

# **Proposed District Plan Change 56**

**Enabling Intensification in Residential and  
Commercial Areas**

**Full Set of Further Submissions**



RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

## 1. This is a further submission from:

Full Name	Barry Phil	
	<small>Last</small>	<small>First</small>
Company/Organisation	Voluntary Heritage Group	
Contact if different		
Address		
	<small>Number</small>	<small>Street</small>
	<small>Suburb</small>	
	<small>City</small>	<small>Postcode</small>
Address for Service if different	<small>Postal Address</small>	<small>Courier Address</small>
Phone	<small>Home</small>	<small>Work</small>
	02147826	
	<small>Mobile</small>	
Email	phil.barry@tdb.co.nz	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:



I represent a relevant aspect of the public interest

*Please give details:* The Voluntary Heritage Group is a concerned group of residents. We love the vibrancy of Petone and the Hutt Valley, including its heritage. We represent over 200 supporters who want heritage designation to be voluntary, including the majority of the 300 homeowners affected by the Council's proposed heritage areas. We want the Council to install a policy that a property should only be heritage designated with the express written consent of the property owner.



I have an interest in the Proposed Plan Change that is greater than the interest of the general public

*Please give details:* We strongly advocate on behalf of property owners who have minimal ability to resist compulsory heritage restrictions being placed on their homes.



I represent Hutt City Council

4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

A list of the submissions supported and opposed are attached in Appendix 1

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*

The particular parts of the submission and the reasons for this are attached as Appendix 2

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

Please see Appendix 2

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

N/A

*(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)

P G Barry

Date 22/11/22

*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](mailto:informationmanagementteam@huttcity.govt.nz) or call 04-570-6666.

#### Where to send your submission

- **By email (preferred):** [district.plan@huttcity.govt.nz](mailto: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





# Voluntary Heritage – Hutt and Petone

Contact: [secretary@voluntaryheritage.org.nz](mailto:secretary@voluntaryheritage.org.nz) Ph: Phil Barry 021 478 426

## **APPENDIX ONE**

Question 4

### **SUPPORT**

Diane Knowles (019)  
Jing Chen (022)  
Jane Bura (027)  
Michael Taylor (033)  
Clive and Shelley Eastwood (041)  
Mike Byrne (043)  
Sandy Griffith (047)  
Russell Walker (048)  
Sandra Walker (050)  
Jo Wilkshire (053)  
Balvant Magan (056)  
Brian Herron (059)  
Olive Tupuivao (062)  
Shayne Hodge (063)  
Christopher Sellars (066)  
Brenda Irene Ralton (067)  
Ernst and Gwendoline Haley (071)  
Mark Hardy (105)  
Brett Tangye (107)  
Christopher MacKay (115)  
Mark Blackham (118)  
Glen Shardlow (120)  
Maria Shardlow (121)  
Tania Penafiel Bermudez (126)  
Sonja Penafiel Bermudez (138)  
Lily Moran (144)  
Meng Xu (145)  
Sharon Hardy (146)  
Jonathon Devonshire (147)  
Andrea Collings (155)  
Michael Basil Jones (161)  
Robert and Marie Whitney (196)  
Stephen Prebble (200)  
Kerri Planeque (208)  
Neil McGrath (212)  
Richmond Atkinson (224)  
Kirsten Whittington (231)  
Glenys Wong (239)



# Voluntary Heritage – Hutt and Petone

Contact: [secretary@voluntaryheritage.org.nz](mailto:secretary@voluntaryheritage.org.nz) Ph: Phil Barry 021 478 426

Mandy Stewart (269)

Glen Andrews (277)

## **OPPOSE**

Graeme Lyon (102)

Petone Historical Society (163)



# Voluntary Heritage – Hutt and Petone

Contact: [secretary@voluntaryheritage.org.nz](mailto:secretary@voluntaryheritage.org.nz) Ph: Phil Barry 021 478 426

## APPENDIX TWO

### Question 5

In relation to the supported submissions, VHG strongly supports the Kainga Ora and their statement that the designation of heritage areas should not occur until a proper review has been carried out. We note these comments were recently endorsed by the Minister for Housing, Hon Megan Woods who stated in relation to Hamilton City Council's proposed plan that the statutory test for "historic heritage" is that it must be of "national significance". As provided in our original submission, this statutory test has not been satisfied in the proposed plan.

VHG also strongly supports the submissions of the submitters listed in Question 4 who all advocated that heritage areas should only be imposed on properties with the consent of the owner.

In relation to the submission of Graeme Lyon (102) we oppose his submission as it misunderstands the law. Mr Lyon proposes that heritage areas are used to maintain character appropriate development. Parliament and Cabinet were very clear that qualifying matters may not be used to protect 'character'. The "value" and "public benefit" Mr Lyon relies upon are not relevant to the statutory tests.

VHG also opposes the submission of the Petone Historical Society (163) in so far as they request 'step down' areas – those areas that are adjacent to the proposed areas have increased restriction on them. We identified in our original submission the unfairness on property owners in the proposed areas who will be unable to develop their properties but their direct neighbours may. However, 'step down' areas are not permissible in the law. And the fairer proposition is for individual property owners to determine whether they would like to restrict development of their own properties, not impose those restrictions on those around them.

RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change

Clause 8 of the First Schedule, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<i>Last</i>		<i>First</i>	
	Company/Organisation			
Contact if different				
Address	<i>Number</i>		<i>Street</i>	
	<i>Suburb</i>			
	<i>City</i>		<i>Postcode</i>	
Address for Service if different	<i>Postal Address</i>		<i>Courier Address</i>	
Phone	<i>Home</i>		<i>Work</i>	
Email	<i>Mobile</i>			

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest

Please give details:

 I have an interest in the Proposed Plan Change that is greater than the interest of the general public

Please give details:

 I represent Hutt City Council

4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please 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)*

	<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

# Proposed District Plan Change 56 (P56) to the City of Lower Hutt District Plan - Further submission points table

**Submitter Name:** Greater Wellington Regional Council

Submitter Name/Submitter Number	Submitter Address/Email	Support or Oppose	The particular parts of the submission I support or oppose are:	The reasons for my support or opposition are:	Allow or disallow	I seek that the whole or part (describe part) of the submission be allowed or disallowed:
York Bay Resident's Association 210.4	<a href="mailto:ewartsusan@hotmail.com">ewartsusan@hotmail.com</a>	Support	Submitter seeks the protection of indigenous vegetation on road reserves and properties that support rare fauna, particularly in the York Bay area.	Greater Wellington support amendments to protect indigenous ecosystems and habitats with significant indigenous biodiversity values. This direction gives effect to Policy 24 of the Operative RPS.	Allow	Greater Wellington seek inclusion of provisions which protect indigenous ecosystems and habitats from inappropriate subdivision, use and development.
Waka Kotahi 151.1 151.3 151.9 151.10 151.11 151.14 151.16 151.18 151.19 151.20 151.22 151.25.	<a href="mailto:Kim.Harris-Cottle@nzta.govt.nz">Kim.Harris-Cottle@nzta.govt.nz</a>	Support	Submitter requests amendments and other consequential relief to ensure that accessibility to active transport modes and public transport is considered as part of the plan change.	Greater Wellington support the requested relief as it has regard to provisions in Proposed RPS Change 1, including Objective 22 and policies 33 and 57, which encourage mode shift and reductions in transport related greenhouse gases.	Allow	Greater Wellington seek amendments and other consequential relief to provisions to ensure that accessibility to active transport modes and public transport are considered as part of a well-functioning urban environment.
Toka Tū Ake EQC 180.1	<a href="mailto:resilience@eqc.govt.nz">resilience@eqc.govt.nz</a>	Support	Submitter requests that Chapter 1.10.11 is amended to include liquefaction and slope stability as qualifying matters and implement policies and rules to restrict intensification and development in areas where the risk of these hazards is greatest.	Greater Wellington support the submitter's request for additional provisions to control development on land that is at higher risk of slope failure. By identifying and managing this risk, the risk to life property and wellbeing of future urban intensification can be appropriately minimised. These changes would have regard to Proposed RPS Change 1, specifically Policy 51.	Allow	Part. Greater Wellington seek additional controls on slope failure hazards to manage slope failure risk on steep land, not necessarily as a qualifying matter. Greater Wellington considers that some controls should apply to slopes from ~20-34° instead of just above 34°. The matters of control for these areas should include a site-specific geotechnical investigation to ensure slope failure hazards are appropriately managed.
Toka Tū Ake EQC 180.1	<a href="mailto:resilience@eqc.govt.nz">resilience@eqc.govt.nz</a>	Support in part	Specify the freeboard requirements of buildings within Flood Hazard Areas in line with National Planning Standard 4404:2010, and include flood hazard information within LIMs.	Greater Wellington support application of policy and rules that reference robust local or national standards. Greater Wellington has developed a local freeboard methodology that has similar goals to 4404:2010.	Allow	Part. We request that there is provision for Greater Wellington to apply the Greater Wellington Flood Hazard Modelling Standard freeboards.
Kāinga Ora 206.2, 206.3, 206.4,	<a href="mailto:gurv.singh@kaingaora.govt.nz">gurv.singh@kaingaora.govt.nz</a>	Oppose	Submitter seeks a number of amendments to provide for greater development capacity, including:	Greater Wellington oppose enabling further intensified development unless there are the necessary controls to manage potential	Disallow	Greater Wellington seek that additional provisions are included to give effect to the National Policy Statement for Freshwater Management and have regard to Proposed

206.5, 206.6, 206.14, 206.22, 206.44, 206.45, 206.46, 206.47, 206.48, 206.49, 206.50, 206.52, 206.57, 206.60, 206.62, 206.70, 206.86, 206.119, 206.120, 206.121, 206.122, 206.123, 206.124, 206.125, 206.127, 206.270, 206.271, 206.272.			<ul style="list-style-type: none"> <li>Rezoning residential areas around the centres of Eastbourne, Stokes Valley and Wainuiomata, while also making explicit provision for increased height/intensification within a 5min/400 catchment of the centres.</li> <li>Applying a height variation control elsewhere in the Medium Density Residential Activity Area to enable heights of 18m.</li> <li>Enabling greater intensification through a height variation control overlay in the High Density Residential Activity Area within 800m of the city centre, 400m of Petone, Naenae and Waterloo.</li> <li>Increasing the spatial extent of the High Density Residential Activity Area around the centre of Naenae, which the submitter considers to be the equivalent of a Town Centre Zone.</li> </ul>	<p>effects of water bodies and freshwater ecosystems to give effect to the NPS-FM.</p> <p>Objective 12 of Proposed RPS Change 1 seeks to ensure the management of the region's natural and physical resources is undertaken in a way that gives effect to Te Mana o te Wai. Several policies set out measures to manage the effects of urban development on freshwater in order to achieve Objective 12. Further intensified development risks greater water quality degradation and impacts on ecosystems unless appropriately managed.</p>		RPS Change 1 to manage the effects of urban development on freshwater.
Kāinga Ora 206.27, 206.28, 206.29, 206.30, 206.31, 206.308, 206.309, 206.310, 206.311, 206.312.	<a href="mailto:gurv.singh@kaingaora.govt.nz">gurv.singh@kaingaora.govt.nz</a>	Oppose	Submitter seeks to remove reference to flood hazard overlays within the District Plan and identify all flood mapping in non-statutory GIS maps.	Greater Wellington disagree with the submitter that the flood hazard maps should be removed from the District Plan and instead be held in a non-statutory GIS.	Disallow	Greater Wellington seek that all flood hazard maps are included in the District Plan.
Kāinga Ora 206.80 206.164.	<a href="mailto:gurv.singh@kaingaora.govt.nz">gurv.singh@kaingaora.govt.nz</a>	Oppose	Submitter opposes proposed Rule 4F 4.1.11 and Rule 4G 4.1.11 and seeks retention of the existing rules for vegetation removal in the District Plan.	Greater Wellington oppose the relief sought by the submitter. We support amendments to protect indigenous ecosystems and habitats with significant indigenous biodiversity values which give effect to Policy 24 of the Operative RPS.	Disallow	Greater Wellington oppose the deletion of the proposed rules.
Te Rūnanga o Toa Rangatira 274.2	<a href="mailto:Onur.Oktem@ngatitoea.iwi.nz">Onur.Oktem@ngatitoea.iwi.nz</a>	Support	Submitter seeks further investigations to understand the impacts of urban intensification on the Hutt Valley Aquifer and requests provisions to ensure multi-storey buildings are built accordingly with adequate standards in the District Plan.	Greater Wellington support provisions that ensure adverse effects on the Hutt Valley Aquifer from urban intensification are avoided. This relief is consistent with direction in the NPS-FM and has regard to Proposed RPS Change 1.	Allow	Greater Wellington strongly support provisions that ensure adverse effects on the Hutt Valley Aquifer from urban intensification are avoided.

Te Rūnanga o Toa Rangatira 274.3	<a href="mailto:Onur.Oktem@ngatittoa.iwi.nz">Onur.Oktem@ngatittoa.iwi.nz</a>	Support	Submitter requests the inclusion of objectives, policies and rules that give effect to Te Mana o te Wai.	Greater Wellington strongly support provisions related to urban intensification which achieve Te Mana o te Wai and give effect to NPS-FM and have regard to Objective 12 and Policy FW.3 of Proposed RPS Change 1.	Allow	Greater Wellington strongly support provisions that seek to achieve Te Mana o te Wai.
Te Rūnanga o Toa Rangatira 274.5	<a href="mailto:Onur.Oktem@ngatittoa.iwi.nz">Onur.Oktem@ngatittoa.iwi.nz</a>	Support	Submitter requests that the 'Introduction and Scope of the Plan' section in Chapter 1 of the District Plan is amended to change 'to consult' to 'to partner' with Tangata Whenua.	Greater Wellington strongly recommend that references to consultation with mana whenua / tangata whenua are replaced with partnership. This would have regard to direction in Proposed RPS Change 1.	Allow	Whole.
Te Rūnanga o Toa Rangatira 274.6	<a href="mailto:Onur.Oktem@ngatittoa.iwi.nz">Onur.Oktem@ngatittoa.iwi.nz</a>	Support	Submitter requests that the following new policy be inserted into Chapter 1 Introduction and Scope of the Plan: <a href="#">Intensification proposals will be assessed through cultural equity and Tangata Whenua will be engaged to enable a co-decision making in the matter.</a>	Greater Wellington strongly recommend that intensification proposals be assessed in a way that ensures cultural equity and inclusiveness and in partnership with mana whenua / tangata whenua. This would have regard to direction in Proposed RPS Change 1, including policies IM.1 and IM.2.	Allow	Greater Wellington seek provisions which provide for intensification proposals to be assessed to ensure cultural equity and inclusiveness and to provide for mana whenua / tangata whenua to be actively involved in resource management and decision-making.
Te Rūnanga o Toa Rangatira 274.7	<a href="mailto:Onur.Oktem@ngatittoa.iwi.nz">Onur.Oktem@ngatittoa.iwi.nz</a>	Support	Submitter requests that the relevant sentence in Chapter 1.10.1A is amended to the following: “... <a href="#">providing for the needs of Tangata Whenua, people and communities..</a> ”	Greater Wellington support this amendment as it has regard to Objective 22 of Proposed RPS Change 1.	Allow	Whole.
Te Rūnanga o Toa Rangatira 274.9, 274.10, 274.36	<a href="mailto:Onur.Oktem@ngatittoa.iwi.nz">Onur.Oktem@ngatittoa.iwi.nz</a>	Support	Submitter requests a number of amendments to ensure that iwi can develop their land without limitations and realise their land aspirations. Amendments are also sought to enable papakāinga housing.	Greater Wellington acknowledge the concerns raised by the submitter and strongly support relief that will address them. This relief would have regard to Policy UD.1 in Proposed RPS Change 1.	Allow	Greater Wellington strongly support the submission points raised by the submitter and seek relief to address the issues identified.
Te Rūnanga o Toa Rangatira 274.11	<a href="mailto:Onur.Oktem@ngatittoa.iwi.nz">Onur.Oktem@ngatittoa.iwi.nz</a>	Support	Submitter requests a new objective be included in Chapter 1.10.1 that provides for Tangata Whenua's role in the decision-making and the identification and mapping of indigenous biodiversity values.	Greater Wellington recommend the inclusion of a new objective and consider it important that mana whenua / tangata whenua are actively involved in managing indigenous biodiversity. This direction would have regard to Policy IE.2 of Proposed RPS Change 1.	Allow	Greater Wellington support provisions which enable mana whenua / tangata whenua to exercise their role as kaitiaki and support involvement in decision-making and management of indigenous biodiversity.
Te Rūnanga o Toa Rangatira 274.12	<a href="mailto:Onur.Oktem@ngatittoa.iwi.nz">Onur.Oktem@ngatittoa.iwi.nz</a>	Support	Submitter requests that a new policy is included in Chapter 1.10.1 to ensure that Tangata Whenua's customary harvesting rights are provided for.	Greater Wellington support the addition of the policy to protect the ability for mana whenua to undertake customary activities in accordance with tikanga, such as the customary harvest of mahinga kai species and the exercise of kaitiakitanga.	Allow	Whole.
Te Rūnanga o Toa Rangatira 274.19, 274.30, 274.41, 274.42	<a href="mailto:Onur.Oktem@ngatittoa.iwi.nz">Onur.Oktem@ngatittoa.iwi.nz</a>	Support	Submitter seeks several amendments to ensure that sites of significance to iwi are appropriately protected and effects on cultural values controlled to ensure cultural safety and tikanga, particularly in relation to unidentified sites and areas beyond the community iwi activity area.	Greater Wellington support the requested relief as it gives effect to Policy 49 of the Operative RPS and has regard to Objective 22 of Proposed RPS Change 1.	Allow	Whole.



Te Rūnanga o Toa Rangatira 274.20	<a href="mailto:Onur.Oktem@ngatitoe.iwi.nz">Onur.Oktem@ngatitoe.iwi.nz</a>	Support	Submitter requests Policy 4F 3.10 is amended to say: <a href="#">“Require development to be stormwater neutral, such as the water sensitive urban design.”</a>	Greater Wellington support this amendment including the promotion of water sensitive urban design and best practice standards being applied.	Allow	Whole.
Te Rūnanga o Toa Rangatira 274.26, 274.27	<a href="mailto:Onur.Oktem@ngatitoe.iwi.nz">Onur.Oktem@ngatitoe.iwi.nz</a>	Support	Submitter requests amendments to provide greater protection to marae and the environment surrounding marae as development has the potential to impact cultural values.	Greater Wellington support the relief requested as it gives effect to Policy 49 of the Operative RPS and has regard to Objective 22 of Proposed RPS Change 1.	Allow	Whole.

RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

## 1. This is a further submission from:

Full Name	Boyer Brian	
	<small>Last</small>	<small>First</small>
Company/Organisation		
Contact if different		
Address	12 Buick Street	
	<small>Number</small>	<small>Street</small>
	Petone	
	<small>Suburb</small>	
	Lower Hutt	5012
	<small>City</small>	<small>Postcode</small>
Address for Service if different	Postal Address PO Box 38757 Petone Mail Centre	Courier Address As above
Phone	Home 021 956555	Work
	<small>Mobile</small>	
Email	24blackmore@gmail.com	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest

Please give details:

 I have an interest in the Proposed Plan Change that is greater than the interest of the general public

Please give details: 12 Buick Street is directly affected by the proposed Plan change

 I represent Hutt City Council

4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*  
 This is lodged in support of my submission DPC58/175

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*  
 The creation of new Heritage Areas, and the Rules in relation to them.

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*  
 I have now seen the many submissions in opposition to creation of the new Heritage Areas and, in particular, the statement that a property should be classified as heritage in the District Plan only with the express written consent of the property owner. I want to have the opportunity at the hearing of elaborating on my submission that character areas and propositions must be protected, after due and full consideration of the implications and, when appropriate, consultation with, but not necessarily actual\*

*(Please use additional pages if you wish)*

7. I seek that the whole or part [describe part] of the submission be allowed or disallowed:

*Please give precise details:*  
 I seek that there be no progression of the creation of the proposed Heritage Areas until the matters raised above have been fully investigated and reconciled.

*\* see attached page*

*(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 23/11/22
--	------------------

*A signature is not required if you make your submission by electronic means*

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Continuation of Box 6 RMA Form 6 Hutt City

prior consent of, property owners. It is essential, and required by legislation, that character heritage buildings and areas are preserved within Hutt City, while ensuring that property owners are not prejudiced by retroactive decision making.

RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

## 1. This is a further submission from:

Full Name	Spedding Norman Bruce	
	<small>Last</small>	<small>First</small>
Company/Organisation		
Contact if different		
Address	13 Konini Street	
	<small>Number</small>	<small>Street</small>
	Eastbourne	
	<small>Suburb</small>	
	Lower Hutt	5013
	<small>City</small>	<small>Postcode</small>
Address for Service if different	<small>Postal Address</small>	<small>Courier Address</small>
Phone	<small>Home</small>	<small>Work</small>
	02102974741	
	<small>Mobile</small>	
Email	winzurf@gmail.com	

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Enabling Intensification in Residential and Commercial Areas

## 3. I consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:



I represent a relevant aspect of the public interest

Please give details:

I am a resident/homeowner of Eastbourne



I have an interest in the Proposed Plan Change that is greater than the interest of the general public

Please give details:

I am a member of the Eastbourne Community Board with specific interests and involvement in Emergency Response/Community Resilience, Climate Change Response, Eastbourne Business Group, and recreation (Waterbourne, Wellington Windsurfing Assn., Windsurfing NZ)



I represent Hutt City Council

4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

Olivia George - 10.1, Pauline Marshall - 24.1, Margaret Short - 51.1, Peter and Katherine Kokich - 83.1, Ken Hand - 202.1, Kīnga Ora - 206.22, York Bay Residents' Association - 210.1, Felicity Rashbrooke - 215.1, East Harbour Environmental Association - (all), Richmond Atkinson - (all), John Roseveare - (all), Geraldine Blackman - 247.1, Sarah Nation - 273.1, Niels Meyer-Westfeld - (all)

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*  
 Negative economic impacts (immediate, and future prospects) of higher buildings and intensification which will come about from changing the character of the suburb which depends to a significant degree on tourism.  
 Negative impacts of wind around taller buildings which is already an issue.  
 Specific risks to the community from natural disasters which will be compounded by significant population increase, particularly with the current self-reliance/resilient community approach. This will create increased pressure on already unreliable and vulnerable infrastructure. Eastbourne village and the whole suburb can be isolated by a single slip at Windy Point, so regarding it as a hub or transport centre is optimistic. This also applies to all the other Eastern Bays. As such, this area should not be treated in the same way as the main Hutt Valley area.

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

All these submissions highlight the special character of the Eastern Bays, it's vulnerability to natural disasters, easily isolated, poor infrastructure lacking resilience and low priority in the event of a disaster.

Economically the Eastern Bays depends very much on it's character and natural assets which will be harmed by intensification - careful development to preserve these assets, both built and natural should be encouraged, not undermined by a blanket and lowest-common-denominator approach. The area represents a significant asset to the whole region in it's current form, and this needs to be recognised. The submissions listed all identify one or more of these factors.

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please 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)*

N B Spedding

Date 23/11/2022

*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.

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#### Where to send your submission

- By email (preferred): [district.plan@huttcity.govt.nz](mailto: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 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<i>Last</i> <i>First</i>	
Company/Organisation	Petone Historical Society	
Contact <i>if different</i>	Sylvia Allan, on behalf of Petone Historical Society	
Address	<i>Number</i> <i>Street</i>	
	<i>Suburb</i>	
	<i>City</i>	<i>Postcode</i> 5012
Address for Service <i>if different</i>	<i>Postal Address</i>	<i>Courier Address</i>
Phone	<i>Home</i>	<i>Work</i>
	<i>Mobile</i> +6421665155	
Email	Petonehistories@gmail.com	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest

*Please give details:* Petone Historical Society has been an active community group and an incorporated society since the late 1980s.

 I have an interest in the Proposed Plan Change that is greater than the interest of the general public

*Please give details:* Petone Historical Society exists to encourage recognition of Petone's history and cultural heritage.

 I represent Hutt City Council

4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

See attached schedule of submissions opposed or supported

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*

See attached schedule of parts of submissions opposed or supported

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

See attached schedule of reasons for opposition to or support of submissions

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

See attached schedule of submissions sought to be allowed or disallowed

*(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 24/11/2022
--	-----------------

*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



## City of Lower Hutt District Plan, Plan Change 56 – Petone Historical Society Further submissions table

Submitter Name/Number	Part of Submission	Support/Oppose	Reasons	Allow/Disallow
DPC56/019 Diane Knowles	19.1	Oppose	The submission asks that heritage items are recognised only with the express permission of the owner. This is incorrect in law and is based on misleading information spread around our community. (Representative further submission – applies to all who made this standard submission)	Disallow
	19.2	Support in part	The Council could do more to support owners of existing listed heritage items, but that is not a district plan matter.	Disallow
DPC56/022 Jing Chen	All	Oppose	The submission asks that heritage items are recognised only with the express permission of the owner. This is incorrect in law and is based on misleading information spread around our community. (Representative further submission – applies to all who made this standard submission)	Disallow
DPC56/030 Brendon Davies	All	Support in part	PHS made a similar submission, but have requested a slightly extended area be included.	Allow to the extent it is consistent with PHS submission
DPC56/037 Heritage New Zealand Pouhere Taonga	37.11, 37.12	Support in part	The submission is supportive of retaining the existing 3 area in Petone which have area recognition. However, the mapping of the areas have all been “pruned” and this undermines the heritage values which have been recognised for over 30 years. PHS supports the submissions to the extent to which they are	Allow to the extent consistent with PHS submission

				compatible with its own submissions on the wider existing recognised areas.	
	37.20		Support	The submission would make the Riddlers Cres area consistent with the other 3 existing precincts	
	37.21		Support in part	This submission queries the extent of the Jackson St heritage area and suggests it extent requires further consideration. PHS has requested the full extent of the existing area should be reinstated.	Allow to the extent consistent with PHS submission
DPC56/043 Mike Byrne	All		Support in part	PHS supports the parts of the submission relating to identifying individual heritage properties which have been left out of heritage listing at this stage, and also supports the part seeking better support for owners of heritage properties. However, the latter is not a district plan matter.	Allow in part
DPC56/114 Kimberley Vermacy	114.10		Support	The submission identifies an omission, which has not been a problem in heritage precincts to date, but which should be corrected.	Allow
DPC56/116 Petone Community Board	116/5		Support	The submission is consistent with PHS's submission. Petone's commercial centre has been mis-classified by the Council, with inappropriate consequences in terms of building heights throughout much of Petone.	Allow
	116/6		Support	The submission is consistent with PHS's submission. Petone's commercial centre has been mis-classified by the Council, with inappropriate consequences in terms of building heights throughout much of Petone. The description included here is misleading and doesn't recognise the special heritage aspect of the traditional Jackson Street area and the contrasting sparse and dispersed nature of big box retailing elsewhere in the zone. This is poor policy.	Allow
	116/8		Support	The current statement is too weak.	Allow
	116/26		Support	Consistent with PHS approach	Allow
	116/41 - 44		Support	Consistent with PHS approach	Allow
	116/49 - 51		Support	Consistent with PHS approach	Allow

	116/55 - 56			Consistent with PHS approach	Allow
DPC56/117 Russell Keenan and Karen Mooney	117/1	Support in part		The submission is consistent with PHS's submission, although PHS seeks inclusion of additions to this precinct.	Allow to the extent consistent with PHS submission
DPC56/124 Merran Bakker	124.1	Support		The determination of Petone as a metropolitan centre has resulted in consequential implications in the intensity of development required. PHS agrees with the submitter's reasons.	Allow
DPC56/143 Sheree Freeman	143.6 - 8	Support		The submission relates to the removal of part of the Jackson St Historic Precinct. The submission is in line with that of PHS	Allow
DPC56/151 New Zealand Transport Agency (Waka Kotahi)	151.4	Oppose		The submission supports intensification to 6 storeys within the Petone Commercial Centre. The submission overlooks the recognised heritage values of Jackson Street and nearby areas, and the incompatibility of the proposed density and associated heights with this valued area.	Disallow to the extent that the submission is inconsistent with PHS's submission on Jackson St and nearby areas.
DPC56/157 Hutt Voluntary Heritage Group	157.1	Oppose		The submission asks that heritage items are recognised only with the express permission of the owner. This is incorrect in law and is based on misleading information spread around our community. (Representative further submission – applies to all who made this standard submission)	Disallow
DPC56/179 Oyster Management Ltd	179.11	Oppose		The submission is inconsistent with a submission made by PHS which seeks the retention of angle plane controls along the Jackson Street frontage west of Area 1 (Petone Commercial 2). This control relates to the recognition and protection of heritage values within Jackson Street. It is therefore a qualifying matter and the control must be retained.	Disallow

179.28		Oppose	This is a “patsy” submission which should not be paid any regard. The list of matters supported should be balanced by including a list of matters which may limit the provisions of the Plan Change such as qualifying matters.	Disallow
DPC56/191 Ian Cassidy – IPC Family Trust	191.1	Support	The submission is similar in that it seeks to retain the full current extent of the three existing heritage precincts in Petone. PHS shares the submitter’s concern that these three precincts have been reduced in extent.	Allow
DPC56/206 Kāinga Ora	206.2	Oppose	PHS opposes this general submission to the extent that it may relate to centres zoning in Petone. Petone is a historic area, including a historic centre, which is also affected by natural hazards. The zoning pattern cannot be tinkered with on a speculative basis without affecting the integrity and heritage values of Petone’s historic centre	Disallow to the extent that the submission is inconsistent with PHS’s submission on Jackson St and nearby areas.
	206.14	Oppose	PHS opposes this submission in relation to Petone Commercial Activity Area 1. This area is primarily the Jackson Street Heritage precinct, and the submitter’s request would be contrary to RMA s6(f) and a NPS-UD qualifying matter.	Disallow to the extent that the submission is inconsistent with PHS’s submission on Jackson St and nearby areas.
	206.121	Oppose	PHS opposes the submission seeking a 10-storey height limit (and a 53m height limit mentioned in submission 244) within 400m of Petone Commercial Centre. This is contrary to a number of PHS’s submissions, does not recognise the heritage character of much of Petone’s existing commercial centre, and does not recognise the several natural hazard limitations within the area sought to have this extra intense building capacity.	Disallow to the extent that the submission is inconsistent with PHS’s submission on Jackson St and nearby areas.

206.244	Oppose	The submission clearly does not understand (or maybe overlooks) that RMA s6(f) heritage values include the surroundings of identified heritage. The submission does not understand that the management of Petone's heritage has been developed over many decades. It is appropriate to continue to manage these areas adjacent to the historic precinct in a way that complements the precinct itself. We do not consider that Kāinga Ora has the social licence to make such a submission.	Disallow
206.246	Oppose	The submission is inconsistent with a submission made by PHS which seeks the retention of angle plane controls along the Jackson Street frontage west of Area 1 (Petone Commercial 2). This control relates to the recognition and protection of heritage values within Jackson Street. It is therefore a qualifying matter and the control must be retained.	Disallow
206.247	Oppose	This submission seeks that building in the small area of Petone Commercial 1 which is not within the 10m height limit be accorded a height limit of 53m, or the ability to tower above the small heritage adjacent buildings by an additional 43m. The area concerned is entirely adjacent to and to the north of the heritage street. No consideration has been given to sunlight access or the other amenity values that the submitter seems so keen on in other submissions. The submission clearly does not understand (or maybe overlooks) that RMA s6(f) heritage values include the surroundings of identified heritage. The submission does not understand that the management of Petone's heritage has been developed over many decades. It is appropriate to continue to manage these areas adjacent to the historic precinct in a way that complements the precinct itself. We do not consider that Kāinga Ora has the social licence to make such a submission.	Disallow
206.248	Oppose	The submission is inconsistent with a submission made by PHS.	Disallow

	206.249-252	Oppose	The submission seeks to remove existing rights and interests, including the possibility of public notification for discretionary activities, in an area of heritage value and considerable importance to Petone people. PHS opposes this submission.	Disallow
	206.253	Oppose	The submission is inconsistent with a submission made by PHS which seeks the retention of angle plane controls along the Jackson Street frontage west of Area 1 (Petone Commercial 2). This control relates to the recognition and protection of heritage values within Jackson Street. It is therefore a qualifying matter and the control must be retained.	Disallow
	206.297, 298	Oppose	The requested change is inconsistent with the protection of heritage values in the longstanding heritage precincts in Petone, and RMA s 6(f). Historic subdivision patterns are a significant contributing factor to heritage character, and thus to heritage protection.	Disallow
DPC56/233 Penny Walsh	233.1	Support	The submission is consistent with heritage protection in Ridders Crescent	Disallow
DPC56/238 RLW Holdings Ltd	238.1, 2	Oppose	The submission is not dissimilar to submissions of the PHS in part, however it seems to seek more relaxed height provisions. This is inappropriate given the heritage character of the Jackson Street precinct.	Disallow
DPC56/243 Martha Craig	243.1, 2	Oppose	The requested change seeks minor change to the policy which applies in Petone Commercial 2. PHS considers the original wording is appropriate and represents the underlying policy which has helped protect the vibrancy of the Petone Commercial 1 area for many years. (Representative further submission – applies to all who made this standard submission)	Disallow
	243.3, 4	Support	The submissions seek retention of an important policy and a minor change to (b), which is an improvement and therefore	Allow

				supported. (Representative further submission – applies to all who made this standard submission)	
	243.6	Support		PHS supports a single maximum height across Petone Commercial Area 1. (Representative further submission – applies to all who made this standard submission)	Allow
	243.8	Support		PHS supports the submission seeking to retain the existing extent of the Jackson St heritage precinct. (Representative further submission – applies to all who made this standard submission)	Allow
DPC56/258 Investore Property Ltd	258.1, 2	Oppose in part		PHS is seeking an angle plane height control for the Jackson St frontage in the Petone Commercial Area 2.	Reject in part

RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

## 1. This is a further submission from:

Full Name	<small>Last</small> <small>First</small>	
Company/Organisation	Jackson Street Programme	
Contact if different	Helen Swales (Co-ordinator)	
Address	<small>Number</small> 274B <small>Street</small> Jackson Street <small>Suburb</small> Petone <small>City</small> Lower Hutt <small>Postcode</small> 5012	
Address for Service if different	<small>Postal Address</small>	<small>Courier Address</small>
Phone	<small>Home</small>	<small>Work</small> 04 939 2811
	<small>Mobile</small> 021 528 6799	
Email	info@jacksonstreet.co.nz	

2. This is a **further submission** in support of or opposition to 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 56: Enabling Intensification in Residential and Commercial Areas

3. I consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest

*Please give details:* The Jackson Street Programme was established approximately 30 years ago to support local businesses and enterprise within the historic Jackson Street area. It has a considerable interest in the proposed plan change.

 I have an interest in the Proposed Plan Change that is greater than the interest of the general public

*Please give details:* The Jackson Street Programme was established almost 30 years ago to support local businesses and enterprise within the historic Jackson Street area. It has an interest greater than that of the public in general in the proposed plan change.

 I represent Hutt City Council



## 4. I support or oppose the submission of:

Name and address of original submitter and submission number of original submission:

Petone Historical Society

(Please use additional pages if you wish)

## 5. The particular parts of the submission I support or oppose are:

Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal

All parts of the PHS submission that relate to the Jackson Street heritage precinct, the area described in the District Plan as Petone Commercial Area 1, the Jackson Street frontage to the west of the heritage precinct, and the residential areas directly adjoining Petone Commercial Area 1.

(Please use additional pages if you wish)

## 6. The reasons for my support or opposition are:

Please give reasons:

Jackson Street has a particular character which is based on its heritage values including building height and design. The surrounding area also contributes considerably to the character and amenity values of the historic precinct (as identified in the Resource Management Act's definition of historic heritage). Proposed PC56 proposes to reduce the length of the heritage precinct (JSP was not consulted on this), adversely affecting the street and the JSP. Proposed PC 56 would change the context of the current heritage precinct to its disadvantage.

(Please use additional pages if you wish)

## 7. I seek that the whole or part [describe part] of the submission be allowed or disallowed:

Please give precise details:

We seek that the parts of the PHS submission included above be allowed.

