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## Consolidated relief sought by Greater Wellington to proposed Plan Change 56

### Key:

Black text: Existing District Plan wording

Black underlined text: Text added in Plan Change 56

Red underlined text: Amendments made by officers in the s42A report

Green underlined text: Amendments sought by Greater Wellington

| Proposed Amendments   |
|---|
| <p><b>Chapter 1.10.1A Urban Environment:</b></p> <p>Amend <b>new Objective</b><sup>1</sup></p> <p><u>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 and resilience to the effects of climate change, now and into the future.</u></p> <p>Add the definition for <b>well-functioning urban environment</b> from the NPS-UD<sup>2</sup></p> <p>Add an additional <b>new Objective</b> <sup>3</sup></p> <p><u>Urban land use, subdivision and development design integrates features, in particular nature-based solutions, that support reductions in greenhouse gas emissions and the risk of natural hazards and that increase the climate resilience of the communities and natural environments of Hutt City.</u></p> <p>Add <b>new Policy</b> <sup>4</sup></p> <p><u>Urban land use, subdivision and development design provide for a climate resilient urban environment, including by:</u></p> <ul style="list-style-type: none"><li><u>(a) maintaining, enhancing, restoring, and/or creating urban greening, including canopy trees</u></li><li><u>(b) the application of water sensitive urban design principles to integrate natural water systems into built form and landscapes, to reduce flooding, improve water quality and overall environmental quality,</u></li><li><u>(c) capturing, storing, and recycling water to achieve hydrological controls,</u></li><li><u>(d) protecting, enhancing, or restoring natural ecosystems to strengthen the resilience of communities to the impacts of natural hazards and the effects of climate change,</u></li><li><u>(e) providing for efficient use of water and energy in buildings and infrastructure, and</u></li><li><u>(f) encouraging buildings and infrastructure that are able to withstand the predicted future temperatures,</u></li></ul> |

**Commented [PG1]:** Amendment may be precluded by clause 6 of Schedule 3A of the RMA

**Commented [PG2]:** To provide clarity for plan users, highlighting the climate response components integral to this definition

<sup>1</sup> OS149.1

<sup>2</sup> OS149.1

<sup>3</sup> OS149.1; OS149.30

<sup>4</sup> OS149.30

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intensity and duration of rainfall and wind.

**Add new Policy<sup>5</sup>**

The design of new development and subdivisions shall adopt water sensitive urban design principles and methods in the control of stormwater.

**Commented [PG3]:** Only needed if previous policy is not adopted, due to duplication with (b)

**Add new Policy<sup>6</sup>**

The adverse effects of stormwater quantity on natural stream flows and indigenous biodiversity shall be avoided as far as practicable by requiring hydrological controls for new development and subdivision.

**Add new Policy<sup>7</sup>**

The use, development and subdivision of land must consider effects on:

- (a) gully heads, rivers, lakes, wetlands, springs, riparian margins and estuaries;
- (b) drinking water sources;
- (c) ecosystem values; and
- (d) any relevant water quality attribute targets in a region plan.

**Add new Policy<sup>8</sup>**

Manage the effects of urban development on freshwater and the coastal marine area by requiring that urban development is located and designed to minimise the extent and volume of earthworks and to follow, to the extent practicable, existing land contours.

**Add new Policy<sup>9</sup>**

Control earthworks and vegetation removal to minimise the effects of earthworks and vegetation removal on water quality and cultural values.

**Add new Policy<sup>10</sup>**

Protect the Waiwhetū/Hutt Valley Aquifer as a drinking water source by providing information about potential regional plan resource consent requirements for below ground activities in Drinking Water Source Protection Areas 1, 2 and 2A, particularly the need for early engagement with Greater Wellington Regional Council so that below ground activities can be appropriately designed and managed.

<sup>5</sup> OS149.27

<sup>6</sup> OS149.26

<sup>7</sup> OS149.25

<sup>8</sup> OS149.28

<sup>9</sup> OS149.29

<sup>10</sup> OS149.02; OS149.25.

