 km/hour. Residents' cars, bikes, pedestrians, wheelchairs, mobility scooters – all fit onto the paved corridor. (Similar rules manage marine traffic safely, even in narrow and dog-legged channels, from big ships right down to runabouts and kayaks.)

Curbed footpaths are removed and planted in trees and shrubs, with gardens and lawns above the services (water, sewerage and telecoms). All surfaces other than the thoroughway are permeable.

Tallest trees are planted next to the thoroughway, quick-growing native trees – mahoe, kowhai, lacebark, five finger, broadleaf – are cut back to ensure sun gets into the windows, or even coppiced for firewood and mulch. Hebe, manuka and divaricating shrubs bring bees and protect skinks and geckos. Orchard trees take their place according to height. Each householder chooses whether to have a lawn or a garden on their berm.

This allows trees within the house boundary to be removed, enabling far more sunshine to enter and warm the houses.

The whole "street" is public property, managed as a commons. Urban forestry is a new profession, managing the whole system to ecological principles while giving each householder the right to manage their own berm.

We wish to have AMENDMENT 83 (Rule 4F 4.2.5 Permeable Surface) amended for the following reasons:

The rule states: "A minimum of 30% of the site area is a permeable surface." This does not appear to be the case with much recent infill housing occurring across Hutt City.

Permeable surfaces need to be mapped across all zones and incorporated into planning and design of individual allotments and public land.

We wish to have AMENDMENT 103 4F 6 (Anticipated Environmental Results) amended to include a new clause (b):

(b) A minimum of 30 percent of permeable surface is created or retained across all intensification zones

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:
Amend the Objectives below to include environmental, as well as social, economic and cultural wellbeing

AMENDMENT 3 1.10.1A Urban Environment

AMENDMENT 54 Objective 4F 2.1AA

AMENDMENT 107 Objective 4G 2.1

Amend AMENDMENT 5 1.10.1A (Urban Environment) Policy) by adding a new clause c): "recognize and provide for the protection and restoration of natural areas in or adjacent to land zoned for intensification from inappropriate subdivision, use, and development"

Amend AMENDMENT 29 by adding a new Policy (e):

'To retain sufficient permeable surfaces in high, medium and low flood and coastal hazard areas to minimise risk of flooding and tidal inundation.'

Amend AMENDMENT 49 (g) by adding a new Policy:

'Set land aside for the creation of pocket reserves' of indigenous vegetation to offset vegetation removal and mitigate the adverse effects of intensification in high density zones.

Amend AMENDMENT 83 (Rule 4F 4.2.5 Permeable Surface) by adding a new Policy:
'Ensure a minimum of 30 percent of permeable surface is incorporated into planning and design of individual allotments and public land across all intensification zones.'

Amend AMENDMENT 103 1034F 6 (Anticipated Environmental Results) by adding a new clause (b):

(b) A minimum of 30 percent of permeable surface is created or retained across all intensification zones

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

(a signature is not required if you make your submission by electronic means)

20/9/2022
Date

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Miyawaki forests to educate, cool the city, manage storm water

Molly Melhuish Forest and Bird Lower Hutt, Transition Town Lower Hutt, Fridays for the Future melhuish@xtra.co.nz 027 230 5911
September 2022



What they are

Small parks¹ with locally indigenous trees and shrubs planted close-packed in urban areas
Devised by Akiro Miyawaki² in the 1970s, later promoted in India, Netherlands, and now by UNESCO³
Typically the size of a tennis court, but as small as 6 parking spaces, or strip 2-4 meters wide
Planted at 3 saplings per square meter, typically 30 species or more

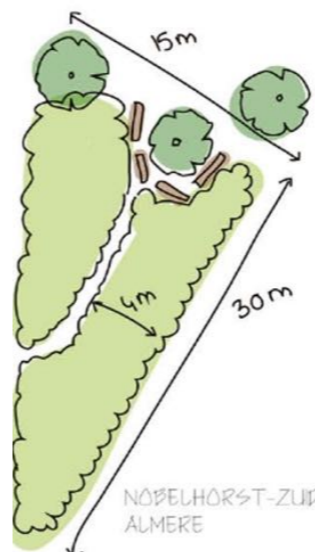
Tiny Forest Near Rotterdam



Photo, Francesca Pouwer

A tiny forest 2 years 5 months old. Highest trees are 3 - 4 meters high. Logs in a circle, open space next to tiny forest, with insect hotel, and path through the tiny forest. Information board, great graphics and explanations -it says that children in local community planted it and are forestry rangers who protect it and learn as they go.

Example, Tiny Forest design¹¹



The open space with tree logs is an outdoor classroom and a lovely spot for people to come together, and even hold birthday parties. Just across the road is an apartment 22 stories high – see top right

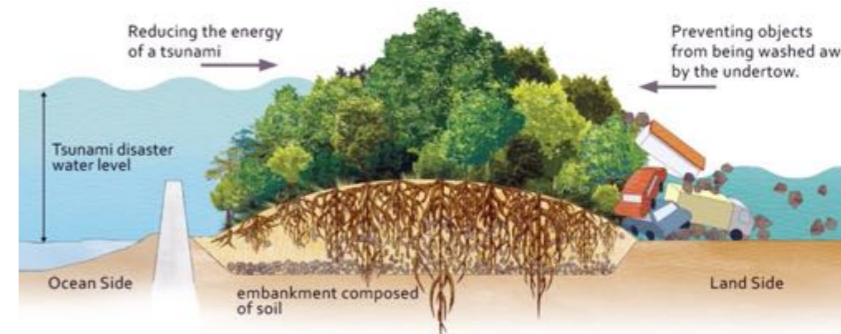
Urban intensification

Integrating trees into the built environment may help promote active transportation; consider forest belt along active transport routes¹⁸
See also Greening the Greyfields ... Regenerating the Middle Suburbs of Low-Density Cities¹⁹
Green precinct for Wellington: compare Miyawaki method with isolated trees on streets
Fridays for the Future proposed tiny forest at Parliament



A narrow belt of trees protected adjacent buildings from massive fire after earthquake⁶

Japan builds strip forests at coastlines where tsunamis threaten⁶



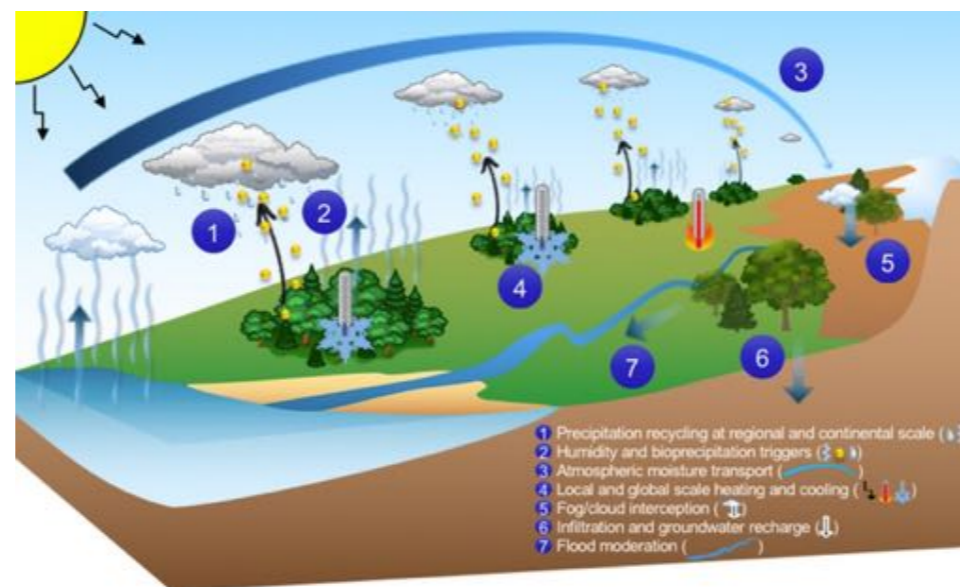
What they do

- Typically gain 1 meter height per year for up to 20 years⁴
- Cool the city by shading, evaporating water, reduce air conditioning demand⁵
- Roots and branches interlock; robust to wind storm, flood, fire, even tsunami⁶
- Invite birds and bugs - 18 times as biodiverse as lawn
- Sequester carbon, create fungi-dominant soils
- Nature in the city promotes mental health, as does active transport on shady streets

Who does it

Schools can plant "tiny forests" nearby – Netherlands now has >200 of them; Scotland is funding 20 tiny forests post-COP26
A Nelson community planted New Zealand's first Miyawaki forest⁷, using biochar to improve the soil
Wainuiomata Marae considering tiny forest as part of cultural playground that celebrates ancestors, early settlers and history and ecology of the district
Akiro Miyawaki, who invented the system, always had children do the planting⁸
Local must be eco-sourced: from volunteer "potting groups" or local nurseries
Local body contractors - use diggers to loosen and mix the soil with equal volume mulch
Government's Biodiversity Implementation Plan⁹ and Climate Adaptation Plan¹⁰ call for:
"...joined up efforts that tackle biodiversity loss and climate change together"
Hence Jobs for Nature a funding source

The science: how trees drive the water cycle¹²



The sun's energy that warms the planet also builds biomass. Forests and trees are prime regulators within the planet's water, energy and carbon cycles, which planners must understand in order to assess, adapt to and mitigate the impacts of changing land cover and climate.¹²
Over 70% of solar radiation reaching densely packed natural vegetation is actively transpired into the air as water vapour.¹³
The number and types of urban trees can play a commanding role in cooling cities, offsetting heating from paved surfaces.¹⁴

Green and Blue Infrastructure

Arboriculture in structural soils deserves consideration as a stormwater control measure, and offers other social and environmental benefits¹⁵
See this data base and analysis of blue and green infrastructure in 15 cities around the world.¹⁶
A tiny forest is not a natural forest, but an engineered system creating biodiversity, resilience, health¹⁷

Costs (growing, planting, maintenance of trees)

Miyawaki method requires at least six times as many plants as ordinary forest restoration
Pruning is almost half the cost of urban tree management in USA; planting is just 5% of the cost,²⁰ thus ecosystem services from self-managing Miyawaki forests can be very affordable
Open-ground stock is potentially half the cost (\$0.50-\$1.50) of the commonly produced larger container options (\$2.50-\$3.50). But 'shelf life' of bare root plants after lifting is very limited²¹

Research priorities – university and citizen science

- Comparison of Miyawaki planting with ordinary forest restoration -
- Biodiversity of birds, other vertebrates, insects, soil fauna and fungi
- Carbon sequestration above and below ground
- Microbiology of soil under trees planted into grass compared to modified or structural soils
- Practical research on planting strategies -
- survival of containerised vs bare-root stock, and costs of each
- Growth rates of trees in loam vs "structural soil" (designed for trees on streets)

Collaborators

Francesca Pouwer, Fridays for the Future Aotearora,
Jennifer Vinton, Forest&Bird Lower Hutt,
Pam Crisp, Transition Towns Lower Hutt

Epilogue

We paved paradise! – and put up a parking lot!
Urban intensification is designed to reduce car numbers. It will remove many mature trees. Let's turn some of those parking lots into tiny forests!

References

- <https://www.sugiproject.com/blog/why-we-use-the-miyawaki-method>
- https://www.jstage.jst.go.jp/article/plantbiotechnology/1997/16/1/16_1_15/pdf-char/en
- <https://www.unescogreenecitizens.org/projects/tiny-forest/>
- <https://urban-forests.com/wp-content/uploads/2020/05/Urban-Forests-report-The-Miyawaki-method-Data-concepts.pdf>
- <https://theconversation.com/cities-need-to-embrace-green-innovation-now-to-cut-heat-deaths-in-the-future-185101>
- <https://morinoproject.com/english>
- <https://www.facebook.com/MicroforestNelson>
- <https://www.youtube.com/watch?v=cZTzQ4gEs>
- <https://www.doc.govt.nz/nature/biodiversity/aotearoa-new-zealand-biodiversity-strategy/te-mana-o-te-taiao-implementation-plan/>
- <https://environment.govt.nz/publications/aotearoa-new-zealands-first-national-adaptation-plan/>
- <https://www.ivn.nl/file/89213/download?token=uzWbuM9b> page 17
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- <https://wedocs.unep.org/bitstream/handle/20.500.11822/36619/FB025.pdf>
- <https://iopscience.iop.org/article/10.1088/1748-9326/10/8/084010>
- <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6134866/#R67>
- https://orca.cardiff.ac.uk/id/eprint/64906/1/Database_Final_no_hyperlinks.pdf
- <https://urban-forests.com/wp-content/uploads/2020/05/Urban-Forests-Scientific-research-on-urban-forests-created-with-the-Miyawaki-method-around-the-world.pdf>
- <https://www.frontiersin.org/articles/10.3389/fevo.2021.603757/full>
- <https://link.springer.com/book/10.1007/978-981-16-6238-6>
- <https://www.epa.gov/heatislands/using-trees-and-vegetation-reduce-heat-islands>
- <https://www.tanestrees.org.nz/projects/performance-of-open-ground-and-container-raised-natives-planted-on-hill-country-lake-taupo-catchment/>

Rescue Forests

Deer are stripping palatable understorey in Hutt hills; deer and rabbits damage restoration plantings
Tiny forests in the city could preserve species and become seed sources



Deer and rabbit damage-



New Zealand's first Miyawaki Forest, Nelson

Height after 14 months, up to 2.2 m
Soil augmented with biochar and mushroom compost.

- in forest restoration at Waiu Swamp, Wainuiomata – do these trees have any future?

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Sissons First Margaret	
Company/organisation		
Contact if different		
Address	Unit Number 12 Street Taungata Road	
	Suburb York Bay	
	City Lower Hutt	Postcode 5013
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0212673788	
Email	margaret.sissons@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling of intensification in residential and commercial areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Medium intensification of residential development as a matter of right with 3 3 story buildings per section without design guidelines.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I support intensification of housing in some urban areas to cater for our increasing population coupled with a housing shortage and subsequent increase in house prices, whilst retaining rural arable land for food production.

However I am not in favour of an intensification as of right because:

- some areas will have insufficient infrastructure for sewage, water, transport and parking. Solving the housing shortage without these considerations will create other problems.
- Areas which have been designated as having potential natural hazards e.g . flooding, sea inundation, tsunamis, land slips, are unsuitable for increased intensification without further investigation.
- I think intensification should be planned and not scattered throughout single story developments which will unfairly penalise random houses to reduced sunlight, views and natural vegetation.

I am also in favour of protecting heritage housing. Once again with caveats. What is deemed worth saving for the public good should be paid for by the public not by the householders who have been identified as owners of heritage properties.

Intensification and herneeds to take more than housing into consideration.

I

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Rescind plan change 56 and make holistic solving of problems rather than piecemeal changes which cut across other planning needs. e.g. healthy homes initiatives, Significant natural areas, mitigating the effects of climate change, as well as increasing affordable housing without overloading the current infrastructure..

Please make design guides mandatory for new developments so as to control future developments as Wellington Council has done.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	20/9/2022
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
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RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Whittington		First Kristen	
Company/organisation				
Contact if different				
Address	Unit	Number 10	Street cuba street	
	Suburb petone			
	City Wellington		Postcode	
Address for Service if different	Postal Address		Courier Address	
Phone	Day		Evening	
	Mobile 027696796			
Email	kristen.whittington@outlook.co.nz			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

enabling intensification in residential and commercial areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

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(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Chapter 14F Heritage Buildings and Structure and the creation of "heritage areas" to restrict development

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I do not support this and am totally against the council listing residential properties under as heritage the proposed heritage areas included in this plan change without private home owner consent.
as a home owner the council should have no right list homes as heritage homes without consent restricting what a home owner can do with their own property without council approval and huge consent costs.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

the council should adopt the following policy:

that a private or commercial property should only be classified as 'heritage' in the district plan with expressed written consent from the property owner.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	20/9/2022
	<small>Date</small>

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Form 5: Submission on notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To Hutt City Council

Name of submitter: Laurence David Tyler

This is a submission on the following proposed policy statement:

District Plan Change 56: Enabling Intensification in Residential and Commercial Areas (the proposal)

I could not gain an advantage in trade competition through this submission.

The specific provisions of the proposal that my submission relates to are:

Designation of high- and medium density residential areas in the proposal.

My submission is:

- I oppose the District Plan Change 56, in particular the designation of almost all the residential areas across the entire Hutt basin as “high density” (6 stories). I request that the Council adopt a more measured approach to implementing the Government’s new legislation, more in line with the approach being taken by other major Councils, who have taken a range of steps to preserve the heritage and character of residential areas, in particular:
 - **Auckland Council** is using 'special character' housing as a qualifying matter to exclude almost all suburbs such as Grey Lynn (around 90 percent excluded), Ponsonby, and Devonport from medium density builds (let alone high density).
 - **Hamilton City Council** has designated the entire city as a "qualifying matter", on the grounds that it feeds into the Waikato River catchment.
 - **Wellington City Council** has applied a far more limited application of 'high density' areas, excluding most of the residential areas in very close proximity (much less than 1,200 m) to urban hubs (such as most of Thorndon and Mt Victoria).
 - **Christchurch Council** has democratically responded to the concerns of its constituency, and opted to ignore the Government’s new framework entirely – on the grounds of the need to preserve ChCh’s heritage areas. And as recently as today, the stuff website is reporting that the Government is being responsive to ChCh’s position, so the position they have adopted is now gaining traction:

<https://www.stuff.co.nz/business/129928357/government-open-to-ideas-after-christchurch-gives-finger-to-intensification#comments>
- It's notable that most of the public opposition around the country to the government’s new legislation is actually about the provision for 3 story buildings in residential areas. And yet the Hutt Council has gone to the maximum extent of **permitting 6 stories across almost the entire Hutt basin**. In other words, unlike most other major councils (see above) the Hutt Council has adopted the most extreme interpretation possible of the new legislation. Over time this will likely ruin many residential areas populated with normal houses with tree lines in the valley over the medium-term. These are areas that are key to Lower Hutt's appeal.
- We're left wondering why the Hutt Council has headlong opted for the most extreme application of the legislation ? **Lower Hutt has many residential areas just as appealing as**

the above cities, and has just as strong a case to preserve the heritage and character of its residential areas as those other cities.

Damaging effects:

- Enabling three, and more alarmingly, 6 stories will have a range of damaging effects. These effects will be irreversible -- once Lower Hutt's character homes are gone they can never be restored. A key effect will be irreversibly destroying the heritage significance and visual appeal of Lower Hutt's residential suburbs. But there are many other damaging consequences:
 - Health: Residents will over time become increasingly subject to very high structures next door, removing their privacy and blocking their sunlight. This will have physical and mental health effects on surrounding residents. For example, 6 stories will have the effect of living in an underground bunker for those next door, with more dampness and mould appearing inside. Damp, cold, mouldy homes are already a major contributor to child asthma and child rheumatic fever, which NZ children suffer from at very high rates -- those problems will be significantly aggravated with up to 6 stories next door. No amount of insulation or heat pump stops dampness and mould in and around properties that see no sunlight.
 - Climate change/flooding: the Hutt basin is already the most densely populated flood plain in NZ with a history of serious flooding, and the projected effects of climate change increases this hazard risk - the proposed plan change will enable massive structures to replace homes with gardens that used to absorb run-off, thus greatly aggravating these risks.
 - Seismic: it is irresponsible to permit up to 6 story residential buildings in the Hutt Valley, which is a sediment-filled basin, prone to liquefaction - e.g. the modern Queensgate cinema complex, one of the few 6 story buildings in Lower Hutt, is still closed today due to effects of the Kaikora earthquake back in 2016.
 - Other problems – including greatly aggravating traffic and parking issues and danger to pedestrians.
- It should also be noted that six stories is extreme even by international northern hemisphere urban standards - eg the inner residential areas in central London where I've lived for years don't go anything near 6 stories high, and while there have been a few structures like that built in the 1950s and 60s in outer South London suburbs like Lewisham, they're now being pulled down as they became run-down and high-crime zones.
- The mystifying thing is I'm aware your Council does have some expert officials who are well-versed in internationally recognised planning values .. they carried out a considered revision to the District Plan a few years ago, applying recognised planning values such making maximum use of transport hubs. Which makes it all the more puzzling why, in this instance, the Council has adopted the most aggressive 'blunt instrument' approach, leaving it out-of-step with so many other Councils?

I seek the following decision from the local authority:

- A degree of further housing could be permitted, but it should take into account the value in preserving the heritage and character of residential areas, including the preservation of sunlight and vegetation, with also more credible steps to mitigate flood and seismic risks, and limit traffic and parking issues. This would mean adopting the more measured approach along the lines of the **approaches being taken by the councils of other larger NZ cities** (set out above) for applying the government's new legislation – i.e. much more selective permitting of

3 story areas in recognition of the heritage and character of residential areas, and extremely limited application of 6 stories, tied to only extremely close proximity to central retail areas. Please also note that today the Environment Minister indicated the Govt is “always open to consider” more moderate ideas following Christchurch Council’s wholesale rejection of the new framework:

<https://www.stuff.co.nz/business/129928357/government-open-to-ideas-after-christchurch-gives-finger-to-intensification#comments>

Given the Hutt Council’s previously publicly stated opposition to the new legislation, it should take the opportunity to explore further these conciliatory comments from the Government, and scope to moderate the extent of new rules as appropriate, before finalising anything.

Thank you in advance for considering this submission.

I do not wish to be heard in support of my submission.

Laurence Tyler

20 September 2022

Telephone: 0273029334

Postal address: 66A Hautana Street, Woburn, Lower Hutt 5010

Contact person: as above

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	<i>Last</i>		<i>First</i>	
Company/organisation				
Contact <i>if different</i>				
Address	<i>Unit</i>	<i>Number</i>	<i>Street</i>	
	<i>Suburb</i>			
	<i>City</i>		<i>Postcode</i>	
Address for Service <i>if different</i>	<i>Postal Address</i>		<i>Courier Address</i>	
Phone	<i>Day</i>		<i>Evening</i>	
	<i>Mobile</i>			
Email				

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I **could** **could not** gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I **am** **am not** directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
 behalf of submitter)*

PJ Walsh

Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Riddlers Crescent Heritage Precinct

1. This submission concerns the zone for the Riddlers Crescent Heritage Precinct and the exclusion of the site at 5 Riddlers Crescent from the zone.
2. The summary webpage for Plan Change 56 on the Hutt City Council website¹ states that two of the properties in the current Riddlers Crescent heritage precinct would be excluded from the precinct under the plan change.

Riddlers Crescent Heritage Precinct	<p>Riddlers Crescent has been identified in the District Plan as a heritage area since the District Plan first became operative in 2003.</p> <p>The area is currently identified through the Historic Residential Activity Area.</p>	<ul style="list-style-type: none"> • The proposed plan change would rezone the areas to the High Density Residential Activity Area. • The area has been identified through the Riddlers Crescent Heritage Precinct (two of the properties in the current heritage precinct would be excluded from the precinct under the plan change, following the findings of the Heritage Inventory Review). • The rules are the same as the Operative District Plan - resource consent would be required for new buildings, external alterations, external repair and external modification. • No additional rules are proposed for demolition of buildings in the area.
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Fig. 1. Excerpt from web page.

3. It is apparent from the proposed district plan maps that those properties are 5 Riddlers Crescent and 39 Riddlers Crescent.

¹ <https://www.huttcity.govt.nz/council/district-plan/district-plan-changes/implementing-government-requirements-for-housing-intensification>



Fig. 2. Proposed zone for HA-06 with red arrows showing 39 Riddlers Crescent (top) and 5 Riddlers Crescent (left).

4. The summary webpage (Figure 1) cites the findings of the Heritage Inventory Review (a reference to the Hutt City Council Heritage Inventory Report)² below as basis for excluding these two properties.
5. However, there is no comment in the Heritage Inventory Review about 5 Riddlers Crescent. In fact, the map in the Heritage Inventory Review includes 5 Riddlers Crescent in proposed zone HA-06 (Figure 3).³

² Stevens et al, Hutt City Council Heritage Inventory Report, Sub-Report for Plan Change 56, August 2022

³ Stevens et al, above note 2 at page 84.

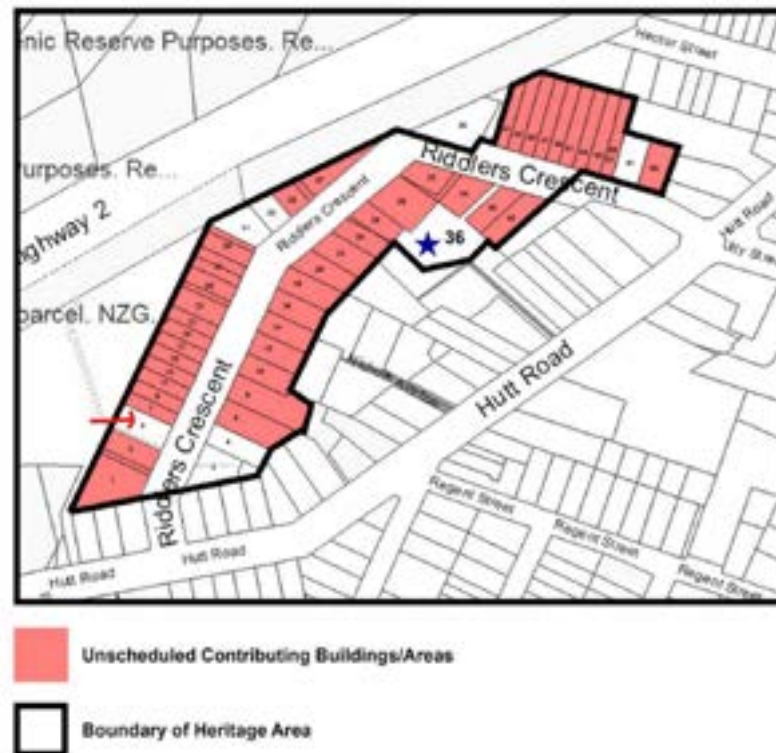


Fig. 3. Proposed zone for HA-06 from the Heritage Inventory Report, red arrow showing 5 Riddlers Crescent.

6. An Historic Heritage Area should not have gaps or holes, instead, non-contributing places within the area should be identified as such.⁴ This is the approach taken in the Heritage Inventory Review.⁵ “Contributing” means contributing to the historic character of the area.
7. In the map of Figure 3, several properties are identified as not containing “contributing buildings/Areas”. These are 2 Riddlers Crescent, 4 Riddlers Crescent, 5 Riddlers Crescent, 31 Riddlers Crescent, 33 Riddlers Crescent, and 61 Riddlers Crescent. Of these six properties, 2 Riddlers Crescent is a park currently zoned General Recreation, and the remainder are zoned Historic Residential. There is no proposed zone change for 2 Riddlers Crescent.
8. Thus, only 5 Riddlers Crescent is excluded from the proposed heritage overlay and is treated differently from the other non-contributing properties in the zone.
9. 5 Riddlers Crescent is a part of the large commercial property to the rear of the residential properties which have a street frontage to the Crescent.

⁴ Methodology and Guidance for Evaluating Auckland’s Historic Heritage, Section 9.1.1, 2020

⁵ Stevens et al, above note 2 at at page 86.