(Please use additional pages if you wish)

8. I  wish  do not wish to be heard in support of my submission

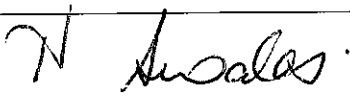
(Please tick one)

## 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 24/11/2022

A signature is not required if you make your submission by electronic means

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RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> <input type="text"/> <small>First</small> <input type="text"/>	
Company/Organisation	Transpower New Zealand Limited	
Contact <i>if different</i>	Daniel Hamilton	
Address	<small>Number</small> 31 <small>Street</small> Gilberthorpes Road	
	<small>Suburb</small> Islington	
	<small>City</small> Christchurch <small>Postcode</small> 8024	
Address for Service <i>if different</i>	<small>Postal Address</small>	<small>Courier Address</small>
Phone	<small>Home</small>	<small>Work</small> 03 590 6926
	<small>Mobile</small>	
Email	environment.policy@transpower.co.nz	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest

*Please give details:*

 I have an interest in the Proposed Plan Change that is greater than the interest of the general public

*Please give details:* See attached

 I represent Hutt City Council

4. I support or oppose the submission of:

Name and address of original submitter and submission number of original submission:

See Attached

(Please use additional pages if you wish)

5. The particular parts of the submission I support or oppose are:

Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal

See Attached

(Please use additional pages if you wish)

6. The reasons for my support or opposition are:

Please give reasons:

See Attached

(Please use additional pages if you wish)

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

Please 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)

	Date 24/11/22
---	---------------

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- In person: At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

## Further Submission by Transpower New Zealand Limited on Plan Change 56

### Clause 8 of the First Schedule of the Resource Management Act

Transpower has an interest in the Proposed Plan Change that is greater than the interest the general public has, for reasons including the following:

- Transpower is the owner and operator of the National Grid and the National Grid is enabled, protected and regulated by the National Policy Statement on Electricity Transmission 2008 (“NPSET”), the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (“NESETA”) and the Wellington Regional Policy Statement (including Proposed Plan Change 1) (“RPS”). The Proposed Plan Change must give effect to the NPSET and RPS, and must not duplicate or conflict with the regulations in the NESETA. Transpower has an interest in ensuring that the Proposed Plan Change meets these statutory obligations.
- Transpower has an interest as a landowner and/or occupier in respect of land that is potentially affected (directly or indirectly) by the relevant submissions.
- Transpower made an original submission on matters raised or affected by other submissions.

Transpower’s support of, or opposition to, particular submissions including the reason for Transpower’s support or opposition, and the relief sought are detailed in the table below.

Name and address of original submitter and submission number of original submission:	The particular parts of the submission I support or oppose are:	Reasons	Relief Sought
<p><b>Silverstream Park Christian Centre</b>  <b>C/- Cuttriss Consultants Ltd,</b>  <b>PO Box 30-429,</b>  <b>Lower Hutt</b>  <b>Submission # 205</b></p>	<p>The zoning of 320 Eastern Hutt Road, Stokes Valley, from Hill Residential to Medium Density Residential Activity Area</p>	<p>Transpower opposes the relief sought.</p> <p>The submission states that no qualifying matters preclude the rezoning of the land. However, the subject land is traversed by the National Grid, which is a qualifying matter. It is not clear if the submitter does not recognise that the National Grid corridors are a qualifying matter which the land, if rezoned, would be subject to; or if they recognise that the qualifying matter would apply and limit development, but do not consider that this precludes the rezoning in and of itself. Regardless, Transpower is concerned that rezoning land in the vicinity of the National Grid for more intensive residential land uses may give rise to a misleading expectation in respect of the ability to develop the site given District Plan rules, NPSET and other regulations including the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) and the Public Works Act.</p> <p>Transpower seeks that consideration of whether to rezone the site to Medium Density Residential Activity Area be made in a manner that:</p> <ul style="list-style-type: none"> <li>- is cognisant of the provisions in the District Plan, including as qualifying matters in the IPI, that enable and protect the National Grid (as amended by Transpower's submissions on PC56);</li> <li>- gives effect to Policies 10 and 11 of the NPSET.</li> <li>- gives effect to Objectives 9 and 10 and Policies 7, 8 and 39 of the RPS;</li> <li>- is consistent with District Plan provisions, including the objective and policy in Section 13.1.2; and therefore</li> <li>- achieves the purpose of the RMA.</li> </ul>	<p>Only allow the submission if the site is able to be subdivided and developed in a manner that complies with the relevant National Grid rules and therefore avoids sensitive activities in the National Grid Yard and does not compromise the National Grid (for example, through hindering access to structures).</p>
<p><b>Major Gardens Ltd</b>  <b>C/- Cuttriss Consultants Ltd,</b>  <b>PO Box 30-429,</b>  <b>Lower Hutt</b>  <b>Submission # 216</b></p>	<p>The rezoning of 280 Major Drive, 204/205 Liverton Road and 36/50 Kaitangata Crescent, Kelson from Hill Residential to Medium Density Residential Activity Area</p>	<p>Transpower opposes the relief sought.</p> <p>The submission states that no qualifying matters preclude the rezoning of the land. However, the subject land is traversed by the National Grid, which is a qualifying matter. It is not clear if the submitter does not recognise that the National Grid corridors are a qualifying matter which the land, if rezoned, would be subject to; or if they recognise that the qualifying matter would apply and limit development, but do not consider that this precludes the rezoning in and of itself. Regardless, Transpower is concerned that rezoning land in the vicinity of the National Grid for more intensive residential land uses may give rise to a misleading expectation in respect of the ability to develop the site given District Plan rules and other regulations including the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) and the Public Works Act.</p> <p>Transpower seeks that consideration of whether to rezone the site to Medium Density Residential Activity Area be made in a manner that:</p> <ul style="list-style-type: none"> <li>- is cognisant of the provisions in the District Plan, including as qualifying matters in the IPI, that enable and protect the National Grid (as amended by Transpower's submissions on PC56);</li> <li>- gives effect to Policies 10 and 11 of the NPSET.</li> <li>- gives effect to Objectives 9 and 10 and Policies 7, 8 and 39 of the RPS;</li> <li>- is consistent with District Plan provisions, including the objective and policy in Section 13.1.2; and therefore</li> <li>- achieves the purpose of the RMA.</li> </ul>	<p>Only allow the submission if the site is able to be subdivided and developed in a manner that complies with the relevant National Grid rules and therefore avoids sensitive activities in the National Grid Yard and does not compromise the National Grid (for example, through hindering access to structures).</p>

RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

## 1. This is a further submission from:

Full Name	<div style="display: flex; justify-content: space-between;"> <span><small>Last</small> Hodge</span> <span><small>First</small> Shayne</span> </div>	
Company/Organisation		
Contact <i>if different</i>		
Address	<div style="display: flex; justify-content: space-between;"> <span><small>Number</small></span> <span><small>Street</small></span> </div>	
	<small>Suburb</small>	
	<small>City</small>	<small>Postcode</small>
Address for Service <i>if different</i>	<small>Postal Address</small>	<small>Courier Address</small>
Phone	<small>Home</small>	<small>Work</small>
	<small>Mobile</small> 027 454 8881	
Email	shayne@thehodgegroup.co.nz	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

I represent a relevant aspect of the public interest

*Please give details:*

I have an interest in the Proposed Plan Change that is greater than the interest of the general public

*Please give details:*

My family purchased property within the proposed heritage zones with a view to modifying it in to a suitable family home. The restrictions that will be placed on the property will prevent us from doing so. Or if it does that it will add significant cost and time.

I represent Hutt City Council

## 4. I support or oppose the submission of:

Name and address of original submitter and submission number of original submission:

I am generally concerned by all submissions that want to impose heritage restrictions on my property but in particular, I oppose the submissions of Graeme Lyon (Submission 102) and Petone Historical Society (Submission 163).

(Please use additional pages if you wish)

## 5. The particular parts of the submission I support or oppose are:

Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal

Both submissions support imposing heritage restrictions on properties that they do not own.

(Please use additional pages if you wish)

## 6. The reasons for my support or opposition are:

Please give reasons:

I oppose the imposition of heritage zones as:

- there has been no demonstration by the Hutt City Council of the so called "heritage values" that these zones protect
- I understand that the legislation requires certain thresholds to be met, particularly of national significance. There was no evidence presented that our property met these thresholds
- there has been no analysis of the cost to me as a property owner to restrict renovations to meet the "heritage values"
- there has been no analysis, nor any suggestion by either of these submitters, as to who should pay for these additional costs to me (in renovations and potential insurance) as the property owner and the potential loss of property value
- I support intensification in my area as they are close to amenities and public transport.

(Please use additional pages if you wish)

## 7. I seek that the whole or part [describe part] of the submission be allowed or disallowed:

Please give precise details:

I wish to record that the time period for submissions and cross submissions has been very tight and most property owners have not had adequate time or information to properly submit.

(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 24/11/22
--	---------------

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](mailto:informationmanagementteam@huttcity.govt.nz) or call 04-570-6666.

### Where to send your submission

- By email (preferred): [district.plan@huttcity.govt.nz](mailto: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 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	Johns Bjorn	
	<small>Last</small>	<small>First</small>
Company/Organisation		
Contact if different		
Address	5 Nikau St	
	<small>Number</small>	<small>Street</small>
	Eastbourne	
	<small>Suburb</small>	
	Lower Hutt	5013
	<small>City</small>	<small>Postcode</small>
Address for Service if different	<small>Postal Address</small>	<small>Courier Address</small>
Phone	<small>Home</small>	<small>Work</small>
	0220445402	
	<small>Mobile</small>	
Email	bjornjohns@yahoo.com	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:



I represent a relevant aspect of the public interest

*Please give details:*

National/EQC insurance liability



I have an interest in the Proposed Plan Change that is greater than the interest of the general public

*Please give details:*

I live in an area directly affected by proposed changes that need to further account for natural hazards risk.



I represent Hutt City Council



## 4. I support or oppose the submission of:

Name and address of original submitter and submission number of original submission:

EQC (Toka Tū Ake)  
DPC56/180

(Please use additional pages if you wish)

## 5. The particular parts of the submission I support or oppose are:

Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal  
SUPPORT 180.3: Do not rezone Petone and Eastbourne High Density Residential.

SUPPORT 180.7: (Do not rezone Eastbourne Medium Density Residential.) The High Coastal Hazard Zone is extended as shown in Figures 5 and 6 so that future development (intensification) of this area is avoided to reduce the future risks that climate change will bring. Due to the fragility of the road and lack of alternative access to Eastbourne and other bays, we recommend further development in this area is avoided to reduce future access issues.

(Please use additional pages if you wish)

## 6. The reasons for my support or opposition are:

Please give reasons:

I fully support the reasons given for the two items above by EQC in their submission as they are the subject matter expert on natural hazards and risk in New Zealand.

(Please use additional pages if you wish)

## 7. I seek that the whole or part [describe part] of the submission be allowed or disallowed:

Please give precise details:

I seek that the whole of the EQC submission be allowed.

(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)

Bjorn Johns

Date 24/11/22

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](mailto: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

## Further Submission - RMA Form 6

**This submission form should be used for making a further submission on Proposed Plan Change 56 Enabling Intensification in Residential and Commercial Areas to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)**

**To:** Hutt City Council  
**Email to:** [district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz)  
**Subject:** Further submission on Proposed Plan Change 56 Enabling Intensification in Residential and Commercial Areas  
**Post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040

Further Submitter Contact Details			
Full Name	<i>Last Name</i>		<i>First Name</i>
	Millar-Coote		Kathryn
Company/Organisation Name (if applicable)	Waka Kotahi NZ Transport Agency (Waka Kotahi)		
Contact Person	<b>Jorgia Kelsey (Planner)</b>		
Email Address for Service	<b>Jorgia Kelsey:</b> <a href="mailto:Jorgia.Kelsey@nzta.govt.nz">Jorgia.Kelsey@nzta.govt.nz</a> & <b>Environmental Planning:</b> <a href="mailto:Environmentalplanning@nzta.govt.nz">Environmentalplanning@nzta.govt.nz</a>		
Address	Level 7, Majestic Centre  100 Willis Street  Wellington 6145		
Mail Address for Service (if different)	<b>PO BOX 5084</b> <b>Wellington 6140</b>		
Phone	<i>Mobile</i>	<i>Home</i>	<i>Work</i>
			Jorgia Kelsey (04) 978 2644
Attendance and wish to be heard at the hearing:			
Waka Kotahi does wish to be heard in support of my further submission			
Waka Kotahi will consider presenting a joint case with other submitters, who make a similar further submission, at a hearing.			
Relevance:			

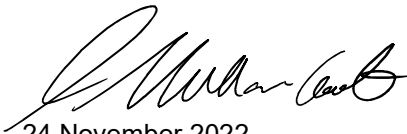
I am a person who has an interest in the proposal that is greater than an interest the general public has.

**Explain/specify the grounds for saying that you come within this category (you must fill this in):**

Waka Kotahi NZ Transport Agency is a Crown Entity with statutory obligations of ensuring an integrated, safe and sustainable transport system.

Signature of person making further submission  
(or person authorised to sign on behalf of person making further submission)

Kathryn Millar-Coote – Central Team Lead Environmental Planning



24 November 2022

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

Submitter Name/Contact	Submission Number	Chapter	Support or Oppose	The particular parts of the submission I support or oppose are:	The reasons for my support or opposition are:	I seek that the whole or part (describe part) of the submission be allowed or disallowed:
Sam Lister	128.1	Maps (rezoning)	Oppose	Incorporate 23A McGowan Road into the proposed Medium Density Residential Activity Area	The greenfield development proposed is located away from existing centre zones, employment opportunities and accessibility to public and active transport modes meaning that the development of this area has the potential to result in an isolated, low density urban settlement.  Further site-specific evidence and information is required to understand the need to rezone greenfield land.	Waka Kotahi request further site-specific assessments to justify the need for additional greenfield zoned land in this location (after the additional capacity provided by the intensification provisions), assess accessibility to active and public transport, hazards, infrastructure requirements (including stormwater) and any reverse sensitivity issue.
Greater Wellington Regional Council	149.3	Plan change as a whole	Support	Retain current approach that does not include any land that is zoned for greenfield development.	Waka Kotahi agrees with Greater Wellington's submission point to retain approach of intensification within the existing urban footprint.	Waka Kotahi seeks the submission point be allowed.
Greater Wellington Regional Council	149.18	Chapter 1.10.1A (Policy 1)	Support in part	Greater Wellington supports buildings of at least six stories within a walkable catchment of rapid transit stops, provided there is infrastructure to support it. Increasing density around rapid transit stops is important to move people towards using public transport which will help Greater Wellington meet its mode shift goals of 40% shift to shared and active modes of transport, as set out in the Regional Public Transport Plan.	Waka Kotahi agrees with Greater Wellington's submission point where development is focused within a walkable catchment of rapid transit stops. Land should be zoned for its appropriate use, local infrastructure upgrades can be addressed through development contributions and other means, through the consent process.	Waka Kotahi seeks the submission point as it relates to walkable catchments be allowed.
Greater Wellington Regional Council	149.57	New provisions. Chapter 4F, Chapter 4G, Chapter 5, Chapter 6, Chapter 11	Support in part.	Include as a matter of control or discretion for subdivision and comprehensive housing development a requirement to consider the extent to which the development provides for zero or low carbon, public and active transport modes, for example: Control/Discretion is restricted to: (x) the extent to which the development provides for zero or low carbon, public and active transport modes.	Intensification should be supported by encouraging other transport options – this would be appropriate as a matter of discretion to ensure new developments are promoting active and public transport modes, depending on the scale of the development.	Waka Kotahi considers more information is required and seeks to be involved with the development of the matters of control.
Greater Wellington Regional Council	149.91	New provision Chapter 14	Support in part	Insert a new rule to permit the development of appropriate zero carbon, public transport and active transport infrastructure, for example: (a) Construction or alteration of infrastructure is	A permitted activity rule for zero carbon, public transport, or active transport infrastructure is a suitable option for facilitating and promoting mode shift	Waka Kotahi seeks the submission point be allowed. A definition for zero carbon infrastructure should be included in the plan and Waka Kotahi seeks involvement in the development of this definition

				permitted if it: (i) is for new or existing zero carbon infrastructure; or (ii) is for new or existing public transport infrastructure; or (iii) is for new or existing active transport infrastructure.		
Greater Wellington Regional Council	149.95	New provision Chapter 14	Support in part	Include a policy to encourage carbon emissions assessment for new or altered transport infrastructure over a certain threshold and specify what these assessments must include. Rules could manage the provision of new, or additions or upgrades to, transport infrastructure.	Waka Kotahi supports the intent of the submission point. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed, and how it will be given effect to.	Waka Kotahi considers more information is required and seeks to be involved with the development of the policy.
Greater Wellington Regional Council	149.97	New provision Chapter 14A	Support in part	Include a restricted discretionary or discretionary activity rule for high trip generating activities subject to a travel demand management plan being provided. Include a matter of control or discretion, the extent to which the travel demand management plan will minimise reliance on private vehicles and maximise public and active transport modes	Waka Kotahi supports the introduction of trip generation triggers as a means to manage the effects of traffic on the network.	Waka Kotahi considers more information is required and seeks to be involved with the development of the policy.
Greater Wellington Regional Council	149.101	New provision Chapter 14A	Support in part	Introduction of rule condition that prescribes thresholds requiring when applicants need to prepare travel management plans.	Waka Kotahi supports the introduction of trip generation triggers and travel management plans as a means to manage the effects of traffic on the network.	Waka Kotahi considers more information is required and seeks to be involved with the development of the policy.
KiwiRail	188.11	Chapter 14 – General Rules – 14A Transport	Support	Amend Standard 6 to extend the noise and vibration buffer from the railway corridor to be 60m or 100m (as applicable)	Waka Kotahi supports this submission in the interests of the health and wellbeing of future occupants.	Waka Kotahi seeks to be involved with the development of the standard.
Silverstream Park Christian Centre	205.1	MDRAA – rezoning	Oppose	Rezone entire property at 320 Eastern Hutt Road, Stokes Valley, to Medium Density Residential Activity Area.	The greenfield development proposed is located away from existing centre zones, employment opportunities and accessibility to public and active transport modes meaning that the development of this area has the potential to result in an isolated, low density urban settlement.  Further site-specific evidence and information is required to understand the need to rezone greenfield land.	Waka Kotahi request further site-specific assessments to justify the need for additional greenfield zoned land in this location (after the additional capacity provided by the intensification provisions), assess accessibility to active and public transport, hazards, infrastructure requirements (including stormwater) and any reverse sensitivity issue.
Kāinga Ora	206.42	Chapter 3 - Definitions Rapid Transit Stop	Support	Retain definition as notified	Waka Kotahi supports the inclusion of a definition for Rapid Transit Stop. This will aid plan user interpretation and is consistent with the definition under the National Policy Statement- Urban Development (NPS-UD).	Waka Kotahi seeks the submission point be allowed

Summerset Group Holdings Ltd	207.2	Medium and High-Density Residential Activity Areas	Oppose	Retirement villages are a permitted activity.	Retirement villages have effects to the wider environment that need to be considered – such as effects to the transport network from traffic generation.	Waka Kotahi seeks the submission point be disallowed
Summerset Group Holdings Ltd	207.7	Central Commercial Activity Area and the Petone Commercial Activity Area	Oppose	Retirement villages are a permitted activity.	Retirement villages have effects to the wider environment that need to be considered – such as effects to the transport network from traffic generation.	Waka Kotahi seeks the submission point be disallowed
Summerset Group Holdings Ltd	207.8	Suburban Mixed Use Activity Area	Oppose	Retirement villages are a permitted activity.	Retirement villages have effects to the wider environment that need to be considered – such as effects to the transport network from traffic generation.	Waka Kotahi seeks the submission point be disallowed
Retirement Villages Association of New Zealand Incorporated	211.36	Chapter 4F Medium Density Residential Activity Area – Rule 4F 4.1.7 Retirement Villages	Oppose	Retirement villages are a permitted activity.	Retirement villages have effects to the wider environment that need to be considered – such as effects to the transport network from traffic generation.	Waka Kotahi seeks the submission point be disallowed
Retirement Villages Association of New Zealand Incorporated	211.78	Chapter 4G High Density Residential Activity Area – Rule 4G 4.1.7	Oppose	Retirement villages are a permitted activity.	Retirement villages have effects to the wider environment that need to be considered – such as effects to the transport network from traffic generation.	Waka Kotahi seeks the submission point be disallowed
Retirement Villages Association of New Zealand Incorporated	211.104	Chapter 5E Suburban Mixed Use Activity Area – Rule 5E 4.1	Oppose	Retirement villages are a permitted activity.	Retirement villages have effects to the wider environment that need to be considered – such as effects to the transport network from traffic generation.	Waka Kotahi seeks the submission point be disallowed
Major Gardens Ltd	216.1	MDRAA (rezone)	Oppose	Rezone 280 Major Drive, 204/205 Liverton Road and 36/50 Kaitangata Crescent, Kelson to Medium Density Residential Activity Area.	<p>The greenfield development proposed is located away from existing centre zones, employment opportunities and accessibility to public and active transport modes meaning that the development of this area has the potential to result in an isolated, low density urban settlement.</p> <p>Further site-specific evidence and information is required to understand the need to rezone greenfield land.</p>	Waka Kotahi request further site-specific assessments to justify the need for additional greenfield zoned land in this location (after the additional capacity provided by the intensification provisions), assess accessibility to active and public transport, hazards, infrastructure requirements (including stormwater) and any reverse sensitivity issue.