Amend **new Policy 4**<sup>11</sup>

Enable housing to be designed to meet the day-to-day needs of residents and provide resilience to the current and future effects of climate change.

**Commented [PG4]:** Amendment may be precluded by clause 6 of Schedule 3A of the RMA

**Chapter 3 Definition**

**Add new definition:**<sup>12</sup>

Well-Functioning Urban Environment has the same meaning as in Policy 1 of the National Policy Statement for Urban Development (as set out in the box below).

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

- (a) have or enable a variety of homes that:
  - (i) meet the needs, in terms of type, price, and location, of different households; and
  - (ii) enable Māori to express their cultural traditions and norms; and
- (b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
- (c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and
- (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and
- (e) support reductions in greenhouse gas emissions; and
- (f) are resilient to the likely current and future effects of climate change.

**Chapter 4F Medium Density Residential Activity Area**

**Add to 4F 1 Introduction / Zone Statement**<sup>13</sup>

If a proposed development does not meet the development standards, resource consent is required in order to:

- i. achieve a high quality built environment;
- ii. manage the effects of development on neighbouring sites;
- iii. contribute to the climate-resilience of the local community;
- iv. protect the health and climate-resilience of the natural environment;
- v. achieve high quality onsite living environments; and

<sup>11</sup> OS149.1

<sup>12</sup> OS149.1; clause 16(2), Schedule 1 to the RMA.

<sup>13</sup> OS149.1

vi. achieve attractive and safe streets and public space

Amend **Objective 4F 2.1AA**<sup>14</sup>

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 and resilience to the effects of climate change, now and into the future.

**Commented [PG5]:** Amendment may be precluded by clause 6 of Schedule 3A of the RMA

Amend **New Objective 4F2.5**<sup>15</sup>

Built development is of high quality and provides ~~on-site amenity for residents as well as residential amenity for adjoining properties and the street:~~

- ~~i. appropriate on-site amenity for residents,~~
- ~~ii. appropriate residential amenity for adjoining sites, and~~
- ~~iii. a high level of amenity for the street.~~
  - i. Healthy, safe, attractive, and accessible living environments, and
  - ii. Attractive and safe streets, and
  - iii. An urban environment that reduces greenhouse gas emissions, is resilient and can adapt to the effects of climate change.

Amend **Objective 4F2.6**<sup>16</sup>

Built development is adequately serviced by network infrastructure or addresses any infrastructure constraints and this infrastructure protects the quality of the natural environment, where practicable, incorporating nature-based solutions.

Add a **New Objective**<sup>17</sup>

Urban land use, subdivision and development design integrates features, in particular nature-based solutions, that support reductions in greenhouse gas emissions, reduce the risk of natural hazards and increase the climate resilience of the communities and environments of Hutt City.

Amend **Policy 4F 3.2A**<sup>18</sup>

Provide for developments not meeting permitted activity status, while encouraging high quality developments that protect the quality of the natural environment and contribute to the climate resilience of the site and

<sup>14</sup> OS149.1

<sup>15</sup> OS149.1

<sup>16</sup> OS149.1; OS149.30

<sup>17</sup> OS149.1; OS149.30; OS149.36

<sup>18</sup> OS149.30

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surrounding area, including through the use of nature-based solutions.

Amend **Policy 4F 3.9**<sup>19</sup>

Require rainwater tanks (with both detention and retention) and a minimum area of permeable surfaces or alternative design solutions, including the use of nature-based solutions, in order to assist with the management of stormwater runoff created by development.

Amend **Policy 4F 3.10**<sup>20</sup>

~~Encourage medium density residential development to be stormwater neutral.~~

Require development to be stormwater hydraulically neutral and incorporate hydrological controls to provide retention of stormwater volumes.

Add the following **definition** for **hydrological controls**<sup>21</sup>

For greenfield development:

- (a) the modelled mean annual runoff volume generated by the fully developed area must not exceed the mean annual runoff volume modelled from the site in an undeveloped (pastoral) state
- (b) the modelled mean annual exceedance frequency of the 2-year Average Recurrence Interval (ARI) so-called 'channel forming' (or 'bankfull') flow for the point where the fully developed area discharges must not exceed the mean annual exceedance frequency modelled for the same site and flow event arising from the area in an undeveloped (pastoral) state.