The bulk of the property to the rear is currently in the General Business zone, with the parcel of land fronting the street zoned Historic Residential (Figure 4). This parcel of land has never had a residential building on it and was originally used for grazing. Its current use is as an accessway for the commercial property (Figure 5).



Fig. 4. Current District Plan map. Historic residential (orange), General Business (purple), red arrow showing 5 Riddlers Crescent.



Fig. 5. Google Street View of 5 Riddlers Crescent street frontage with number "5" visible under Kmart sign.

Effect on the Riddlers Crescent Heritage Precinct of rezoning street-fronting parcel of 5 Riddlers Crescent High-Density Residential

10. The design of the houses in Riddlers Crescent are typical of the period 1906-1910 and fall into two styles of building, one being villas, and the other being semi-detached workers houses. The designers made use of a limited palette of scale, forms, arrangement of openings, and location on site. The design, location and orientation of these buildings have combined to create a picturesque, informal, and human scaled character to this small suburban area of Petone.⁶
11. The proposed High Density Residential zone permits buildings of up to six storeys, with no limits on style of construction. A modern building of this scale within the Riddlers Crescent Heritage Precinct would detract from this picturesque, informal, and human scaled character.
12. To exclude 5 Riddlers Crescent from the Riddlers Crescent Heritage Precinct is contrary to the following objectives and policies:

Objective 4G 5.3.1.1

The historic heritage value of the collection of buildings in the Heretaunga Settlement Heritage Precinct and Riddlers Crescent Heritage Precinct are protected from inappropriate development.

Objective 4G 5.3.1.2

Building height, scale, intensity and location does not adversely affect the historic character of the Heretaunga Settlement Heritage Precinct and Riddlers Crescent Heritage Precinct or detract from the existing patterns of development.

Policy 5.3.2.2

Protect the distinctive characteristics, form and style of buildings in the Heretaunga Settlement Heritage Precinct and Riddlers Crescent Heritage Precinct from unsympathetic development.

Policy 5.3.2.4

Ensure that non-residential buildings within the Heretaunga Settlement Heritage Precinct and Riddlers Crescent Heritage Precinct do not affect adversely the visual coherence of the street.

⁶ Stevens et al, above note 2 at page 81.

Policy 5.3.2.7

Minimise detractions from the existing pattern of development in the Heretaunga Settlement Heritage Precinct and Riddlers Crescent Heritage Precinct by managing the siting of buildings.

Mixed-zone status of street-fronting parcel of 5 Riddlers Crescent

13. A boundary of a historic heritage area should run around, rather than through a space, street or land parcel.⁷ However, this does not seem to be a justification for the exclusion of 5 Riddlers Crescent from zone HA-06. This is because under the proposed plan change the property will still straddle two zones: General Business, and High Density Residential, just as it does now (General Business, and Historic Residential).

Conclusion

14. I seek the following decision from Hutt City Council:
15. As it relates to 5 Riddlers Crescent, the Riddlers Crescent Heritage Precinct HA-06 should be redrawn as shown in the Heritage Inventory Report.

⁷ Stevens et al, above note 2 at page 78.

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Francis First Julie	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 1 Street Military Road
	Suburb	Boulcott
	City	Lower Hutt Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	021550964
Email	julie@spotlightreporting.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential & Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Changes to the Boulcott area that changes it from Special Residential to High Density Residential.

Changes to the District Plan that allow buildings of up to 6 stories within 1200m from the edge of the Lower Hutt CBD.

Changes to the District Plan that allow a larger area of Lower Hutt to have three homes of up to three stories being built on one section.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

We oppose the provisions in the proposed change to the district plan to allow for buildings of up to 6 stories on residential land across Lower Hutt, and specifically Boulcott.

We also oppose the provisions that allow three homes of up to three stories on one section.

The infrastructure in the Hutt Valley has not been sufficiently upgraded to cope with increased housing of this density in the area.

In the Hutt News dated the 15th there was a front page article stating that the water infrastructure was not able to cope with increased demands and that water shortages were likely over the summer period.

There is also insufficient street parking across Lower Hutt and in particular the Boulcott area to cope with the level of housing intensification that is proposed. High Street is already a very busy congested street and the Hospital staff occupy the majority of parks along High St and this spills over into the Streets around Military Road and surrounding streets.

Housing intensification is going to create increased parking problems and traffic congestion problems and safety issues for residents.

There is very little commercial property in the Lower Hutt CBD that is 6 stories high, yet the proposal to allow residential properties up to 6 stories high with no improvements to infrastructure or traffic safety is very concerning.

Three & Six storey buildings are also going to impact significantly on the culture and heritage of the suburbs and will create social issues within neighbourhoods.

The fire service and police force have been under pressure for a long period of time and would not be able to cope with the level of intensification that 3 & 6 storey buildings will bring. Do we have fire engines that can cope with buildings of that height at scale?

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

That Military Road and the surrounding streets in Boulcott are not changed from Special Residential to High Density residential.

That 3 x 3 storey and 6 storey buildings are not allowed to be built in central Hutt (including Boulcott and surrounding streets) so that the residential areas are not significantly altered by intensification.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



20-09-2022

Date

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Chhiba First Elayna	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 23 Street Adelaide Street	
	Suburb Petone	
	City Wellington	Postcode
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0226182782	
Email		

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Building 6 stories in High density residential and Commercial areas

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I am a student at Victoria University. I would like to comment on the Council allowing building 6 stories in High density and Commercial areas.

The Labour government are asking councils to increase the supply of Housing.

My concern is that my generation of people will be priced out of the housing market indefinitely. It is already hard enough as it is to save up to buy a house anywhere near Hutt City or Petone let alone rent a place that is of an adequate standard. By having areas around the city where housing supply could increase, I thought the council had planned for the next generation by allowing us selection and housing choices in the city. Therefore I see a need to go beyond 6 stories, if we are thinking of the next generation and a 30-40 yr timeframe.

When discussing this people my age, we have often wondered why the council cannot plan for the future and keep us in Hutt City. They are finally doing this with the 6 story allowance.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Can the council please allow apartment buildings to potentially be built, with multi units and Apartment buildings to be built around the city and Petone that go well beyond 6 stories so they will be build if there is demand for these in the future and housing is kept to an affordable level.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	18/9/2022
	<i>Date</i>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

SUBMISSION ON PROPOSED DISTRICT PLAN CHANGE 56

Enabling Intensification in Residential and Commercial Areas

To: **Hutt City Council**

Name of submitter: **John Charles Roseveare**

I could not gain an advantage in trade competition through this submission

The specific provisions of the proposal that my submission relates to are

- Chapter 1 – Introduction and Scope of the Plan
 - Proposed Policy 1 (b)(iv) and (c) – Page 7
 - Proposed Amendment 21 to proposed new Policy 1 - subsection (b) – Page 12
 - Proposed Amendment 49 – subsection (g) – page 22
- Chapter 4G – High Density Residential Area
 - 4G1 – Proposed Introduction/Zone Statement
 - Amendment 114 – Proposed new Objective 4G 2.8 – page 53
 - Amendment 131 – Proposed new Objective 4G 3.16 – page 56
- The map/boundaries of the proposed new High Density Residential Activity Area

Submission and Reasons

I oppose the proposed changes to establish a High Density Residential Activity Area (HDRAA) adjacent to the suburban centre of Eastbourne within which:

- any low to medium density form of up to three stories is permitted:
- a form of up to 4 stories is enabled if “the best practicable amenity outcomes of adjoining sites” are achieved for the development concerned; and
- taller forms gain are enabled if “compatible with the amenity levels associated with high density residential development of four stories

This is because:

- The existing retail/service centre of Eastbourne is a boutique/low density area of one and two story buildings – many with residential units on the second story of residential premises.
- The adjacent residential area covered by the proposed HDRAA is characterised by one and two story residential units, mature vegetation and a high standard of development
- Allowing the construction of multiple three and four story (and potentially even taller residential developments) as permitted activities in the proposed HDRAA would be substantially contrary to the established character and environmental quality of the area – and of the retail/service centre
- There is already a high level of existing horizontal density in this area under existing arrangements – many of the houses/units are built very close to neighbouring units (and would/do not meet the 50% net site area requirement), the front of many houses/units are very close to the street, there are many established residential back

sections, and there are some existing groups of flats/townhouses (the largest of which is made up of two story units built four back from the road)

- The proposed requirement that 4 story developments achieve “the best practicable amenity outcomes for adjoining sites” simply requires that a development be as good in this regard as it practically can be – realistically this is a very low ‘bar’
- Some features of the proposed boundaries of the new HDRAA seem somewhat arbitrary:
 - There is no obvious reason why some sections are just inside the boundary line and others are just outside it (other than that areas in the proposed area are “adjacent to’ the suburban centre - which sections in the outer parts of the proposed HDRAA do not actually seem to be)
 - Somewhat ironically the only existing three story block of flats on the Marine Parade foreshore (other than Rona House) is actually just outside the proposed HDRAA (boundary
 - The boundary seems to extend slightly further to the north of the service centre than it does to the south

I support proposed new Amendments 123 and 124 (pages 54 and 55). It is important that the impact of new developments on the inhabitants of adjoining sites is taken fully and properly into account, and that reasonable and appropriate provision is made for affected neighbours to be notified – and to be heard – on such impacts.

Decisions sought

- 1) Amend the existing proposal so that within the proposed High Density Residential Activity area in Eastbourne:
 - a. Building heights of at least 4 stories not be allowed
 - b. Building heights of 3 stories are discretionary rather than permitted activities on which affected neighbours have the right to be notified and to make submissions before approval is granted
- 2) The proposed boundaries of the new activity area be reviewed to ensure that they are consistent and otherwise reasonable

Being heard

I wish to be heard in support of my submission

John Roseveare

john.roseveare@outlook.com
 173A Muritai Road, Eastbourne, 5013
 022 3214509

20 September 2022

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Farrer First Trevor	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 20 Street Mary Huse Grove	
	Suburb Manor Park	
	City Lower Hutt	Postcode 5019
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening 0272231710
	Mobile	
Email	hcity@xtra.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

publicly notified proposed district plan change

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

*Give details:***High Density Residential Zone***(Please use additional pages if you wish)*

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

1. This is a submission on Draft Hutt City Council District Plan Change 56.
2. The submission covers the new residential zoning called High Density Residential Zoning.
3. I strongly support the new High Density Residential Zone.
4. The amended zoning appropriately gives effect to the requirements of the National Policy Statement for Urban Development 2020, including Policy 3.
5. Higher density within urban centres such as the Hutt will promote more environmentally friendly modes of transport and increased economic activity within these centres.
6. Sites with close proximity to a train station or town centre, the ability to build above six storeys is essential in providing affordable housing in an area with an increasing population.
7. The policies and rules for enabling development over six storeys are currently vague and unclear.
8. Providing additional clarification for buildings of more than six storeys is needed I feel.
9. Policy 4G 3.3 of the NPS-UD enables buildings of more than six storeys where compatible with the amenity levels associated with high density six-storey residential development
10. The definition of amenity levels is unclear. Further clarification on what amenity levels referred to is required.
11. I propose that specific wording regarding amenity levels are to be included.
 - a. Defining it as the level of amenity the development will provide; or
 - b. Having sufficient amenities in the area to support the development.
12. The usage of the word ' compatible' is hard to interpret. To clarify the meaning of this policy the wording should be amended to resemble the statements below:
 - a. Where the level of amenity provided is equal or greater to that of a six-storey residential building; or
 - b. Where there are enough amenities in the area to support a six-storey residential development.
13. The rules for building more than six storeys are discretionary without clear guidelines on how to achieve good outcomes.
14. Design guidance around residential development above six-storeys should be included.
15. I propose that the design guide should include considerations for:
 - a. The privacy of adjoining properties;
 - b. The effect of shade on adjoining properties; and
 - c. The provision for natural light.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Providing additional clarification for buildings of more than six storeys is needed I feel, and staying in line with Policy 4G 3.3 of the NPS-UD which enables buildings of more than six storeys where compatible with the amenity levels associated with high density six-storey residential development.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	20/9/2022
	<small>Date</small>

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Williamson First Rachel	
Company/organisation	RLW Holdings Ltd	
Contact if different		
Address	Unit	Number 1 Street Elizabeth Street
	Suburb	Petone
	City	Postcode
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021827627	
Email	rachel.williamson09@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

district plan change

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Petone Commercial Area 1

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

Refer to attached

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Refer to attached

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
 behalf of submitter)*

	20/9/2022
	<i>Date</i>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
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Submission on Petone Commercial Area 1

The proposed height limits within the Petone Commercial Area 1 to be (as per Amendment 268, Plan Change 56):

- (i) 10m within the Jackson Street Heritage Precinct
- (ii) 22m where not within the Jackson Street Heritage Precinct

This allows:

- Significant historic heritage values of Jackson Street are protected
 - Increase in available development capacity
 - Increased housing choice in Lower Hutt.
 - Increase in the provision of commercial services, community facilities, and housing
 - Improved housing affordability
 - Economic benefits of increased development through employment opportunities, economic activity, and a more competitive market
 - A more vibrant Petone Commercial area as a result of increased population.
 - Increased revenue base to fund public space and community facility improvements
1. The amended building height implements appropriately the requirements of the National Policy Statement for Urban Development 2020, including Objective 3 and Policies 2 and 3¹.
 2. There is no criteria or assessment for buildings that exceed the 22m height limit. There are over two dozen residential properties behind the buildings of the Jackson Street Heritage Precinct which are rezoned as High Density Residential Zone, with a 22 meter height limit, and potential under the new zone rules to exceed this height limit in line with the NPS-UD.
 3. The Properties within the Petone Commercial Area 1 outside the Jackson Street Heritage Precinct should have their height limit rules treated in the same way to these over two dozen rezoned High Density Residential Zoned properties given they are also adjoining the Jackson Street Heritage Precinct. High Density Residential Zoning enables buildings of up to six storeys, and buildings of more than six storeys where compatible with the amenity levels

¹ **Objective 3:** Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

- (a) the area is in or near a centre zone or other area with many employment opportunities
- (b) the area is well-served by existing or planned public transport
- (c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.

Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.

Policy 3: In relation to tier 1 urban environments, regional policy statements and district plans enable:

- (a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and
- (b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and
- (c) building heights of least 6 storeys within at least a walkable catchment of the following:
 - (i) existing and planned rapid transit stops
 - (ii) the edge of city centre zones
 - (iii) the edge of metropolitan centre zones; and
- (d) in all other locations in the tier 1 urban environment, building heights and density of urban form commensurate with the greater of:
 - (i) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or
 - (ii) relative demand for housing and business use in that location.

associated with high density six-storey residential development. Buildings within Petone Commercial Area 1 should allow this also given they are also adjoining buildings within the Jackson Street Heritage Precinct. This also is in line with the objectives of the NPS-UD.

4. My understanding of the key heritage issue is that buildings in side streets that adjoin the Jackson Street Heritage Area may be visible from Jackson Street and have the potential to detract from the character of the Jackson Street heritage streetscape. Buildings in the side streets that adjoin Jackson Street should therefore be designed to be sympathetic to the heritage values and compatible with the character of the heritage streetscape.
5. There is minimal difference between the impact of a 6 story vs 8 story building as long as it is designed within the correct context.
6. Suitable design can be achieved through case by case assessment in the resource consent process. The consent status should be restricted discretionary supported by clear policy direction on the matters to which Council's discretion is restricted. The consent status should not be discretionary – that would lead to consent decision-makers having to assess potentially conflicting built heritage advice without guidance to direct them.
7. Context is the key here. Polite complementary design is good, but can also be overtly modern with references to the historic context in things like a material selection, a repeated motif or form, or picking up on strong horizontal lines.
8. However the basic approach is to maintain the integrity of the heritage aspects but a larger building behind can work satisfactorily. The design should not overpower and take away from the heritage building so a planer building usually works better or something that may pick up some basic form or feature of the heritage building such as a pitched roof or a general pattern of windows can show respect for the heritage and still be a contemporary design. The aim should be to minimize an adverse impact on heritage values
9. There are several examples in other cities around the world heritage area main roads in town centres have taller modern buildings behind on the side streets. For example a recent apartment building at 1 George Street, Adelaide, Australia below, which shows an historic low rise building on a corner with a 30+ meter structure behind. This new building displays neutral colours and is not overly glazed, to not detract the attention away from the historic corner building and blends in well to the backdrop.





10. Of note is the Design Guide for Petone Commercial Area 1, which is largely applicable for the Jackson Street Heritage Precinct. Outside of this but within the zone, the design guide does not provide clear guidance for higher buildings within the allowable height limit.
11. As per the section 32 report, there are very few development sites that do not have heritage protection and have not been recently redeveloped, so development capacity is limited in practice.
12. There are over two dozen residential properties behind the buildings of the Jackson Street Heritage Precinct which are rezoned as High Density Residential Zone, with a 22 meter height limit, and potential under the new zone rules to exceed this height limit in line with the NPS-UD. Yet a Design Guide for these properties within High Density Residential Zone behind most of the buildings behind the Jackson Street Heritage Precinct do not provide any guidance for the design to be sympathetic towards Heritage Area. Yet the Properties zoned Petone Commercial Area 1 that are behind the buildings have a strict design guide rally produced for the properties with the Heritage Area.
13. An option would be to retain the existing Design Guide for Petone Commercial Area 1 for the Jackson Street Heritage Precinct only, and create scaled back guidance for properties outside this area but within the zoning. Alternatively, given there is no guidance in reference to the Jackson Street Heritage Precinct for the High Density Residential Zone, perhaps this existing Design Guide only apply to the properties located within The Jackson Street Heritage Precinct only .
14. However this might not be practical and possible, in which case the Petone Commercial Area 1 Design Guide needs to clarify design criteria for properties outside of Jackson Street, along the side streets.
15. Advice was obtained on a suitable approach from the following built heritage experts:
 - Dr Ann McEwan of Heritage Consultancy Services;
 - Heike Lutz of BCon Consultants Ltd.
 - William Fulton of Fulton Ross Tam Architects Ltd
16. Some advice has been shared below for your consideration.
17. If the Design guide cannot be restricted to apply only to properties within the Jackson Street Heritage Area, then the matters of discretion for properties outside of this precinct should address:

- The provision of an activated, pedestrian-focused street frontage that is sympathetic to the Jackson Street heritage streetscape;
- The appropriateness of the building design in respect of adjacent heritage buildings and the Petone Commercial Design Guide (Petone Commercial Appendix 1);
- The visual character of the building when viewed from Jackson Street at a specified height of viewpoint e.g. 1600mm above footpath level;

Policy	Buildings in Petone Commercial Area 1 Outside the Jackson Street Heritage Area
	<p>Provide for buildings and structures that:</p> <ol style="list-style-type: none"> 1. Are of a form, scale and design that respect the heritage character and amenity of Jackson Street; <ol style="list-style-type: none"> a. Provide a coherent "backdrop" to the Jackson Street Heritage Area with a Building design that is not dominant over, but does not need to be subservient to, adjacent heritage buildings; b. Building design with design cues from adjacent heritage buildings in terms of scale, form, patterns, materiality, colours and textures and from the Petone Commercial Design Guide (Petone Commercial Appendix 1). 2. Avoid the use of landscaping measures as transition mitigation measures due to the urban nature of the Jackson St area and the general absence of open space; 3. Avoid cantilevering of building parts (other than balconies) towards the heritage area; 4. Mitigate any visual dominance when viewed from Jackson Street at a [specified height of 1600mm] above footpath level; 5. Have a positive interface with public space (including streets), including: <ol style="list-style-type: none"> a. Transparent glazing at ground level (consistent with the Petone Commercial Design Guide (Petone Commercial Appendix 1)) that allows visibility into and out of building frontages; and b. Obvious public entrances. 6. Have lighting or signage that is complementary to the grain of the Jackson Street Heritage Area.

18. I wish to be heard in relation to the Design guidance for Petone Commercial Area 1, and very open for discussion with council with my consultants on having the design guide only apply to the properties within the Jackson Street Heritage Area, alternatively have a Heritage Consultant engaged on my behalf to provide suggestions on how to provide guidance for properties outside of this area.

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Wong First G	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 9 Street Buick
	Suburb Petone	
	City Lower Hutt	Postcode 5012
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	
Email	gw778@proton.me	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could **could not** gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I **am** **am not** directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Chapter 14F Heritage Buildings and Structures and the creation of 'heritage areas' to restrict development

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I am against the listing of private residential properties as heritage under the proposed heritage areas included in this plan change, without homeowner consent.

A heritage area imposes significant restrictions on what a home-owner can and can't do with their property. Once a property is in one of these areas, the owner will have to get the Council's consent to make any changes to their. The rules for when the Council may do this are very vague and leave a lot of discretion to the Council. Home-owners face added consent hurdles and extra costs they would not normally if outside the heritage zone.

Home-owners face increased insurance costs for heritage listings. Insurers will charge increased premiums (eg, 25% or more), increased excesses and refuse to provide cover for the additional costs in repairing to the original standard and to cover further Council Consent fees.

Evidence indicates heritage listing reduces the value of a property by 10 to 30%. Real estate agents have reported that many potential buyers lose interest when they learn that a property is heritage listed. For most people the home is their most significant asset - home-owners stand to suffer a significant loss in the value of their property under heritage listing.

There was no consultation with home-owners nor was information provided on the potential impacts on home-owners, before the announcement by the council proposing the new heritage zones.

I want to have the choice as to whether my property is included in the Plan Change as now being in a heritage area. The Council must not be able to include the homes of local families as heritage without the agreement of the owner.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I want the Council to adopt the following policy:
 “That a property should only be classified as heritage in the District Plan with the express written consent of the property owner.

I want the Council to include the above policy in the proposed Plan Change.

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	20/9/2022
	<i>Date</i>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last McLennan First Logan	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 11 Street Hinau Street
	Suburb	Woburn
	City	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	021418697
Email	ljmclennan@hotmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

4G High Density Residential Activity Area

10.1.2 Amenity Values

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose the specific provisions for the following reasons;

1. The area of the high density residential zone is far too big. The geographical nature of the Hutt means almost all areas are within 1200m of the city centre, stations etc.

2. Allowing buildings of up to 6 storeys (22m in height) throughout the current proposed high density area is far beyond what is necessary and sustainable for the Hutt. There are limitations on growth in urban areas in terms of transport, roading and education will all be severely impacted by sudden urbanisation, majority of which is reliant on a central government is unlikely to keep pace with private developers. This will result in severe social issues beyond what we currently have.

3. The definition of "amenity value" in the RMA 2011: those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. 22m high, 6 storey buildings do not align with this requirement in relation to the residential neighbourhoods of Hutt City.

4. The permitted activities allow too much scope to permanently destroy the "special character" of the Hutt, in particular those areas currently designated "special residential".

5. The policy is not prescriptive enough regarding the design for shading, privacy, outdoor living, appearance.

6. The proposed changes do not place sufficient emphasis on the Council and all landowners to ensure we are fulfilling our obligations as Kaitiaki or guardians of the environment and biodiversity, as organisations such as HCC, GWRC, Ministry for the Environment, Department of Conservation, New Zealand Government say we should be in documents such as the National Policy Statement on Inigenous Biodiversity.

7. The impact of safety in design needs to be considered by the council when making planning and district plan changes. Not enough consideration has been given to the safety of the public and communities of having 6 storey, 22m high buildings in existing residential streets, particularly in relation to traffic, hazards (natural and man made), infrastructure capacity (services, roads etc).

I do not consider the council is fulfilling its obligation under the Local Government Act 2002, in taking a sustainable approach to development, and considering the social, economic, and cultural well-being of people and communities and the quality of the environment, for the benefit of the whole community.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

1. The high density residential area should be smaller and concentrated around the central city and public transport hubs, as is currently in place. Existing character areas such as Woburn and Boulcott should remain as character areas with high amenity value. Permit some further and tasteful development in these areas that won't have a negative impact on the environment including birdlife and trees, medium density with regulations regarding character and amenity value.
2. The definitions and permitted activities for all areas need to be more prescriptive to avoid ambiguity, and further public consultation prior to finalisation of the plan change.
3. Publicly notified and neighbour approved resource consents should be required for all discretionary activities.

HCC should show some back bone and stand up to Central Government as other local authorities are doing around the country. It was pleasing to hear last year HCC believed the Central Government policy was a blunt instrument and would have detrimental effects on the city. This current proposal to change the District Plan is disappointing to say the least. HCC had a plan for intensification that allowed for sustainable growth, and the current proposal to allow multistorey blocks throughout the Hutt without due consideration for the amenity value of the community as a result of rushed and central government led cookie cutter legislation, is irresponsible from the elected guardians of Hutt City.

Planning changes and further development are an exciting opportunity to create a vibrant city centre and make use of public transport hubs. Development however must be sustainable, in good taste and must not have a detrimental effect on the city or environment. The special character should be preserved as once it is gone, we will never get it back. Do not let the legacy of this council be that this district plan change has allowed permanent and irreparable damage to the city.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

Date

(a signature is not required if you make your submission by electronic means)

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Dahya First Hamish	
Company/organisation	Central Apartments Limited	
Contact <i>if different</i>		
Address	Unit	Number 20 Street Mary Huse Grove
	Suburb	Manor Park
	City	Lower Hutt Postcode 5019
Address for Service <i>if different</i>	Postal Address	Courier Address
	P O B O x 2000, Wellington	
Phone	Day	Evening
	Mobile 0274800048	
Email	hamishd@globe.net.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Publicly Notified Proposed District Plan

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Chapter 14H Natural Hazards

Flood Hazards (stream corridors, overland flowpaths and inundation areas)

Please see attached sheet

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

Please see attached sheet

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Please see attached sheet

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
 behalf of submitter)*

	20/9/2022
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Natural Hazards Chapter – District Plan

Policy 14H 1.5, Policy 14H 1.6 and Policy 14H 1.7.

The submission is based on new rules introduced in the Proposed District Plan on Flood Hazards based on a 1% Annual Exceedance Probability Flood including effects of climate change, including:

- o Stream corridor
- o Overland Flow
- o Inundation Areas

Policy 14H 1.5, Policy 14H 1.6 and Policy 14H 1.7

I feel there is greater definition required within the plan on what is defined as the Inundation Areas, Overland Flow and Stream Corridors. This relates to **Policy 14H 1.5, Policy 14H 1.6 and Policy 14H 1.7**. Further reasoning can be given to each when I am given the opportunity to be heard.

Stream Corridor

I question how have the Council made that decision on the Stream Corridor size. Where is a stream corridor defined? Further clarity is required for the District Plan on this matter from a practical point of view.

A stream channel may only be 2 to 4 meters wide, and either side of it might only be 5 meters wide as an ecological corridor. This will vary greatly in parts of the stream length.

The width in some areas does raise questions on how the width has come about. It is not clear and does not provide certainty on how this is assessed should be specified.