RMA FORM 6 (modified from)

# Further Submission on publicly notified proposed district plan change

Clause 8 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	5013
<i>City</i>	<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 **further submission** on the following proposed change to the City of Lower Hutt District Plan:

<b>Proposed District Plan Change No: 56</b>	
<b>Title of Proposed District Plan Change:</b>	<b>ENABLING INTENSIFICATION IN RESIDENTIAL AND COMMERCIAL AREAS (PC56)</b>

3. I consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

I represent a relevant aspect of the public interest:

Providing interpretation of science on climate scenarios in my submission in relation to submissions of public agencies/councils, to provide an integrated view.

4. I support or oppose the following submissions:

Waka Kotahi Submission 151: support with amendment  
 GWRC Submission 149: support in part  
 EQC (Toka Tū Ake) Submission 180: support in part  
 York Bay Residents Association Submission 210: oppose

5. The particular parts of the submission I support or oppose are:

Waka Kotahi Submission 151.12, 23, 24: support the removal of land transport from capacity clause, modify new clause to add resilience “The effects on the safety, **resilience** and efficiency of the transport system (including pedestrians, cyclists and vehicles). And do so after consider the corrections to inundation risk due to sea level rise in my submission (226), and the useful points in the EQC submission (180) as noted below.

GWRC Submission 149.6: support the removal of medium and high density residential zoning in high hazard areas, but only after correcting inundation risk due to sea level rise in my submission to be consistent with the concerns in my submission (226) and correct application of the National Adaptation Plan and related guidance.

EQC (Toka Tū Ake) Submission 180.3 (as well as 2 and 7): I support “do not rezone Petone and Eastbourne High Density Residential” in high risk areas if and when corrections to inundation risk due to sea level rise are made as described in my submission (226). I recommend using EQCs useful suggestions to balance the additional risks of liquefaction and landslides, and need to plan for egress routes and resilience following events in accordance with Waka Kotahi’s clause as modified above.

York Bay Residents Association Submission 210.1: Oppose and disallow “Exclude Eastbourne and the Eastern Bays from PC56 until the impact of coastal hazards can be better understood and considered.” Reason: information is available now as shown by the submissions noted above. Information is never perfect, but is good enough.

6. The reasons for my support or opposition are:

See above for each specific case. More generally, enough information is available to make adequate decisions consistent with the goals of the national legislation driving the need for this plan change to be integrated with hazard information, if adjustments are made to risk levels consistency with guidance as noted in my submission. The integration of risk and the “safety, resilience and efficiency” of the transport network should be balanced with the benefits and risks of rezoning to medium or high density. Higher densities should be avoided where the transport network is at risk, but could be considered if the higher density may make more resilient and efficient transport and sea level rise protections more feasible. This is an issue of balance that can be improved using corrections to inundation risk due to sea level rise as described in my submission (226).

7. I seek that the whole or part *[describe part]* of the submission be allowed or disallowed:

Please see above. I’ve tried to be as specific as possible about which clauses to allow/disallow and how to integrate across the submissions noted.

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.



24 November 2022

Signature of submitter

Date



## 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

This form is reconstructed from HCC EP\_FORM-309 August 2022.

HCC: Please make more useable forms.



## Form 6

### *Clause 8 of Schedule 1, Resource Management Act 1991*

24 November 2022

**To** Hutt City Council (*Council*)

**Further submitter details:**

Retirement Villages Association of New Zealand Incorporated (*RVA*)

The RVA made a submission on the Council's Proposed Plan Change 56 (*PC56*) to the Hutt City District Plan (*District Plan*). The RVA's submission number is DPC56/211.

**Introduction**

- 1 This is a further submission on PC56 to the District Plan.

**Interest in the submissions**

- 2 The RVA represents a relevant aspect of the public interest and has an interest in PC56 greater than the general public for a number of reasons, including (without limitation):
  - a. The RVA represents the interests of the owners, developers and managers of retirement villages throughout the Hutt City District. The RVA, on behalf of its members, has a significant interest in how the District Plan, including amendments proposed by PC56, provides for retirement village and aged care provision in Hutt City, given the existing and predicted demand by our members for such accommodation.
  - b. Retirement villages make a substantial contribution to housing and healthcare for older people in the region, providing for the social and economic wellbeing of communities. The ability of RVA members to provide villages that contribute to the social and economic wellbeing of Hutt City will depend on the reasonableness and appropriateness of the District Plan provisions, including amendments proposed by PC56.
  - c. Given the RVA's broad membership, history and representation in Hutt City, the RVA has specialist experience and expertise relevant to determining the merits of the Hutt City District Plan provisions, including amendments proposed by PC56.

d. The RVA made a submission on PC56.

**Decisions sought**

3 The decisions sought are detailed in the table **attached** to this form as **Appendix 1**.

4 The RVA has not referenced all original submissions it supports or opposes on the basis that its own submission is clear as to what the RVA seeks for retirement villages in the region. To the extent that other submissions seek relief which “challenges the relief sought” in the RVA’s primary submission (i.e. new or amended provisions that are inconsistent with or in conflict with the RVA’s submission), the RVA generally opposes those submissions. To the extent that other submissions seek relief which aligns with the RVA’s primary submission, the RVA supports those submissions.

**Request to be heard in support of further submission**

5 The RVA wishes to be heard in support of its further submission.

6 If others make a similar submission, the RVA will consider presenting a joint case with them at a hearing.

**John Collyns**  
Executive Director  
24 November 2022

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**APPENDIX 1 - FURTHER SUBMISSION ON BEHALF OF THE RVA**

<b>Submitter Name</b>	<b>Submission Reference No. and Sub-Point No.</b>	<b>Submission Summary</b>	<b>Support or oppose</b>	<b>Reason for Support or Opposition</b>	<b>Decision Sought</b>
<b>DPC56/116 - Petone Community Board</b>					
DPC56/116 - Petone Community Board	Sub. Ref. 116.1	All of Petone and Moera be made four storeys in height, with anything higher only possible in walkable catchments from the railway stations.	Oppose	The RVA opposes the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and National Policy Statement on Urban Development 2020 ( <b>NPSUD</b> ).	Disallow submission point.
	Sub Ref. 116.2	Amend Policy 2 to provide for the protection of historic heritage from demolition.	Oppose	The RVA opposes the relief sought in this submission point as it is inconsistent with the NPSUD and the Enabling Housing Act.	Disallow submission point.
	Sub Ref. 116.3	Amend Policy 2 to <i>`recognise and avoid`</i> significant risks from natural hazards, as opposed to <i>`recognise and provide for the management of</i>	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with the NPSUD.	Disallow submission point.

		<i>significant risks from natural hazards</i>			
<b>DPC56/151 - New Zealand Transport Agency (Waka Kotahi)</b>					
DPC56/151 - New Zealand Transport Agency (Waka Kotahi)	Sub Ref. 151.3	Delete reference to Hutt City Medium Density Design Guide or refresh design guide to provide for development in the High Density Design Residential Activity Area.	Support in part / Oppose in part	The RVA supports the relief sought in this submission to the extent that it seeks the deletion of the Hutt City Medium Density Design Guide for High Density Residential Activity Areas.  The RVA does not oppose in principle the updating of the design guide for use in the High Density Residential Activity Area, but seeks that retirement villages are excluded from the application of the Hutt City Medium Density Design Guide for High Density Residential Activity Areas as sought in the RVA's primary submission.	Allow submission point, subject to allowing the relief sought in the RVA's primary submission.
	Sub Ref. 151.23	Rule 4G 4.1.7 Retirement Villages – add new matter of discretion for Retirement Villages to consider the effects on the safety and efficiency of the transport network (including pedestrians, cyclists and vehicles).	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the RVA's primary submission.	Disallow submission point.

	Sub Ref. 151.24	Rule 4G 4.2.1 Number of Dwellings per Site - add a new matter of discretion for Retirement Villages to consider the effects on the safety and efficiency of the transport network (including pedestrians, cyclists and vehicles).	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the RVA's primary submission.	Disallow submission point.
	Sub Ref. 151.25	Delete reference to Hutt City Medium Density Design Guide for High Density Residential Activity Areas or refresh design guide to provide for development in the High Density Design Residential Activity Area.	Support in part / Oppose in part	The RVA supports the relief sought in this submission to the extent that it seeks the deletion of the Hutt City Council Medium Density Design Guide for High Density Residential Activity Areas.  The RVA does not oppose in principle the updating of the design guide for use in the High Density Residential Activity Area, but seeks that retirement villages are excluded from the application of the Hutt City Medium Density Design Guide for High Density Residential Activity Areas as sought in its primary submission.	Allow submission point, subject to allowing the relief sought in the RVA's primary submission.
	Sub Ref. 151.27	Make amendments to Appendix Central Commercial 8 – Central Commercial Design Guide.	Support in part /	The RVA does not oppose in principle the relief sought in this submission, but seeks that retirement villages are excluded from the application of the	Allow submission point, subject to allowing the relief

			Oppose in part	Central Commercial Design Guide as sought in its primary submission.	sought in the RVA's primary submission.
Sub Ref. 151.35	Make the following amendments to Rules 12.2.1.1, 12.2.1.2, 12.2.1.3 as well as any other consequential amendments/relief to achieve similar results:  12.2.1.1 Financial Contributions relating to <del>roads, private ways, service lanes, accessways, footpaths and walkways</del> the transport system:  (a) The full and actual costs of providing all new roads, private ways, service lanes, accessways, footpaths, facilities to access public transport and walkways/cycleways within the land being developed or subdivided.  (b) Where existing roads, service lanes, accessways, footpaths, facilities to access public transport and walkways/cycleways outside the development are adequate to serve the existing development but the proposed development will		Oppose in part	The RVA opposes these submission points to the extent they are inconsistent with the RVA's primary submission, which seeks a retirement-village specific financial contributions regime that takes into account their substantially lower demand profile compared to standard residential development, including on the transport system.	Allow submission point to the extent it is consistent with the RVA's primary submission.

		<p>result in such roading transport facilities being inadequate in terms of specified performance standards the developer must pay the full and actual cost for all upgrading and/or any new facilities.</p> <p>(d) Where in (c) above Council has contributed to the cost of upgrading or the provision of new roading transport facilities developers of such development sites will pay the full and actual cost involved based on the trips generated and taking into account the time value of money.</p> <p>(f) Where Council provides or contributes to the necessary <del>roading</del> <u>transport</u> facilities for vacant land in advance of land being subdivided either ...</p> <p>(g) Except where (f) above applies, where Council provides or contributes to the <del>roading</del> <u>transport</u> facilities for land being developed ...</p> <p>And to 12.2.1.2:</p>			
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		<p>(a) Where the existing <del>reading</del> <u>network transport system</u> is adequate to serve the current level of development but the proposed retail activity or place of assembly will result in the need to upgrade or provide new facilities due to an increase in <u>pedestrian, cyclist or vehicular</u> traffic generated the developer must pay the full and actual cost of the upgrading or the provision of new facilities.</p> <p>(b) Where the existing <del>reading</del> <u>network transport system</u> is below specified performance standards the developer shall pay for the upgrading or the provision of new facilities. The amount the developer shall pay will be determined in accordance with the following method:</p> <p>(iii) Determine the cost of upgrading the <del>reading-network</del> <u>transport system</u> and/or the provision of new facilities <u>for all transport modes and users.</u></p>			
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				(v) Discounting the cost of upgrading the <del>reading network</del> <u>transport system</u> , by the cost of completion of any works required, to bring the <del>reading transport</del> infrastructure up to an appropriate well maintained level for the activity area.		
<b>DPC56/149 – Wellington Regional Council</b>						
DPC56/149 – Wellington Regional Council	Sub Ref. 149.17	Include a high-level objective that addresses integrated urban form and transport.	Oppose	The RVA does not oppose this submission point in principle, however the RVA's primary position is that retirement villages do not require integration with transport links to the same degree as other residential developments (i.e. the provision of active modes and public transport is less relevant for retirement villages), and therefore this new objective should not apply to retirement villages.	Allow submission point, subject to excluding retirement villages from the application of the new provision.	
	Sub Ref. 149.26	Insert a policy in Chapter 1.10.1A that requires hydrological controls for use, development and subdivision of land, including	Oppose	The RVA opposes the relief sought in this submission point as it is inconsistent with section 5 of the RMA, namely that it does not allow for the	Disallow submission point.	

		requiring effects of stormwater runoff quantity on natural stream flows to be <i>avoided</i> as far as practicable.		“remedying or mitigating” of adverse effects, and with clause 3.5(1)(c) of the NPSFM, which states local authorities must manage land use and development to avoid, remedy or mitigate adverse effects.	
Sub Ref. 149.27, 149.28, 149.29, 149.30	Insert a number of policies in Chapter 1.10.1A which seek to require the application of water sensitive urban design principles, require urban development to be located and designed to minimise the extent and volume of earthworks, control earthworks and vegetation and provide for a climate resilient urban environment.	Oppose	The RVA opposes the relief sought in these submission points as they have the potential to slow down the provision of housing to respond to demand, contrary to the intent of the Enabling Housing Act and the NPSUD. The RVA also suggests these matters are properly considered under the Proposed Natural Resources Plan.	Disallow submission points.	
Sub Ref. 149.56	Include a rule and associated standard that requires the provision of EV or e-bike charging stations for residential development within various chapters (including the Medium Density Residential Activity Area, High Density Residential Activity Area, Commercial Area and General Business Activity Area).	Oppose in part	The RVA does not oppose this submission point in principle, but due to the age and frequency of mobility constraints amongst retirement village residents, the RVA considers that the new rule sought should not apply to retirement villages.	Allow submission point, subject to excluding retirement villages from the application of the new provision.	

	Sub Ref. 149.57	Include as a matter of control or discretion for subdivision and comprehensive housing development a requirement to consider the extent to which the development provides for zero or low carbon, public and active transport modes.	Support in part	The RVA does not oppose this submission point in principle, but due to the age and frequency of mobility constraints amongst retirement village residents and based on the RVA's primary position that active modes / public transport is a less relevant consideration for retirement villages (given their functional and operational needs), the RVA considers that this new matter should not apply to retirement villages.	Allow submission point, but to the extent it is intended to apply to retirement villages, exclude retirement villages from the application of the new matter.
Sub Ref. 149.67	Include policy that requires the provision of infrastructure in subdivision development that supports modal shift and consideration of how design can reduce greenhouse gas emissions.	Support in part	The RVA does not oppose this submission point in principle, but due to the age and frequency of mobility constraints amongst retirement village residents and based on the RVA's primary position that active modes / public transport is a less relevant consideration for retirement villages (given their functional and operational needs), the RVA considers that this new policy should not apply to retirement villages.	Allow submission point, subject to excluding retirement villages from the application of the new policy.	
Sub Ref. 149.82	Include a non-complying activity rule where any required financial	Oppose	The RVA opposes the relief sought in this submission point, as it has the	Disallow submission point, or amend the	

		<p>contribution that is not mandatory is not paid.</p>		<p>potential to affect the consenting of retirement villages. The RVA opposes any rules relating to financial contributions that allow 'double-dipping' with Council's Development Contributions Policy, do not provide clarity as to contributions payable and that do not take into account retirement villages' substantially lower demand profile compared to standard residential developments.</p>	<p>relief sought to ensure a clear and proportionate financial contributions regime that prevents double dipping, provides clarity as to contributions payable, and provides a retirement-village specific regime that takes into account retirement villages' substantially lower demand profile compared to standard residential developments.</p>
<p>Sub Ref. 149.97</p>	<p>Include a restricted discretionary or discretionary activity rule for high trip generating activities subject to a travel demand management plan being provided, and include matter of discretion related to minimising</p>	<p>Support in part / oppose in part</p>	<p>The RVA does not oppose this submission point in principle, but due to the age and frequency of mobility constraints amongst retirement village residents and based on the RVA's primary position that active modes /</p>	<p>Allow submission point, subject to excluding retirement villages from the</p>	

		reliance on private vehicles and maximising public and active transport modes.		public transport is a less relevant consideration for retirement villages (given their functional and operational needs), the RVA considers that this new rule should not apply to retirement villages.	application of the new rule.
Sub Ref. 149.100	Insert policy that prioritises development where there are public transport links.	Support in part / oppose in part	The RVA does not oppose this submission point in principle, however the RVA's primary position is that retirement villages do not rely on public transport links the same as other residential developments, and therefore the new policy sought should not apply to retirement villages.	Allow submission point, subject to excluding retirement villages from the application of the new policy.	
Sub Ref. 149.101	Insert a rule condition that prescribes thresholds requiring when consent applicants need to prepare Travel Demand Management Plans.	Support in part / oppose in part	The RVA does not oppose this submission point in principle however the RVA's primary position is that while retirement villages may meet the thresholds for high generating activities, this is not based on the activity itself and rather the residential development threshold and the RVA would seek to be exempt from these standards.	Allow submission point, subject to excluding retirement villages from the application of the new rule.	