For brownfield and infill development:

- (a) the modelled mean annual runoff volume generated by the fully developed area must be reduced, as far as practicable, towards the mean annual runoff volume modelled for the site in an undeveloped state
- (b) the modelled mean annual exceedance frequency of the 2-year ARI so-called 'channel forming' (or 'bankfull') flow for the point where the fully developed area discharges to a stream, or stormwater network, shall be reduced as far as practicable towards the mean annual exceedance frequency modelled for the same site and flow event in an undeveloped state.

Add to **4F 4.2 Development Standards**

**Rule 4F 4.2.1AA Number of Residential Units per site**

- (a) Up to three residential units per site are a **permitted activity**.
- (b) Four or more residential units per site are a **restricted discretionary activity**.

**Discretion is restricted to:**

(xx) Design elements that contribute to climate change adaptation and mitigation<sup>22</sup>

(vi) The following design elements: ...

6. Onsite stormwater management, including the use of water sensitive urban design and hydrological controls<sup>23</sup>

<sup>19</sup> OS149.26; OS149.27; OS149.47;

<sup>20</sup> OS149.47

<sup>21</sup> OS149.47

<sup>22</sup> OS149.1; OS149.71

<sup>23</sup> OS149.1; OS149.71

11. landscaping, including the incorporation of indigenous canopy tree species<sup>24</sup>

(vii) adverse effects on gully heads, rivers, lakes, wetlands, springs, riparian margins and estuaries, drink water sources, ecosystem values, and any relevant water quality attribute targets in a regional plan.<sup>25</sup>

(ix) extent and volume of earthworks and the degree to which earthworks follow existing land contours.<sup>26</sup>

(x) adverse effects on the relationship between tangata whenua and their culture, land, water, sites, wāhi tapu and other taonga.<sup>27</sup>

**Amend Rule 4F 4.2.5 Permeable Surface**<sup>28</sup>

(a) Construction or alteration of a building, or new impermeable surfaces, is a **permitted activity**, if:

(i) A minimum of ~~30%~~ **40%** of the **total** site area is a permeable surface.

(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**.

Discretion is restricted to:

- (i) The effects on the stormwater system and the health and well-being of water bodies, freshwater ecosystems, and receiving environments.
- (ii) The potential for increased surface ponding and flooding, including on neighbouring properties.
- (iii) The mitigation of additional stormwater runoff volumes through ~~means such as~~ onsite stormwater retention.
- (iv) 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 and water sensitive urban design
  - ~~7. End / side wall treatment~~
  - ~~8. Building materials~~
  - ~~9. Bike parking, storage and service areas~~
  - ~~10. Privacy and safety~~
  - 11. Landscaping

**Amend the title of Rule 4F 4.2.10 Stormwater ~~Retention~~ Detention**<sup>29</sup>

Add new development standard **Rule 4F 4.2.10A Stormwater Retention**<sup>30</sup>

**(a) Construction of a roofed building, excluding accessory buildings or additions to an existing building, is a permitted activity if:**

<sup>24</sup> OS149.1; OS149.71

<sup>25</sup> OS149.1; OS149.25

<sup>26</sup> OS149.1; OS149.28

<sup>27</sup> OS149.1; OS149.29

<sup>28</sup> OS149.1; linked to OS149.26, OS149.27, OS149.30

<sup>29</sup> Matter of clarification, clause 16(2) Schedule 1 to the RMA, OS149.1, linked to OS149.26, OS149.27, OS149.30

<sup>30</sup> OS149.1, linked to OS149.26, OS149.27, OS149.30

- (i) It meets the definition of hydrological controls through the use of an appropriately sized rainwater reuse tank
- (b) Construction of a roofed building, excluding accessory buildings or additions to an existing building, that does not meet the rainwater reuse tank requirement is a restricted discretionary activity. Discretion is restricted to:
  - (i) Mitigation of additional stormwater volume through other means

Review the **Medium-Density Design Guide** to ensure that it provides best practice design elements to support the built environment to reduce greenhouse gas emissions and increase the climate-resilience of the natural environment and local community to the current and future effects of climate change.<sup>31</sup>

**New advice note<sup>32</sup>**

Maps identifying Drinking Water Source Protection Areas 1, 2 and 2A are available online on the Council's website at <https://maps.huttcity.govt.nz/portal/apps/webappviewer/> (select layer Drinking Water Source Protection Areas) and can be accessed from the Council offices or public library. Resource consent may be required from Greater Wellington Regional Council for investigation bores, excavation and construction of building foundations in these areas.