Waiwhetu Stream Corridor

The large width of the stream corridor in the overlays of the Waiwhetu Stream does affect some properties yards. For example, the properties 14, 16, 18, 18A, 20, 20A, 22, 24, 26, 26B, Leighton Avenue, Waiwhetu has the Stream Corridor in privately owned High Density Residential Zoned land. If the owners of these properties wish to develop on this site to increase housing supply onsite, they should be able to in areas of the stream corridor that are not such a risk. Within say within a meter or two of the stream channel can pose a risk, however further back (eg 6 meters back) may not be as much of a risk in this stream and able to be built on if criteria is satisfied.

The proposed wording Policy 14H 1.7 does not differentiate by any means the level of risk within the width of the Stream Corridors indicated in the corridor.

Policy 14H 1.7

Policy 14H 1.7 New residential units, commercial activities or retail activities within the Stream Corridors of the Flood Hazard Overlays Avoid New residential units, commercial activities or retail activities that are within the Stream Corridors or any subdivision where the building platform where the building platform is within the Stream Corridors unless it can be demonstrated that:

- 1. The activity, has an operational and functional need to locate within the Stream Corridor and locating outside of the Stream Corridor is not a practicable option;*
- 2. Mitigation measures are incorporated that reduce or avoid an increase in risk to people and property from the 1% Annual Exceedance Probability Flood;*
- 3. People can safely evacuate the property during a 1% Annual Exceedance Probability Flood; and*
- 4. The conveyancing of flood waters through the Stream Corridor is still able to occur unimpeded and is not diverted onto adjacent properties.*

I request for the policy in question to be amended, and consider changing the word “avoid”. With new residential units, commercial activities or retail activities that are within the stream corridors, the word “avoid” indicates a strong discouragement of development and within a stream corridor. Given a stream corridor definition has not been indicated, and the buffers around the Waiwhetu Stream are very wide and somewhat generic within the stream length, this could be considered to not be in line with the National Policy Statement of Urban Development Policy 3C.

The Council could amend the word “avoid” with something that is less discouraging, given that it already has indicated that there are four conditions and criteria that must be demonstrated, and any new residential units, commercial activities or retail activities must be assessed upon in order for a development to be considered.

Policy 14H 2.5

Policy 14H 2.5 states that new residential units, commercial activities or retail activities that are within the Stream Corridors of the Flood Hazard Overlay - New residential units, commercial activities or retail activities that are within the Stream Corridors of the Flood Hazard Overlay are **non-complying activities**.

I request this be changed from a non-complying activity to giving council discretion to assess any new residential units, commercial activities or retail activities that are within the Stream Corridors of the Flood Hazard Overlay within the criteria they have set in the chapter which relate to:

- *Mitigation measures are incorporated that reduce or avoid an increase in risk to people and property from the 1% Annual Exceedance Probability Flood;*
- *People can safely evacuate the property during a 1% Annual Exceedance Probability Flood; and*
- *The conveyancing of flood waters through the Stream Corridor is still able to occur unimpeded and is not diverted onto adjacent properties.*

If a property owner can satisfy that development is able and capable of being built and satisfy the Flood risk, then the development should not be deterred and unwelcomed/potentially unsupported by Council with a non-complying activity status.

Wish to be heard

I wish to be heard in relation to the policies above, re development in general within a flood area, whether it be overland flow, and Inundation area or stream corridor to further outline my thoughts and views in this matter. I wish to have a Flood modelling consultant present to be heard who can represent our views on this matter and present further evidence that is relevant to the above policies.

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

Received by Customer Service Centre

To: Chief Executive, Hutt City Council

on 19/9/22 Time 1:21pm

1. This is a submission from:

Full name	Last Shields	First Ian
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 15 Street Hume Street
	Suburb	Alicetown
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0211648782	
Email	shields.ian@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No: **56c**Title of Proposed District Plan Change: **Intensification in Residential and Commercial areas**

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Proposed medium and high-density housing intensity in Alicetown, which falls into the Petone area housing catchment of the Hutt City Council area. This submission relates to issues with water (and infrastructure), transport (including local road network, state highway network, and public transport), social infrastructure (education and health services), and information provided under the "Monitoring" section of the Hutt City Housing and Business Land Capacity Assessment included in the Wellington Regional HBA.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

See appended sheets

(Please use additional pages if you wish)

6. My submission is:

I oppose the specific provision to allow residential high-density intensification in the Petone housing catchment area based on the following:

STORMWATER: Exposing new and existing residential housing to potential flooding scenarios. Page 144 of the HBA, the Wellington Water assessment relating to stormwater services in the Petone housing catchment area states "Preliminary results for Petone indicate likely significant limitation on [stormwater] development capacity due to its low lying nature." Concreting/paving in medium and high-density developments is likely to decrease bare land available to absorb heavy rainfall and increase stormwater run off into a system that cannot be expanded to accommodate this. I believe that exposing new and existing residential properties to an increased risk of flooding would reflect a negligent approach by the council, possibly exposing it to significant legal action and costs which would have to be borne by the ratepayers (including those affected by flooded properties).

WATER SUPPLY: Current deficiency in the availability of potable water to service existing households. Page 143 of the HBA the Wellington Water assessment of water supply states - "The assessment does not consider future efficiency of the network (leak prevention) and customer use (demand/management)." In early August 2022 a National Institute of Water and Atmospheric Research (NIWA) climate specialist noted that Wellington experienced its wettest July on record in 2022. Just days later local media were carrying warnings from Wellington water that Lower Hutt residents were likely to experience strict water use restrictions in late 2022 and the 2023 summer. Clearly there is insufficient potable water to service existing users, this issue will only be exacerbated with the introduction of medium and high-density housing. Additionally, you can walk around Alicetown on any day and see numerous leaks from water toby's on the council side of property borders, that take Wellington Water weeks, and numerous phone calls, before repairs are made.

WASTEWATER: Lack of wastewater capacity for projected urban growth. Page 143 of the HBA Wellington Water states "The capacity of the wastewater networks were assessed using a 'calibrated hydraulic model' for the Wainuiomata catchment and only a 'limited design code analysis' for the larger Hutt City catchment. These analyses indicate significant capacity constraints in both catchments, with neither having sufficient infrastructure capacity for projected urban growth over the short, medium, or long term." The potential for sewage in the streets and/or overflowing into rivers and streams will be a reality if the constraints are not resolved before housing intensification is implemented.

TRANSPORT

Local Road Network: No recognition of the impact of traffic density on the local road network in the Petone housing catchment area. Page 144 of the HBA recognises traffic queuing issues in the central city area, it does not mention the traffic queuing issues associated with the Hutt Road (Western Hutt station to Petone SH2 on-ramp). Since the introduction of the K-Mart traffic lights traffic flow along the Hutt Road has been negatively impacted. This has a flow on effect on traffic turning into and out of Jackson Street at the Petone railway station traffic lights. Jackson Street has its own traffic issues which I would hope the council are already aware of.

State Highway Network: There have been no reports of new or increased employment opportunities within Lower Hutt to meet the needs of an influx of new residents. The NZTA assessment identifies pinch points on SH2 between Hutt City and Wellington, and proposed improvements including the Melling interchange and the proposed Petone to Grenada link road. Both of these projects are long

term, and both have at times been put on the back burner due to funding and geographical issues. These two projects should be realised before allowing high-density housing development in any of the Hutt City housing catchment areas. The Ngauranga to Petone cycleway is unlikely to even remotely meet commuting numbers, especially during wet (and windy) weather, noting the limited use of the existing Ngauranga to Petone cycleway.

Public Transport: Need improved frequency and reliability to shift new (and existing) commuters to public transport.

The Metlink rail service between Lower Hutt and Wellington is frequently experiences train services being replaced by bus. The 83 bus route from Lower Hutt to Wellington is experiencing random cancellations due to a lack of bus drivers throughout the region. The public transport services are currently only marginally fit for purpose (frequency, reliability, cost), these issues need to be resolved before imposing medium and high-density housing on the city.

Social Infrastructure:

Schools: Recognising that medium and high-density housing is likely to be occupied by a young family demographic

it is essential that sufficient and suitable educational facilities are available. Page 146 of the HBA notes that the Ministry of Education assessment of school rolls and capacity is limited to the current status, there is no assessment of the ability to increase rolls or capacity in the future. Having sufficient and appropriate education facilities is an essential requirement, not a nice to have. Until future capacity has been identified and planned for there should be a halt on medium and high-density housing projects.

Health: There is no recognition of existing health services or the requirement for the provision of health services for the population increase resulting from medium and high-density housing within the HBA.

Appropriate health services are essential in today's society. There are known issues with the Hutt hospital. Getting to Wellington hospital in an emergency, even if it had sufficient capacity to take over from Hutt hospital, would put increased pressure on Wellington Free Ambulance to respond quickly to emergencies. A number of GP practices are not taking on new patients. These issues would be compounded if there is to be a significant increase in population without prior mitigation planning.

CLIMATE CHANGE

Lower Hutt has a goal of halving emissions by 2030, and reducing emissions to net zero by no later than 2050 (<https://www.huttcity.govt.nz/environment-and-sustainability/climate-change/community-climate-change-response>). Promoting medium and high-density housing is counter to this goal in that residents of these types of housing have limited, or no, access to natural drying areas requiring the owners to use electricity for drying washing. Transpower is already warning of the potential for power black outs due to insufficient generating capacity, and in times of high power demand coal-fired generation sources are fired up. Not exactly a "green" option.

7. I seek the following decision from Hutt City Council:

Give precise details:

A halt to medium and high-density intensification in the Petone housing catchment area until, and only if, infrastructure issues have been identified and resolved.


(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



Date 13/9/2022

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-8888.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change
 Clause 6 of Schedule 1, Resource Management Act 1991

19.9.22
 Mail from after hours box

To: Chief Executive, Hutt City Council

1. This is a submission from:

Last Name *Marina*First Name *Craig*

Company/organisation and Contact if relevant/different

Address:

Unit Number Street
City*148 Jackson St*Suburb
Postcode*Petone
5010*

Address for Service if different:

Postal or Courier Address

Phone Day

Mobile

021 811990

Evening

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan: **Proposed District Plan Change No: 56**

Title of proposed Plan Change: **Enabling Intensification in Residential and Commercial Areas**

3. I could could not gain an advantage in trade competition through this submission.
 (Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition:

(Please tick one) Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are

(Give details and Please use additional pages if you wish)

A) Amendment 254 Policies of section 5B 1.12A- Area 2 Petone mixed use

Policy

(b) Manage larger scale retail activities to ensure they do not detract from the vibrancy and vitality of the traditional retail areas around Jackson Street (delete-Historic Retail Precinct) (Petone Commercial Activity Area – Area 1) and Hutt City's Central Commercial Activity Area and create an attractive and public focused environment.

(c) Restrict smaller scale retail activities to ensure they do not detract from the vibrancy and vitality of the traditional retail areas around Jackson Street (delete- Historic Retail Precinct) (Petone Commercial Activity Area – Area 1) and Hutt City's Central Commercial Activity Area.

B) AMENDMENT 259 [Chapter 5B Petone Commercial Activity Area (Issues, Objectives and Policies)] Amend policies of section 5B 1.2.1 - Area 1 Distinctive Character and Built Form of the Area on Jackson Street generally between Victoria and Cuba Streets

Policy

(a) External alterations, repairs, or modifications to existing buildings and structures and

- the construction of new buildings and structures in the Jackson Street Heritage Precinct comply with the specified design performance standards.
- (b) External alterations, repairs, or modifications to existing buildings and structures and the construction of new buildings and structures in Area 1 outside the Jackson Street Heritage Precinct respect the significant historic heritage values, style, and character of the Jackson Street Heritage Precinct.

C) Amendment 267

Delete Permitted Activity Condition 5B 2.1.1.1(a) Site Coverage up to 100%

D) Amendment 268

(b) Maximum Height of Buildings and Structures:

- (i) 10m within the Jackson Street Heritage Precinct
- (ii) 22m where not within the Jackson Street Heritage Precinct

E) Amendment 281 [Chapter 5B Petone Commercial Activity Area (Rules)] *Amend Matter of Discretion 5B 2.2.2.1(a)*

(a) The construction, alteration of, addition to buildings and structures, except for those works permitted under Rule 5B 2.2.1 (l) and (m)

vii. Impact on Historic Heritage

- Expected or potential impacts on the historic heritage values of any adjacent Historic Area, Historic Building or Significant Cultural or Archaeological Resource and any measures to be adopted to protect these values.

viii. Cultural significance of Te Puni Urupā

- Where adjacent, impacts on the cultural and historic values of the Te Puni Urupā.

F) Amendment 397 [Chapter 14F Heritage Buildings and Structures (Appendices)] **Jackson Street Heritage Precinct, Petone**

Buildings located along both sides of Jackson Street, between the intersection with Victoria Street in the west and Tory Street in the east. The boundaries are shown on the district plan maps as the Jackson Street Heritage Precinct, HA-04.

6. My submission is: *Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:*

A) Amendment 254 (b) I agree in part with the proposed wording of (b) because the traditional retail area in the current Jackson Street Heritage Precinct needs to be protected from large scale retail activities which would detract from the Precinct's vibrancy and vitality. However, 'around' should only apply to the Central Commercial Area and the amendment should read 'along' not 'around the Jackson Street Heritage Precinct.

(c) I agree in part with the wording with the same wording provisos as for (b)

B) Amendment 259

I agree with Policy (a)

I oppose Policy (b) as it is worded as the whole of the current Jackson Street Heritage precinct needs to be retained with no buildings and structures in Area1 outside of the Precinct. However, it should be used for buildings adjacent to the Jackson StreetHheritage Precinct.

C) I support Amendment 267 as new buildings should not cover 100% of any site.

D) I oppose Amendment 268 (b) (ii) because the current Jackson Street Heritage Precinct needs to be kept intact

E) Amendment 281 (a) vii and viii.

I support both (a) vii and (a) viii

F) I oppose Amendment 397 Jackson Street Heritage Precinct, Petone because it needs to read

Buildings located along both sides of Jackson Street, between the intersection with Victoria Street in the west and Cuba Street in the east. The current Heritage Precinct should not be reduced.

7. I seek the following decision from Hutt City Council: Give precise details:

A) Amendment 254 (b) to read: Manage larger scale retail activities to ensure they do not detract from the vibrancy and vitality of the traditional retail areas along the Jackson Street Heritage Precinct.

Amendment 254 (c) to read: Restrict smaller scale retail activities to ensure they do not detract from the vibrancy and vitality of the traditional retail areas along the Jackson Street Heritage Precinct.

B) Amendment 259 (a) Retain

Amendment 259 (b) Delete the words "in Area 1" and replace "outside" with "adjacent to"

C) Amendment 257 Definitely keep the deletion of up to a maximum of 100% site coverage.

D) Amendment 268 – Delete (b) (ii)

E) Amendment 281 – vii this matter of discretion needs to be kept and applied in the residential zone/s surrounding the Jackson Street Heritage Precinct – in the same way as it is being applied to Te Puni Urupa in viii.

viii – Te Puni Urupa should be protected from adjacent impacts.

F) Amendment 397 – the words "Tory Street" need to be replaced with "Cuba Street"

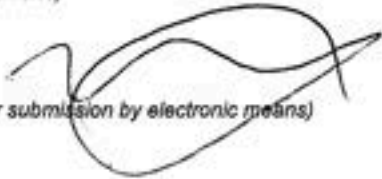
Conclusion: The areas surrounding heritage items, settings and areas have the ability to detract or add to the heritage values that are being protected under S6(f) of the RMA. This is recognised in the RMA which includes *surroundings associated with the natural and physical resources* in the definition of historic heritage. The surroundings associated with the Jackson Street Heritage Precinct are particularly influential over such a protected area and therefore need to be regulated so as to accomplish the protection of historic heritage under section 6(f).

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission, I will will not consider presenting a joint case with them at the hearing (Please tick one)

Signature of submitter:

(a signature is not required if you make your submission by electronic means)



Date:

12 / 9 / 2022

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

19.9.22
Mail from after hours box

To: Chief Executive, Hutt City Council

1. This is a submission from:Last Name **TORSTONSON**First Name **Rex.****Company/organisation and Contact if relevant/different****Address:**Unit Number Street
City **165 JACKSON ST.**Suburb **PETONE**
Postcode**Address for Service if different:**

Postal Address

Courier Address

Phone Day **939 2376.**
MobileEvening **—**

2. This is a submission on the following proposed change to the City of Lower Hutt District

Plan: **Proposed District Plan Change No: 56**Title of proposed Plan Change: **Enabling Intensification in Residential and Commercial Areas**3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

8. I wish do not wish to be heard in support of my submission.
(Please tick one)9. If others make a similar submission, I will will not consider presenting a joint case with them at the hearing (Please tick one)

Signature of submitter:

S.R. Torstonsen

Date:

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.**Where to send your submission** By email (preferred): district.plan@huttcity.govt.nz By post: Hutt City Council, Private Bag 31912, Lower Hutt 5040 In person: At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hut

19.9.22
Mail from after hours box

Jackson Street in Plan Change 56

Amendment No	Specific Provision	Position	Reasons for submission	Decision sought
Amendment 254	<i>Policies of section 5B 1.12A- Area 2 Petone mixed use Policy (b) and (c)</i>	Agree in part	The traditional retail area in the current Jackson Street Heritage Precinct needs to be protected from larger and smaller scale retail activities which would detract from the Precinct's vibrancy and vitality.	Manage larger scale retail activities to ensure they do not detract from the vibrancy and vitality of the traditional retail areas <u>along the Jackson Street Heritage Precinct</u> . And the same changes for (c)
Amendment 259	[Chapter 5B Petone Commercial Activity Area (Issues, Objectives and Policies)] <i>Amend policies of section 5B 1.2.1 - Area 1 Distinctive Character and Built Form of the Area on Jackson Street generally between Victoria and Cuba Streets Policy (a) and (b)</i>	Agree with (a) and Oppose (b) I agree with the wording "between Victoria and Cuba Streets"	The whole of the Jackson Street Precinct needs to be retained with no buildings and structures in an Area 1 outside of the Precinct.	Retain (a) and in (b) delete the words 'in Area 1' and replace 'outside' with 'adjacent to' so that it applies to buildings adjacent to the Heritage Precinct.
Amendment 267	<i>Delete Permitted Activity Condition 5B 2.1.1.1(a) Site Coverage up to 100%</i>	I support	It is important that no building covers any site up to 100%	Delete
Amendment 268 (b)	(b) Maximum height of Buildings and Structures	I support (i) and oppose (ii)	The current Jackson Street Heritage Precinct should be kept intact.	Delete (ii)
Amendment 281	[Chapter 5B Petone Commercial Activity Area (Rules)] <i>Amend Matter of Discretion 5B 2.2.2.1(a) vii. and viii.</i>	I support with vii and viii with a request	The Urupa certainly should be protected from the impacts of adjacent development and so should the Jackson Street heritage Precinct.	Keep both vii and viii and ensure that vii helps protect the Jackson Street Heritage Precinct from adjacent impacts.
Amendment 397	[Chapter 14F Heritage Buildings and Structures (Appendices)]	Oppose	The current Jackson Street Heritage Precinct should be kept intact.	Replace 'Tory Street' with 'Cuba Street.'

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



Received by Customer Service Centre

on 20.9.22 Time 1.02

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Beattie		First Elizabeth	
Company/organisation				
Contact if different				
Address	Unit	Number	Street 32 Porutu Street	
	Suburb Fairfield			
	City Lower Hutt		Postcode 5011	
Address for Service if different	Postal Address		Courier Address	
Phone	Day		Evening	
	Mobile 0276105850			
Email	elizabethgbeattie@gmail.com			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

High density residential residential activity area

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

- I do not support the high-density intensification for the following reasons:
- even 2 storey developments cut down on light and privacy for existing properties
 - the lack of outdoor living space is a concern - particularly for families with children
 - frequent public transport is not yet available as it should be to allow people not to have their own cars
 - some developments do not have allowances for mobility parking - thus making these places unobtainable for the disabled
 - lack of car parks is making roads busier and there's less visibility in streets due to the number of parked cars
 - many cars at the developments park on footpaths, across kerb crossings etc, making crossing roads difficult + unsafe for children, the elderly, those in wheelchairs, + parents with a pram
 - wheeler bins also cause hazards and invariably block footpaths and kerb crossings
 - the character of neighbourhoods is changing - and where can people move to so they can retain privacy in particular?
 - people are living in fear of what will happen in their street
 - there is not the infrastructure yet in place to support high-density living in existing neighbourhoods

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

- Minimum standards should be set by the council to allow for outdoor space for each home in new developments
- Provision should be made for carparking and spaces for wheelie bins to be put out for collection

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

Date
19/9/2022

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

19.9.22
Mail from after hours box

RMA FORM 5

Submission on publicly notified proposed district plan change
Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:Last Name *NICHOLS*First Name *BRETT JOHN***Company/organisation and Contact if relevant/different****Address:**Unit Number Street *185A JACKSON ST*Suburb *PETONE*City *LOWER HUTT*Postcode *5012***Address for Service if different:**

Postal or Courier Address

PhoneDay *027 721 8292*

Mobile

Evening *027 721 8292*

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan: **Proposed District Plan Change No: 56**

Title of proposed Plan Change: Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:I am am not directly affected by an effect of the subject matter of that submission that-

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition:

(Please tick one) Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are

(Give details and Please use additional pages if you wish)

A) Amendment 254 Policies of section 5B 1.12A- Area 2 Petone mixed use Policy

(b) Manage larger scale retail activities to ensure they do not detract from the vibrancy and vitality of the traditional retail areas around Jackson Street (delete-Historic Retail Precinct) (Petone Commercial Activity Area - Area 1) and Hutt City's Central Commercial Activity Area and create an attractive and public focused environment.

(c) Restrict smaller scale retail activities to ensure they do not detract from the vibrancy and vitality of the traditional retail areas around Jackson Street (delete- Historic Retail Precinct) (Petone Commercial Activity Area - Area 1) and Hutt City's Central Commercial Activity Area.

B) AMENDMENT 259 [Chapter 5B Petone Commercial Activity Area (Issues, Objectives and Policies)] Amend policies of section 5B 1.2.1 - Area 1 Distinctive Character and Built Form of the Area on Jackson Street generally between Victoria and Cuba Streets

Policy

- (a) External alterations, repairs, or modifications to existing buildings and structures and the construction of new buildings and structures in the Jackson Street Heritage Precinct comply with the specified design performance standards.
- (b) External alterations, repairs, or modifications to existing buildings and structures and the construction of new buildings and structures in Area 1 outside the Jackson Street Heritage Precinct respect the significant historic heritage values, style, and character of the Jackson Street Heritage Precinct.

C) Amendment 267

Delete Permitted Activity Condition 5B 2.1.1.1(a) Site Coverage up to 100%

D) Amendment 268

(b) Maximum Height of Buildings and Structures:

- (i) 10m within the Jackson Street Heritage Precinct
- (ii) 22m where not within the Jackson Street Heritage Precinct

E) Amendment 281 [Chapter 5B Petone Commercial Activity Area (Rules)] *Amend Matter of Discretion 5B 2.2.2.1(a)*

(a) The construction, alteration of, addition to buildings and structures, except for those works permitted under Rule 5B 2.2.1 (l) and (m)

vii. Impact on Historic Heritage

- Expected or potential impacts on the historic heritage values of any adjacent Historic Area, Historic Building or Significant Cultural or Archaeological Resource and any measures to be adopted to protect these values.

viii. Cultural significance of Te Puni Urupā

- Where adjacent, impacts on the cultural and historic values of the Te Puni Urupā.

F) Amendment 397 [Chapter 14F Heritage Buildings and Structures (Appendices)] **Jackson Street Heritage Precinct, Petone**

Buildings located along both sides of Jackson Street, between the intersection with Victoria Street in the west and Tory Street in the east. The boundaries are shown on the district plan maps as the Jackson Street Heritage Precinct, HA-04.

6. My submission is: *Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:*

A) Amendment 254 (b) I agree in part with the proposed wording of (b) because the traditional retail area in the current Jackson Street Heritage Precinct needs to be protected from large scale retail activities which would detract from the Precinct's vibrancy and vitality. However, 'around' should only apply to the Central Commercial Area and the amendment should read 'along' not 'around the Jackson Street Heritage Precinct.

(c) I agree in part with the wording with the same wording provisos as for (b)

B) Amendment 259

I agree with Policy (a)

I oppose Policy (b) as it is worded as the whole of the current Jackson Street Heritage precinct needs to be retained with no buildings and structures in Area1 outside of the Precinct. However, it should be sued for buildings adjacent to the Jackson Street Heritage Precinct.

C) I support Amendment 267 as new buildings should not cover 100% of any site.

D) I oppose Amendment 268 (b) (ii) because the current Jackson Street Heritage Precinct needs to be kept intact

E) Amendment 281 (a) vii and viii.
I support both (a) vii and (a) viii

F) I oppose Amendment 397 Jackson Street Heritage Precinct, Petone because it needs to read
Buildings located along both sides of Jackson Street, between the intersection with Victoria Street in the west and Cuba Street in the east. The current Heritage Precinct should not be reduced.

7. I seek the following decision from Hutt City Council: Give precise details:

A) Amendment 254 (b) to read: Manage larger scale retail activities to ensure they do not detract from the vibrancy and vitality of the traditional retail areas along the Jackson Street Heritage Precinct.

Amendment 254 (c) to read: Restrict smaller scale retail activities to ensure they do not detract from the vibrancy and vitality of the traditional retail areas along the Jackson Street Heritage Precinct.

B) Amendment 259 (a) Retain

Amendment 259 (b) Delete the words "in Area 1" and replace "outside" with "adjacent to"

C) Amendment 257 Definitely keep the deletion of up to a maximum of 100% site coverage.

D) Amendment 268 - Delete (b) (ii)

E) Amendment 281 - vii this matter of discretion needs to be kept and applied in the residential zone/s surrounding the Jackson Street Heritage Precinct - in the same way as it is being applied to Te Puni Urupa in viii.
viii - Te Puni Urupa should be protected from adjacent impacts.

F) Amendment 397 - the words "Tory Street" need to be replaced with "Cuba Street"

Conclusion: The areas surrounding heritage items, settings and areas have the ability to detract or add to the heritage values that are being protected under S6(f) of the RMA. This is recognised in the RMA which includes *surroundings associated with the natural and physical resources* in the definition of historic heritage. The surroundings associated with the Jackson Street Heritage Precinct are particularly influential over such a protected area and therefore need to be regulated so as to accomplish the protection of historic heritage under section 6(f).