<b>DPC56/166 - Fiona Christeller</b>					
DPC56/166 - Fiona Christeller	Sub Ref. 166.1, 166.2, 166.3, 166.5.	<p>Create a medium density residential design guide.</p> <p>Make the design guide a statutory document.</p> <p>Make compliance with the design guide a requirement for all projects which require resource consent.</p> <p>Create an urban design panel to assist developers and designers.</p>	Oppose	<p>The RVA opposes the relief sought in these submissions as they are inconsistent with the RVA's primary submission, noting that design guides are not suitable for retirement villages, which have substantially different functional and operational needs.</p>	Disallow submission points.
	Sub Ref. 166.9	<p>Create additional restrictions / special areas within the Medium and High Density Residential Activity Areas which are within or adjacent to areas identified in the Hutt City Hazard Maps for inundation, flooding, tsunamis, earthquakes faults or liquefaction.</p>	Oppose	<p>The RVA oppose the relief sought in this submission as it will slow down, not speed up, intensification and is therefore inconsistent with the Enabling Housing Act and the NPSUD.</p>	Disallow submission point.
<b>DPC56/176 – Fire and Emergency New Zealand</b>					
DPC56/176 – Fire and Emergency New Zealand	Sub Ref. 176.7	<p>Add new objective that ensures all land use activities in the Medium Density Residential Activity Area are being adequately serviced.</p>	Oppose	<p>The RVA opposes this relief as the new objective and policy sought are unnecessary and the District Plan</p>	Disallow submission point.

				already has objectives and policies regarding infrastructure servicing.	
Sub Ref. 176.8	Add new policy that ensures all land use activities in the Medium Density Residential Activity Area are being adequately serviced, particularly in relation to water supply for firefighting purposes.	Oppose	The RVA opposes this relief as the new objective and policy sought are unnecessary and the District Plan already has objectives and policies regarding infrastructure servicing.	Disallow submission point.	
Sub Ref. 176.9	Rule 4F 4.1.7 Retirement Villages - Add new matter of discretion as follows: x. <i>An adequate firefighting water supply is provided in accordance with NZS 4404:2010 and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</i>	Oppose	The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.	Disallow submission point.	
Sub Ref. 176.12	Rule 4F 4.2.1 AA Number of Residential Units per Site – add new matter of discretion as follows: x. <i>An adequate firefighting water supply is provided in accordance with NZS 4404:2010 and the New Zealand Fire Service Firefighting_</i>	Oppose	The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.	Disallow submission point.	



		<i>Water Supplies Code of Practice SNA PAS 4509:2008.</i>			
Sub Ref. 176.16	New Rule in Chapter 4F (Medium Density Residential Activity Area) that seeks to ensure all land use activities in this zone are adequately serviced in relation to fire-fighting.	Oppose	The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.	Disallow submission point.	
Sub Ref. 176.17	New Rule in Chapter 4F (Medium Density Residential Activity Area) that seeks to ensure that adequate site access is provided for fire appliances in scenarios where the driveway length exceeds hose run distances, or sites are located outside of reticulated areas.	Oppose	The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.	Disallow submission point.	
Sub Ref. 176.23	Add new policy that ensures all land use activities in the High Density Residential Activity Area are being adequately serviced, particularly in relation to water supply for firefighting purposes.	Oppose	The RVA opposes this relief as the new objective and policy sought are unnecessary and the District Plan already has objectives and policies regarding infrastructure servicing.	Disallow submission point.	
Sub Ref. 176.24	Add new permitted activity standard for range of activities (including Rule 4G 4.1.1 Residential Activities)	Oppose	The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the	Disallow submission point.	

		that ensures all land use activities in the zone are adequately serviced in relation to fire-fighting.		Building Act and it is inappropriate to duplicate controls in Plan Change 56.	
Sub Ref. 176.26	Rule 4G 4.1.7 Retirement Villages - Add new matter of discretion as follows: x. <i>An adequate firefighting water supply is provided in accordance with NZS 4404:2010 and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</i>	Oppose	The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.	Disallow submission point.	
Sub Ref. 176.33	New Rule in Chapter 4G (High Density Residential Activity Area) that ensures all land use activities in the zone are adequately serviced in relation to fire-fighting.	Oppose	The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56..	Disallow submission point.	
Sub Ref. 176.38	Add new policy that ensures all land use activities in the Central Commercial Activity Area are being adequately serviced, particularly in relation to water supply for firefighting purposes.	Oppose	The RVA opposes this relief as the new objective and policy sought are unnecessary and the District Plan already has objectives and policies regarding infrastructure servicing.	Disallow submission point.	

Sub Ref. 176.39	New Rule in Chapter 5A (Central Commercial Activity Area) that ensures all land use activities in the zone are adequately serviced in relation to fire-fighting.	Oppose	The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.	Disallow submission point.
Sub Ref. 176.40	New Rule in Chapter 5A (Central Commercial Activity Area) that seeks to ensure that adequate site access is provided for fire appliances in scenarios where the driveway length exceeds hose run distances, or sites are located outside of reticulated areas.	Oppose	The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.	Disallow submission point.
Sub Ref. 176.43	Add new policy that ensures all land use activities in the Petone Commercial Activity Area are being adequately serviced, particularly in relation to water supply for firefighting purposes.	Oppose	The RVA opposes this relief as the new objective and policy sought are unnecessary and the District Plan already has objectives and policies regarding infrastructure servicing.	Disallow submission point.
Sub Ref. 176.44	New Rule in Chapter 5B (Petone Commercial Activity Area) that ensures all land use activities in the zone are adequately serviced in relation to fire-fighting.	Oppose	The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in this plan change.	Disallow submission point.

	Sub Ref. 176.45	New Rule in Chapter 5B (Petone Commercial Activity Area) that seeks to ensure that adequate site access is provided for fire appliances in scenarios where the driveway length exceeds hose run distances, or sites are located outside of reticulated areas.	Oppose	The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.	Disallow submission point.
	Sub Ref. 176.48	Add new policy that ensures all land use activities in the Suburban Mixed Use Activity Area are being adequately serviced, particularly in relation to water supply for firefighting purposes.	Oppose	The RVA opposes this relief as the new objective and policy sought are unnecessary and the District Plan already has objectives and policies regarding infrastructure servicing.	Disallow submission point.
	Sub Ref. 176.50	New Rule in Chapter 5E (Suburban Mixed Use Activity Area) that ensures all land use activities in the zone are adequately serviced in relation to fire-fighting.	Oppose	The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.	Disallow submission point.
	Sub Ref. 176.51	New Rule in Chapter 5E (Suburban Mixed Use Activity Area) that seeks to ensure that adequate site access is provided for fire appliances in scenarios where the driveway length exceeds hose run distances,	Oppose	The RVA opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.	Disallow submission point.

		or sites are located outside of reticulated areas.			
<b>DPC56/188 - Kiwi Rail</b>					
Kiwi Rail DPC56/188 -	Sub Ref. 188.11	District-wide provisions for rail noise and vibration be increased to apply within 100m (noise) and 60m (vibration) from the rail corridor (i.e. buildings containing noise sensitive activities must be designed, constructed and maintained to meet a number of standards).	Oppose in part	The RVA acknowledges that acoustic insulation may be appropriate in some areas located within or adjacent to high noise areas with a purpose of providing protection / amenity to residents in such areas. The RVA considers however that such requirements need to be determined on a case-by-case basis, with consideration given to the distance of noise sensitive activities from high noise areas.	Disallow submission point.

	Sub Ref. 188.12	The matters of discretion be updated to specifically direct consideration of noise and vibration effects from the railway network.	Oppose in part	The RVA acknowledges that acoustic insulation may be appropriate in some areas located within or adjacent to high noise areas with a purpose of providing protection / amenity to residents in such areas. The RVA considers however that such requirements need to be determined on a case-by-case basis, with consideration given to the distance of noise sensitive activities from high noise areas	Disallow submission point.
<b>DPC56/202 – Ken Hand</b>					
DPC56/202 – Ken Hand	Sub Ref. 202.12	Insert new objective, policy and rule requiring neighbours to be notified / limited notification for all buildings greater than three storeys.	Oppose	The RVA opposes the relief sought in this submission point as it is inconsistent with the RVA's primary submission and with the Enabling Housing Act.	Disallow submission point.
<b>DPC56/206 – Kāinga Ora</b>					
DPC56/206 – Kāinga Ora	Sub Ref. 206.9, 206.10 206.11, 206.12.	Remove Design Guides and design guidelines from the District Plan and treat them as non-statutory tool outside of the District Plan.	Support in part / Oppose in part	The RVA supports the relief sought in this submission in relation to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as	Allow submission point as it relates to the removal of design guidelines and

		Otherwise amend if Council does not remove them.		this is inconsistent with the RVA's primary submission.	otherwise disallow the submission point.
Sub Ref. 206.46	Expand the High Density Residential Activity Area to better align with Policy 3 of the NPS-UD.	Support	The RVA supports the relief sought in this submission as it is consistent with the direction of the Enabling Housing Act and the NPSUD.	Allow submission point.	
Sub Ref. 206.58	Remove design guides from District Plan and make non-statutory documents.	Support in part / Oppose in part	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission.	Allow submission point as it relates to the removal of design guidelines and otherwise disallow the submission point.	
Sub Ref. 206.74	Amend Policy 4F 3.6 to recognise the changing built form will not always result in the maintenance of privacy and sunlight.	Support	The RVA supports the relief sought in this submission as it is consistent with the direction of the NPSUD.	Allow submission point.	
Sub Ref. 206.80	Delete proposed Rule regarding vegetation removal and replace with rule permitting indigenous and exotic vegetation removal.	Support	The RVA supports the relief sought in this submission, as the proposed rule has the potential to slow down the provision of housing to respond to demand, contrary to the intent of the Enabling Housing Act and the NPSUD.	Allow submission point.	

<p>Sub Ref. 206.81, 206.83, 206.84, 206.88, 206.89, 206.93, 206.94, 206.97, 206.98, 206.103, 206.104, 206.107, 206.108, 206.109, 206.110, 206.111, 206.112.</p>	<p>Within the Medium Density Residential Activity Area:</p> <ul style="list-style-type: none"> <li>➤ Remove note below various matters of discretion regarding (non-statutory) design guide;</li> <li>➤ Remove matters of discretion related to listed 'design elements';</li> <li>➤ Insert new matter of discretion for 'the planned urban built character for the Medium Density Residential Activity Area'; and</li> <li>➤ Introduce preclusion clause for limited notification for a number of Rules (outlook space, windows to street, landscaped area).</li> </ul>	<p>Support in part / Oppose in part</p>	<p>The RVA supports the relief sought in these submission points to the extent that it is consistent with the RVA's primary submission, however the RVA seeks further amendments to a number of these standards to recognise and provide for the functional and operational needs of retirements.</p>	<p>Allow submission points, Subject to the relief sought in the RVA's submission.</p>
<p>Sub Ref. 206.101</p>	<p>Within Medium Density Residential Activity Area for permeable surfaces matter of discretion:</p> <ul style="list-style-type: none"> <li>➤ Remove note below various matters of discretion regarding (non-statutory) design guide; and</li> </ul>	<p>Support in part / oppose in part</p>	<p>The RVA supports the relief sought in this submission to the extent that it is consistent with the RVA's primary submission (deletion of reference to design guides) and also supports the deletion of matters of discretion listing out 'design elements', however the RVA seek that this rule is deleted in its</p>	<p>Allow submission points, subject to the relief sought in the RVA's submission.</p>



				entirety as it is inconsistent with the MDRS.	
		<ul style="list-style-type: none"> <li>➤ Remove matters of discretion related to listed 'design elements'.</li> </ul>			
Sub Ref. 206.106	<p>Within Medium Density Residential Activity Area for accessory building matter of discretion:</p> <ul style="list-style-type: none"> <li>➤ Remove note below various matters of discretion regarding (non-statutory) design guide; and</li> <li>➤ Remove matters of discretion related to listed 'design elements'.</li> </ul>	Support in part / oppose in part	<p>The RVA supports the relief sought in this submission to the extent that it is consistent with the RVA's primary submission (deletion of reference to design guides) and also supports the deletion of matters of discretion listing out 'design elements', however the RVA seek that this rule is deleted in its entirety as it is inconsistent with the MDRS.</p>	<p>Allow submission point to the extent that it is consistent with the RVA's primary submission and otherwise disallow it.</p>	
Sub Ref. 206.121, 206.122, 206.123, 206.124, 206.153.	<p>Seek for the expansion of the High Density Residential Activity Area, re-zone the residential areas surrounding the centres of Eastbourne, Stokes Valley and Wainuiomata to Medium Density, apply height variation controls within walkable catchments around a number of centres.</p>	Support	<p>The RVA supports the relief sought in this submission as it is consistent with the direction of the NPSUD.</p>	<p>Allow submission point.</p>	
Sub Ref. 206.136	<p>Delete High Density Residential Activity Area Objective 4G 2.4, which provides for a reduced 4-</p>	Support	<p>The RVA supports the relief sought in this submission as it is consistent with the direction of the NPSUD.</p>	<p>Allow submission point.</p>	

		storey height limit applying to some areas adjacent to centres.			
Sub Ref. 206.164	Delete proposed Rule regarding vegetation removal and replace with rule permitting indigenous and exotic vegetation removal.	Support	The RVA supports the relief sought in this submission, as the proposed rule has the potential to slow down the provision of housing to respond to demand, contrary to the intent of the NPSUD.	Allow submission point.	
Sub Ref. 206.166, 206.168, 206.173, 206.177, 206.178, 206.181, 206.182, 206.183, 206.187, 206.188, 206.193, 206.194, 206.195, 206.196, 206.197, 206.198	<p>Within High Density Residential Activity Area:</p> <ul style="list-style-type: none"> <li>➤ Remove note below various matters of discretion regarding (non-statutory) design guide;</li> <li>➤ Remove matters of discretion related to listed 'design elements';</li> <li>➤ Insert new matter of discretion for 'the planned urban built character for the Medium Density Residential Activity Area'; and</li> <li>➤ Introduce preclusion clause for limited notification for a number of Rules (including outlook space, windows to street, landscaped area).</li> </ul>	Support in part / oppose in part	The RVA supports the relief sought in this submission to the extent that it is consistent with the RVA's primary submission, however the RVA seeks further amendments to a number of these standards to recognise the benefits of retirement villages and provide for recognise the functional and operational needs of retirements.	Allow submission points, subject to the relief sought in the RVA's submission.	

<p>Sub Ref. 206.236, 206.237, 206.238, 206.239.</p>	<p>Delete design guidelines and add note to refer to design guidelines for best practice urban design guidance. If relief sought is not granted, amend the design guidelines.</p>	<p>Support in part / oppose in part</p>	<p>The RVA supports the relief sought in this submission point to the extent that it is consistent with the RVA's primary submission (deletion of reference to design guides), however the RVA opposes the addition of a note referring to design guidelines.</p>	<p>Allow submission points, subject to the relief sought in the RVA's submission.</p>
<p>Sub Ref. 206.245</p>	<p>Amend Chapter 5B Petone Commercial Activity Area Objective to recognise that existing amenity values beyond the activity area may be altered and may not be able to be maintained or enhanced.</p>	<p>Support</p>	<p>The RVA supports the relief sought in this submission point as it aligns with the intent of the NPS-UD.</p>	<p>Allow submission point.</p>
<p>Sub Ref. 206.260</p>	<p>Within Petone Commercial Activity Area 2 Rule 5B 2.2.2.1(a) matters of discretion:  <ul style="list-style-type: none"> <li>➢ Remove note below various matters of discretion regarding (non-statutory) design guide; and</li> <li>➢ Remove matters of discretion related to listed 'design elements'.</li> </ul> </p>	<p>Support</p>	<p>The RVA supports the relief sought in this submission as it is consistent with the RVA's primary submission.</p>	<p>Allow submission point.</p>
<p>Sub Ref. 206.265, 206.266,</p>	<p>Delete design guidelines and add note to refer to design guidelines for best practice urban design</p>	<p>Support in part /</p>	<p>The RVA supports the relief sought in this submission point to the extent that it is consistent with the RVA's</p>	<p>Allow submission point to the extent that it is consistent</p>

206.267, 206.268.	guidance. If relief sought is not granted, then amend the design guidelines.	oppose in part	primary submission (deletion of reference to design guides), however the RVA opposes the addition of a note referring to design guidelines.	with the RVA's primary submission and otherwise disallow it.
Sub Ref. 206.278	Amend Chapter 5E Suburban Mixed Use Activity Area Objective to maximise benefits of intensification and recognise that existing amenity values beyond the activity area may not be able to be maintained or enhanced.	Support	The RVA supports the relief sought in this submission point as it aligns with the intent of the NPSUD.	Allow submission point.
Sub Ref. 206.84, 206.85, 206.289, 206.292, 206.293	<p>Within Suburban Mixed Use Activity Area:</p> <ul style="list-style-type: none"> <li>➤ Remove note below various matters of discretion regarding (non-statutory) design guide;</li> <li>➤ Remove matters of discretion related to listed 'design elements'; and</li> <li>➤ Introduce preclusion clause for limited notification for a number of Rules (including residential activities, outlook space, windows to street, landscaped area).</li> </ul>	Support in part / oppose in part	The RVA supports the relief sought in this submission to the extent that it is consistent with the RVA's primary submission, however the RVA seeks further amendments to a number of these standards to recognise the benefits of retirement villages and provide for recognise the functional and operational needs of retirements.	Allow submission points, subject to the relief sought in the RVA's primary submission.