**Chapter 4G High Density Residential Activity Area**

Amend **Objective 4G 2.1<sup>33</sup>**

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 and resilience to the effects of climate change, now and into the future.

**Commented [PG6]:** Amendment may be precluded by clause 6 of Schedule 3A of the RMA

Amend **Objective 4G 2.5<sup>34</sup>**

Built development is of high quality and provides:

- ~~i. appropriate on-site amenity for residents,~~
- ~~ii. appropriate residential amenity for adjoining sites, and~~
- ~~iii. a high level of amenity for the street.~~
- iv. Healthy, safe, attractive, and accessible living environments, and
- v. Attractive and safe streets, and

<sup>31</sup> OS149.1; OS149.30

<sup>32</sup> OS149.02

<sup>33</sup> OS149.1

<sup>34</sup> OS149.1

- vi. An urban environment that minimises greenhouse gas emissions, is resilient and can adapt to the effects of climate change.

Amend **Objective 4G2.6**<sup>35</sup>

Built development is adequately serviced by network infrastructure or addresses any infrastructure constraints and this infrastructure protects the quality of the natural environment, where practicable, incorporating nature-based solutions.

Add a **New Objective** <sup>36</sup>

Urban land use, subdivision and development design integrates features, in particular nature-based solutions, that support reductions in greenhouse gas emissions and natural hazard risk and that increase the climate resilience of the communities of Hutt City.

Amend **Policy 4G 3.1** <sup>37</sup>

Provide for residential activities, and those non-residential activities that support the community's social, economic and cultural wellbeing, increase resilience to the effects of climate change and manage any adverse effects on residential amenity.

Amend **Policy 4G 3.4** <sup>38</sup>

Provide for developments not meeting permitted activity status, while encouraging high quality developments that protect the quality of the natural environment and contribute to the climate resilience of the site and surrounding area, including through the use of nature-based solutions.

**Policy 4G 3.13** <sup>39</sup>

Require rainwater reuse tanks and a minimum area of permeable surfaces or alternative design solutions in order to provide retention of stormwater assist with the management of stormwater runoff created by development

Amend **Policy 4G 3.14** <sup>40</sup>

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<sup>35</sup> OS149.1; OS149.30

<sup>36</sup> OS149.1; OS149.30; OS149.31

<sup>37</sup> OS149.1

<sup>38</sup> OS149.30

<sup>39</sup> OS149.26, OS149.27; OS149.47

<sup>40</sup> OS149.26; OS149.27; OS149.47



Require development to be stormwater hydraulically neutral and incorporate hydrological controls to achieve retention.

Add to **4G 4.2 Development Standards**<sup>41</sup>

(b)... Discretion is restricted to:

(xx) Design elements that contribute to climate change adaptation and mitigation

(vi) The following design elements: ...

6. Onsite stormwater management, including the use of water sensitive urban design and hydrological controls

11. landscaping, including the incorporation of indigenous canopy tree species

Amend **Rule 4G 4.2.7 Permeable Surface**<sup>42</sup>

(a) Construction or alteration of a building, or new impermeable surfaces, is a permitted activity, if:

(i) A minimum of ~~30%~~ 40% of the total site area is a permeable surface.

(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.

Discretion is restricted to:

- (i) The effects on the stormwater system and the health and well-being of water bodies, freshwater ecosystems, and receiving environments.
- (ii) The potential for increased surface ponding and flooding, including on neighbouring properties.
- (iii) The mitigation of additional stormwater runoff volumes through means such as onsite stormwater retention.
- (iv) The following design elements:
  - 1. Onsite stormwater management and water sensitive urban design
  - 2. Landscaping

When considering the matters in (iv), the Council will be principally guided by its Medium Density Design Guide.