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission, I will will not consider presenting a joint case with them at the hearing *(Please tick one)*

Signature

Signature of submitter:

(a signature is not required if you make your submission by electronic means)



Date:

14/08/22

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

Received by Customer Service Centre
on 19.9.22 Time 4.16

1. This is a submission from:

Full name	Last <u>Blackman</u> First <u>Geraldine</u>
Company/organisation	
Contact if different	
Address	Unit Number <u>103</u> Street <u>Marine Parade</u>
	Suburb <u>Eastbourne</u>
	City <u>Lower Hutt</u> Postcode <u>5013</u>
Address for Service if different	Postal Address
	Courier Address
Phone	Day <u>04 562 6293</u> Evening <u>04 562 6293</u>
	Mobile <u>021 0298 7992</u>
Email	<u>theblackmans@xtra.co.nz</u>

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No: Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

A new High Density Residential Zone which (PC 56) provides for buildings up to four storeys around the commercial centre in Eastbourne. PC 56 which will allow three homes of up to three storeys being built on most sections without the need for a resource consent.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose PC 56 because it does not give effect to the NZ Coastal Policy Statement 2010. In particular Policy 25, the subdivision, use and development of land in areas of coastal hazards risk. This would particularly concern the potential effects of a tsunami along the coastline of Eastbourne, the Bays and Petone. Increasing the density of housing within Eastbourne and the Bays would put pressure on the already compromised road to and from Eastbourne in the event of a tsunami.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I would like the Hutt City Council to limit the density and building height in all areas that need to be protected when managing tsunami risks.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

S. Blackman

19/09/22
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

Received by Customer Service Centre

To: Chief Executive, Hutt City Council

on 20.9.22 Time 1.16

1. This is a submission from:

Full name	Last <i>Henry</i>	First <i>Andrew</i>
Company/organisation		
Contact if different		
Address	Unit	Number <i>176</i> Street <i>Hutt Rd</i>
	Suburb	<i>Petone</i>
Address for Service if different	City	<i>Lower Hutt</i>
	Postal Address	Postcode <i>5012</i>
	Courier Address	
Phone	Day	Evening <i>04 589 0273</i>
	Mobile	<i>021 054 2106</i>
Email	<i>andrewhenry66@hotmail.com</i>	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

*Housing Intensification and Heritage Plans*3. I could could not gain an advantage in trade competition through this submission.

(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that-

- (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Decision to ^{not} include my property as a heritage house.

(Please use additional pages if you wish)

6. My submission is:

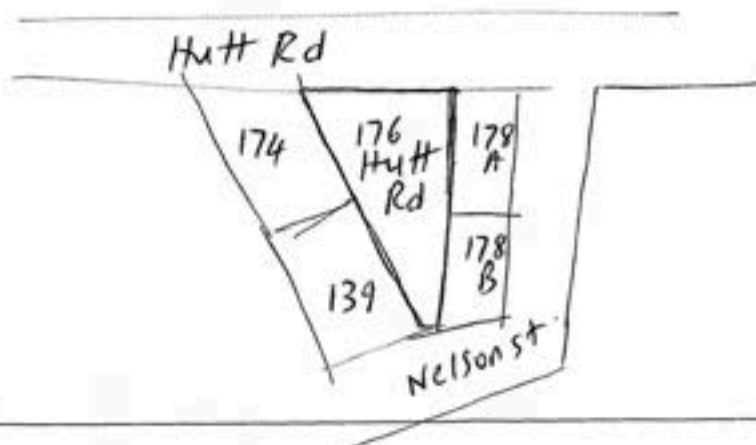
Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

I am Against the listing of Private residential properties as heritage under the proposed heritage areas included in This plan change, without home owner consent.

I object to plan change 56 which will lock approx 270 private homes into heritage areas. The significance of This development restriction will serious impact on any Future plans for my property.

my Property Falls in The Hutt Rd Railways Heritage area, as my house is a stand alone small cottage of very simple design and no architectural Value, Surrounded by 4 properties on two sides, Two built in the 1980'S, one mid century and one Built in 1990'S as a commerial Business.

How can my house be considered, a Heritage house when surrounded by modern homes when my neighbours houses properties aren't heritage.



(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I would like to make my own decisions regarding the future of my property. And that would be to not be included as a heritage property in the Hutt Rd Petone Heritage area.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.

(Please tick one)

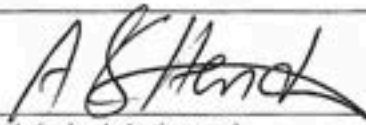
9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.

(Please tick one)

Signature of submitter:

(or person authorised to sign on behalf of submitter)



Date

19/9/22

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

Received by Customer Service Centre

To: Chief Executive, Hutt City Council

on 20/9/22 Time 12:13 PM

1. This is a submission from:

Full name	Last <u>CARMAN</u>	First <u>KEITH</u>	
Company/organisation			
Contact if different			
Address	Unit	Number	Street
	Suburb		
	City <u>Lower Hutt</u>		Postcode
Address for Service if different	Postal Address		Courier Address
	<u>11 RAHUIORA STREET, WOODMAN</u>		
Phone	Day	<u>565 286</u>	Evening
	Mobile	<u>021 655 433</u>	
Email	<u>carmanz@xtia.co.nz</u>		

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential & commercial areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one) RETIRED

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition;

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

5. The specific provisions of the proposal that my submission relates to are:

Give details:

- DESTRUCTION OF VALUED GREEN AREAS WITH LARGE LONG ESTABLISHED TREES
- ~~POTENTIAL~~ INTENSIFICATION POTENTIALLY LEADING TO HIGHER SURFACE FLOODING AFTER HEAVY RAINFALL
- DOUBTS WHETHER SERVICES e.g. WASTE WATER WOULD BE ADEQUATE TO cope

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details

TO CREATE "SPECIAL CHARACTER AREAS" & "SPECIFIC CHARACTER PROPERTIES"
 TO ENSURE THE PRESERVATION OF RESIDENTIAL
 AREAS WITH HIGH ENVIRONMENTAL BENEFITS,
 AND
 THIS ~~WILL~~ WILL REQUIRE THAT THE CURRENT
 SPECIAL RESIDENTIAL AREAS BE MAINTAINED, AND
 WHERE APPROPRIATE OTHERS ADDED, AND NOT
 BECOME DESIGNATED "HIGH DENSITY RESIDENTIAL
 AREAS"

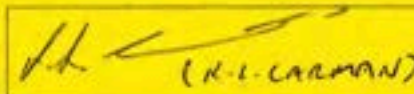
(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
 (Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
 (Please tick one)

Signature of submitter:
 (or person authorised to sign on
 behalf of submitter)



19.9.22

Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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- By post: Hutt City Council, Private Bag 31912, Lower Hutt 5040
- In person: At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



Received by Customer Service Centre

on 20.9.22 Time 3.06

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last LUPING	First MARGARET	
Company/organisation			
Contact if different			
Address	Unit	Number	Street
	Suburb		
	City		Postcode
Address for Service if different	Postal Address		Courier Address
Phone	Day		Evening
	Mobile 021 1252107		
Email	mdluping@icloud.com		

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Proposed District Plan Change 56

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

- Give details:
- (a) The proposal that the area in which I live (Ubbind) is being changed from special residential to one where buildings up to 6 storeys are allowed. Buildings can be situated one metre from the boundary.
- (b) Public notification is precluded for resource applications under Rule 4.6 4.2(4b)
- (c) Clauses 4G 2.1, 4G 3.10, 4G 4.23 and 4G 4.2.4 give some protection to residents. Their relationship to the proposal needs clarification

(Please use additional pages if you wish)

6. My submission is:

6. I oppose the provisions for the following reasons

Lower Hutt has always been a garden city for many years. The whole nature of the city would be destroyed by the present intensification proposals.

(b) I believe ~~the~~ owners of properties should be able to sell to developers if they wish to do so. It is their right.

(c) However the proposal to allow buildings up to 6 storeys high within one metre of the boundary would severely affect my privacy, light, and sunlight. There would be shading on the primary internal and external living areas throughout the year. Plants would be destroyed. My property would be devalued.

I presume other neighbours of such developments would be similarly affected. Those who also have one storey buildings would be particularly affected.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

1. The impact of the proposed changes on residents needs to be assessed in greater detail before any development plan is approved.
2. Buildings up to 6 storeys high 1 metre from the boundary would be severely detrimental to residents. The Council should change the distance from the boundary to be more flexible and a greater distance from boundaries. Six stories is ridiculously high.
3. Design of proposals should take into account all aspects of impact on adjoining sites.
Height, distance from boundary and shape and location of buildings are some of the factors that need to be assessed.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



14/9/2022.
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

Please have contact details limited to telephone number. 021 1252107

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

Received by Customer Service Centre

To: Chief Executive, Hutt City Council

on 19/9/22 Time 1:21 PM

1. This is a submission from:

Full name	Last Marge	First Arcus
Company/organisation		
Contact if different		
Address	Unit	Number 17 Street Hume Street
	Suburb	Alicetown
Address for Service if different	City Lower Hutt	Postcode 5010
	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	02102290919
Email	arcus.marge@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No: **56c**Title of Proposed District Plan Change: **Intensification in Residential and Commercial areas**

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Proposed medium and high-density housing intensity in Alicetown, which falls into the Petone area housing catchment of the Hutt City Council area. This submission relates to issues with water (and infrastructure), transport (including local road network, state highway network, and public transport), social infrastructure (education and health services), and information provided under the "Monitoring" section of the Hutt City Housing and Business Land Capacity Assessment included in the Wellington Regional HBA.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

See appended sheets

(Please use additional pages if you wish)

6. My submission is:

I oppose the specific provision to allow residential high-density intensification in the Petone housing catchment area based on the following:

STORMWATER: Exposing new and existing residential housing to potential flooding scenarios. Page 144 of the HBA, the Wellington Water assessment relating to stormwater services in the Petone housing catchment area states "Preliminary results for Petone indicate likely significant limitation on [stormwater] development capacity due to its low lying nature." Concreting/paving in medium and high-density developments is likely to decrease bare land available to absorb heavy rainfall and increase stormwater run off into a system that cannot be expanded to accommodate this. I believe that exposing new and existing residential properties to an increased risk of flooding would reflect a negligent approach by the council, possibly exposing it to significant legal action and costs which would have to be borne by the ratepayers (including those affected by flooded properties).

WATER SUPPLY: Current deficiency in the availability of potable water to service existing households. Page 143 of the HBA the Wellington Water assessment of water supply states - "The assessment does not consider future efficiency of the network (leak prevention) and customer use (demand/management)." In early August 2022 a National Institute of Water and Atmospheric Research (NIWA) climate specialist noted that Wellington experienced its wettest July on record in 2022. Just days later local media were carrying warnings from Wellington water that Lower Hutt residents were likely to experience strict water use restrictions in late 2022 and the 2023 summer. Clearly there is insufficient potable water to service existing users, this issue will only be exacerbated with the introduction of medium and high-density housing. Additionally, you can walk around Alicetown on any day and see numerous leaks from water toby's on the council side of property borders, that take Wellington Water weeks, and numerous phone calls, before repairs are made.

WASTEWATER: Lack of wastewater capacity for projected urban growth. Page 143 of the HBA Wellington Water states "The capacity of the wastewater networks were assessed using a 'calibrated hydraulic model' for the Wainuiomata catchment and only a 'limited design code analysis' for the larger Hutt City catchment. These analyses indicate significant capacity constraints in both catchments, with neither having sufficient infrastructure capacity for projected urban growth over the short, medium, or long term." The potential for sewage in the streets and/or overflowing into rivers and streams will be a reality if the constraints are not resolved before housing intensification is implemented.

TRANSPORT

Local Road Network: No recognition of the impact of traffic density on the local road network in the Petone housing catchment area. Page 144 of the HBA recognises traffic queuing issues in the central city area, it does not mention the traffic queuing issues associated with the Hutt Road (Western Hutt station to Petone SH2 on-ramp). Since the introduction of the K-Mart traffic lights traffic flow along the Hutt Road has been negatively impacted. This has a flow on effect on traffic turning into and out of Jackson Street at the Petone railway station traffic lights. Jackson Street has its own traffic issues which I would hope the council are already aware of.

State Highway Network: There have been no reports of new or increased employment opportunities within Lower Hutt to meet the needs of an influx of new residents. The NZTA assessment identifies pinch points on SH2 between Hutt City and Wellington, and proposed improvements including the Melling interchange and the proposed Petone to Grenada link road. Both of these projects are long

term, and both have at times been put on the back burner due to funding and geographical issues. These two projects should be realised before allowing high-density housing development in any of the Hutt City housing catchment areas. The Ngauranga to Petone cycleway is unlikely to even remotely meet commuting numbers, especially during wet (and windy) weather, noting the limited use of the existing Ngauranga to Petone cycleway.

Public Transport: Need improved frequency and reliability to shift new (and existing) commuters to public transport.

The Metlink rail service between Lower Hutt and Wellington is frequently experiences train services being replaced by bus. The 83 bus route from Lower Hutt to Wellington is experiencing random cancellations due to a lack of bus drivers throughout the region. The public transport services are currently only marginally fit for purpose (frequency, reliability, cost), these issues need to be resolved before imposing medium and high-density housing on the city.

Social Infrastructure:

Schools: Recognising that medium and high-density housing is likely to be occupied by a young family demographic

It is essential that sufficient and suitable educational facilities are available. Page 146 of the HBA notes that the Ministry of Education assessment of school rolls and capacity is limited to the current status, there is no assessment of the ability to increase rolls or capacity in the future. Having sufficient and appropriate education facilities is an essential requirement, not a nice to have. Until future capacity has been identified and planned for there should be a halt on medium and high-density housing projects.

Health: There is no recognition of existing health services or the requirement for the provision of health services for the population increase resulting from medium and high-density housing within the HBA.

Appropriate health services are essential in today's society. There are known issues with the Hutt hospital. Getting to Wellington hospital in an emergency, even if it had sufficient capacity to take over from Hutt hospital, would put increased pressure on Wellington Free Ambulance to respond quickly to emergencies. A number of GP practices are not taking on new patients. These issues would be compounded if there is to be a significant increase in population without prior mitigation planning.

CLIMATE CHANGE

Lower Hutt has a goal of halving emissions by 2030, and reducing emissions to net zero by no later than 2050 (<https://www.huttcity.govt.nz/environment-and-sustainability/climate-change/community-climate-change-response>). Promoting medium and high-density housing is counter to this goal in that residents of these types of housing have limited, or no, access to natural drying areas requiring the owners to use electricity for drying washing. Transpower is already warning of the potential for power black outs due to insufficient generating capacity, and in times of high power demand coal-fired generation sources are fired up. Not exactly a "green" option.

7. I seek the following decision from Hutt City Council:

Give precise details:

A halt to medium and high-density intensification in the Petone housing catchment area until, and only if, infrastructure issues have been identified and resolved.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.

(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.

(Please tick one)

Signature of submitter:

(or person authorised to sign on behalf of submitter)



Date 18/9/2022

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Policy Planning Team
Hutt City Council.

A Submission in Relation to the District Plan
change S6. (Pc S6)

Re, Enabling Intensification.

I am Nicholas Ursin an Owner/occupier
and Ratepayer of a Residential Unit at 358
Cambridge Terrace, Nae Nae, Lower Hutt.

My Residence is within all of areas
affected by the changes which have taken place
and are currently the subject of the District
Plan Proposals.

I submit as follows:-

It appears that this extensive District Plan
change has in part been foisted on Council
and the Public in general by the Governments
change to the Resource Management Act.

In line with the proposed changes to any
District Plan the Public are invited to contribute
to the Consultative Process.

However in this case unlike others there is
no right of Appeal to the Environment Court and
as such it appears that the Council and the
Minister for the Environment - in particular have
become both judge & jury robbing the Public
of their Democratic rights and Natural Justice.

A sad decision which as such makes

the Consultative process a costly farce.
 While we accept that intensification is both necessary and advantageous it may well be that the Public has better ideas on what we are trying to achieve, where and importantly how!

But again this will not come to pass if proposals outlined in the District Plans are qualified by "Public notification is precluded for resource consent applications"

The main proposals that are of concern relate to:—

1. Parking
2. Permeable surfaces
3. Residential Building height/setback
4. Vibration/Noise
5. Natural Hazards
6. Definitions
7. Cultural

Parking

From earlier District Plans I understood that the provision of "one" off-street Car Park per Residential Unit was not only a requirement for Developers but also supported by Housing NZ.

It would appear that this requirement has either been overlooked or is being disregarded to the extent that the Public in general and those currently residing near developments are suffering not only inconveniences during construction but also subsequently when streets finish up being narrower and/or unable to cope with the amount of on-street

Parking on through Traffic (Refer Sladden Street Development) in relation to Bus access and nuisance (an offence).

Given that this is only one example and that there are others it is my view that the provision of "off-street" parking on the basis of one park per Residential Unit should be a statutory requirement and that in relation to traffic flow it should be up to Developers to show or prove that the proposed intensification will not adversely affect traffic flows or impede access to adjoining Residential Units.

Permeable Surfaces.

It is again clear that in spite of the requirement for 30% of a site being a minimum permeable surface to be left to ensure that the existing and future stormwater infrastructure can cope with natural hazards such as surface flooding from higher rainfall and climate changes this provision seems to have been disregarded or overlooked by developers, who have opted to use permeable surfaces sealed for parking, paths and the like thereby defeating the very purpose of the provisions. Does anyone ever check the end results?

It should be noted that the whole of the Hutt Valley is or was a flood plain and as such it is more important than ever to ensure that stormwater provisions permeate surface

requirements are absolutely complied with.
Building Heights / Setbacks.

As far as we are concerned the proposed increase in residential building heights to 3 or 6 Floors as proposed is fair enough (as it appears that in some cases 3 Floor construction changes are already in place) however we believe that in future building in excess of 3 Floors should be constructed in such a way that they do not obscure, obstruct or affect adjoining properties as far as natural sunlight, air flow or privacy is concerned. It is our view that construction over 2 Floors should be based on Podium Construction principals whereby the first one or two floors set back as required and those above are further set back on a Podium basis, the space created could at least also be used to assist in the provision of facilities which may be required or avoid Slum type apartment developments as well as neighbour needs.

Vibration, noise etc.

Those Proposals which have only recently been introduced came through District Plan changes and a Consultative process, the then proposed plan changes were subject to consultation and of 19 Submission, 7 from concerned citizens and 2 from NZ Rail

and Road Transport, in support

In spite of the fact that Natural Justice would support the view that those creating a nuisance such as vibrations should be held responsible NZ Rail + Road Transport won the day and it became a requirement for affected residence to protect themselves rather than look for remedy from those causing the problems.

Personally we are affected by the use of Cambridge Tee by Heavy Trade Vehicles which when passing create more vibration than do low Earthquakes. Who is responsible?

As such we believe that this provision should be re-visited.

Natural Hazards.

As stated the Hutt Valley was basically a Flood Plain not only in relation to Flooding and Water Ponding but also in the provision of drinkable water from underground aquifers.

This natural asset should be absolutely protected by ensuring that any intensification developments do not affect the aquifer by penetrations or similar foundation work.

As such it should be a key requirement to put conditions in place to ensure that no aquifer damage can occur.

Any foundation work to be undertaken or put in place should be Engineer Reviewed and approved in advance of work commencing.

Definitions

Why is it necessary to "define" a Residential Unit (used for Residential activities by "one household" in a District Plan change which relates to intensification what has this definition to do with intensification?

I believe that this definition does not take into account the changes to households and property ownership which has and will occur in future eg. "Co-ownership" or blended families.

I believe Council have slipped this definition in to enable it to make changes to Rating a Property and as such it is wrong.

The Proposal also talks of Cultural resources and as such I hope that this does not refer purely to Maori as it is our view that this is not in keeping with Articles 2+3 of the Treaty of Waitangi (copy attached) and that if it arises from the Waitangi Tribunal then Cultural matters are non-binding views and that in any event there are in New Zealand other cultures which would have to be taken into account.

Finally I re-state that in any Intensification process there is the District Plan Subject to the Resource Management Act and Council Building Consents issued under the Building Act.

I believe that Council could + should introduce a By-law under the Building Act which could require any Intensification Building Consents to be notifiable by Developers to adjoining Property owners and that Developers Building Consents be subject to appeals under conditions which could be detrimental to the well being and/or future of adjoining Property residents.

In general it is not the responsibility of local Authorities to provide more housing or any housing to the many people who live in emergency and/or temporary accommodation.

This is not a Ratepayer responsibility but rather one for the appropriate Taxpayer funded Government Agency (under Welfare).

Happy to support my submission in person at any hearing that can fairly and justly make binding publically supported decisions.

Nick URSin

20 Sept 2022

cc. The Dominion Post

III.—THE TREATY ITSELF.

As finally adopted and signed by upwards of five hundred of the principal chiefs (512), the Treaty of Waitangi appeared in the following form, which we here insert for the sake of easy reference, as the English document only appears once in these pages:—

English Version.

HER MAJESTY VICTORIA, Queen of the United Kingdom of Great Britain and Ireland, regarding with Her Royal Favor the Native Chiefs and Tribes of New Zealand, and anxious to protect their just Rights and Property, and to secure to them the enjoyment of Peace and Good Order, has deemed it necessary, in consequence of the great number of Her Majesty's Subjects who have already settled in New Zealand, and the rapid extension of Emigration both from Europe and Australia which is still in progress, to constitute and appoint a functionary properly authorized to treat with the Aborigines of New Zealand for the recognition of Her Majesty's Sovereign authority over the whole or any part of those islands. Her Majesty, therefore, being desirous to establish a settled form of Civil Government with a view to avert the evil consequences which must result from the absence of the necessary Laws and Institutions alike to the Native population and to Her subjects, has been graciously pleased to empower and authorize me, WILLIAM HOBSON, a Captain in Her Majesty's Royal Navy, Consul, and Lieutenant-Governor of such parts of New Zealand as may be, or hereafter shall be, ceded to Her Majesty, to invite the confederated and independent Chiefs of New Zealand to concur in the following Articles and Conditions.

Article the First.

The Chiefs of the Confederation of the United Tribes of New Zealand, and the separate and independent Chiefs who have not become members of the Confederation, cede to Her Majesty the Queen of England, absolutely and without reservation, all the rights and powers of Sovereignty which the said Confederation or Individual Chiefs respectively exercise or possess, or may be supposed to exercise or to possess, over their respective Territories as the sole Sovereigns thereof.

Article the Second.

Her Majesty the Queen of England confirms and guarantees to the Chiefs and Tribes of New Zealand, and to the respective families and individuals thereof, the full, exclusive, and undisturbed possession of their Lands and Estates, Forests, Fisheries, and other properties which they may collectively or individually possess, so long as it is their wish and desire to retain the same in their possession; but the Chiefs of the United Tribes and the Individual Chiefs yield to Her Majesty the exclusive right of Pre-emption over such lands as the proprietors thereof may be disposed to alienate, at such prices as may be agreed upon between the respective Proprietors and persons appointed by Her Majesty to treat with them in that behalf.

Article the Third.

In consideration thereof, Her Majesty the Queen of England extends to the Natives of New Zealand Her Royal protection, and imparts to them all the Rights and Privileges of British subjects.

W. HOBSON,
Lieutenant-Governor.

Maori Version.

Ko WIKITORIA, te Kuini o Ingarani, i tana mahara atawai ki nga Rangatira me Nga Hapu o Nu Tirani, i tana hiahia hoki kia tohungia ki a ratou o ratou rangatiratanga, me to ratou wenua, a kia mau tonu hoki te Rongo ki a ratou me te ata nobo hoki, kua wakaaro ia he mea tika kia tukua mai tetahi Rangatira hei kai wakarite ki nga tangata maori o Nu Tirani. Kia wakaetia o nga Rangatira maori te Kawanatanga o te Kuini, ki nga wahi katoa o te wenua nei me nga motu. Na te mea hoki he tokomaha ke nga tangata o tona iwi kua nobo ki tenei wenua, a e hure mai nei.

Na, ko te Kuini o hiahia ana kia wakaritea te Kawanatanga, kia kua ai nga kino e puta mai ki te tangata maori ki te pakeha e noho ture kore ana.

Na, kua pai te Kuini kia tukua a hau, a WIREMU HOPHONA, he Kapitana i te Roiara Nawa, hei Kawana mo nga wahi katoa o Nu Tirani, e tukua aianei amua atu ki te Kuini; e mea atu ana ia ki nga Rangatira o te Wakaminenga o nga Hapu o Nu Tirani, me era Rangatira atu, enei ture ka korerotia nei.

Ko te Tuatahi.

Ko nga Rangatira o te Wakaminenga, me nga Rangatira katoa hoki, kihai i uru ki taua Wakaminenga, ka tuku rawa atu ki te Kuini o Ingarani ake tonu atu te Kawanatanga katoa o o ratou wenua.

Ko te Tuarua.

Ko te Kuini o Ingarani ka wakarite ka wakaao ki nga Rangatira, ki nga Hapu, ki nga tangata katoa o Nu Tirani, te tino Rangatiratanga o o ratou wenua o ratou kainga me o ratou taonga katoa. Otia ko nga Rangatira o te Wakaminenga, me nga Rangatira katoa atu, ka tuku ki te Kuini te hokonga o era wahi wenua e pai ai te tangata nona te wenua, ki te ritenga o te utu e wakaritea ai e ratou ko te kai hoko o meitia nei e te Kuini hei kai hoko mona.

Ko te Tuatoru.

Hei wakaritenga mai hoki tenei mo te wakaatanga ki te Kawanatanga o te Kuini. Ka tiakina e te Kuini o Ingarani nga tangata maori katoa o Nu Tirani. Ka tukua ki a ratou nga tikanga katoa rite tahi ki ana mea ki nga tangata o Ingarani.

(Signed) WILLIAM HOBSON,
Consul and Lieutenant-Governor.

1840.

6 February.

in Treaty itself.

15 August 2022

Kia ora,

I'm writing to you because your property is in or is adjacent to an area that will be included in a proposed change to the Council's *District Plan – Proposed District Plan Change 56 – Enabling Intensification in Residential and Commercial Areas (PC56)*. The District Plan sets out how people can develop land in our city.

Housing supply and quality are major challenges for our city. We need to provide more housing for our growing population. Too many people live in emergency and temporary accommodation. Providing safe, and affordable homes is essential for our city to thrive.

PC56 is required by a legislation change by Government and introduces a new High Density Residential zone which provides for buildings:

- up to six storeys within 1200m from the edge of the Lower Hutt CBD
- up to six storeys within 800m from the edge of the Petone commercial centre and train stations
- up to six storeys in areas around Avalon and Moera commercial centres
- up to four storeys in areas around the commercial centres in Stokes Valley, Wainuiomata and Eastbourne.

PC56 also extends the existing medium density zone to cover a larger area. In this zone, three homes of up to three storeys can be built on most sections without the need for a resource consent (Council planning permission), subject to some basic conditions.

PC56 also removes the Special Residential, Historic Residential, and General Residential Activity Areas meaning most residential properties in the city will now be in a new zone enabling more opportunity for residential infill and redevelopment with higher and denser housing.

PC56 increases the building heights permitted within commercial centres, some other General Business areas, the Community Health and Community Iwi Activity Areas.

There are limits to the density or building height, where necessary for protecting sites of significance to Māori, historic heritage and managing natural hazard risks. Greater development is still possible, but resource consent will be required. In some cases, resource consent may be required where development could have been permitted previously.

PC56 contains other supporting and consequential changes, including updates to financial contributions paid by developers, design guides, subdivision standards, and wind assessments.

We want you to know how you can have your say on PC56 which will be publicly notified on 18 August 2022. A copy of the notice is on the reverse of this letter.

From 18 August, the full information and maps for PC56 will be available at hutt.city/pc56 to enable you to have your say. You can also contact our District Plan team on 04-570-7426, or district.plan@huttcity.govt.nz.