<b>DPC56/210 – York Bay Residents’ Association</b>					
DPC56/210 – York Bay Residents’ Association	Sub Ref. 210.1	Exclude Eastbourne and the Eastern Bays from PC56 until the impacts of coastal hazards can better be understood.	Oppose	The RVA opposes the relief sought in this submission point as it is inconsistent with the Enabling Housing Act / NPSUD.	Disallow submission point.
	Sub Ref. 210.5	Adopt design guides in the District Plan.	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with the RVA’s primary submission and does not recognise the functional and operational needs of retirement villages.	Disallow submission point.
<b>DPC56/218 – Richard Perry</b>					
DPC56/218 – Richard Perry	Sub Ref. 218.6	Delete provisions which exclude or limit notification of discretionary use applications in residential areas.	Oppose	The RVA oppose the relief sought in this submission as it seeks greater use of guidance on notification. Discretionary activities should in some circumstances be limited or not notified, in accordance with the plan presumptions for those activities.	Disallow submission point
<b>DPC56/221 – Cuttriss Consultants Ltd</b>					
DPC56/221 – Cuttriss	Sub Ref. 221.3	Include a non-notification clause for development up to 3 storeys in the	Support	The RVA supports the relief sought in this submission point in so far as it is	Allow submission point to the extent it

Consultants Ltd		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.		consistent with the Enabling Housing Act.	is consistent with the Enabling Housing Act.
<b>DPC56/223 – East Harbour Environmental Association</b>					
DPC56/223 – East Harbour Environmental Association	Sub Ref. 223.1	Removal of High Density Residential Activity Area zoning for Stokes Valley, Avalon, Wainuiomata, Moera, and Eastbourne.	Oppose	The RVA opposes the relief sought in this submission point as it is inconsistent with the NPSUD.	Disallow submission point.
	Sub Ref. 223.7	The establishment of a Citizens Review Panel to provide input into consent decision making.	Oppose	The RVA opposes the relief sought in this submission point as it is inconsistent with the NPSUD and the Enabling Housing Act and will slow down, not speed up, the provision of housing.	Disallow submission point.
<b>DPC56/240 – Logan McLennan</b>					
DPC56/240 – Logan McLennan	Sub Ref. 240.3	All resource consents for discretionary activities should be publicly notified and require approval from neighbours.	Oppose	The RVA opposes the relief sought in this submission as it seeks greater use of guidance on notification. Discretionary activities should in some circumstances be limited or not	Disallow submission point.

					notified, in accordance with the plan presumptions for those activities.	
<b>DPC56/274 - Te Rūnanga o Toa Rangatira (on behalf of Ngāti Toa Rangatira)</b>						
DPC56/274 - Te Rūnanga o Toa Rangatira (on behalf of Ngāti Toa Rangatira)	Sub Ref. 274.6	Within Chapter 1 (Introduction and Scope of the Plan) Insert new policy: 'Intensification proposals will be assessed through cultural equity and Tangata Whenua will be engaged to enable a co-decision making in the matter.'	Oppose	The RVA understands the intent of this proposed policy, however seeks that intensification proposals are assessed on a case-by-case basis which provides for the benefits of retirements villages and recognises the functional and operational needs of retirement villages.	Allow submission point to the extent it is consistent with the RVA submission and otherwise disallow it.	



**Form 6**

*Clause 8 of Schedule 1, Resource Management Act 1991*

24 November 2022

**To** Hutt City Council (*Council*)

**Further submitter details:**

Ryman Healthcare Limited (*Ryman*)

Ryman made a submission on the Council's Proposed Plan Change 56 (*PC56*) to the Hutt City District Plan (*District Plan*). Ryman's submission number is DPC56/204.

**Introduction**

1 This is a further submission on PC56 to the Hutt City District Plan.

**Interest in the submissions**

2 Ryman represents a relevant aspect of the public interest and has an interest in PC56 greater than the general public for a number of reasons, including (without limitation):

- a. Ryman has a significant interest in how the District Plan, including the amendments proposed by PC56, provides for retirement village and aged care provision in Hutt City, given the existing and predicted demand for such accommodation in the region.
- b. Ryman wishes to ensure that the District Plan, and the amendments proposed by PC56, appropriately provide for retirement villages and all related activities so that the Plan enables proportionate, flexible, efficient and effective consenting processes.
- c. Retirement villages make a substantial contribution to housing and healthcare for older people in the region, providing for the social and economic wellbeing of communities. Ryman's ability to provide villages that contribute to the social and economic wellbeing of the Hutt City District will depend on the reasonableness and appropriateness of the District Plan provisions, including amendments proposed by PC56.



- d. Given Ryman’s history, operations and current activities, Ryman has specialist experience and expertise relevant to determining the merits of the District Plan provisions, including amendments proposed by PC56.
- e. Ryman made a submission on PC 56.

**Decisions sought**

- 3 The decisions sought are detailed in the table **attached** to this form as **Appendix 1**.
- 4 Ryman has not referenced all original submissions it supports or opposes on the basis that its own submission is clear as to what Ryman seeks for retirement villages in the region. To the extent that other submissions seek relief which “challenges the relief sought” in Ryman’s primary submission (i.e. new or amended provisions that are inconsistent with or in conflict with Ryman’s submission), Ryman generally opposes those submissions. To the extent that other submissions seek relief which aligns with Ryman’s primary submission, Ryman supports those submissions.

**Request to be heard in support of further submission**

- 5 Ryman wishes to be heard in support of its further submission.
- 6 If others make a similar submission, Ryman will consider presenting a joint case with them at a hearing.

**Matthew Brown**

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## APPENDIX 1 - FURTHER SUBMISSION ON BEHALF OF RYMAN

Submitter Name	Submission Reference No. and Sub-Point No.	Submission Summary	Support or oppose	Reason for Support or Opposition	Decision Sought
<b>DPC56/116 - Petone Community Board</b>					
DPC56/116 - Petone Community Board	Sub. Ref. 116.1	All of Petone and Moera be made four storeys in height, with anything higher only possible in walkable catchments from the railway stations.	Oppose	Ryman opposes the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and National Policy Statement on Urban Development 2020 (NPSUD).	Disallow submission point.
	Sub Ref. 116.2	Amend Policy 2 to provide for the protection of historic heritage from demolition.	Oppose	Ryman opposes the relief sought in this submission point as it is inconsistent with the NPSUD and the Enabling Housing Act.	Disallow submission point.
	Sub Ref. 116.3	Amend Policy 2 to 'recognise and avoid' significant risks from natural hazards, as opposed to 'recognise and provide for the management of significant risks from natural hazards'.	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with the NPSUD.	Disallow submission point.
<b>DPC56/151 - New Zealand Transport Agency (Waka Kotahi)</b>					
DPC56/151 - New Zealand	Sub Ref. 151.3	Delete reference to Hutt City Medium Density Design Guide or refresh design guide	Support in part /	Ryman supports the relief sought in this submission to the extent that it seeks the deletion	Allow submission point, subject to allowing the

<p>Transport Agency (Waka Kotahi)</p>		<p>to provide for development in the High Density Residential Activity Area.</p>	<p>Oppose in part</p>	<p>of the Hutt City Medium Density Design Guide for High Density Residential Activity Areas.</p> <p>Ryman does not oppose in principle the updating of the design guide for use in the High Density Residential Activity Area, but seeks that retirement villages are excluded from the application of the Hutt City Medium Density Design Guide for High Density Residential Activity Areas as sought in Ryman's primary submission.</p>	<p>relief sought in Ryman's primary submission.</p>
<p>Sub Ref. 151.23</p>	<p>Rule 4G 4.1.7 Retirement Villages – add a new matter of discretion for Retirement Villages to consider the effects on the safety and efficiency of the transport network (including pedestrians, cyclists and vehicles).</p>	<p>Oppose</p>	<p>Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission.</p>	<p>Disallow submission point.</p>	
<p>Sub Ref. 151.24</p>	<p>Rule 4G 4.2.1 Number of Dwellings per Site - add a new matter of discretion for Retirement Villages to consider the effects on the safety and efficiency of the transport network (including pedestrians, cyclists and vehicles).</p>	<p>Oppose</p>	<p>Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission.</p>	<p>Disallow submission point.</p>	
<p>Sub Ref. 151.25</p>	<p>Delete reference to Hutt City Medium Density Design Guide for High Density Residential Activity Areas or refresh design guide to provide for development in the High Density Residential Activity Area.</p>	<p>Support in part / Oppose in part</p>	<p>Ryman supports the relief sought in this submission to the extent that it seeks the deletion of the Hutt City Council Medium Density Design Guide for High Density Residential Activity Areas.</p>	<p>Allow submission point, subject to allowing the relief sought in Ryman's primary submission.</p>	

				<p>Ryman does not oppose in principle the updating of the design guide for use in the High Density Residential Activity Area, but seeks that retirement villages are excluded from the application of the Hutt City Medium Density Design Guide for High Density Residential Activity Areas as sought in its primary submission.</p>	
Sub Ref. 151.27	Make amendments to Appendix Central Commercial 8 – Central Commercial Design Guide.	Support in part / Oppose in part	Support in part / Oppose in part	<p>Ryman does not oppose in principle the relief sought in this submission, but seeks that retirement villages are excluded from the application of the Central Commercial Design Guide as sought in its primary submission.</p>	<p>Allow submission point, subject to allowing the relief sought in Ryman’s primary submission.</p>
Sub Ref. 151.35	<p>Make the following amendments to Rules 12.2.1.1, 12.2.1.2, 12.2.1.3 as well as any other consequential amendments/relief to achieve similar results:</p> <p>12.2.1.1 Financial Contributions relating to <del>roads, private ways, service lanes, accessways, footpaths and walkways</del> the transport system:</p> <p>(a) The full and actual costs of providing all new roads, private ways, service lanes, accessways, footpaths, facilities to access public transport and walkways/cycleways</p>	Oppose in part	Oppose in part	<p>Ryman opposes these submission points to the extent they are inconsistent with Ryman’s primary submission, which seeks a retirement-village specific financial contributions regime that takes into account their substantially lower demand profile compared to standard residential development, including on the transport system.</p>	<p>Allow submission point to the extent it is consistent with Ryman’s primary submission.</p>

		<p>within the land being developed or subdivided.</p> <p>(b) Where existing roads, service lanes, accessways, footpaths, facilities to access public transport and walkways/cycleways outside the development are adequate to serve the existing development but the proposed development will result in such roading transport facilities being inadequate in terms of specified performance standards the developer must pay the full and actual cost for all upgrading and/or any new facilities.</p> <p>(d) Where in (c) above Council has contributed to the cost of upgrading or the provision of new roading transport facilities developers of such development sites will pay the full and actual cost involved based on the trips generated and taking into account the time value of money.</p> <p>(f) Where Council provides or contributes to the necessary <del>roading</del> <u>transport</u> facilities for vacant land in advance of land being subdivided either ...</p> <p>(g) Except where (f) above applies, where Council provides or contributes to the <del>roading</del> <u>transport</u> facilities for land being developed ...</p>			
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		<p>And to 12.2.1.2:</p> <p>(a) Where the existing <del>existing network</del> <u>transport system</u> is adequate to serve the current level of development but the proposed retail activity or place of assembly will result in the need to upgrade or provide new facilities due to an increase in <u>pedestrian, cyclist or vehicular</u> traffic generated the developer must pay the full and actual cost of the upgrading or the provision of new facilities.</p> <p>(b) Where the existing <del>existing network</del> <u>transport system</u> is below specified performance standards the developer shall pay for the upgrading or the provision of new facilities. The amount the developer shall pay will be determined in accordance with the following method:</p> <p>(iii) Determine the cost of upgrading the <del>existing network</del> <u>transport system</u> and/or the provision of new facilities for all <u>transport modes and users</u>.</p> <p>(v) Discounting the cost of upgrading the <del>existing network</del> <u>transport system</u>, by the cost of completion of any works required, to bring the <del>existing</del> <u>transport infrastructure</u> up to an appropriate well maintained level for the activity area.</p>		
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**DPC56/149 – Wellington Regional Council**

DPC56/149 – Wellington Regional Council	Sub Ref. 149.17	Include a high-level objective that addresses integrated urban form and transport.	Oppose	Ryman does not oppose this submission point in principle, however Ryman’s primary position is that retirement villages do not require integration with transport links to the same degree as other residential developments (i.e. the provision of active modes and public transport is less relevant for retirement villages), and therefore this new objective should not apply to retirement villages.	Allow submission point, subject to excluding retirement villages from the application of the new provision.
Sub Ref. 149.26	Insert a policy in Chapter 1.10.1A that requires hydrological controls for use, development and subdivision of land, including requiring effects of stormwater runoff quantity on natural stream flows to be <i>avoided</i> as far as practicable.	Oppose	Ryman opposes the relief sought in this submission point as it is inconsistent with section 5 of the RMA, namely that it does not allow for the “remedying or mitigating” of adverse effects, and with clause 3.5(1)(c) of the NPSFM, which states local authorities must manage land use and development to avoid, remedy or mitigate adverse effects.	Disallow submission point.	
Sub Ref. 149.27, 149.28, 149.29, 149.30	Insert a number of policies in Chapter 1.10.1A which seek to require the application of water sensitive urban design principles, require urban development to be located and designed to minimise the extent and volume of earthworks, control earthworks and vegetation and provide for a climate resilient urban environment.	Oppose	Ryman opposes the relief sought in these submission points as they have the potential to slow down the provision of housing to respond to demand, contrary to the intent of the Enabling Housing Act and the NPSUD. Ryman also suggests these matters are properly considered under the Proposed Natural Resources Plan.	Disallow submission points.	

	Sub Ref. 149.56	<p>Include a rule and associated standard that requires the provision of EV or e-bike charging stations for residential development within various chapters (including the Medium Density Residential Activity Area, High Density Residential Activity Area, Commercial Area and General Business Activity Area).</p>	Oppose in part	<p>Ryman does not oppose this submission point in principle, but due to the age and frequency of mobility constraints amongst retirement village residents, Ryman considers that the new rule sought should not apply to retirement villages.</p>	<p>Allow submission point, subject to excluding retirement villages from the application of the new provision.</p>
Sub Ref. 149.57	<p>Include as a matter of control or discretion for subdivision and comprehensive housing development a requirement to consider the extent to which the development provides for zero or low carbon, public and active transport modes.</p>	Support in part	<p>Ryman does not oppose this submission point in principle, but due to the age and frequency of mobility constraints amongst retirement village residents and based on Ryman's primary position that active modes / public transport is a less relevant consideration for retirement villages (given their functional and operational needs), Ryman considers that this new matter should not apply to retirement villages.</p>	<p>Allow submission point, but to the extent it is intended to apply to retirement villages, exclude retirement villages from the application of the new matter.</p>	
Sub Ref. 149.67	<p>Include policy that requires the provision of infrastructure in subdivision development that supports modal shift and consideration of how design can reduce greenhouse gas emissions.</p>	Support in part	<p>Ryman does not oppose this submission point in principle, but due to the age and frequency of mobility constraints amongst retirement village residents and based on Ryman's primary position that active modes / public transport is a less relevant consideration for retirement villages (given their functional and operational needs), Ryman considers that this new policy should not apply to retirement villages.</p>	<p>Allow submission point, subject to excluding retirement villages from the application of the new policy.</p>	



	Sub Ref. 149.82	Include a non-complying activity rule where any required financial contribution that is not mandatory is not paid.	Oppose	Ryman opposes the relief sought in this submission point, as it has the potential to affect the consenting of retirement villages. Ryman opposes any rules relating to financial contributions that allow 'double-dipping' with Council's Development Contributions Policy, do not provide clarity as to contributions payable and that do not take into account retirement villages' substantially lower demand profile compared to standard residential developments.	Disallow submission point, or amend the relief sought to ensure a clear and proportionate financial contributions regime that prevents double dipping, provides clarity as to contributions payable, and provides a retirement-village specific regime that takes into account retirement villages' substantially lower demand profile compared to standard residential developments.
Sub Ref. 149.97	Include a restricted discretionary or discretionary activity rule for high trip generating activities subject to a travel demand management plan being provided, and include matter of discretion related to minimising reliance on private vehicles and maximising public and active transport modes.	Support in part / oppose in part	Ryman does not oppose this submission point in principle, but due to the age and frequency of mobility constraints amongst retirement village residents and based on Ryman's primary position that active modes / public transport is a less relevant consideration for retirement villages (given their functional and operational needs), Ryman considers that this new rule should not apply to retirement villages.	Allow submission point, subject to excluding retirement villages from the application of the new rule.	

	Sub Ref. 149.100	Insert policy that prioritises development where there are public transport links.	Support in part / oppose in part	Ryman does not oppose this submission point in principle, however Ryman's primary position is that retirement villages do not rely on public transport links the same as other residential developments, and therefore the new policy sought should not apply to retirement villages.	Allow submission point, subject to excluding retirement villages from the application of the new policy.
Sub Ref. 149.101	Insert a rule condition that prescribes thresholds requiring when consent applicants need to prepare Travel Demand Management Plans.	Support in part / oppose in part	Ryman does not oppose this submission point in principle. However, Ryman's primary position is that while retirement villages may meet the thresholds for high generating activities, this is not based on the activity itself and rather the residential development threshold and Ryman would seek to be exempt from these standards.	Allow submission point, subject to excluding retirement villages from the application of the new rule.	
<b>DPC56/166 - Fiona Christeller</b>					
DPC56/166 - Fiona Christeller	Sub Ref. 166.1, 166.2, 166.3, 166.5.	Create a medium density residential design guide. Make the design guide a statutory document. Make compliance with the design guide a requirement for all projects which require resource consent. Create an urban design panel to assist developers and designers.	Oppose	Ryman opposes the relief sought in these submissions as they are inconsistent with Ryman's primary submission, noting that design guides are not suitable for retirement villages, which have substantially different functional and operational needs.	Disallow submission points.