Amend the title of **Rule 4G 4.2.12 Stormwater Retention Detention**<sup>43</sup>

Add new development standard **Rule 4G 4.2.12A Stormwater Retention**<sup>44</sup>

- (c) Construction of a roofed building, excluding accessory buildings or additions to an existing building, is a permitted activity if:

<sup>41</sup> OS149.1; OS149.26; OS149.27; OS149.30; OS149.47

<sup>42</sup> OS149.1; linked to OS149.26, OS149.27, OS149.30

<sup>43</sup> Matter of clarification clause 16(2) Schedule 1 to the RMA, OS149.1, linked to OS149.26, OS149.27, OS149.30

<sup>44</sup> OS149.1, linked to OS149.26, OS149.27, OS149.30

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- (ii) It meets the definition of hydrological controls through the use of an appropriately sized rainwater reuse tank
- (d) Construction of a roofed building, excluding accessory buildings or additions to an existing building, that does not meet the rainwater reuse tank requirement is a restricted discretionary activity.  
Discretion is restricted to:
  - (ii) Mitigation of additional stormwater volume through other means

**New advice note<sup>45</sup>**

Maps identifying Drinking Water Source Protection Areas 1, 2 and 2A are available online on the Council's website at <https://maps.huttcity.govt.nz/portal/apps/webappviewer/> (select layer Drinking Water Source Protection Areas) and can be accessed from the Council offices or public library. Resource consent may be required from Greater Wellington Regional Council for investigation bores, excavation and construction of building foundations in these areas.

**Chapter 11.1**

Add a **new policy** to support efficient water use and alternative water supplies for non-potable use. For example:<sup>46</sup>

Manage the demand for water supply from new subdivision and development by:  
(a) encouraging the efficient use of water, including in subdivision design; and  
(b) requiring alternate water supplies for non-potable use, such as roof water capture and reuse which also provides retention

**Chapter 11 Section 11.2.2.1<sup>47</sup>**

As a matter of control or discretion for subdivision include the extent to which the design protects, enhances, restores or creates nature-based solutions to manage the effects of climate change, or similar, for example:

(x) Nature-based solutions  
(i) the extent to which the design protects, enhances, restores or creates nature-based solutions to manage the effects of climate change.

**Chapter 14**

Add a **new policy**<sup>48</sup>

Require new development to demonstrate that there is adequate water supply available, including consideration of how climate change may affect existing water supplies.

Add a **new policy**<sup>49</sup>

<sup>45</sup> OS149.02

<sup>46</sup> OS149.66

<sup>47</sup> OS149.71

<sup>48</sup> OS149.86

<sup>49</sup> OS149.90

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Incorporate nature-based solutions, where practicable, when providing for new infrastructure and in new developments, such as the use of green infrastructure.

Amend **Policy 14L 1.1** or add a new policy to promote energy efficient in urban development<sup>50</sup>

Ensure urban design layout maximises to greatest extent practicable the potential for solar and other renewable energy generation.

add to **Matters of Discretion 14L 2.2**<sup>51</sup>

Include, as a matter of control or discretion for subdivision and comprehensive housing developments, how the development provides for solar orientation of buildings to achieve passive solar gain. For example:

(x) Solar orientation

(i) the extent to which the design provides for solar orientation of buildings to achieve passive solar gain.

Amend Rule **14H 2.9**<sup>52</sup>

**Rule 14H 2.9 New residential units in the High Coastal Hazard Area**

1. New residential units in the High Coastal Hazard Area are a permitted activity where:

a. The total number of residential units on a site is no more than ~~two~~ one

2. New residential units in the High Coastal Hazard Area are a non complying activity

where:

a. Compliance with 14H 2.9(1)(a) cannot be achieved

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<sup>50</sup> OS149.131

<sup>51</sup> OS149.133

<sup>52</sup> OS149.124