Ngā mihi nui,



Jo Miller
 Tumu Whakararae | Chief Executive
 Hutt City Council

What Elected Position does she hold + who voted for her? to tell us what we "need".



RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

Received by Customer Service Centre

To: Chief Executive, Hutt City Council

on 20.9.22 Time 4.07

1. This is a submission from:

Full name	Last Colin	First Wilson
Company/organisation		
Contact if different		
Address	Unit	Number 8 Street Te Mome Road
	Suburb	
	City Lower Hutt	Post
Address for Service if different	Postal Address	Courier Addr
Phone	Day (04) 973 4285	Evening (04)
	Mobile	
Email	Te mome 5010@opticon.com	

2. This is a submission on the following proposed change to the City of Lower

Proposed District Plan Change No: Title of Proposed District Plan Change: 3. I could could not gain an advantage in trade competition
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Intensification

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons

Attached.

7. I seek the following decision from Hutt City Council:

Give precise details:

Separate attachment

8. I **wish** **do not wish** to be heard in support of my su
(Please tick one)

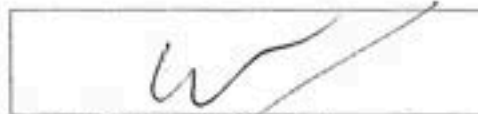
9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with
(Please tick one)

Signature of submitter:

(or person authorised to sign on behalf of submitter)

(a signature is not required if you make your submission by electronic means)



Population Growth and Housing Intensification

During the 80 years between 1940 and 2020 the population of Lower Hutt swelled from around 21,000¹ to 111,800 by June 2020². That is a little more than a five-fold increase. If the population continues to increase at the same rate for the next 80 years then the population will be an astonishing half million.

Clearly some serious planning is going to have to be done. Equally clearly the present population can't be expected to pay for facilities that will not be need for another 70 or 80 years but we should at least think about future development.

From the arrival of European settlers right thru until today housing here and in Australia has been pretty much the same as in the western United States and Canada. Thousands of acres of good land have been given over to the creation of soulless suburbs where nothing can be done without a 15 minute or longer drive to the nearest facilities. We simply don't have the land to dedicate to housing if people are going to eat.

Simply pepper potting additional dwellings without an overall cohesive plan will simply upset the neighbors and lead to a slum area.

In Cuba Street, Petone, two adjacent properties have each had an additional dwelling added (one not yet complete on September 19, 2022). Site coverage of house and driveways is about 100%. In Victoria Street, Lower Hutt during the last few years two old shops and a former Service Station have been demolished and two separate developments of apartments have taken place again covering pretty much the entire land area.

Currently on offer, also in Victoria Street is a large site which was formerly occupied by a building containing four flats. It seems to me that this site would be absolutely idea for a substantial apartment block of up to 6 floors with possibly ground floor shops. Think of the possibilities if the property owners between the vacant block and Beaumont Avenue jointly demolished their shops and houses so that a really serious development could take place.

On the block on which I live there are about 48 houses with, I estimate something like 160 or so residents. (North side of Beaumont Avenue, west side of Moa Street, south side of Te Mome Road, east side of Kiwi Street). In order to accommodate the increasing population in the city this block, and others like it, should really be home to at least 1,000 people. The only way that could really happen would be for the council to invoke "eminent domain" and buy the entire block and redevelop it as a cohesive redevelopment.

There are also a few quite large areas of under used land in the city.

At Petone Station, for example, I visualize building a raft over the station, platforms, rails, car park, Western Hutt Road, and on to the hills and then erecting a number of multi-story blocks of flats. With careful planning you could probably accommodate a couple of thousand people. Amongst the advantages of this space are excellent transport links and short walks to two supermarkets and all the cafés and restaurants on Jackson Street.

Major redevelopment along these lines could also be done around and over the Naenae and Taita Stations. Again, there are excellent rail links although the shopping is not so great. However, with thousands of potential customers on the doorstep commercial operators would soon seize their opportunities to open new businesses.

Without using any land at all, a development of floating houses in the harbor could provide up-market accommodation and be a tourist attraction in its own right. Instead of streets you would have canals and walkways as a kind of cross between Amsterdam and Venice.



Green space is vital.

In London 40% of the surface area is made up of publicly accessible green space. In comparison, Berlin, the next major city green space provider in Europe, has just 14.4% of green surface area. Even Beijing has been reported to be trying to increase its area of publicly available green space.

Transport

When humans first started living in cities we had to walk to where-ever we wanted to go even in the larger cities. Around the beginning of the 19th century public transport became available although for the really poor people being within walking distance of work and shops was important. They simply could not afford the underground railway or, later, "the tuppenny tube" which opened in London at the end of the century.

For about 70 years trams served very well but with increasing wealth everybody wanted their own car. Cars are practical if you happen to live on the great plains of North America or Australia or even New Zealand when the population was small. However, the problem with cars is that they take up a hell of a lot of room. Four cars, usually with only one or two people each on board take up as much road space as two single deck buses with potentially 80 passengers. With double deck buses you can almost double that number.

One locally-based politician has suggested building 2,000 houses in Wainuiomata. Fine, but if you build all those houses in that area you are going to have to also provide around 7,000 car parks.

Huh?

If you live in Wainui you will probably want to have 2 cars per family so there is 4,000 car parks need right off the bat. Then all those people are going to want to drive somewhere such as work, school, the shops, etc. etc. So that would be at least another 3,000 carparks need. Minimum. There's your 7,000.

All those extra cars will lead to extra congestion on the roads and inventive forms of swearing. Every driver, I guess from Bertha Benz onwards has complained about other road users and not one of them has ever acknowledged that they themselves are part of the problem! (In 1888 Bertha Benz undertook the world's first long distance journey by car⁽¹⁾).

Colin Wilson

8 Te Mome Road

Lower Hutt

Notes

¹ <https://library.huttcity.mebooks.co.nz/text/LowHutt/LowHutt138.html> (on line version of a page from Lance Hall's **Lower Hutt Past and Present** (1941))

² <https://www.huttcity.govt.nz/council/district-plan/district-plan-review/housing>

³ <https://group-media.mercedes-benz.com/marsMediaSite/en/instance/ko/August-1888-Bertha-Benz-takes-worlds-first-long-distance-trip-in-an-automobile.xhtml?oid=9361401> See also: <https://www.crsautomotive.com/bertha-benz-the-first-driver-in-the-world/#:~:text=Bertha%20Benz%3A%20The%20First%20Driver%20in%20the%20World>

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

Received by Customer Service Centre

To: Chief Executive, Hutt City Council

on 19.9.22 Time 10.41

1. This is a submission from:

Full name	Last Sheppard	First Douglas
Company/organisation	On Behalf of the residents of Natusch Road, Belmont listed in the attached document	
Contact if different		
Address	Unit	Number 27 Street Natusch Road
	Suburb	Belmont
	City	Lower Hutt
Address for Service if different	Postal Address	Postcode 5010
	Courier Address	
Phone	Day	Evening
	Mobile	0276474377
Email	d.sheppardnz@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

The effects of the zoning of sections on the north side of Natusch Road as General Residential

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

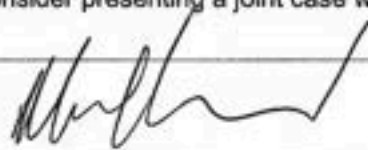
Rezone the 10 properties on the northern side of Natusch Road from "General Residential" to "Hill Residential Activity Area"

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,
I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on
behalf of submitter)



19/9/2022
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

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- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission to re-zone the northern side of Natusch Road, Belmont
16 September, 2022

The land on the northern side of Natusch Road is proposed to be rezoned as Medium Density Residential, such that up to three residences of up to three stories in height will be permitted.



This comprises 10 separate titles, out of a total of 25 sections in the street, according to the map on the Hutt City Council's website.

This could result in up to 21 additional residences in the street.

We, the listed residents of Natusch Road, request that the City Council change the zoning of the northern side of Natusch Road from General Residential to "Hill Residential Activity Area".

Reasons

1. Appropriateness of the Current zoning

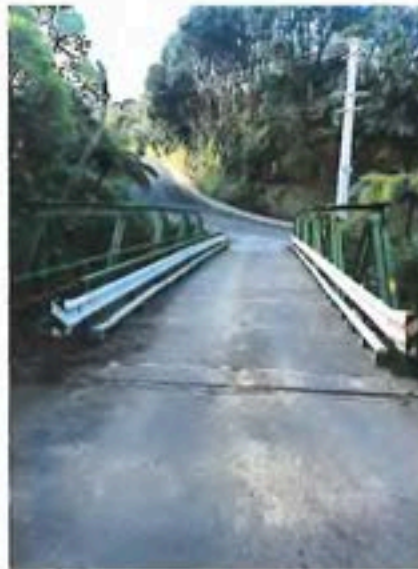
- The current zoning appears to be inappropriate. The land and sections on the north side of Natusch Road are almost exactly as described by the criteria for the Hill Residential Activity Area (listed in the Appendix to this document).
- The character of the street, and especially the northern side lie in its existing Amenity Values such as the native vegetation, the sloping topography, the poor access, the housing and sections being below the street level, as well as maintaining the natural appearance of the skyline, especially from Park Road.



- The effects of activities in such areas must be managed to ensure the character and amenity values are maintained and enhanced (from the Criteria).
- Rezoning is the appropriate use of the land and is as envisaged under the current town plan.

2. General Issues relating to the street which would show that intensification will be costly to Hutt City Council, if any is at all feasible.

- Natusch Road is a dead-end, narrow (mostly one way) street with little on-street parking, accessed by a one-way bridge from a sharp corner on Park Road.



- Access onto the bridge from Park Road is problematic for longer vehicles, and can be tricky for cars. Increase in the number of residences in Natusch Road may well require realignment of Park Road and relocating the bridge to cope with increased vehicular movement.
- Access to all but one of the "Medium Density Residential" sections follows after a tight hairpin bend on a substantial slope, which limits access by longer vehicles and often requires vehicles to manoeuvre around each other on this corner. This corner would need to be rebuilt to cope with increased traffic movement.



- The access to the street is fragile as the road is cut into a steep bank, which is subject to slippage. Increasing the number of people in the street would put

pressure on the need for more secure access, which would involve road and slope reconstruction or reinforcing.



- There is a waterway at the bottom of the slope in which native galaxid fish, Koura, freshwater crustaceans and other macro-invertebrates have been observed. The riparian setback requirements and need to ensure water quality and stream-bed stability will require substantive and expensive costs on developers and the Council.



- The street has no footpaths which is a safety issue for pedestrians and cyclists already. There is no available space for a footpath without substantial earthworks and tree removal.



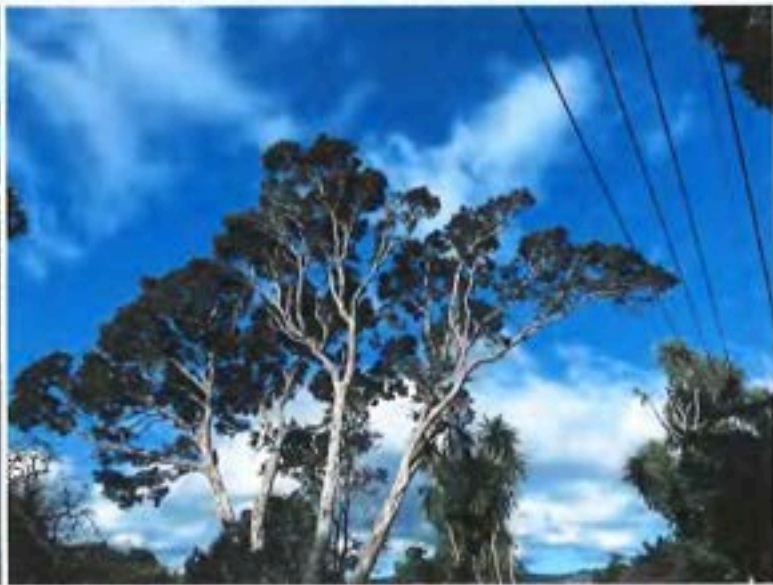
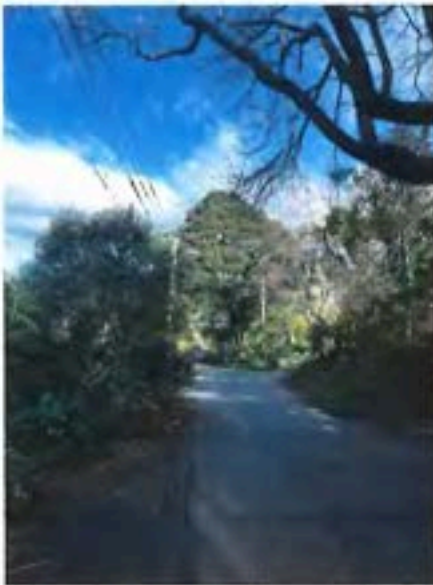
- Stormwater drainage is either directly to the streams or along the road surface, which has asphalt bunds and shallow "gutters" to contain the water flow. The gutters routinely overflow and much drainage is along the road surface in heavy rain. Increased intensification of traffic and storm-water drainage would likely require proper curbing and piping for adequate drainage.



- Vehicular traffic access is significantly impeded by the narrowness of the street and the tight bends involved. This is of considerable concern with regard Emergency vehicles with the Fire Service in particular having concerns about access by their Vehicles. Servicing the street, for such as Rubbish and Recycling, maintenance and

residents' needs already is problematic and special vehicles are often required. Increased residence numbers will compound this problem and will require street widening and parking restrictions.

- On-street parking is already limited and often results in parking overflow onto Park Road.
- The street has a number of notable trees of historical significance, planted by Charles Natusch himself. Some of the trees could be considered for protected status.



Address for service:

Dr Doug Sheppard
27 Natusch Road
Belmont

d.sheppardnz@gmail.com
027 647 4377

This submission is supported by

Alain Bruner and Margot Mills, 1 Natusch Road

Jennifer Feek and David Krakosky, 2 Natusch Road

Roger and Margaret Sainty, 6 Natusch Road

Marinelle and Bob Misst, 7 Natusch Road

Patricia Spencer-Murtha and Jim Murtha, 11 Natusch Road

John and Marion Simes, 20 Natusch Road

Douglas Sheppard and Sandra Crampton, 27 Natusch Road

Louise and Jamie Croxford, 29 Natusch Road

Shona and Mike Kennedy, 30 Natusch Road

Yosmany and Haley Rivas Herrera, 31 Natusch Road

Elaine and Derek Richardson, 32 Natusch Road

Chris and Carol Kuchel, 34 Natusch Rd

Angela and Andrew Simms, 36 Natusch Road

Appendix: some excerpts from the operative district plan which characterise the 'Hill Residential Activity Area':

- *Hill Residential Activity Area:*

This Activity Area consists of significant amounts of land in the hillier parts of the City. The topography of these areas is such that individual sites have characteristics of slope, are often above or below road level, have a different relationship with neighbouring sites to those on the flat, and have views.

- There are several residential areas on the hillsides of the City, characterised by steep slopes, difficult access, low density residential development, extensive areas of vegetation and native bush. The effects of activities in such areas must be managed to ensure the character and amenity values are maintained and enhanced.
- These areas visually pleasing , often divided into a series of stream systems and associated bush and gullies, and provide a backdrop to the City.
- Such land is suitable for low density residential development. Due to the limitations for further development, posed by the topography, some additional rules are necessary to control the adverse effects, and maintain and enhance the amenity values of the hillside areas.
- It is also necessary to control earthworks and the clearance of vegetation to protect visual amenity values and the intrinsic values of ecosystems.
- The skyline is to be protected from the adverse effects of development which may create an unsightly vista when viewed from the valley floor.

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



Received by Customer Service Centre

To: Chief Executive, Hutt City Council

on 20.9.22 Time 1.48

1. This is a submission from:

Full name	Last TAYLOR	First MARY
Company/organisation	Family	
Contact <i>if different</i>		
Address	Unit	Number 3 Street Massey Avenue
	Suburb	Woburn
	City	Lower Hutt
	Postcode	5010
Address for Service <i>if different</i>	Postal Address	Counter Address
Phone	Day 04 5660344	Evening 04 5660344
	Mobile	021 630 647
Email	miketaylor.ortho@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in Residential & commercial areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that-

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

- 1: The elimination of the "Special" & "General" Residential Zones
- 2: The zoning of almost the whole of Lower Hutt City as "High Density"

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

WE HAVE A PETITION TO PRESENT:

WE OPPOSE THE RE-ZONING OF MOST OF OUR CITY TO "HIGH DENSITY" OR "MEDIUM DENSITY" RESIDENTIAL.

WE OPPOSE THE WHOLESALE REMOVAL OF TREES, SHRUBS, & PRIVATE GREEN SPACE THAT WILL RESULT FROM THE INEVITABLE SCORCHED EARTH APPROACH TO RE-DEVELOPMENT.

OTHER CITIES ARE ATTEMPTING TO PRESERVE THEIR "SPECIAL CHARACTER" AREAS, HOUSES & ECOLOGICALLY IMPORTANT GREEN SPACES, ON BOTH PRIVATE & PUBLIC LAND: THESE GREEN SPACES CONTRIBUTE MARKEDLY TO POSITIVE CARBON MANAGEMENT.

IT IS NOTEWORTHY THAT CHRISTCHURCH CITY COUNCIL HAS REJECTED THE MANDATE: LOWER HUTT SHOULD AMEND IT AS PER OUR PETITION.

THE SIGNATURES ON THE PETITION WERE GATHERED BY DOOR-KNOCKING BY ONE PERSON OVER THE LAST WEEK: WITH FEW EXCEPTIONS, RESIDENTS WERE "APPALLED", "HORRIFIED", "TERRIFIED", & VERY UPSET BY THE CHANGES WHICH HAVE BEEN IMPOSED ON THEM WITHOUT CONSULTATION.

THE PETITION IS APPENDED HEREWITH.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

OUR PETITION HEREWITH ASKS FOR THE FOLLOWING:

1: CREATE "SPECIAL CHARACTER AREAS" & SPECIFIC "SPECIAL CHARACTER" PROPERTIES. These areas would include but not be limited to the current Woburn & Boulcott "Special Residential Areas." They would also include much of the current "General Residential Area" of Central Lower Hutt.

2: PRESERVE THE LEAFY GREEN NATURE OF OUR CITY, WHICH IS ECOLOGICALLY IMPORTANT, ESPECIALLY IN VIEW OF THE NEED FOR TREES IN RELATION TO OUR CARBON FOOTPRINT, BY REGULATING TO: PRESERVE ALL TREES & SHRUBS OVER 3m HIGH ON ANY SECTION THAT IS EITHER BEING RE-DEVELOPED BY REMOVING DWELLINGS, OR HAVING DWELLINGS ADDED, AND ANY TREES OR SHRUBS OVER 2m HIGH WITHIN 2m OF THE BOUNDARY SUCH PROPERTIES.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



19.9.2022

Date

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

THIS BECAUSE MOST OF LOWER HUTT CITY IS
WITHIN 800m OF A RAILWAY STATION, AND/OR
WITHIN 1.2Km OF THE CITY CENTRE.
THE EXISTING "SPECIAL RESIDENTIAL AREAS' OF
WOBURN & BOULCOTT ARE CERTAINLY WITHIN THAT
RANGE

OUR CURRENT COUNCIL & MAYOR (*LABOUR
PARTY*) APPEAR TO HAVE TAKEN NO STEPS TO
PREVENT THIS HAPPENING.

OTHER CITIES ARE ATTEMPTING TO PRESERVE
THEIR "***SPECIAL CHARACTER***" AREAS,
HOUSES, & ECOLOGICLLY IMPORTANT GREEN
SPACES, ON BOTH PRIVATE & PUBLIC LAND

LOWER HUTT NEEDS ALSO TO DO SO.

Submit on RMA form 5 by 20 September

"Submission on Proposed District Plan Change (56)"

SIGN OUR PETITION.

A handwritten signature in blue ink, appearing to be 'J. Pike', is written over the text 'SIGN OUR PETITION.' The signature is stylized and somewhat illegible.

**THE “NATIONAL POLICY STATEMENT ON
URBAN DEVELOPMENT”**

MANDATES THAT THE CURRENT

“SPECIAL RESIDENTIAL AREAS”

(Woburn, Boulcott, etc.

AUTOMATICALLY BECOME

“HIGH DENSITY RESIDENTIAL AREAS”

**THIS MEANS UP TO THREE DWELLINGS UP
TO SIX STORIES ARE MANDATED TO BE
PERMITTED ON ALMOST ANY SECTION.**

**THIS WILL DESTROY THE LEAFY TREE-ED CITY
WE LOVE**

**IN FACT, VIRTUALLY ALL OF LOWER HUTT CITY
FROM PETONE BEACH TO THE NORTH OF
TAITA ARE NOW ZONED “HIGH DENSITY
RESIDENTIAL”**

PETITION

**CONCERNING DISTRICT PLAN CHANGE 56: WE HEREBY
PETITION HUTT CITY COUNCIL TO DO THE FOLLOWING:**

1: CREATE "SPECIAL CHARACTER AREAS" & SPECIFIC "SPECIAL CHARACTER" PROPERTIES. These areas would include but not be limited to the current Woburn & Boulcott "Special Residential Areas." They would also include much of the current "General Residential Area" of Central Lower Hutt.

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PLEASE EITHER:

RETURN THE PETITION BY 18 SEPTEMBER TO:

M & M TAYLOR, 3 MASSEY AVE., WOBURN 5010

OR SEND IT WITH A SUBMISSION ON RMA FORM 5 TO :

district.plan@huttcity.govt.nz by 20 September

Mark Taylor
 MARK TAYLOR
 23 MAERUA GROVE
 LOWER HUTT

NAME:

ADDRESS

PHONE

NAME:	ADDRESS	PHONE
Maio Celis.	1/63 cheviot rd	021 676 731
Christine Celis	1/63 cheviot rd	021 742 181. 0212674419
Lisa Patrick	26 Puriri: or	
ROB PATRICK	26 Puriri st	021245464
Paul Brack	5 Tawa st	0211266774
Cynth Chen	5 Tawa st	0212227911
Paul	5 Tawa st	027443463
Paul	2 Rangiora st	0275009100
Dan Bartram	8 Totara Cr	021 428548
Nicola Bartram	8 Totara Cr	021 642 400
Elizabeth Gill	24 Penrose Street Lower Hutt	027-6569343
Steve Gill	24 Penrose Street Lower Hutt	021-346880.
Adele Billane	23 Kawatiri Gr Wainuiomata	027 226 5063
Joanne Dowsett	3 Manukau. Eastbourne	02102731645

PETITION

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district.plan@huttcity.govt.nz by 20 September

NAME:

ADDRESS

PHONE

NAME:	ADDRESS	PHONE
Claire Beage	21 Walnut Way	021 496 737
Alastair McCarthy	144 Normandale Rd Lower Hutt	045898 248
Aaron James	14 Valerine St Lower Hutt	0272678414 0274424557
Brian Christensen	6 Tarrys Place	
Ronald White	Owens St	0274 433665
David Jones	1095 Heggie	0274 452500
A person	84 Owens St	563 0174

PETITION

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Structurally
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Xenia.

NAME:	ADDRESS	PHONE
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David Quigg	5 Massey Ave Woburn	021 432056
Margaret McKenzie	5 Massey Ave Woburn	027-3592000
Anna Quigg	70 Totara Crescent, Woburn	0273053435
RA- FLEETWOOD	12 MASSEY AV	0274284931
Louise Fleetwood	12 Massey Ave	0274681774
Bob Waugh	11 Massey Avenue Woburn	0272305900
Doug Dawick	7 Maire St. Woburn	021 268 484
Katrine Alchin	108 Maire Street, Woburn, Lower Hutt	021 562021
Kim Citang	104 Maire St Woburn	021 02398157
Michelle Hobson	17 Maire St. Woburn	0273288734
Dean Francis	17 Maire St. Woburn	0274525509
Jenny Howdakis	16 MAIRE STREET, WOBURN	027 603 6421
GARY STAPLETON	16 MAIRE STREET, WOBURN	021 222 1450
Peter Bell	5 Maire Street Woburn	0274422634
Tina Tantrum	9 Maire St Woburn	04 2131448
Yukie Tantrum	9 Maire St Woburn	0421 31448
Latana Wallace	11 Massey Ave Woburn	0275511040
David Smith	4 Massey Av Woburn	0274294146
Kate Smith	4 Massey Ave Woburn	0274294145
Joseph Cashmore	4 Manuka Ave Woburn	021 2284729
Anna Brownlie	5 Puriri Street	0220674533
Stan Brownlie	5 Puriri St	0220759040
Helen Falvey	1 Puriri St	021 636245
Paul Falvey	1 Puriri Street	(21) 420 834
ANNA PERHAM	18 PURIRI ST	021 131 3292
Richard Perham	18 Puriri St	021 145 0675
David Cole	1 Penrose St	021 728721
Amalia Nicolau	44 Ludlam Cres	021-424262
Joan Norman	4 Penrose St	5694998
RONALD NORMAN	4 Penrose St	5694998
Harry Ritchie	3 Penrose Street	0211284956
Lyndal McKennie	27 Massey Street	0273638078

PETITION

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ADDED, AND ANY TREES OR SHRUBS OVER 2mHIGH
WITHIN 2m OF THE BOUNDARY SUCH PROPERTIES.**

NAME:	ADDRESS	PHONE
CRAIG HAGGIE Charlie	44 WYNORUM AVE	0274 506 468
Alice Haggie Alwa	4	027 235 8663
Christine Bank	.188 High sheet	021609114
John Bank	188 High sheet	021430849
Erin Thomas-Riley	42 Ludlam cres	0212635861
Sally Davis	40 LUDLAM cres	027 566 1800
Katie Davis	40 Ludlam cres	027 437 4497
Leo Woenke	22 Penrose St	021 359 157
Mindy + Devin Phillips-Bu-	45 Penrose St	0212011300
NEVILLE HARRIS	48 PENROSE ST	021459158
Jocelyn + Colin White	91 Kings Cres	5696549
Chris Harbord.	206 Marina Grove	0274482211
Kate Harbord.	206 Marina Grove	021696221.
Kathryn Mackay	121 Wokera Rd	0274421445
George Mackay	20 Whites Line West	0211697559
Hayley Bird	" " " "	" " " "

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district.plan@huttcity.govt.nz by 20 September**

NAME:	ADDRESS	PHONE
Leon Cook	75 Udy St, Akaroa	021 1503442
Allan Burgess	65 Rapot Tee	021 201 5826.
John Pace	52 Nalanda cres Broadmeadows	027 2478323
Rick Brock	18 FLAX ST KARORI	0211105012
Glynis Ahamad	16 Massey Ave Woburn. L. H	02102739129.
Shaulan Ahamad	16 Massey Av Woburn. L H	566 3200
Juliane Ludwig	3 Miru Street Woburn	021 269 5878
Tony King	3 Miru Street Woburn	021 039 0680
Russell Klein	3 Matai St.	5662709.
Heather Klein	3 Matai St	0274209037
Tony Gambits	5 Matai St	021 1485 276
Qui Gambits	5 Matai St	021 215 7006.
Lisa May	22 Matai St	021 024 76900

PETITION

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NAME:	ADDRESS	PHONE
Robina Richardson	7 Reese Jones Cve Maunakaraki	0272935141
MARLENE MILLER	2 CHARLESTON AVE Boulcott	027 230 5745
Braeme Ross	92 Park Road Belmont.	
Fiona Steadman	28 LAI-IM CREE, LH	022 0683573
Pet Vini Gostign	874 Rolleston Mansfield Dr	027444 8162
Aloysius Strik	7 Burnside St	021640045
JAMES Abel	23 Rata St	027-208-1821
Mary Anne Mills	21 Mania Grove	021 569381
ROBERT JOHN WILSON	40 RANVICK CREE	021472 722
Steve Denkul	19 Arahua Grove	0274964666
Angela Doolie	50 McEnroe Grove	9702940
Pauline Hyland	9 Hula Place	021 1094409

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SECTION THAT IS EITHER BEING RE-DEVELOPED BY
REMOVING DWELLINGS, OR HAVING DWELLINGS
ADDED, AND ANY TREES OR SHRUBS OVER 2mHIGH
WITHIN 2m OF THE BOUNDARY SUCH PROPERTIES.**

NAME:	ADDRESS	PHONE
-------	---------	-------

Judy Lang	25 Matai St Woburn	0272227802
-----------	--------------------	------------

Xenia Philip	18 Matai St	
--------------	-------------	--

Simon + Rachel Hatton	20 Matai street	
-----------------------	-----------------	--

Kim Watson	8 Miro St Woburn	L/H
------------	------------------	-----

Brent Watson	8 Miro St, Woburn	Lower Hill 021575468
--------------	-------------------	----------------------

John + Suzanne Hammond	7 Miro St, Woburn	Lower Hill
------------------------	-------------------	------------

Andrea Hill	5 Miro Street Woburn	5698758
-------------	----------------------	---------

Jenny Hill	5 Miro St Woburn	5698758
------------	------------------	---------

PETITION

**CONCERNING DISTRICT PLAN CHANGE 56: WE HEREBY
PETITION HUTT CITY COUNCIL TO DO THE
FOLLOWING:**

**1: CREATE "SPECIAL CHARACTER AREAS" & SPECIFIC
"SPECIAL CHARACTER" PROPERTIES.** These areas
would include but not be limited to the current
Woburn & Boulcott "Special Residential Areas." They
would also include much of the current "General
Residential Area" of Central Lower Hutt.

**2: PRESERVE THE LEAFY GREEN NATURE OF OUR CITY,
WHICH IS ECOLOGICALLY IMPORTANT, ESPECIALLY IN
VIEW OF THE NEED FOR TREES IN RELATION TO OUR
CARBON FOOTPRINT, BY REGULATING TO:**

**PRESERVE ALL TREES & SHRUBS OVER 3m HIGH ON
SECTION THAT IS EITHER BEING RE-DEVELOPED BY
REMOVING DWELLINGS, OR HAVING DWELLINGS
ADDED, AND ANY TREES OR SHRUBS OVER 2mHIGH
WITHIN 2m OF THE BOUNDARY SUCH PROPERTIES.**

NAME:

ADDRESS

PHONE

Jill McGregor 106 Epuni St, Lower Hutt 027 8045086

JEMcgregor
Shana McGregor
AS

15 Hildreth Street,
Upper Hutt 027 640 0050

Malcolm 106 Epuni St. 021 618402
Lower Hutt

Mr McGregor
Annette Pawson 32 F Banchope Rd. 027 454 6678
MP

John Pawson 106A Epuni St 566 9827
Lower Hutt

Hugh Pawson 106A Epuni St 027 917 2154
Lower Hutt

Steve Hammington 13 Massey Ave 027 442583

Diane Hammington 13 Massey Ave 566 7623

JOHN TONKIN 11 MIRO ST 027 4490434

ANNA TONKIN 11 MIRO ST " "

n Trevor Tso 15 Massey Ave 021 1021556

MARTIN QUIN 1 TANA ST. 0296200210

JANENE LAWRENCE 1 TANA ST 0276471885

IRENA TRIBUCA 7 TANA ST WOBURN 5663541

Margaret Briggs 88 Penrose St 0274557598

Duncan Hutchinson 88 Penrose St 021336749

Phyllis Ltoffens 8 1/2 Penrose St. 9345362

V.L Heine KC 2 Massey Ave 027 569 8100

Shawn Skeldrake 2 Massey Ave 027 6714000

PETITION

**CONCERNING DISTRICT PLAN CHANGE 56: WE HEREBY
PETITION HUTT CITY COUNCIL TO DO THE FOLLOWING:**

1: CREATE "SPECIAL CHARACTER AREAS" & SPECIFIC "SPECIAL CHARACTER" PROPERTIES. These areas would include but not be limited to the current Woburn & Boulcott "Special Residential Areas." They would also include much of the current "General Residential Area" of Central Lower Hutt.

2: PRESERVE THE LEAFY GREEN NATURE OF OUR CITY, WHICH IS ECOLOGICALLY IMPORTANT, ESPECIALLY IN VIEW OF THE NEED FOR TREES IN RELATION TO OUR CARBON FOOTPRINT, BY REGULATING TO:

PRESERVE ALL TREES & SHRUBS OVER 3m HIGH ON SECTION THAT IS EITHER BEING RE-DEVELOPED BY REMOVING DWELLINGS, OR HAVING DWELLINGS ADDED, AND ANY TREES OR SHRUBS OVER 2m HIGH WITHIN 2m OF THE BOUNDARY SUCH PROPERTIES.

PLEASE EITHER:

RETURN THE PETITION BY 18 SEPTEMBER TO:

M & M TAYLOR, 3 MASSEY AVE., WOBURN 5010

OR SEND IT WITH A SUBMISSION ON RMA FORM 5 TO :

district.plan@huttcity.govt.nz by 20 September

NAME:	ADDRESS	PHONE
Mark & Kate Schollum	10 Hinan Street Woburn Lower Hutt	Mark 022 1737 872 Kate 022 1737 870

Mark - MSchl _____

Kate - KSchollum

PETITION

**CONCERNING DISTRICT PLAN CHANGE 56: WE HEREBY
PETITION HUTT CITY COUNCIL TO DO THE FOLLOWING:**

1: CREATE "SPECIAL CHARACTER AREAS" & SPECIFIC "SPECIAL CHARACTER" PROPERTIES. These areas would include but not be limited to the current Woburn & Boulcott "Special Residential Areas." They would also include much of the current "General Residential Area" of Central Lower Hutt.

2: PRESERVE THE LEAFY GREEN NATURE OF OUR CITY, WHICH IS ECOLOGICALLY IMPORTANT, ESPECIALLY IN VIEW OF THE NEED FOR TREES IN RELATION TO OUR CARBON FOOTPRINT, BY REGULATING TO:

PRESERVE ALL TREES & SHRUBS OVER 3m HIGH ON SECTION THAT IS EITHER BEING RE-DEVELOPED BY REMOVING DWELLINGS, OR HAVING DWELLINGS ADDED, AND ANY TREES OR SHRUBS OVER 2m HIGH WITHIN 2m OF THE BOUNDARY SUCH PROPERTIES.

PLEASE EITHER:

RETURN THE PETITION BY **18 SEPTEMBER** TO:
M & M TAYLOR, 3 MASSEY AVE., WOBURN 5010
OR SEND IT WITH A SUBMISSION ON RMA FORM 5 TO :
district.plan@huttcity.govt.nz by **20 September**

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last <u>Mackay</u>	First <u>George</u>
Company/organisation	/	
Contact if different	/	
Address	Unit	Number <u>20</u> Street <u>Whites Line West</u>
	Suburb	<u>Woburn</u>
	City	<u>Lower Hutt</u> Postcode <u>5010</u>
Address for Service if different	Postal Address	Courier Address
	/	
Phone	Day	Evening
	/	
	Mobile	<u>021 169 7559</u>
Email	<u>george@mackay.co.nz</u>	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential & Commercial areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Housing Intensification

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

By allowing high density intensification, Lower Hutt will be turned into a Giant Slum. Trees on properties will be felled in order to Accomodate the new Ghettoes. Bird life will disappear. People's mental health will suffer!! No Sunlight into properties which will kill Gardens and will drive us to use more power to Grow vegetables like what is happening in Europe. Our Green Areas will be destroyed with big ugly eyesores in their place. Not Allowing more carparking will cause congestion on our Streets and more thefts because they are out of sight (eg car parked down the Road from your house. Allow highrise dwellings only in the CBD

(Please use additional pages if you wish)

Like your Riverlink Plan.

7. I seek the following decision from Hutt City Council:

Part of #6 (Submissions)

Give precise details:

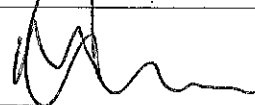
- Abandon plan change 56.
- Smarter Building / taller buildings, intellect and by the river
- Reject Central Government directive regarding housing intensification.
- Focus on the climate emergency stop intensification
- Retain Woburn & Boulcott's "special character" designation. [If these high paying rates areas drop in value you will "bugger" up the market. No one will move up the ladder or off it into Retirement.]
- Any new houses or dwellings should have a car park. We don't want to become a slum

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission, I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



20/09/22
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Gallagher First Dorothy Margaret	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 1239 Street Coast Road	
	Suburb Wainuiomata	
	City Lower Hutt	Postcode 5373
Address for Service <i>if different</i>	Postal Address 1239 Coast Rd, RD1, Wainuiomata	Courier Address 1239 Coast Rd, RD1, Wainuiomata
	Phone	Day 04-564-3991 Evening 04-564-3991
	Mobile No Mobile Coverage in this Area	
Email	pdgallaghernz@gmail Com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Multistorey residential dwellings being built without provision for off street parking.

These said dwellings are built close to boundary against the building code of distance in height.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose the present building of high rise residential buildings in any area.

The obvious reasons are that they are an eyesore with no design, They deprive the neighbouring properties of privacy and possibly sunlight and having no off street parking, there will be cars parked along the kerbside attracting vandalism, theft and congestion.

I wish for Council to amend the building code to prevent these developers from ruining our lovely suburbs.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Council needs to have more authority to enforce the building regulations that we have all had to abide with up to the present. e.g.

1. Permission from possibly affected neighbours.
2. All buildings to have off street parking.
3. More pleasing street appeal. (Most of these buildings look like warehouses.)

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	23/9/2022
	<small>Date</small>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Barker & Associates
Auckland

PO Box 1986, Shortland Street, Auckland 1140
Level 4, Old South British Building, 3-13 Shortland Street, Auckland



23 September 2022

Hutt City Council

Via email: district.plan@huttcity.govt.nz

Submission on Plan Change 56: Enabling Intensification in Residential and Commercial Areas

Introduction

This is a submission on the Plan Change 56 – Enabling Intensification in Residential and Commercial Areas to the Hutt City District Plan (PC56) on behalf of Investore Property Limited (Investore). PC56 was notified by Hutt City Council on 18 August 2022.

This submission relates to the provisions in PC56 for commercial zones and the management of natural hazards.

Investore could not gain an advantage in trade competition through this submission.

Background to Investore Properties

Investore is a commercial property ownership company that was established in 2015 for the purpose of investing in quality large format retail properties.

Investore is the only NZX listed company concentrated on large format retail property assets. The value of Investore's property portfolio across New Zealand is approximately \$1.1 billion.

Investore owns the Countdown located at 45 Jackson Street, Petone (the site). Under the Hutt City District Plan the site is located within Commercial Activity Area 2 – Petone. PC56 proposes to no longer limit height within the Commercial 2 Area. The site however, is also subject to the following Overlays which are proposed to be qualifying matters:

- Coastal Hazard Overlay- Inundation (Medium)
- Coastal Hazard Overlay – Tsunami (Medium + Low)
- Flood Hazard Overlay – Inudation Area
- Wellington Fault Overlay

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz
Kerikeri | Whangārei | Auckland | Hamilton | Napier | Wellington | Christchurch | Queenstown



Figure 1: 45 Jackson Street, Petone

Summary of Submission

Investore notes that the Council is required to prepare and notify an Intensification Planning Instrument (IPI) following the enactment of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Amendment Act**). The Council is also required to give effect to The National Policy Statement Urban Development 2020 (**NPSUD**) that came into effect on 20 August 2020 and under which Hutt City is classified as a Tier 1 Urban Environment.

Investore is generally supportive of PC56 and efforts to promote quality intensification throughout Hutt City. However, Investore seeks amendments to provide a more effective planning framework which recognises the concerns around a lack of housing supply and the need to provide for more intensive development within our urban areas. Investore also seeks amendments to appropriately address the risks arising from natural hazards and coastal hazards.

In particular:

- Investore supports the unlimited height limit that is proposed to apply within the Commercial Activity Area 2 particularly as it relates to the site at 45 Jackson Street, Petone.
- Investore supports enabling well-functioning urban environments within the Commercial Activity Area 2, including providing for intensification.
- Investore opposes Objective 14H1.1 which requires risks from natural hazards and coastal hazards to be avoided or reduced.
- Investore opposes Policy 14H1.1 which seeks to limit the scale of development on sites within the medium coastal hazard overlays and Policy 14H1.8 which effectively is seeking to limit additions to buildings within the Medium Coastal Hazard Area.

- Investore supports Rule 14H2.1 which provides for all structures and buildings within the Wellington Fault Overlay as a restricted discretionary activity where an engineering report is provided.
- Investore opposes Rule 14H 2.6 Additions to Buildings within the Coastal Hazard Overlays which only enables additions to buildings as a permitted activity where they are non-habitable or not to be used to places as employment and within Medium Coastal Hazard Area are limited to 50m2.
- Investore opposes Rule 14H 2.10 Commercial activities or retail activities that are within the Petone Commercial Activity Area and Suburban Mixed Use Activity Area and within the Medium or High Coastal Hazard Overlays which only permits commercial or retail activities where the building would be occupied than less than 10 employees or member of the public.
- Investore supports Rule 14H2.3 New residential units, commercial activities or retail activities in the Inundation Area of the Flood Hazard Overlay which requires finished floor levels to be located above the 1% Flood Annual Exceedance Probability Level.

Commercial Activity Area 2 – Unlimited Height Proposal

The NPSUD has introduced a new policy direction which has changed the approach to how Hutt City Council must provide for height and development within the urban area. In particular the NPSUD requires that district plans:

- Achieve well-functioning urban environments that promote housing choice and accessibility (Objective 1 and Policy 1);
- Enable more people to live in, and more businesses and community services to be located near a centre zone or employment opportunities, in areas well-served by existing or planned public transport and/or areas where there is high demand for housing or for business land (Objective 3);
- Provide for building heights of at least six stories within walkable catchments of city centre and metropolitan centre zones and existing and planned rapid transit stops (Policy 3A);
- Provide for building heights commensurate with the level of commercial activity and community services within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (Policy 3d);
- Modify the relevant building heights and density requirements under Policy 3 only to the extent necessary to accommodate a qualifying matter (Policy 4); and
- Recognise the planned urban built form may involve significant changes to an area, and those changes and that may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types (Policy 6).

In Investore's view this new policy directive requires the Council to set height limits which are broadly enabling of feasible high density development within the Commercial 2 Area given this is a highly accessible area. Therefore Investore supports the proposed unlimited height limit proposed under PC56 as this will

achieve the wider policy directives of the NPSUD including a well-functioning urban environment, promote housing choice, enable more people to access employment and amenities by public or active transport modes and recognise amenity values associated with accessibility.

PC56 – Approach to Managing Natural Hazards

PC56 introduces new provisions to manage risk from natural hazard and coastal hazard overlays:

- Objective 14H1.1 which seeks to avoid or reduce the risk from natural hazards and coastal hazards.
- Policy 14H1.1 which seeks to limit the scale of development on sites within the medium coastal hazard overlays;
- Policy 14H1.2 and Rule 14H2.1 which seek to manage buildings within the Wellington Fault Overlay.
- Policy 14H1.8 which effectively is seeking to limit additions to buildings within the Medium Coastal Hazard Area;
- Rule 14H 2.6 Additions to Buildings within the Coastal Hazard Overlays which only enables additions to buildings as a permitted activity where they are non-habitable or not to be used to places as employment and within Medium Coastal Hazard Area are limited to 50m²;
- Rule 14H 2.10 Commercial activities or retail activities that are within the Petone Commercial Activity Area and Suburban Mixed Use Activity Area and within the Medium or High Coastal Hazard Overlays which only permits commercial or retail activities where the building would be occupied than less than 10 employees or member of the public; and
- Rule 14H2.3 New residential units, commercial activities or retail activities in the Inundation Area of the Flood Hazard Overlay which requires finished floor levels to be located above the 1% Flood Annual Exceedance Probability Level, and related Policies 14H1.3 and 14H1.5.

Investore opposes Objective 14H1.1 and the requirement to avoid or reduce risks from natural hazards and coastal hazards. This objective is also onerous and fails to recognise that some hazard risks cannot be avoided or reduced. Investore seeks this objective is amended to recognise that it is acceptable that risks are also “not increased”.

Investore supports Rule 14H2.1 which provides for all structures and buildings within the Wellington Fault Overlay as a restricted discretionary activity where an engineering report is provided. This is appropriate to manage the risks arising from proximity to the Wellington Fault. Investore supports Policy 14H1.2 because it enables additions to existing buildings where the change in risk is not increased. Investore seeks this rule and policy are retained as notified.

Investore supports Rule 14H2.3 and the requirement for higher finished floor levels within areas subject to inundation. This rule is consistent with the approach to managing risks from flooding and inundation across many district plans and is effective and efficient at achieving Objective 14H 1.1 Risk from Natural Hazards through reducing or not increasing the risk to people, property, and infrastructure from natural hazards and

coastal hazards. Investore supports Policy 14H1.3 and Policy 14H1.5 to the extent that they support this approach. Investore seeks that this rule and these policies are retained as notified.

Investore opposes the new framework which effectively seeks to limit development and restrict the use of buildings within the Medium Coastal Hazard Area (Policy 14H1.1, Policy 14H1.8, Rule 14H 2.6 and Rule 14H 2.10). This blanket avoidance approach is an overlay onerous response to the potential for natural hazard risk. This approach does not offer any flexibility to recognise that there may be reasonable design solutions to develop or use land in a way that reduces the risks to occupants and does not exacerbate flooding on other properties. Furthermore Investore is of the view that the Council has not sufficiently assessed alternative options to managing risk while enabling the policy directive of the NPSUD to be achieved within the Commercial 2 Area which the Council is required to do in accordance with Section 32(1)(b)(ii) of the RMA. Investore seeks that the Council deletes these policies and rules and reconsiders its approach to managing risks in the Medium Coastal Hazard Area.

Reasons for Relief Sought

The reasons for the relief sought is set out in the submission above. In addition to those specific reasons, the amendments sought are to ensure that PC56:

- a) will give effect to the objectives and policies of the NPS UD;
- b) will contribute to well-functioning urban environments;
- c) is consistent with the sustainable management of physical resources and the purpose and principles of the RMA;
- d) will meet the requirements to satisfy the criteria of section 32 of the RMA;
- e) will meet the reasonably foreseeable needs of future generations; and
- f) is consistent with sound resource management practice.

Decision Sought and Hearing

The relief sought by Investore is set out within this submission. In addition to that specific relief, Investore seeks such other alternative or consequential relief to give effect to the matters raised in this submission.

Investore wishes to be heard in support of its submission. If others wish to make a similar submission, Investore will consider presenting a joint case with them at the hearing.

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Augustowicz First Stan	
Company/organisation		
Contact if different		
Address	Unit	Number 29 Street Ava
	Suburb	Petone
	City	Wellington
Address for Service if different	Postal Address	7 Fowler Ave, Mt Albert, Auckland 1025
	Courier Address	
Phone	Day	0226456503
	Evening	098468677
	Mobile	0226456503
Email	s.augustowicz@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No: 56

Title of Proposed District Plan Change: Intensification in Residential & Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

This is referred to in my email sent on Thursday 15 September 2022 at 9:32 pm

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

This is referred to in my email sent on Thursday 15 September 2022 at 9:32 pm.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

This is referred to in my email sent on Thursday 15 September 2022 at 9:32pm

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,
I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



25/9/2022
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

5 Berkeley Road,
Wainuiomata,
Wellington. 5014,
Ph: 027 209 4640.

Policy Planning Team,
Hutt City Council,
Private Bag 31912,
Lower Hutt 5040.

HUTT CITY COUNCIL

19 SEP 2022

To Whom It May Concern,

With Regards to your Notification about Pc 5/6 Housing Supply in Relation to Wainuiomata, I respectfully Submit that Such Building is not justified On the Grounds that there up Over One Hundred Existing Houses for Sale in Wainuiomata, It is My View that the Act Should be repealed.

Born In 1957 I have Lived in Wainuiomata all My Life and Consider this action to be destructive to the Valley.

I Would like to Point out that Wainuiomata is a Valley and I Believe should Remain a Valley, Not Become a City.

Although the Population Is Growing in this Area, Our Facilitys have deminished in recent years, We have few Social Facilities and No Shopping Mall.

I hereby request the Council to Fight the Government Over this Mater.

My Thanks for you Attention to this Mater.

Yours Faithfully,

St Meadows

STEVEN GEORGE MEADOWS.
LONG TERM RESIDENT.

Called Steven
Meadows

126 pm 27/9/2022

would like to
be heard at
the hearing
or combined with
others

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Sweeney First Deborah	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 2a Street Huia Road	
	Suburb	
	City , Eastbourne, Lower Hutt	Postcode 5013
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021861688	
Email	deborah_sweeney@icloud.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Plan Change 56

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

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5. The specific provisions of the proposal that my submission relates to are:

Give details:

Increased number of dwellings per section and proposed increased building height for Eastbourne.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I strongly oppose any intensification of housing in the Eastern suburbs.

I believe high buildings and townhouses will totally destroy the character of our area and increased numbers of residents will affect our community, schools, infrastructure and natural environment negatively. Also affected properties that are surrounded by tall houses will lose value and quality of living. At the same time building in Eastbourne, a high rate area, will always be expensive because of its terrain and environmental conditions and will not be an ideal place for 'affordable' housing. I think to improve housing supply and affordability there have to be more suitable sites.

Further more, Eastbourne has a very special forest in its backyard and I'm very concerned that fewer restrictions on development will negatively affect our natural environment and natural heritage in the long run.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I would like to the Hutt City Council to do everything in their power rethink and rebuff the intensification plans of the Government. Intensification has such an impact of a community and shouldn't be forced upon a Council by the Government. In the upcoming local election I would love to see candidates to step up and oppose plan change 56 and demand a rethink at the very least.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	19/9/22
	<i>Date</i>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Received by Customer Service Centre

18 September
2022

on 19/9/2022 Time 12:15pm

Submission

Re: PC 56

Proposed district plan change

To Whom it may concern

Re: PC56 - proposed district plan change

I have read all the information released/disclosed by the HCC 15/8/22, plus viewed the relevant maps of intended areas in the Hutt Valley.

I was in total shock to see the extent of the high density zone planned within 1.2 km from the edge of the CBD. Where is the edge of the Lower Hutt CBD? Is this some invisible and moveable line or can the council name the streets that sit on or from this 'edge'? It's proposed up to six storeys in residential areas!!!

Do the city planners have no visual concept of what this would look like or how awful it would be to live in or near developments of this size and scale?

Removing the Historic/Special residential areas is appalling and proves that there is NO RESPECT at all, by this council, for houses and buildings of character!

These may be government initiatives but councils can decide whether to implement these changes. Do council members imagine the rate payers who voted them in are in favour of this flawed proposal?

I lodged a submission in March 2018 re: changes to D.P.43. This was to oppose 3 storey developments in 9 areas throughout the Valley. They would have one metre boundaries on all sides, no consents were required nor approval from neighbours!!

What PC56 is presenting is a massive escalation on the previous planning changes. This goes beyond the point of reason. This is ghetto building. My opposition to this new upscaled horror version is literally off the scale. All my concerns of the ramifications mentioned in my submission have escalated exponentially!

God Save the Hutt Valley

Adrienne Holmes

Adrienne Holmes

How do I begin? By stating categorically that I oppose the proposed District Plan 43 change Rules relating to the Medium Density Residential Zone.

Rule 4F 4.2.2 Building Height (allowing 10mt/3storey dwellings)

Rule 4F 4.2.3 Recession Planes (as high as 45°)

Rule 4F 4.2.4 Boundaries (1mt only from all side/rear yards)

I also oppose strongly that these can be applied 'as of right' ie that no resource consent hearings or neighbours approval required.

Having believed I live in a Democracy where people are INFORMED about changes that may/could/will affect them significantly and that they can have a say about such relevant matters, I now find myself living in a self-styled DICTATORSHIP whereby important issues are kept hidden from the VOTING public and pursued by Council in a stealthlike, underhand and non-transparent manner. Only after having been 'sprung' have Council now decided to 'appear' to be acting as a Council should - albeit always to their own advantage/agenda and delivering half truths to the public.

Knowing that this initiative has been quietly bubbling away, unknown to most people in Lower Hutt, Wellington and indeed the whole of NZ for almost 9 years, I can say I am deeply concerned. Even at this juncture there are huge numbers of local people completely in the dark about this.

Adding to my concern is the statement made by MAYOR WALLACE at the Council Meeting 10 October 2017, that Council reserves the right to overturn any decision and WILL have the final say! Is this DEMOCRACY? Not from where I sit!!

At this point I'm pretty angry & incredibly disappointed in the furtive way all this has been handled by Council, who need to be mindful that it is the public who vote them in and the public have the right to know what is going on, especially when it will have such irreversible effects on their city, properties and their lives.

I'm feeling very unsettled about my future. I have lived in my home for 38 years - a long time! It's a beautiful 1906 villa, well built with REAL timber & full of original features. It has a wonderful garden where over the years loads of children have played & ridden bikes etc. Even the neighbours cats love to hang out there too.

s a true heritage home - the type of house developers have no feeling or respect for and it would seem to me Council share this view. A city needs that eclectic mix of old and new - it's what gives it character. I'm unsettled & fearful of what Council's proposed changes will do to the city and how it will end up looking & ultimately how it will operate for the people.

Council can woo the uninformed, the uneducated and indeed the apathetic with the pretty pictures but the true reality is that the end result will never be that picture. It will be architects developers and builders who will create this monstrous scenario. Having worked in the architectural / design / building sector for 18 years I know full well that what you see on paper is not what you get in reality. The fact there will be no resource consent hearings & neighbours can't object is a travesty and a breach of human rights.

Whose idea is this? Who thought it necessary to dump their flawed ideas on the population and expect them to accept them unquestionably?

I can find no written evidence support the need for this. It's an aspirational ideology that has been picked up & run with, gaining momentum to fool the uninformed.

We may need some new residential dwelling but not those proposed with 10mt/3 story height and 1mt boundaries. Nor does the city need swathes of these throughout the whole area. This is Ghetto Building on steroids! It cannot go ahead.

Recent evidence shows these developments whilst initially bought most by owner occupiers eventually get sold to investors to be rented out or initial purchaser rents them out. Material damage & social deterioration soon follows quickly thereafter. It's already happening in Hamilton, Christchurch and Wellington.

As a mother of 3 children and a primary school teacher for over 15 years, I am deeply concerned about the impact of this close proximity living will have on family / neighbourly relations. The reality will be a sense of overcrowding, claustrophobia and no space to call one's own. Every noise will be amplified, tempers frayed.

We are so fortunate to be able to have gardens, sun, privacy, off street parking and space for children to run around. It's what they need to do. I believe the vision offered by Council will be detrimental to families & individuals by placing undue stress on them. It then escalates into mental health problems and/or domestic violence

This is NOT the future I want or envisage.

Here is the long list of ramifications of this planning change

NO/DIMINISHED - Sun, Privacy, off street parking, Views, Gardens to work in/play in

MORE - Noise, Traffic, Pressure on schools, Claustrophobia, Mental Health issues, Domestic violence

SEVERE RISK OF - Devaluation of property, Slow/unable to sell, Intimidation by developers, Harassment by neighbours, Losing heritage homes.

INCREASING - Pressure on infrastructure, rubbish on street problems with pets, conflict

There is no escape from this! This is NOT what I want to live in nor adjacent to. This is NOT the future I desire

Remember the adage 'Don't fix what ain't broke'

Lower Hutt is not broken - it just needs a tweak! Not a full scale recondition! For as we all know even reconditioned things can fail/breakdown irreparably to leave us floundering and stranded!

PONDER THAT!

ADRIENNE HOLMES

Adrienne Holmes

15 August 2022

Kia ora,

I'm writing to you because your property is in or is adjacent to an area that will be included in a proposed change to the Council's *District Plan – Proposed District Plan Change 56 – Enabling Intensification in Residential and Commercial Areas (PC56)*. The District Plan sets out how people can develop land in our city.

Housing supply and quality are major challenges for our city. We need to provide more housing for our growing population. Too many people live in emergency and temporary accommodation. Providing safe, and affordable homes is essential for our city to thrive.

PC56 is required by a legislation change by Government and introduces a new High Density Residential zone which provides for buildings:

- up to six storeys within 1200m from the edge of the Lower Hutt CBD
- up to six storeys within 800m from the edge of the Petone commercial centre and train stations
- up to six storeys in areas around Avalon and Moera commercial centres
- up to four storeys in areas around the commercial centres in Stokes Valley, Wainuiomata and Eastbourne.

PC56 also extends the existing medium density zone to cover a larger area. In this zone, three homes of up to three storeys can be built on most sections without the need for a resource consent (Council planning permission), subject to some basic conditions.

PC56 also removes the Special Residential, Historic Residential, and General Residential Activity Areas meaning most residential properties in the city will now be in a new zone enabling more opportunity for residential infill and redevelopment with higher and denser housing.

PC56 increases the building heights permitted within commercial centres, some other General Business areas, the Community Health and Community Iwi Activity Areas.

There are limits to the density or building height, where necessary for protecting sites of significance to Māori, historic heritage and managing natural hazard risks. Greater development is still possible, but resource consent will be required. In some cases, resource consent may be required where development could have been permitted previously.

PC56 contains other supporting and consequential changes, including updates to financial contributions paid by developers, design guides, subdivision standards, and wind assessments.

We want you to know how you can have your say on PC56 which will be publicly notified on 18 August 2022. A copy of the notice is on the reverse of this letter.

From 18 August, the full information and maps for PC56 will be available at hutt.city/pc56 to enable you to have your say. You can also contact our District Plan team on **04-570-7426**, or district.plan@huttcity.govt.nz.

Ngā mihi nui,



Jo Miller
 Tumu Whakarāe | Chief Executive
 Hutt City Council



Hutt City Council has prepared District Plan Change 56, a change proposed to the City of Lower Hutt District Plan. The purpose of the proposed plan change is to meet the Council's obligations under the Resource Management Act 1991 to implement Policies 3 and 4 of the National Policy Statement on Urban Development and to incorporate the Medium Density Residential Standards.

The plan change also updates provisions relating to financial contributions and makes several other supporting and consequential changes, including to area wide strategic objectives and policies, definitions, subdivision standards, natural hazards, historic heritage sites and buildings, wind, and other chapters.

The plan change also proposes significant changes to the district plan maps, including the pattern of activity areas, and new and updated natural hazard and heritage overlays.

The plan change may be viewed:

- On Council's website: hutt.city/pc56
- At any Hutt City Council Library, or
- At the Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt
- Copies can also be requested by contacting Hutt City Council on **04-570-6666** or district.plan@huttcity.govt.nz.

Any person may make a submission on Proposed Plan Change 56. However, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that:

- adversely affects the environment, and
- does not relate to trade competition or the effects of trade competition.

Submissions may be lodged in any of the following ways:

- By email (preferably): district.plan@huttcity.govt.nz
- Post: Policy Planning Team, Hutt City Council, Private Bag 31912, Lower Hutt 5040.
- In person: Council Administration Building, 30 Laings Road, Lower Hutt.

Submissions must be written on or in accordance with Form 5 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003 and must state whether you wish to be heard on your submission. Copies of Form 5 are available:

- On Council's website: hutt.city/pc56
- At any Hutt City Council Library

- At the Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt.
- By contacting Hutt City Council on **district.plan@huttcity.govt.nz** or **04-570-6666**.

if you have any questions about the proposed plan change, please contact the Policy Planning Team on district.plan@huttcity.govt.nz or phone **04-570-7426**.

Submissions close Tuesday 20 September 2022.

Plan Change 56 will be considered under the Intensification Streamlined Planning Process (Schedule 1, Part 6 of the RMA). The process for public participation in the consideration of this proposal is as follows:

- After the closing date for submissions, Hutt City Council will publish a summary of the decisions requested by submitters.
- Once public notice of this summary is given, the following may make a further submission in support of, or opposition to, a submission already made:
 - Any person representing a relevant aspect of the public interest
 - Any person who has an interest in the proposal greater than the general public has, and
 - Hutt City Council itself.
- The Council must establish an independent hearings panel ("IHP") of independent commissioners. This panel will conduct a hearing open to any submitter who wishes to be heard.
- The IHP will make recommendations to Council on the alterations to the plan change, which must be on matters raised in a submission or by the panel or any other person at the hearing.
- Hutt City Council must make its decision on each of those recommendations within one year of notifying this plan change, publicly notifying those decisions, and advise every person who made a submission.
- Recommendations that are accepted by Hutt City Council will become operative immediately. Recommendations that are rejected will be sent to the Minister for the Environment for a final determination.
- Under the Resource Management Act 1991, this process has no right of appeal.



Jo Miller
Chief Executive, on behalf of Hutt City Council
15 August 2022

Resource Management Act 1991**Submission on Proposed Plan Change 56 to the City of Lower Hut District Plan**

To: The Chief Executive, Hutt City Council, via email to: district.plan@huttcity.govt.nz

Details of submitter:

Name: **Poneke Architects Limited (Poneke)**
Contact person: Ben Farrell
Postal address: C/- Cue Environmental Limited, PO Box 1922, Queenstown 9300
Phone: 021767622
Email: Ben@cuee.nz

The specific provisions of the proposal that this submission relates to are:

1. Any provision(s) of PC56 that restrict housing development.

This submission is:

2. Poneke **supports** PC56 to enable increased housing intensification (in line with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the National Policy Statement on Urban Development), except Poneke **opposes** the notified restrictions on:
 - a. Housing density – there should be no maximum number of residential units permitted on a site
 - b. Coastal hazards and liquefaction risks – there should be no district plan restrictions on residential intensification of the medium density residential zone from coastal hazards and liquefaction risks.

Summary of Reasons for our submission

3. Petone (and most of Lower Hutt's urban zones) is well suited to accommodating a lot more housing intensification.
4. There is no need to restrict the number of residential units (housing density) on any residential site.
5. Natural hazard risks affecting Lower Hutt are well known and can be suitably managed such that they do not warrant any district plan restrictions on housing intensification on sites where housing already exist, or multi-unit housing development has previously been approved.

The submitter seeks the following decision from HCC:

6. Delete any rules and standards that impose a maximum residential density in urban zones;
7. Delete the coastal hazard provisions (and any other provisions) that restrict housing intensification beyond the permitted building height envelope standards;
8. Any similar, alternative, consequential and/or other relief as necessary to address the issues raised in this submission; OR Any alternatively other amendments, including any such combination of provisions as may be appropriate, to address the matters raised in this submission, and to achieve the intent of this submission.

The submitter wishes to be heard in support of this submission if required.

The submitter will consider presenting a joint case if others make a similar submission



Signed Ben Farrell on behalf of Poneke Limited

27 September 2022

Resource Management Act 1991

Submission on Proposed Plan Change 56 to the City of Lower Hut District Plan

To: The Chief Executive, Hutt City Council, via email to: district.plan@huttcity.govt.nz

Details of submitter:

Name: **Mike Wong**
Contact person: Ben Farrell
Postal address: C/- Cue Environmental Limited, PO Box 1922, Queenstown 9300
Phone: 021767622
Email: Ben@cuee.nz

The specific provisions of the proposal that this submission relates to are:

1. Any provision(s) of PC56 that restrict housing development.

This submission is:

2. We **support** PC56 to enable increased housing intensification (in line with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the National Policy Statement on Urban Development), except we **oppose** the notified restrictions on:
 - a. Housing density – there should be no maximum number of residential units permitted on a site
 - b. Coastal hazards and liquefaction risks – there should be no district plan restrictions on residential intensification of the medium density residential zone from coastal hazards and liquefaction risks.

Summary of Reasons for our submission

3. We have recently obtained resource consent for a multi-unit residential housing development in the medium density residential zone, in Petone. We support further residential intensification of our property and other properties in the area, as a permitted activity.
4. We are aware of the potential natural hazard risks facing Petone. These risks are well known and can be suitably managed such that they do not warrant any district plan restrictions on housing intensification on sites where housing already exist, or multi-unit housing development has previously been approved.

The submitter seeks the following decision from HCC:

5. Delete any rules and standards that impose a maximum residential density in urban zones;
6. Delete the coastal hazard provisions (and any other provisions) that restrict housing intensification beyond the permitted building height envelope standards;
7. Any similar, alternative, consequential and/or other relief as necessary to address the issues raised in this submission; OR Any alternatively other amendments, including any such combination of provisions as may be appropriate, to address the matters raised in this submission, and to achieve the intent of this submission.

The submitter wishes to be heard in support of this submission if required.

The submitter will consider presenting a joint case if others make a similar submission



Signed Ben Farrell on behalf of Mike Wong

27 September 2022

Hutt City Council

23 SHARPE CRES

HUTT CITY COUNCIL

WAINUIOMATA

12 SEP 2022

LOWER HUTT 5014

6-9-22

To whom this may concern

In regards to your letter of 15th August

Many of us have been talking about your 6 story Buildings.

We all know we need more Housing but 6 storeys is too high. This will STOP the Sun from Houses they are build by or between. Also the Infrastructure will not cope with all this extra plumbing and we will be having BURST PIPE everywhere.

Even 3 or 2 storeys are too high and far too close together.

Everyone will be living on top of each other. Plumbing will be a big Problem again.

Also although Government seem to say Build more Houses & don't worry about OFF STREET PARKING. This is a very BAD IDEA as many People have 2 cars and we need off Street Parking. You could ask Government to go back to the Drawing Boards and where are CHILDREN meant to PLAY.

Yes we need Houses but what you are doing building close & 2 3-6 storeys

so close together you are going to have many problems and within 10 to 15 years they are going to be SLUMS. So you have a lot to think about. Look to the future.

Maybe 2 storeys not so close together with off street parking is the better way to go.

Yours Sincerely
Mrs B. E. M. Johnston
MRS C. E. M. JOHNSTON

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Roper First Ashley	
Company/organisation	Private	
Contact if different		
Address	Unit Number 222 Street Eastern Hutt	
	Suburb Stokes Valley	
	City Lower Hutt	Postcode 5019
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0274488598	
Email	ash.ree@xtra.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

14H1.7

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I would add a provision to this policy and support it if the policy is adjusted to reflect the concerns addressed below

That new residential developments do not be built in identified flood plain area's

This will allow the flooding to find it's natural course and not expose existing residents or councils and insurance companies with future issues

Good governance will allways say that risks should be mitigated and putting new structures on flood palnes is not good risk management

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

14H1.7

That new residential developments do not be built in identified flood plain area's

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
 behalf of submitter)*

	20/9/2022
	<i>Date</i>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

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Contact if different		
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	City Lower Hutt	Postcode 5019
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0274488598	
Email	ash.ree@xtra.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

4F3.2

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I would add a provision to this policy and support it if the policy is adjusted to reflect the concerns addressed below

That any development does not include a sausage configuration build ie running along the length of the land.

This will improve the potential lack of privacy that existing home owners may face when developments use neighbours land for casual recreational viewing.

Developments should be built in such a manor as to afford all residents the maximum amount of privacy removing sausage types of developments will assist this

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

4F3.2

That any development does not allow a type sausage configuration build ie running along the length of the land.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	20/9/2022
	<i>Date</i>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

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2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:
4F3.2.C

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:
I would add a provision to this policy and support it if the policy is adjusted to reflect the concerns addressed below
That any development has a minimum green space of 20% area within the confines of the development.
This will facilitate a high quality of life style taking into account play space for children and animals that the owners may wish to have.
I will also allow for secure storage of outdoor tools plant and recreational equipment

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

That the policy 4F3.2C

That any development has a minimum green space of 20% area within the confines of the development.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
 behalf of submitter)*

	20/9/2022
	<i>Date</i>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last stewart First mandy	
Company/organisation		
Contact if different		
Address	Unit	Number 121 Street waterloo road
	Suburb	lower hutt
	City	wellington Postcode 5010
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021 467413	
Email	suchfunx@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

- I am am not directly affected by an effect of the subject matter of that submission that-
- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

"That a property should only be heritage-designated by the Council with the express written consent of the property owner."

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

"That a property should only be heritage-designated by the Council with the express written consent of the property owner."

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

That a property should only be heritage-designated by the Council with the express written consent of the property owner.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,
I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter: (or person authorised to sign on behalf of submitter)		20/9/2022 Date
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(a signature is not required if you make your submission by electronic means)

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From: [Sudheer Ambiti](#)
To: [District Plan Review Team](#)
Subject: [EXTERNAL] District plan change 56
Date: Tuesday, 20 September 2022 9:09:15 PM

Hi

I am a resident of Waterloo, i have received a copy of district plan change 56 preposal. I would like to express my thoughts on this, i am against this plan for several reasons. The current infrastructure is not capable of handling existing residents in Hutt, lots of traffic on roads, not enough residents parking. Due to this new plan new issues get added like water, drainage etc. Instead of this plan find out an alternative place and develop townships there.

Regards
Sudheer

On Tue, 20 Sep 2022, 21:02 Sudheer Ambiti, <ambiti@gmail.com> wrote:

From: [Geoffrey Shepherd](#)
To: [District Plan Review Team](#)
Subject: [EXTERNAL] Proposed District Plan Changes 56 - My Opinion
Date: Thursday, 15 September 2022 7:30:27 PM

Dear Jo / District Plan Team

Re your letter on PC56. "Providing safe and **affordable** homes is essential for our city to thrive."

Shoving in 2-6 storey expensive townhouses does not allow purchase by the people living in temporary or emergency housing or the growing population, who are usually struggling. Stirring up a lot of resentment in existing property owners is not going to help a city to thrive.

I cant figure the reasoning behind ruining another portion of the populations lives by devaluing their properties by 2-6 storey homes being built next door, loosing their sun and privacy as well as increasing the noise and busyness of the quiet suburban streets. On the one hand you want people to increase the insulation in their homes for warmth and on the other you are allowing the warmth from the sun to be shut out from homes. Looks like a Health and Safety issue to me.

So for the people in emergency and temporary accommodation and the growing population to be housed - as for instance in my case, in my senior years, retired, with health problems, already on anxiety medication with a husband dying in hospital - I have to surrender my secure happy place and suffer the stress of relocation, or stay put and loose my sun and privacy and the value of my property by 2-6 storey neighbours homes?

Its nice that you have empathy for the growing population and homeless but what about some empathy for the number of elderly you are going to kill off from the stress of loosing their bolt hole. Or is that all part of the bigger plan - there being too many baby boomers?

I see in your letter there are limits to density or building heights for protecting sites of significance to Maori, what about sites significant to Kiwis and their ancestors? eg, the cultural significance of the beautiful Petone heritage areas of Jackson Street and surrounds. Do you not realise Petone is a popular drawcard.

People come from out of town (as they do in Greytown & Martinborough), to wander Jackson Street in peace without city noise or mall blandness. The beach is another beautiful drawcard as well as the heritage villas.

In all the housing intensification that has been built so far I have not seen any homes built that the "emergency or temporary home people" could afford or would be suitable for a growing population, usually with young families. Can you tell me where they are please? I've only seen \$600,000+ homes built by greedy developers.

At the very least resource consent should be required for over two storeys.

Nga mihi nui
Julie Shepherd

PS You could house a lot of people on Riddiford Gardens and Vogel House grounds!

From: [Alexandra Ward](#)
To: [District Plan Review Team](#)
Subject: [EXTERNAL] Submission on PC56 - intensification
Date: Sunday, 4 September 2022 5:31:16 PM

Kia ora,

I'm okay with the proposal as briefed in the letter to residents about this plan on 15 August. (I live adjacent to Moera)

It's my view it will be more successful intensifying residential areas in the Hutt, if the public transport system is significantly improved, and there are any necessary upgrades to the water infrastructure beforehand.

Adding more residences into Moera without real improvements to public transport is just more cars on our roads which must be avoided. Surrounding suburbs are walkable, but do lack a connected public transport network to and from the city centre and Wellington, Porirua and upper Hutt. (And the bus services we do have are so poorly underfunded and underresourced that commuter services often get cancelled, meaning it's not possible to rely on them alone to make it to work).

Otherwise than that I think it's a great idea.

Alex Ward and Matt McKegg
Waiwhetū

From: [Sarah Nation](#)
To: [District Plan Review Team](#)
Subject: [EXTERNAL] District Plan Change 56 Proposal
Date: Sunday, 18 September 2022 3:25:31 PM

Hi Hutt City,

I oppose the District Plan Change 56 as our stormwater, wastewater & sewerage systems are obsolete so adding extra pressure of demand may cause a leak in the main pipe running underneath the road from my cross-lease to the footpath with units 16, 16A, 18 & 18A Cottle Street.

We have already had leaks and needed the plumber but do not have a body corporate with joint money for repairs.

I wanted to get the drive-way repaired after the last leak was repaired but the other owners did not have any money.

I have no faith in the Council providing an adequate wastewater, stormwater & sewerage system after half my parents' house in Kelson slipped down a gully then there was a dodgy pipe going across from one bank to another. If the developers' pay for improved services that is no guarantee that the required work will actually be done.

I do not think it is fair that Avalon was zoned high residential with six storeys or more. Why are Avalon, Moera, Petone & Lower Hutt selected for up to six storeys?. How were these areas decided on?.

Although my LIM report did not show anything untoward regarding earthquake risk my foundations were damaged in the Kaikoura earthquake.

As my unit is only ground floor it leads me to think my area may not cope with six storeys or more in an earthquake.

Who would pay for trees to be removed if the community services need upgrading as I could not afford this?.

Would it be developers or the Hutt City Council?.

I went on holiday to the U.K. & stayed in Dublin & Durham with terraced housing which is so depressing. You could understand why the ancestors wanted to leave it.

If we repeat this sort of housing it will probably exacerbate the level of suicide in N.Z. due to poor mental health.

I object to the lack of sunlight which could be caused from neighbours building high-rise apartments without garages or enough off-site parking.

My neighbours' friends often block our drive-way but double-parking on our road which is one way. I honk the horn repeatedly.

My neighbour next door does not like people putting rubbish bins on her berm but there are 4 households on our cross-lease without a berm so there can be 3 bins per household on some weeks plus 3 for her so there could be 15 bins put out some weeks.

It can be very noisy with people close by when they have parties. I have a neighbour at the back

who has a deck by my small garden where the main bedroom is. They were so noisy that I moved my bedroom to the front then was annoyed with the neighbours in front of me. I have called noise control frequently.

The proposed District Plan changes will worsen the noise levels.

I object to your proposed rule that no more than 4 people per household can work from home. What if there is another lock-down and there is a large family or boarding house next door and they all need to work from home?.

I do not think any more building should be done in Eastbourne or the bays from Eastbourne to Point Howard due to climate change.

I do not think you should issue any more building consents for this area.

I also do not think any more building should be done in Stokes Valley and I think it would be better not to issue anymore building consents as there is limited access to this area due to slips & flooding.

My friend who lives there says it can take an hour or an hour and a half to get out of Stokes Valley to Lower Hutt.

I would not increase intensification for Wainuiomata as there is only one access route in and out of there too.

Kind regards, Sarah

Sarah Nation
18 Cottle Street
Avalon
Lower Hutt 5011

0274148705



Ā UPANE KA UPANE WHITI TE RA

To: Hutt City Council

Name of Submitter: Te Rūnanga o Toa Rangatira [on behalf of Ngāti Toa Rangatira]

This is a submission on the following proposed plan: Plan Change 56 Enabling Intensification in Residential and Commercial Areas

Our submission and what we seek from the local government in this process are outlined in the table below:

Chapter	Specific provision	Position	Reason for submission	Decision requested
Whole Plan	Greenfield Development	Support	It is appropriate to retain existing footprint of development.	Retain position.
Whole Plan	Hutt Valley Aquifer	Oppose	Urban intensification will provide for multi-storey buildings; we understand from a scientific point of view this might lead to unintended consequences in the foundations of Hutt Valley Aquifer.	Prepare Issues and Options report to understand the damage that urban intensification might create on the aquifer and the damage to Tangata Whenua values. Assess Planning issues within the catchment that impacts the aquifer. Assess Tangata Whenua values that will be impacted negatively. Incorporate and include provisions to ensure multi-storey buildings are built accordingly with adequate standards in the Plan and development proposals go through a rigorous assessment process in terms of foundation, earthworks and excavation work.
Whole Plan	Te Mana o Te Wai	Support with amendment	The effects of increased urban intensification and densification on our freshwater resources, needs to be managed through the District Plans as per the instruction of NPS-FM giving effect to 1.3 Te Mana o te Wai and the Section 3.5 integrated management of freshwater and its related ecological systems.	Amend the plan to include objectives, policies, and rules that give effect to Te Mana o Te Wai.
Whole Plan	High Hazard Coastal Overlay	Oppose	There should not be any up zoning for medium and high density intensification in the high hazard coastal overlay. Climate change and sea level rise will increase the risk to these communities.	Remove these overlays in Petone and East Harbour Bays.
Chapter 1 Introduction and Scope of the Plan	New provision Partnership	Support	It is important that enabling intensification is done in a way that provides for Tangata Whenua, kaitiaki of the whenua. Since the changes suggested heavily modify, impact, change the whenua, Council planners need to partner with iwi, hapū and marae	Amend 'to consult' to 'to partner' with Tangata Whenua. Insert new policy that provides Tangata Whenua knowledge, mātauranga Māori, to be part of the decision-making mechanisms.
Chapter 1 Introduction and Scope of the Plan	New provision Equitable Decision-Making	Support	Intensification needs to be culturally appropriate. Strategic Directions of the Plan as District Wide Matters should be able to spell out how intensification proposals will be balanced against the need for these proposals to be assessed from a cultural equity perspective and most importantly how they are going to be used in the decision-making systems within the District Plan consent frameworks.	Insert new policy that says "Intensification proposals will be assessed through cultural equity and Tangata Whenua will be engaged to enable a co-decision making in the matter."
Chapter 1.10.1A Urban Environment	Amendment 2 Add new issue	Support in part, with amendment	We believe that the Plan should not only ensure that urban environment is well-functioning for its people and communities but also Tangata Whenua and iwi.	Amend the relevant sentence "...providing for the needs of Tangata Whenua, people and communities..."
Chapter 1.10.1A Urban Environment	Amendment 2 New issue	Support	Amendment 2 does not acknowledge and provide for Tangata Whenua's land development aspirations in the well-functioning Urban Environment and include the essential role that Te Taiaio-centred developments are undertaken in the Rangatiratanga of Tangata Whenua.	Insert new issue in Amendment 2 or insert another issue to mean: "Tangata Whenua has a significant role as kaitiakitanga and rangatiratanga in a well-functioning urban environment and that fits to what iwi wants to see and how they would like to live"
Whole Plan	New Policy	Support	Iwi holds land all through the Hutt City. They should not be imposed arbitrary zoning requirements under the intensification on this whenua in which they received from Crown under their Deed of Settlement Processes.	Amend the Plan to say iwi owns land in Hutt City rohe and the land that may be purchased under the Deed of Settlement should not be impacted by up zoning and be imposed upon iwi and their aspirations.
Chapter 1.10.1A Urban Environment	New Policy	Support	NPS-UD does not necessarily consider the impacts of up zoning and intensification impacts on how Tino Rangatiratanga will be implemented. This requires a policy in the District Plan to ensure members of iwi can develop their land without limitations and realise their land aspirations.	Add a new policy that says: enable Tangata Whenua to develop land owned by Tangata Whenua.
Chapter 1.10.1	New Objective	Support	Tangata Whenua values relating to indigenous biodiversity needs to be given effect to in the Plan. Tangata Whenua has a major role in the identification and mapping of Significant Natural Areas and indigenous biodiversity.	Include a new objective that provides for Tangata Whenua's role in the decision-making and in the identification and mapping of indigenous biodiversity values.

Ā UPANE KA UPANE WHITI TE RA

Chapter	Specific provision	Position	Reason for submission	Decision requested
Chapter 1.10.1	New Policy	Support	There are not any references in the proposed intensification plan change that says there won't be any impact on Tangata Whenua's rights to customary harvesting. The proposed plan change should not negatively impact on Tangata Whenua's customary rights and customary harvest due to potential up zoning and intensification.	Include a new policy to ensure that Tangata Whenua's customary harvesting rights are provided for, and this is embodied in the drafting intent of the Policy.
Chapter 1 1.10.1A Urban Environment	Amendment 5 Policy 2	Support with amendment	We support clause (a) being retained, further to provide for marae and papakāinga, and all sites of significance categories and any other whenua that is under Ngāti Toa Deed of Settlement Act (2014)	Amend clause (a) to include: -Papakāinga -Marae -Whenua identified under the Deed of Settlement Act (2014) and -All sites and areas of significance (that are not necessarily listed in the Operative District Plan Schedule)
Chapter 1 1.10.1A Urban Environment	Amendment 5 Policy 2	Support with amendment	There is not enough evidence where up zoning and intensification will deliver the outcomes sought in the NPS-UD without adequate infrastructure and available resources. These need to be qualifying matters.	Amend Policy 2 include 'infrastructure', 'water supply' and three waters network capacity as the qualifying matter.
Medium Density Residential Activity Area	Amendment 107 Objective 4F2 Objective 4F 2.1AA Objective 4G 2.1	Oppose	We oppose this Objective because it does not acknowledge Tangata Whenua as the indigenous people of the Whenua. This objective does not acknowledge the importance of environmental wellbeing to Tangata Whenua.	Amend the objective and redraft the objective to include Tangata Whenua, people and communities... Amend the objective to include the environmental wellbeing.
Medium Density Residential Activity Area and High-Density Residential Activity Area	Amendment 56 Amendment 109 Objective 4F 2.3 Objective 4G 2.3	Oppose	We oppose this objective as it does not provide for Tangata Whenua land aspirations and the way iwi views their housing needs and demand. Medium Density Residential Activity Area should provide for Papakāinga and any other land development aspiration iwi might have regarding housing. <i>We consider ii. The neighbourhood's planned urban built character, including three-storey buildings might be used in the resource consent planning process as a permitted activity without adequate consideration of how this whenua will look like in the future disadvantaging iwi.</i>	Amend the clause <i>i. housing needs and demand</i> to reflect the Objective will provide for the housing needs and demand for Tangata Whenua. Amend clause ii. to mean "...respond to neighbourhood's planned urban built character and Tangata Whenua land development aspirations..."
Medium Density Residential Activity Area	Amendment 62 Policy 4F 3.2A	Oppose	We believe providing for developments not meeting permitted activity status does not deliver what the RMA is set up for. We should not be writing policies to excuse further development that may not necessarily comply with the standards and rules we are asking for within the Plan framework. Especially there is not anywhere that says how the high quality will be achieved and whether achieving high quality development will make up for an activity to be excused from being a restricted discretionary activity. <i>Who gets to decide the high quality development?</i>	Amend this Policy to say: provide for developments not meeting permitted activity status but they meet the necessary tests.
Medium Density Residential Activity Area	Amendment 63 Policy 4F 3.2B	Oppose	We are concerned whether this policy is aiming design or addressing of residents' day-to-day needs. These needs are subjective. If Design is only delivering for day to day needs, how do we define the day to day needs? If the definition is limited we are encouraging houses that are not functioning very good at for our wellbeing.	Amend the Policy to ensure, day-to-day is defined and acknowledges that it is not reduced to a shoebox. Note that Policy 4F 3.2C does not necessarily give you space for these needs.
Medium Density Residential Activity Area	Amendment 66 Policy 4F 3.3	Oppose	Rūnanga is concerned that setbacks are important tools for iwi and SASM sites that need protection from Medium Density and High Density Residential Activity Areas. Since we do not have a rough idea or evidence to be able to say where these developments are going to be and how. We also do not know the impacts that these provisions are going to cause the marae and Pā sites, appropriate setbacks are crucial.	Amend provisions to reflect the unidentified areas and sites of significance to iwi including the land that is given back via Deed of Settlement.
Medium Density Residential Activity Area	Amendment 71 Policy 4F 3.10	Support in part	We strongly support what this policy is intending to do. We do support the language that was used 'require', however 'stormwater neutral' could be anything and this requires to go the extra mile to ask for the best practice standards to be applied.	Amend and redraft to say, "require development to be stormwater neutral, such as the water sensitive urban design."
Medium Density Residential Activity Area	Amendment 74 Policy 4F 3.13	Support in part	We support the intention behind the Policy, however we consider this Policy can be improved by ensuring the impacts are managed outside the Community Iwi Activity Area. We are also concerned of the language of the 'manage' the policy should be able to cater for resource consent process decision making in a way that 'managing might not be appropriate for certain sites', it should also give discretion to Tangata Whenua to make sure they are happy with the decision making and what it is that will be managed.	Amend the Policy to give discretion and decision-making to Tangata Whenua whether managing the development on sites that are adjacent to Sites and Areas of Significance are appropriate to manage. Use instead: Engage with Tangata Whenua whether it is appropriate to manage the development...

Ā UPANE KA UPANE WHITI TE RA

Chapter	Specific provision	Position	Reason for submission	Decision requested
Medium Density Residential Activity Area Objectives	Amendment 60 Objective 4F 2.8	Oppose	Protecting cultural safety and tikanga of activities associated with marae in community iwi activity area may not be sufficient to protect the marae and its surrounding environments as development will negatively impact them.	Amend to strengthen the objective so that it could protect the marae themselves and the surrounding environment.
Medium Density Residential Activity Area Objective	Amendment 59 Deletion of Objective 4F 2.7, Policy 3.11, and Policy 3.12	Oppose	The removal of objective 4F 2.7 and policies 3.11 and 3.12 in relation to development and natural hazards are not appropriate as developments should still be resilient and designed appropriately to manage risks to natural hazards. We are unsure whether the potential mitigation options and the qualifying matters in the Chapter 14H speaks to 4F adequately.	Amend the Objective and Policies to make it explicit and that they are reflected in the MDRS provisions; enabling housing by introducing potential mitigation does not reduce the current risk of natural hazards and future risk.
Medium Density Residential Activity Area	Policy 4F 3.10	Support	It is encouraging that the District Plan language was changed from encourage to require storm water neutral development as it makes this policy much stronger.	Retain proposed change.
Medium Density Residential Activity Area	Policy 4F 3.13	Support with amendment	The wording around Policy 4F 3.13 is not adequate to state that what the appropriate level of management is and whether the word management itself is appropriate. We do support the intention of preventing negative impacts to Community iwi Activity Area by managing the development for sites adjacent to Community iwi activity area. We are concerned this Policy does not necessarily cover the intricacy of different types of sites.	Amend the Policy to reflect the management of impacts will be decided with Tangata Whenua and whether the appropriateness of management is relevant to a particular site, and that will also be decided with Tangata Whenua.
High Density Residential Activity Area	Amendment 113 Objective 4G 2.7	Support in part	Protecting cultural safety and tikanga of activities associated with marae in Community Iwi Activity Area are supported by the Rūnanga but these need to be covering not just the cultural safety and tikanga of activities associated with marae but the environment that surrounds the marae and any other area that is not marae but has significance to Tangata Whenua.	Amend Objective to ensure that not only tikanga and associated cultural activity but also marae itself and is surrounding environments should also be protected from potential high density impacts of development. Another gap in the Objective is to expand this Objective to any other culturally significant site that is not marae.
High Density Residential Activity Area	Policy 4F 3.13 and Rule 4F 4.2.4A	Oppose	There is still potential for development to occur on sites adjacent to marae that could impact cultural values.	Rules that are associated with this Chapter should have more constraining standards and limit development for these sites adjacent to marae and other SASMs to ensure that development does not impact cultural values.
Medium and High Residential Activity Area	Tangata Whenua values	Support in part	The consideration of tangata whenua values is reflected in some matters of discretion in these chapters.	There is opportunity for tangata whenua values to be more meaningfully incorporated into this plan as they seem to only have little consideration.
11 Subdivision	11.1.3 Objective	Support	Prevents subdivision from causing further risk to natural hazards	Retain proposed change.
11 Subdivision	Historic heritage	Support in part	This chapter speaks to historic heritage and the community iwi activity area but not sites and areas of significance to Māori.	There should be more consideration of all sites and areas of significance to Māori, rather than just those covered by the community iwi activity area.
11 Subdivision	11.2.2.3 Assessment Criteria	Support	Subdivision to consider the future character of an area as provided by Activity Area Zoning.	Retain proposed change.
12 Financial Contribution	Rule 12.2.19 b	Support in part	Considers land use effects on the environment and community needs for open space but does not consider cultural values.	Suggest considering cultural values for reserves and open space.
10A Community Iwi Activity Area	Te Kakano o Te Aroha Marae	Support with amendment	We observed the provisions for Te Kakano o te Aroha Marae have changed from medium density residential area to high density residential area.	Amend these areas to reflect SASM qualifying matter.
Medium and High Density Residential Activity Area Chapters	4F 4G in general	Support in part	Overall, these changes show little consideration of tangata whenua and adapting to climate change.	Chapters 4F and 4G speak more to enabling development rather than managing any adverse effects.

Ā UPANE KA UPANE WHITI TE RA

Chapter	Specific provision	Position	Reason for submission	Decision requested
High Density Residential Activity Area	Amendment 113 Objective 4G 2.7	Support in part	We support the intention behind this objective, we believe this could be strengthened and expanded by protecting all marae and SASMs, not just the cultural safety and tikanga involved.	Amend the Objective to reflect the protection provided for all Tangata Whenua activities in the Community iwi Area.
Chapter 4F Chapter 4G Chapter 10	New provisions	Support	Papakāinga should be enabled.	Amend the High and Medium Density and Community iwi activity areas to enable papakāinga housing.
High Density Residential Activity Area	Policy 4G 3.1	Oppose	This policy does not currently consider environmental wellbeing.	We suggest that environmental wellbeing is included in this policy.
Medium Density Residential Activity Area	Amendment 82 Rule 4F 4.2.4A	Oppose	We are not comfortable this Rule is making too easy (permitted activity) for a development abutting marae in the community iwi activity area, and we are not sure whether the numerical values put forward will necessarily provide protection for especially thinking about individual sites.	Amend this rule so that the proposals can be subject to discretion and not permitted.
High Density Residential Activity Area	Amendment 151 Rule 4G 4.2.6	Oppose	See our comments above.	Amend this rule so that the proposals can be subject to stricter discretion and not permitted without Tangata Whenua engagement.
Chapter 5b Petone Commercial Activity Area	Amendment 278 Permitted Activity Condition 5B 2.2.1.1 (f)	Oppose	This is placed in Te Puni Urupā. We are unsure of the deleted 8m and its rationale.	Insert an appropriate height for the protection of the Urupā. Insert policy to encourage design to ensure ongoing access to daylight, (similar to 5A 1.2.1 (g)) relating to urupā, marae, wahi tapu etc.
Chapter 5B Commercial Activity Area	5B Appendix Petone Commercial 2 – Design Guidelines	Oppose	These guidelines rely on subjective judgement by an applicant as to: the adequacy of the visual connection that the proposed development provides; what is "respectful;" "not dominating;" or "significant shading" etc. thus fall short of adequately protecting the relationship of Māori with their waahi tapu, in accordance with RMA s 6(e)	Review guidelines and insert rules that guarantee protection of waahi tapu
Chapter 6A General Business Activity Area	Amendment 320 Amendment 321 Objective and Policy	Support in part	See our concerns above for protecting cultural safety and tikanga in similar provisions under 4F and 4G. These should be expanded to the whole area.	Amend Objectives and Policy to reflect the whole area / rohe will be protected, not just the cultural safety and tikanga.
Chapter 6A General Business Activity Area Explanation and Reasons	Amendment 322 New explanation	Support with amendment	We support this Amendment and would like to acknowledge the importance of putting this explanation into the Plan. However, this requires more of an understanding of SASM sites in the greater sense: most of the time the whole site will be a Taonga not just the Marae, or the cultural activities and tikanga performed. We cannot be giving a generic judgment at the District Plan what bit is important or say it is only the Marae building.	Amend and improve the drafting here to explain it is not just the cultural activities and tikanga that is adversely impacted. This is Tangata Whenua to decide.
Chapter 6A General Business Activity Area Rules	Amendment 324 New permitted activity condition	Support with amendment	We are unsure the recession planes and setbacks are adequate to protect the marae and other sites and areas of significance. No mention of heights was made either. We are wondering this was intentional.	Amend it to ensure that the Tangata Whenua is happy with the numeric values and co-decide with Tangata Whenua if needed as the numbers will be different based on the site and location.
Chapter 6A General Business Activity Area	Amendment 326 Rules – new matter of discretion	Support in part, support with amendment	We support the intention of adding a new matter of discretion however we are unsure whether this matter of discretion can influence the outcomes Tangata Whenua engagement and how it is implemented. This could be tightened to be a controlled activity or a non-complying activity instead of matters of discretion. All of the other items under these Matters of Discretion depends on Tangata Whenua engagement so there should be a line that says that is the ultimate decision maker for the clause (i)	We ask this to be controlled or non-complying activity, and the wording of Tangata Whenua engagement to be strengthened.

Ā UPANE KA UPANE WHITI TE RA

Chapter	Specific provision	Position	Reason for submission	Decision requested
Chapter 10A Community Iwi Activity Area	Amendment 336 Rules for Community Iwi activity Area	Oppose	It is not appropriate MDRS and High-Density Residential Activity Area provisions to apply to Marae. We are concerned that these would be community-based decisions and will depend on the proposal and the location and significance of the Marae. Therefore (a) and (aa) are not appropriate.	Delete the relevant provision.
CHAPTER 10A Community Iwi activity area	Amendment 337 Permitted activity conditions	Oppose	Do we have an understanding of the permitted activity conditions are fit for purpose for the scale of high and medium density residential activities as they relate to the Marae and SASMs.	Delete the relevant provision.
Subdivision	11.2.2 Controlled Activities	Oppose	We are not convinced that community Iwi area – marae subdivisions should be impacted by the High and Medium Density permitted and discretionary activity statuses. These should be controlled, and the outcome of the Tangata Whenua engagement should identify the outcome.	Amend to say that these activities especially regarding High and Medium Density rules should not be permitted or discretionary, they should be controlled and non-complying potentially after the result of the TW engagement.
Subdivision	Amendment 350 Amend Allotment Design table for Community Iwi activity area	Oppose	Minimum size allotment should not be a council set measure. We are concerned Iwi are unable to apply their tino rangatiratanga over a contemporary site of significance. Design table allotment and size should not be the metric for Tangata Whenua to identify this, especially applied to marae. Minimum size allotment can clash with Iwi's land aspirations, and this is not enabling for Iwi.	Amend to say the site allotment will enable tino rangatiratanga.

We wish to be heard in support of our submission.

Ngā mihi,

Naomi Solomon

Pou Toa Matarau

29 Hepetema 2022

SUBMISSION ON PROPOSED PLAN CHANGE 56 TO THE HUTT CITY DISTRICT PLAN

To: Hutt City Council
Attn: Chief Executive
30 Laings Road
Lower Hutt

district.plan@huttcity.govt.nz

Name of Submitter: Stride Investment Management Limited

Address: c/- MinterEllisonRuddWatts
PO Box 105249
AUCKLAND 1143
Attention: Bianca Tree

bianca.tree@minterellison.co.nz
henry.sullivan@minterellison.co.nz

Introduction and scope of submission

1. Stride Investment Management Limited (**Stride**) appreciates the opportunity to make this submission on Plan Change 56 (**PC 56**) to the Hutt City District Plan (**Plan**). PC 56 was notified on 18 August 2022. We acknowledge that the submission period for PC 56 ended on 20 September but we ask that the Hearings Panel accept this as a late submission. It is considered that accepting this late submission will not cause any prejudice to any party.
2. As a tier 1 local authority under the National Policy Statement on Urban Development 2020 (**NPS-UD**) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Amendment Act**), Hutt City Council is required to amend the Plan to enable greater density and height within city centres, metropolitan centres, and within walkable catchments of these centres and rapid transit stops. The Resource Management Act 1991 (**RMA**) requires the Plan to give effect to the NPS-UD.¹

¹ RMA, s 75(3)(a).

3. Stride supports PC 56 in part and seeks amendments to it to better give effect to the NPS-UD, as set out below.
4. For completeness, Stride could not gain an advantage in trade competition through this submission.

Background to Stride

5. Stride Property Group is a group of companies and funds, including:
 - (a) Stride Property Limited (**SPL**), which manages one of New Zealand's largest diversified investment property portfolios, with a range of commercial office, retail, and industrial properties.
 - (b) Equity Trustees Limited (also known as Diversified NZ Property Trust) (**Diversified**), which is an investment property fund which owns large format retail assets.
 - (c) Stride Investment Management Limited (the submitter) is a specialist real estate investment manager which currently manages the property portfolios of SPL, Diversified, and Investore Property Limited.
6. Stride's investment strategy is to invest in a portfolio of places with 'enduring demand'. These are places that attract the highest demand in all market conditions because they meet the needs of tenants, their staff, their visitors, and their customers. The attributes of properties that have enduring demand vary depending on the sector and the market but are a combination of accessibility, amenity, functionality, and a value proposition that is compelling.
7. The Stride Property Group develops properties with a view to long-term ownership and, therefore, invests in its buildings to meet high quality energy, efficiency, and design standards. As Stride continues to reinvest in its portfolio, it wishes to ensure that PC 56 applies appropriate controls and enables appropriate development.
8. Queensgate Shopping Centre (bounded by Bunny Street, Knights Road, Bloomfield Terrace, Waterloo Road, and Queens Drive) is owned by Diversified and managed by Stride. Queensgate Shopping Centre includes over 140 stores across a retail floor area of 4.55 hectares.

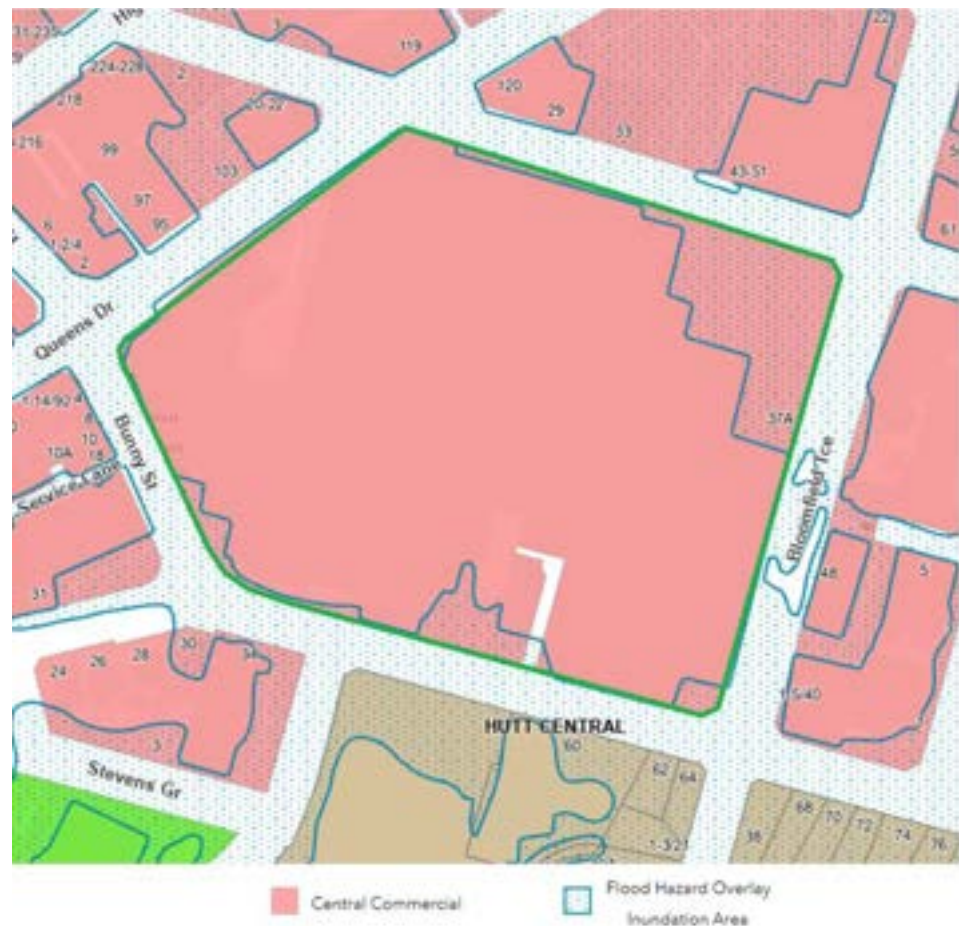
9. This information is provided to give context to the matters raised and relief sought in Stride's submission.

Submission

Central Commercial Activity Area

10. Queensgate Shopping Centre is located in the Central Commercial Activity Area under the Plan and is proposed to remain in this Activity Area under PC 56, as shown in Figure 1 below. Stride supports this zoning and seeks that it is retained.

Figure 1 – Queensgate Shopping Centre under PC 56



11. Stride generally supports the proposed amendments to the Central Commercial Activity Area to give effect to the NPS-UD. In particular, Stride supports the following changes to Chapter 5A Central Commercial Activity Area that are proposed as part of PC 56:

- (a) Amendment 211, to the extent that it proposes to delete the current Policy 5A 1.1.1(d) and replaces it with a new Policy 5A 1.1.1(d) that provides for maximising development potential and supporting a quality urban environment. This new policy gives effect to the direction in the NPS-UD to maximise the benefits of intensification and provide for well-functioning urban environments.
- (b) Amendment 223, which proposes to delete the Permitted Activity Condition 5A 2.1.1(a) Maximum Height of Buildings and Structures and Amendment 235, which proposes to delete the related Appendix that sets height limits within the Central Commercial Activity Area. This amendment removes the 18m maximum height limit that currently applies to the Queensgate Shopping Centre. Removing the height limit gives effect to the direction in the NPS-UD to provide sufficient development capacity to meet the expected demand for business land.
- (c) Amendment 239, to the extent that it amends the Central Commercial Design Guide – Section 1.7 Character and Context Description – Core Precinct – Table. This amendment provides consistency with the changes proposed under Amendments 223 and 235.

Natural Hazards

- 11.2 Figure 1 above shows that parts of Queensgate Shopping Centre are subject to the Flood Hazard Inundation Area Overlay that is proposed to be introduced as part of PC 56. The Flood Hazard Inundation Area Overlay is one of the Natural Hazard Overlays included in the new Chapter 14H Natural Hazards.
- 11.3 Chapter 14H Natural Hazards is introduced to identify areas susceptible to natural hazards and to avoid or manage subdivision, use, and development of such areas to reduce the potential for harm to property, infrastructure, and people.
- 12. Stride generally supports the introduction of Chapter 14H Natural Hazards. In particular, Stride supports the following provisions in Chapter 14H Natural Hazards that are proposed as part of PC 56:
 - (a) Amendment 401, to the extent that it identifies the Flood Hazard Inundation Area Overlay as a low hazard ranking overlay.

- (b) Amendment 411, which introduces a new Policy 14H 1.1, to the extent that it provides for subdivision, use, and development that *does not increase the risk* to people, property, or infrastructure by requiring *mitigation* for subdivision, use and development that addresses the impacts from natural hazards to people, property, and infrastructure in the low hazard overlay areas.
- (c) Amendment 413, which introduces a new Policy 14H 1.4, that provides for additions to buildings within the Flood Hazard Inundation Area Overlay where the risk to people and property is reduced or not increased.
- (d) Amendment 414, which introduces a new Policy 14H 1.5, that provides for new residential units, commercial activities, and retail activities within the Inundation Area Overlay, provided that mitigation measures are incorporated to ensure the risk to people and property both on the site and on adjacent properties is not increased or is reduced.
- (e) Amendment 427, which introduces a new Policy 14H 2.3, that provides for new residential units, commercial activities, and retail activities within the Flood Hazard Inundation Area Overlay as permitted activities (where the relevant standards are complied with) and restricted discretionary activities (where the relevant standards are not complied with).

Relief sought and reasons for submission

- 13. Stride seeks that Amendments 211, 223, 235, 239, 401, 411, 413, 414, and 427 are retained as notified.
- 14. In addition to the specific relief sought, Stride seeks such additional or consequential relief to give effect to the matters raised in this submission.
- 15. The amendments sought by Stride are to ensure that PC 56:
 - (a) will give effect to the objectives and policies of the NPS-UD;
 - (b) will contribute to well-functioning urban environments;
 - (c) is consistent with the sustainable management of physical resources and the purpose and principles of the RMA;

- (d) will meet the requirements to satisfy the criteria of section 32 of the RMA;
 - (e) will meet the reasonably foreseeable needs of future generations; and
 - (f) is consistent with sound resource management practice.
16. Stride wishes to be heard in support of its submission.
17. If others make a similar submission, Stride will consider presenting a joint case with them at a hearing.

DATED this 30th day of September 2022

Stride Investment Management Limited by
its solicitors and duly authorised agents
MinterEllisonRuddWatts



Bianca Tree

Address for service of submitter

Stride Investment Management Limited c/- MinterEllisonRuddWatts
PO Box 105249
AUCKLAND 1143
Attention: Bianca Tree

Telephone No: (09) 353 9700
Fax No. (09) 353 9701
Email: bianca.tree@minterellison.co.nz
henry.sullivan@minterellison.co.nz

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

HUTT CITY
 TE AWA KAIRANGI

HUTT CITY COUNCIL
30 SEP 2022

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last FRY	First CHRISTOPHER
Company/organisation		
Contact if different		
Address	Unit	Number 63 Street FRASER STREET
	Suburb	WAINUIOMATA
	City	LOWER HUTT
Address for Service if different	Postal Address	Postcode 5014
	Courier Address	
Phone	Day	04 973034
	Evening	04 9733034
	Mobile	0224112902
Email	chrisave72@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No: **56**Title of Proposed District Plan Change: **Enabling Intensification in Residential & Commercial Areas**3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that-
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

High density housing in residential areas - with NO provision for carparking and NO green areas for children to play.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

I am against the section of the proposal relating to three 3-Storey high homes on one section, built without requiring Council Planning Permission.

I see this resulting in major traffic congestion, lack of recreational space, & limited car parking.

Existing single storey homes will lose light, sun & privacy, being swamped by surrounding tall residences.

I personally cannot see 3-Storey homes being attractive to families!

Property Developers have free reign with no consideration for neighbouring property owners and long term residents.

We have gone from strict consent rules to anything goes!

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

To reconsider the recent Government changes to building consents with a view to developing future housing requirements that are less high-rise, have carparking spaces and green areas for recreation.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,
I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:

(or person authorized to sign on behalf of submitter)


16-9-2022
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Andrews First Glen	
Company/organisation	Andrews Family Trust	
Contact <i>if different</i>	Glen Andrews	
Address	Unit	Number 26 Street Bolton
	Suburb	Petone
	City	Lower Hutt Postcode 5012
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	0278168044
Email	g.andrews@xtra.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could **could not** gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I **am** **am not** directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Chapter 14F Heritage Buildings and Structures and the creation of 'heritage areas' to restrict development

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I am against the listing of private residential properties as heritage under the proposed heritage areas included in this plan change, without homeowner consent.

I am not apposed to Heritage Listing given the correct approach and commitment from HCC.

1) Heritage Listings should be in block area NOT just streets. This would be genuine approach and not haphazard and allow for a real and conclusive heritage Area.
Eg: Cuba St through to Te Puni. Esplanade through to Udy st.... whole areas.

2) Heritage areas parking should be 'Resident Parking' ONLY

3) Heritage areas should have chicane road restrictions to reduce traffic and allow people either walking or driving through the area to observe and enjoy without speed or danger of speeding traffic along the long straight roads

4) Reduction in Rates as Heritage Listed properties provide aesthetic appeal to the area for others, cost more and restrictive exterior maintenance, financial disadvantage as unable to profit from intense housing

5) Improve street appeal/aesthetics with median grassed areas and seating within the wider roads.

Current application rules are not conclusive to a genuine Heritage approach and disadvantage current home owners.

Glen Andrews
26 Bolton St
Petone
Lower Hutt 5012

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Amend the Rules to include my above submissions

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	3/10/2022
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

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