	Sub Ref. 166.9	Create additional restrictions / special areas within the Medium and High Density Residential Activity Areas which are within or adjacent to areas identified in the Hutt City Hazard Maps for inundation, flooding, tsunamis, earthquakes faults or liquefaction.	Oppose	Ryman opposes the relief sought in this submission as it will slow down, not speed up, intensification and is therefore inconsistent with the Enabling Housing Act and the NPSUD.	Disallow submission point.
<b>DPC56/176 – Fire and Emergency New Zealand</b>					
DPC56/176 – Fire and Emergency New Zealand	Sub Ref. 176.7	Add a new objective that ensures all land use activities in the Medium Density Residential Activity Area are being adequately serviced.	Oppose	Ryman opposes this relief as the new objective and policy sought are unnecessary and the District Plan already has objectives and policies regarding infrastructure servicing.	Disallow submission point.
	Sub Ref. 176.8	Add a new policy that ensures all land use activities in the Medium Density Residential Activity Area are being adequately serviced, particularly in relation to water supply for firefighting purposes.	Oppose	Ryman opposes this relief as the new objective and policy sought are unnecessary and the District Plan already has objectives and policies regarding infrastructure servicing.	Disallow submission point.
	Sub Ref. 176.9	Rule 4F 4.1.7 Retirement Villages - Add a new matter of discretion as follows: <i>x. An adequate firefighting water supply is provided in accordance with NZS 4404:2010 and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</i>	Oppose	Ryman opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.	Disallow submission point.

	Sub Ref. 176.12	<p>Rule 4F 4.2.1 AA Number of Residential Units per Site – add a new matter of discretion as follows:</p> <p><i>x. An adequate firefighting water supply is provided in accordance with NZS 4404:2010 and the New Zealand Fire Service Firefighting_ Water Supplies Code of Practice SNA PAS 4509:2008.</i></p>	Oppose	<p>Ryman opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.</p>	Disallow submission point.
	Sub Ref. 176.16	<p>New Rule in Chapter 4F (Medium Density Residential Activity Area) that seeks to ensure all land use activities in this zone are adequately serviced in relation to fire-fighting.</p>	Oppose	<p>Ryman opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.</p>	Disallow submission point.
	Sub Ref. 176.17	<p>New Rule in Chapter 4F (Medium Density Residential Activity Area) that seeks to ensure that adequate site access is provided for fire appliances in scenarios where the driveway length exceeds hose run distances, or sites are located outside of reticulated areas.</p>	Oppose	<p>Ryman opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.</p>	Disallow submission point.
	Sub Ref. 176.23	<p>Add a new policy that ensures all land use activities in the High Density Residential Activity Area are being adequately serviced, particularly in relation to water supply for firefighting purposes.</p>	Oppose	<p>Ryman opposes this relief as the new objective and policy sought are unnecessary and the District Plan already has objectives and policies regarding infrastructure servicing.</p>	Disallow submission point.

	Sub Ref. 176.24	Add a new permitted activity standard for range of activities (including Rule 4G 4.1.1 Residential Activities) that ensures all land use activities in the zone are adequately serviced in relation to fire-fighting.	Oppose	Ryman opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.	Disallow submission point.
	Sub Ref. 176.26	Rule 4G 4.1.7 Retirement Villages - Add a new matter of discretion as follows: <i>x. An adequate firefighting water supply is provided in accordance with NZS 4404:2010 and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</i>	Oppose	Ryman opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.	Disallow submission point.
	Sub Ref. 176.33	New Rule in Chapter 4G (High Density Residential Activity Area) that ensures all land use activities in the zone are adequately serviced in relation to fire-fighting.	Oppose	Ryman opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.	Disallow submission point.
	Sub Ref. 176.38	Add a new policy that ensures all land use activities in the Central Commercial Activity Area are being adequately serviced, particularly in relation to water supply for firefighting purposes.	Oppose	Ryman opposes this relief as the new objective and policy sought are unnecessary and the District Plan already has objectives and policies regarding infrastructure servicing.	Disallow submission point.
	Sub Ref. 176.39	New Rule in Chapter 5A (Central Commercial Activity Area) that ensures all land use activities in the zone are adequately serviced in relation to fire-fighting.	Oppose	Ryman opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.	Disallow submission point.

	Sub Ref. 176.40	New Rule in Chapter 5A (Central Commercial Activity Area) that seeks to ensure that adequate site access is provided for fire appliances in scenarios where the driveway length exceeds hose run distances, or sites are located outside of reticulated areas.	Oppose	Ryman opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.	Disallow submission point.
	Sub Ref. 176.43	Add a new policy that ensures all land use activities in the Petone Commercial Activity Area are being adequately serviced, particularly in relation to water supply for firefighting purposes.	Oppose	Ryman opposes this relief as the new objective and policy sought are unnecessary and the District Plan already has objectives and policies regarding infrastructure servicing.	Disallow submission point.
	Sub Ref. 176.44	New Rule in Chapter 5B (Petone Commercial Activity Area) that ensures all land use activities in the zone are adequately serviced in relation to fire-fighting.	Oppose	Ryman opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in this plan change.	Disallow submission point.
	Sub Ref. 176.45	New Rule in Chapter 5B (Petone Commercial Activity Area) that seeks to ensure that adequate site access is provided for fire appliances in scenarios where the driveway length exceeds hose run distances, or sites are located outside of reticulated areas.	Oppose	Ryman opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.	Disallow submission point.
	Sub Ref. 176.48	Add a new policy that ensures all land use activities in the Suburban Mixed Use Activity Area are being adequately serviced,	Oppose	Ryman opposes this relief as the new objective and policy sought are unnecessary and the	Disallow submission point.

		particularly in relation to water supply for firefighting purposes.			District Plan already has objectives and policies regarding infrastructure servicing.	
	Sub Ref. 176.50	New Rule in Chapter 5E (Suburban Mixed Use Activity Area) that ensures all land use activities in the zone are adequately serviced in relation to fire-fighting.	Oppose		Ryman opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.	Disallow submission point.
	Sub Ref. 176.51	New Rule in Chapter 5E (Suburban Mixed Use Activity Area) that seeks to ensure that adequate site access is provided for fire appliances in scenarios where the driveway length exceeds hose run distances, or sites are located outside of reticulated areas.	Oppose		Ryman opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 56.	Disallow submission point.
<b>DPC56/188 - Kiwi Rail</b>						
DPC56/188 - Kiwi Rail	Sub Ref. 188.11	District-wide provisions for rail noise and vibration be increased to apply within 100m (noise) and 60m (vibration) from the rail corridor (i.e. buildings containing noise sensitive activities must be designed, constructed and maintained to meet a number of standards).	Oppose in part		Ryman acknowledges that acoustic insulation may be appropriate in some areas located within or adjacent to high noise areas with a purpose of providing protection / amenity to residents in such areas. Ryman considers however that such requirements need to be determined on a case-by-case basis, with consideration given to the distance of noise sensitive activities from high noise areas.	Disallow submission point.

	Sub Ref. 188.12	The matters of discretion be updated to specifically direct consideration of noise and vibration effects from the railway network.	Oppose in part	Ryman acknowledges that acoustic insulation may be appropriate in some areas located within or adjacent to high noise areas with a purpose of providing protection / amenity to residents in such areas. Ryman considers however that such requirements need to be determined on a case-by-case basis, with consideration given to the distance of noise sensitive activities from high noise areas	Disallow submission point.
<b>DPC56/202 – Ken Hand</b>					
DPC56/202 – Ken Hand	Sub Ref. 202.12	Insert new objective, policy and rule requiring neighbours to be notified / limited notification for all buildings greater than three storeys.	Oppose	Ryman opposes the relief sought in this submission point as it is inconsistent with Ryman’s primary submission and with the Enabling Housing Act.	Disallow submission point.
<b>DPC56/206 – Kāinga Ora</b>					
DPC56/206 – Kāinga Ora	Sub Ref. 206.9, 206.10 206.11, 206.12.	Remove Design Guides and design guidelines from the District Plan and treat them as non-statutory tool outside of the District Plan. Otherwise amend if Council does not remove them.	Support in part / Oppose in part	Ryman supports the relief sought in this submission in relation to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman’s primary submission.	Allow submission point as it relates to the removal of design guidelines and otherwise disallow the submission point.
	Sub Ref. 206.46	Expand the High Density Residential Activity Area to better align with Policy 3 of the NPS-UD.	Support	Ryman supports the relief sought in this submission as it is consistent with the direction of the Enabling Housing Act and the NPSUD.	Allow submission point.



Sub Ref. 206.58	Remove design guides from District Plan and make non-statutory documents.	Support in part / Oppose in part	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission.	Allow submission point as it relates to the removal of design guidelines and otherwise disallow the submission point.
Sub Ref. 206.74	Amend Policy 4F 3.6 to recognise the changing built form will not always result in the maintenance of privacy and sunlight.	Support	Ryman supports the relief sought in this submission as it is consistent with the direction of the NPSUD.	Allow submission point.
Sub Ref. 206.80	Delete proposed Rule regarding vegetation removal and replace with rule permitting indigenous and exotic vegetation removal.	Support	Ryman supports the relief sought in this submission, as the proposed rule has the potential to slow down the provision of housing to respond to demand, contrary to the intent of the Enabling Housing Act and the NPSUD.	Allow submission point.
Sub Ref. 206.81, 206.83, 206.84, 206.88, 206.89, 206.93, 206.94, 206.97, 206.98, 206.103, 206.104, 206.107, 206.108, 206.109, 206.110, 206.111, 206.112.	<p>Within the Medium Density Residential Activity Area:</p> <ul style="list-style-type: none"> <li>➤ Remove note below various matters of discretion regarding (non-statutory) design guide;</li> <li>➤ Remove matters of discretion related to listed 'design elements';</li> <li>➤ Insert new matter of discretion for 'the planned urban built character for the Medium Density Residential Activity Area'; and</li> <li>➤ Introduce preclusion clause for limited notification for a number of Rules</li> </ul>	Support in part / Oppose in part	Ryman supports the relief sought in these submission points to the extent that it is consistent with Ryman's primary submission, however Ryman seeks further amendments to a number of these standards to recognise and provide for the functional and operational needs of retirements.	Allow submission points, Subject to the relief sought in Ryman's submission.

	(outlook space, windows to street, landscaped area).				
Sub Ref. 206.101	<p>Within Medium Density Residential Activity Area for permeable surfaces matter of discretion:</p> <ul style="list-style-type: none"> <li>➤ Remove note below various matters of discretion regarding (non-statutory) design guide; and</li> <li>➤ Remove matters of discretion related to listed 'design elements'.</li> </ul>	Support in part / oppose in part	Ryman supports the relief sought in this submission to the extent that it is consistent with Ryman's primary submission (deletion of reference to design guides) and also supports the deletion of matters of discretion listing out 'design elements', however Ryman seek that this rule is deleted in its entirety as it is inconsistent with the MDRS.	Allow submission points, subject to the relief sought in Ryman's submission.	
Sub Ref. 206.106	<p>Within Medium Density Residential Activity Area for accessory building matter of discretion:</p> <ul style="list-style-type: none"> <li>➤ Remove note below various matters of discretion regarding (non-statutory) design guide; and</li> <li>➤ Remove matters of discretion related to listed 'design elements'.</li> </ul>	Support in part / oppose in part	Ryman supports the relief sought in this submission to the extent that it is consistent with Ryman's primary submission (deletion of reference to design guides) and also supports the deletion of matters of discretion listing out 'design elements', however Ryman seek that this rule is deleted in its entirety as it is inconsistent with the MDRS.	Allow submission point to the extent that it is consistent with Ryman's primary submission and otherwise disallow it.	
Sub Ref. 206.121, 206.122, 206.123, 206.124, 206.153.	Seek for the expansion of the High Density Residential Activity Area, re-zone the residential areas surrounding the centres of Eastbourne, Stokes Valley and Wainuiomata to Medium Density, and apply height variation controls within walkable catchments around a number of centres.	Support	Ryman supports the relief sought in this submission as it is consistent with the direction of the NPSUD.	Allow submission point.	

Sub Ref. 206.136	Delete High Density Residential Activity Area Objective 4G 2.4, which provides for a reduced 4-storey height limit applying to some areas adjacent to centres.	Support	Ryman supports the relief sought in this submission as it is consistent with the direction of the NPSUD.	Allow submission point.
Sub Ref. 206.164	Delete proposed Rule regarding vegetation removal and replace with rule permitting indigenous and exotic vegetation removal.	Support	Ryman supports the relief sought in this submission, as the proposed rule has the potential to slow down the provision of housing to respond to demand, contrary to the intent of the NPSUD.	Allow submission point.
Sub Ref. 206.166, 206.168, 206.173, 206.177, 206.178, 206.181, 206.182, 206.183, 206.187, 206.188, 206.193, 206.194, 206.195, 206.196, 206.197, 206.198	<p>Within High Density Residential Activity Area:</p> <ul style="list-style-type: none"> <li>➤ Remove note below various matters of discretion regarding (non-statutory) design guide;</li> <li>➤ Remove matters of discretion related to listed 'design elements';</li> <li>➤ Insert new matter of discretion for 'the planned urban built character for the Medium Density Residential Activity Area'; and</li> <li>➤ Introduce preclusion clause for limited notification for a number of Rules (including outlook space, windows to street, landscaped area).</li> </ul>	Support in part / oppose in part	Ryman supports the relief sought in this submission to the extent that it is consistent with Ryman's primary submission, however Ryman seeks further amendments to a number of these standards to recognise the benefits of retirement villages and provide for recognise the functional and operational needs of retirements.	Allow submission points, subject to the relief sought in Ryman's submission.
Sub Ref. 206.236, 206.237, 206.238, 206.239.	Delete design guidelines and add note to refer to design guidelines for best practice urban	Support in part /	Ryman supports the relief sought in this submission point to the extent that it is consistent with Ryman's primary submission	Allow submission points, subject to the relief sought in Ryman's submission.

		design guidance. If relief sought is not granted, amend the design guidelines.	oppose in part	(deletion of reference to design guides), however Ryman opposes the addition of a note referring to design guidelines.	
Sub Ref. 206.245	Amend Chapter 5B Petone Commercial Activity Area Objective to recognise that existing amenity values beyond the activity area may be altered and may not be able to be maintained or enhanced.	Support	Ryman supports the relief sought in this submission point as it aligns with the intent of the NPS-UD.	Allow submission point.	
Sub Ref. 206.260	Within Petone Commercial Activity Area 2 Rule 5B 2.2.2.1(a) matters of discretion: <ul style="list-style-type: none"> <li>➤ Remove note below various matters of discretion regarding (non-statutory) design guide; and</li> <li>➤ Remove matters of discretion related to listed 'design elements'.</li> </ul>	Support	Ryman supports the relief sought in this submission as it is consistent with Ryman's primary submission.	Allow submission point.	
Sub Ref. 206.265, 206.266, 206.267, 206.268.	Delete design guidelines and add note to refer to design guidelines for best practice urban design guidance. If relief sought is not granted, then amend the design guidelines.	Support in part / oppose in part	Ryman supports the relief sought in this submission point to the extent that it is consistent with Ryman's primary submission (deletion of reference to design guides), however Ryman opposes the addition of a note referring to design guidelines.	Allow submission point to the extent that it is consistent with Ryman's primary submission and otherwise disallow it.	
Sub Ref. 206.278	Amend Chapter 5E Suburban Mixed Use Activity Area Objective to maximise benefits of intensification and recognise that existing	Support	Ryman supports the relief sought in this submission point as it aligns with the intent of the NPSUD.	Allow submission point.	

		amenity values beyond the activity area may not be able to be maintained or enhanced.				
	Sub Ref. 206.84, 206.85, 206.289, 206.292, 206.293	<p>Within Suburban Mixed Use Activity Area:</p> <ul style="list-style-type: none"> <li>➤ Remove note below various matters of discretion regarding (non-statutory) design guide;</li> <li>➤ Remove matters of discretion related to listed 'design elements'; and</li> <li>➤ Introduce preclusion clause for limited notification for a number of Rules (including residential activities, outlook space, windows to street, landscaped area).</li> </ul>	Support in part / oppose in part	Ryman supports the relief sought in this submission to the extent that it is consistent with Ryman's primary submission, however Ryman seeks further amendments to a number of these standards to recognise the benefits of retirement villages and provide for recognise the functional and operational needs of retirements.	Allow submission points, subject to the relief sought in Ryman's primary submission.	
<b>DPC56/210 – York Bay Residents' Association</b>						
DPC56/210 – York Bay Residents' Association	Sub Ref. 210.1	Exclude Eastbourne and the Eastern Bays from PC56 until the impacts of coastal hazards can better be understood.	Oppose	Ryman opposes the relief sought in this submission point as it is inconsistent with the Enabling Housing Act / NPSUD.	Disallow submission point.	
	Sub Ref. 210.5	Adopt design guides in the District Plan.	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission and does not recognise the functional and operational needs of retirement villages.	Disallow submission point.	
<b>DPC56/218 – Richard Perry</b>						

DPC56/218 – Richard Perry	Sub Ref. 218.6	Delete provisions which exclude or limit notification of discretionary use applications in residential areas.	Oppose	Ryman opposes the relief sought in this submission as it seeks greater use of guidance on notification. Discretionary activities should in some circumstances be limited or not notified, in accordance with the presumptions for those activities.	Disallow submission point
<b>DPC56/221 – Cuttriss Consultants Ltd</b>					
DPC56/221 – Cuttriss Consultants Ltd	Sub Ref. 221.3	Include 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.	Support	Ryman supports the relief sought in this submission point in so far as it is consistent with the Enabling Housing Act.	Allow submission point to the extent it is consistent with the Enabling Housing Act.
<b>DPC56/223 – East Harbour Environmental Association</b>					
DPC56/223 – East Harbour Environmental Association	Sub Ref. 223.1	Removal of High Density Residential Activity Area zoning for Stokes Valley, Avalon, Wainuiomata, Moera, and Eastbourne.	Oppose	Ryman opposes the relief sought in this submission point as it is inconsistent with the NPSUD.	Disallow submission point.

	Sub Ref. 223.7	The establishment of a Citizens Review Panel to provide input into consent decision making.	Oppose	Ryman opposes the relief sought in this submission point as it is inconsistent with the NPSUD and the Enabling Housing Act and will slow down, not speed up, the provision of housing.	Disallow submission point.
<b>DPC56/240 – Logan McLennan</b>					
DPC56/240 – Logan McLennan	Sub Ref. 240.3	All resource consents for discretionary activities should be publicly notified and require approval from neighbours.	Oppose	Ryman opposes the relief sought in this submission as it seeks greater use of guidance on notification. Discretionary activities should in some circumstances be limited or not notified, in accordance with the presumptions for those activities.	Disallow submission point.
<b>DPC56/274 - Te Rūnanga o Toa Rangatira (on behalf of Ngāti Toa Rangatira)</b>					
DPC56/274 - Te Rūnanga o Toa Rangatira (on behalf of Ngāti Toa Rangatira)	Sub Ref. 274.6	Within Chapter 1 (Introduction and Scope of the Plan) Insert new policy: 'Intensification proposals will be assessed through cultural equity and Tangata Whenua will be engaged to enable a co-decision making in the matter.'	Oppose	Ryman understands the intent of this proposed policy, however seeks that intensification proposals are assessed on a case-by-case basis which provides for the benefits of retirements villages and recognises the functional and operational needs of retirement villages.	Allow submission point to the extent it is consistent with Ryman submission and otherwise disallow it.

RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> <b>Power</b> <small>First</small> <b>Tim</b>	
Company/Organisation		
Contact if different		
Address	<small>Number</small> <b>56</b> <small>Street</small> <b>Shore Road</b>	
	<small>Suburb</small> <b>Remuera</b>	
	<small>City</small> <b>Auckland</b>	<small>Postcode</small> <b>1050</b>
Address for Service if different	<small>Postal Address</small>	<small>Courier Address</small>
Phone	<small>Home</small>	<small>Work</small>
	<small>Mobile</small> <b>0276266924</b>	
Email	<b>Tim.Power@esr.cri.nz</b>	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest

*Please give details:*
 I have an interest in the Proposed Plan Change that is greater than the interest of the general public

*Please give details:* I have ownership interest in a property that falls within a stream corridor

 I represent Hutt City Council



4. I support or oppose the submission of:

Name and address of original submitter and submission number of original submission:

Refer to attached

(Please use additional pages if you wish)

5. The particular parts of the submission I support or oppose are:

Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal

Refer to attached

(Please use additional pages if you wish)

6. The reasons for my support or opposition are:

Please give reasons:

Refer to attached

(Please use additional pages if you wish)

7. I seek that the whole or part [describe part] of the submission be allowed or disallowed:

Please 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)

	Date 23/11/22
--	---------------

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](mailto:informationmanagementteam@huttcity.govt.nz) or call 04-570-6666.

#### Where to send your submission

- By email (preferred): [district.plan@huttcity.govt.nz](mailto: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

4. I support the submission of:

Central Apartments Limited  
20 Mary Huse Grove, Manor Park, Lower Hutt  
Submission Number 241

5. The particular parts of the submission I support are:

Firstly, the adjustment to the directive language used in Policy 14H 1.7, specifically the word “avoid”. Secondly, the changing of Policy 14H 2.5 and its classification of new builds within stream corridors from Non-Compliant Activity to Discretionary Activity.

6. The reasons for my support are:

Firstly, in order to comply with Policy 3B and 3C of the National Policy Statement of Urban Development, new high-density developments should be encouraged rather than avoided. Considering development within stream corridors– no clear definition of “stream corridor” has been provided– furthermore, many streams hold wide buffers capable of supporting development to meet the four criteria.

Secondly, as a Discretionary Activity, Council is provided with the discretion to assess any new residential units, commercial activities, or retail activities occurring within Stream Corridors of the Flood Hazard Overlay. Property owners can ensure that the Stream Corridor can perform its functions (e.g. conveyancing flood waters undisturbed with no impact to adjacent properties), incorporate mitigation measures, and maintain safe evacuation capability in the event of a 1% Annual Exceedance Probability Flood. The limited resource of land should be maximised, and measures may be taken to allow development while preserving and enhancing ecological features (e.g. Offsetting from the stream at a sufficient distance, which may be determined on a case-by-case basis). Stilts are well-used by many countries to elevate buildings away from flood risk by raising the development itself above the ground. Pile foundations and other materials support the building above while withstanding any flooding. The examples above demonstrate that all four criteria can be met, so developing new builds should be considered by Council as a Discretionary Activity rather than a Non-Compliant Activity.

The two images below are examples of Stream Corridors with the capacity for development.



7. I seek that the whole or part [describe part] of the submission be allowed or disallowed:

I seek that the whole part of the submission be allowed.

RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

## 1. This is a further submission from:

Full Name	Dahya Vina	
	<small>Last</small>	<small>First</small>
Company/Organisation		
Contact if different		
Address	23 Adelaide Street	
	<small>Number</small>	<small>Street</small>
	Petone	
	<small>Suburb</small>	
	Lower Hutt	5012
	<small>City</small>	<small>Postcode</small>
Address for Service if different	<small>Postal Address</small>	<small>Courier Address</small>
Phone	<small>Home</small>	<small>Work</small>
	027 4700047	
	<small>Mobile</small>	
Email	vinad@mail.com	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest

Please give details:

 I have an interest in the Proposed Plan Change that is greater than the interest of the general public

Please give details: As someone with property in a high density area, I represent the views of Hutt City residents.

 I represent Hutt City Council

4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

I support submission DPC56/237 by Trevor Farrer of 20 Mary Huse Grove, Manor Park, Lower Hutt.

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*  
I support part 237.1, and agree that the High Density Residential Activity Area and ammended zoning gives appropriate effect to the NPS-UD. I also agree that increased housing density will promote economic activity and environmentally friendly modes of transport, as well as provide affordable housing.

I support parts 237.2 and 237.3, requesting ammendements to the wording regarding amenity levels. I agree the proposed wording is unclear and difficult to interpret.

I also support part 237.4 that there should be design guidance provided for buildings over six storeys.

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

I believe that Council should allow for increased housing density as it will increase economic activity in the Hutt City, which will have positive effects on the residents. It is also important that increased housing density is allowed as it will provide an opportunity for first-home buyers to enter the housing market.

The current wording regarding amenity levels are unclear and should be ammended. It should be rewritten to clearly convey the intention to either ensure that developments either contribute positively to the amenity levels of Hutt City, or that they there are currently sufficient amenities in the area to support the development so that amenities are not inundated with demand. This will ensure that the amenity levels of current residents are not impacted in a negative way.

It is important that design guidance for buildings above six storeys is provided, with considerations for privacy and shade for adjoining properties to ensure that neighbouring properties are not adversely impacted.

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

I seek that the whole of the submission be allowed.

*(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 24/11/2022
--	-----------------

*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](mailto:informationmanagementteam@huttcity.govt.nz) or call 04-570-6666.

#### Where to send your submission

- By email (preferred): [district.plan@huttcity.govt.nz](mailto: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 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> <b>Chhiba</b> <small>First</small> <b>Elayna</b>	
Company/Organisation		
Contact <i>if different</i>		
Address	<small>Number</small> <b>23</b> <small>Street</small> <b>Adelaide Street</b>	
	<small>Suburb</small> <b>Petone</b>	
	<small>City</small> <b>Wellington</b> <small>Postcode</small>	
Address for Service <i>if different</i>	<small>Postal Address</small>	<small>Courier Address</small>
Phone	<small>Home</small>	<small>Work</small>
	<small>Mobile</small> <b>0226182782</b>	
Email		

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:



I represent a relevant aspect of the public interest

*Please give details:* As a student, I represent people of the younger generation who want affordable housing in the Hutt City and Petone.



I have an interest in the Proposed Plan Change that is greater than the interest of the general public

*Please give details:*



I represent Hutt City Council

4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

I support the submission of Trevor Farrer of 20 Mary Huse Grove, Manor Park, Lower Hutt, submission number DPC56/237.

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*

I support the position stated in part 237.1, supporting the High Density Residential Activity Area. I agree that the ammended zoning gives appropriate effect to the NPS-UD, and that increased housing density will promote economic activity and environmentally friendly modes of transport, as well as provide affordable housing.

I also support the position stated in parts 237.2, 237.3, and 237.4. I agree that additional clarification around amenity levels and design guidance for buildings over six storeys is required.

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

Current projections from Hutt City Council Housing and Business Development Capacity Assessment estimate that 6105 and 11256 dwellings need to be provided for by 2047 in Hutt City, in line with the NPS-UDC. There is expected to be projected shortfall of between 1632 and 6783 dwellings within this timeframe. This shortfall is worrying as it is likely to lead to high house prices which are unaffordable for first home buyers. By increasing building heights to six storeys, this will allow for sufficient development capacity to meet expected demand as outlined in Policy 2 in the NPS-UD. The increase in building height allows the next generation to have the opportunity to purchase property in Hutt City.

Further clarification around amenity and guidance for buildings above six storeys is required for a clearly read district plan. A well read plan will encourage developers to build above six storeys, providing greater housing supply and affordable housing.

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

I seek that the whole of the submission be allowed.

*(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 24/11/2022
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*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](mailto:informationmanagementteam@huttcity.govt.nz) or call 04-570-6666.

#### Where to send your submission

- **By email (preferred):** [district.plan@huttcity.govt.nz](mailto: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



## Further Submission on Plan Change 56 to the Hutt City Operative District Plan by Kāinga Ora – Homes and Communities

### Clause 8 of Schedule 1 to the Resource Management Act 1991

**To:** Policy Plan Team  
Hutt City Council  
Private Bag 31-912  
Lower Hutt 5040  
*Submission by email via: [submissions@huttcity.govt.nz](mailto:submissions@huttcity.govt.nz)*

**Name of Further Submitter:** Kāinga Ora – Homes and Communities

1. **Kāinga Ora – Homes and Communities** (“**Kāinga Ora**”) makes this further submission on Plan Change 56 to the Operative District Plan (“**PC56**”) in support of/in opposition to original submissions to PC56.
2. Kāinga Ora has an interest in PC56 that is greater than the interest the general public has, being an original submitter on PC56 with respect to its interests as Crown entity responsible for the provision of public housing, and its housing portfolio in Hutt City.
3. Kāinga Ora makes this further submission in respect of submissions by third parties to PC56.

### Reasons for further submission

4. The submissions that Kāinga Ora supports or opposes are set out in the table attached as **Appendix A** to this further submission.
5. The reasons for this further submission are:
  - (a) The reasons set out in the Kāinga Ora primary submission on PC56.





- (b) In the case of the Primary Submissions that are opposed:
- (i) The Primary Submissions do not promote the sustainable management of natural and physical resources and are otherwise inconsistent with the purpose and principles of the Resource Management Act 1991 ("**RMA**");
  - (ii) The relief sought in the Primary Submissions is not the most appropriate in terms of section 32 of the RMA;
  - (iii) Rejecting the relief sought in the Primary Submissions opposed would more fully serve the statutory purpose than would implementing that relief; and
  - (iv) The Primary Submissions are inconsistent with the policy intent of the Kāinga Ora primary submission.
- (c) In the case of Primary Submissions that are supported:
- (i) The Primary Submissions promote the sustainable management of natural and physical resources and are consistent with the purpose and principles of the RMA and with section 32 of the RMA;
  - (ii) The reasons set out in the Primary Submissions; and
  - (iii) Allowing the relief sought in the Primary Submissions supported would more fully serve the statutory purpose than would disallowing that relief.
6. Without limiting the generality of the above, the specific relief in respect of each Primary Submission that is supported or opposed is set out in **Appendix A**.
7. Kāinga Ora wishes to be heard in support of its further submission.
8. If others make a similar submission, Kāinga Ora will consider presenting a joint case with them at a hearing.

**DATED** 24 November 2022



**Kāinga Ora – Homes and Communities**

A handwritten signature in black ink, appearing to be 'BL' followed by a flourish, positioned above a horizontal line.

**Brendon Liggett**

**Manager – Development Planning**

**ADDRESS FOR SERVICE:**

*Kāinga Ora – Homes and Communities*

*PO Box 74598*

*Greenlane, Auckland*

*Attention: Development Planning Team*

*Email: [developmentplanning@kaingaora.govt.nz](mailto:developmentplanning@kaingaora.govt.nz)*

## Appendix A – Further Submission Table

Submitter Name	Original Submission Number	Provision / Chapter Topic	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
Ara Poutama Aotearoa - Department of Corrections DPC56/111	111.2	Chapter 3 – Definitions	Requests new provision	Add the following definition of Residential Activity": <a href="#">Residential Activity: means the use of land and building(s) for people's living accommodation.</a>	Support	Kāinga Ora supports Ara Poutama Aotearoa's submission, particularly as it relates to enabling and providing a consent pathway for supported residential care activities within the urban environment.	Allow
Ara Poutama Aotearoa - Department of Corrections DPC56/111	111.4	Chapter 3 – Definitions	Request new provision	Add the following definition of "Household": <a href="#">Household: means a person or group of people who live together as a unit whether or not:</a> <a href="#">a. any or all of them are members of the same family; or</a> <a href="#">b. one or more members of the group (whether or not they are paid) provides day-to-day care, support and supervision to any other member(s) of the group.</a>	Oppose	Kāinga Ora seeks clarity as to how this definition relates to other defined activities within the District Plan e.g. rehabilitation facilities, boarding houses etc.	Disallow
Wellington Regional Council DPC56/149	149.7	Plan change as a whole	New provisions	Insert a new Papakāinga chapter which includes objectives, policies and rules that enable Papakāinga to be developed subject to rule requirements to manage built form and servicing. Greater Wellington recommends using the Papakāinga chapter in Kāpiti Coast District Council's Plan Change 2 as a starting point.	Support	Kāinga Ora supports the introduction of a standalone Papakāinga chapter	Allow
Wellington Regional Council DPC56/149	149.21	Chapter 1.10.1A (Policy 2)	New provision	Insert a new qualifying matter as follows:  <a href="#">(j) protect indigenous ecosystems and habitats with significant indigenous biodiversity values from inappropriate subdivision, use and development.</a>	Oppose	Kāinga Ora opposes the creation of a qualifying matter for the protection of indigenous ecosystems and biodiversity where it is applied broadly and potentially constrains development in areas outside of those identified as having such values. Instead seeks that any such restrictive controls be limited to development within areas explicitly identified in the plan as having significant values.	Disallow
Wellington Regional Council DPC56/149	149.56	Chapter 4F, Chapter 4G, Chapter 5, Chapter 6	New provision	Include a rule and associated standard that requires EV or e-bike charging stations, including for residential development, for example:  <a href="#">(a) Construction or alteration of a building is a permitted activity if: (i) The building includes an electric vehicle or ebike charging station.</a>	Oppose	Kāinga Ora opposes the introduction of a rule and/or standard requiring provision of charging stations in order to be considered a Permitted Activity.	Disallow
Wellington Regional Council DPC56/149	149.57	Chapter 4F, Chapter 4G, Chapter 5, Chapter 6, Chapter 11	New provisions	Include as a matter of control or discretion for subdivision and comprehensive housing development a requirement to consider the extent to which the development provides for zero or low carbon, public and active transport modes, for example:  <a href="#">Control/Discretion is restricted to: (x) the extent to which the development provides for zero or low carbon, public and active transport modes.</a>	Oppose	Kāinga Ora opposes this being introduced as a matter or control or discretion.	Disallow

Wellington Regional Council DPC56/149	149.73	Chapter 11 11.2.2.2 Matters in which Council Seeks to Control, 11.2.3.1 Matters in which Council has restricted its discretion	Support with amendment	Include as a matter of control or discretion for subdivision  <a href="#">the extent to which the development will avoid the potential reverse sensitivity on the health of people, the amenity and nuisance effects.</a>	Oppose	Kāinga Ora opposes the introduction of this matter of control or discretion.	Disallow
Wellington Regional Council DPC56/149	149.82	Chapter 12 11.2.5 Non Complying Activities	Support with amendment	Include a non-complying activity rule where any required financial contribution is not paid, for example:  (d) Any subdivision of land where any financial contribution that is not mandatory has not been paid	Oppose	Kāinga Ora opposes the introduction of a non-complying rule – for non-payment of financial contributions and considers that a different method would be more appropriate to manage such an issue.	Disallow
Wellington Regional Council DPC56/149	149.97	Chapter 14A	New provision	Include a restricted discretionary or discretionary activity rule for high trip generating activities subject to a travel demand management plan being provided. Include a matter of control or discretion, the extent to which the travel demand management plan will minimise reliance on private vehicles and maximise public and active transport modes. For example:  <a href="#">(a) An activity is a restricted discretionary activity if: (i) it is a high trip generating activity; and (ii) a travel demand management plan has been provided. Discretion is restricted to: i. the extent to which the travel demand management plan will minimise reliance on private vehicles and maximise public and active transport modes.</a>	Oppose	Kāinga Ora opposes the introduction of this rule applying to subdivision, number of dwellings, or number of people in the context of residential development. Kāinga Ora considers that travel management is better undertaken at a neighbourhood scale and that they are prepared by councils rather than applicants.	Disallow
Wellington Regional Council DPC56/149	149.101	Chapter 14A	New provision	Insert a rule condition that prescribes thresholds requiring when consent applicants need to prepare Travel Demand Management Plans. The thresholds can be size of the subdivision, number of dwellings, people, floor size of retail development etc. Develop policy direction to manage effects of high trip generating activities on the transport network by requiring travel demand management plans. This policy should set out what is required to be addressed by the management plan, which would include the measures to be undertaken to reduce reliance on private vehicles and encourage modal shift to low carbon, active or public transport options.	Oppose	Kāinga Ora opposes the introduction of this rule applying to subdivision, number of dwellings, or number of people in the context of residential development. Kāinga Ora considers that travel management is better undertaken at a neighbourhood scale and that they are prepared by councils rather than applicants.	Disallow
Waka Kotahi NZ Transport Agency DPC56/151	151.2	District plan maps and provisions  Melling Road Infrastructure District Plan Maps	Amend	Recognise the relocated Melling railway station and pedestrian and cycle facilities within the proposed plan change and enable increased urban density within its walkable catchment.	Support	Kāinga Ora supports the submission seeking recognition of the planned change to Melling Station and consequential change to the walkable catchment around this station (and associated intensification).	Allow
Waka Kotahi NZ Transport Agency DPC56/151	151.12	Chapter 4F Medium Density Residential Activity Area Amendment 77, Add New Rule 4F 4.2.1aa Number Of Residential Units Per Site	Support with amendment:	Rule 4F 4.2.1AA Number of Residential Units per Site Discretion is restricted to: <b>(iv) The capacity of the network infrastructure for water supply, wastewater, stormwater and land transport to service the proposed development.</b> Add new: <a href="#">The effects on the safety and efficiency of the transport network (including pedestrians, cyclists and vehicles).</a> (v) The following design elements: 9. <a href="#">Provision for access to active modes including bike parking, storage and service areas.</a>	Oppose	Kāinga Ora opposes the introduction of the proposed new matter of discretion.	Disallow

Waka Kotahi NZ Transport Agency DPC56/151	151.24	Chapter 4G High Density Residential Activity Area Amendment 146, Rules, New Development Standards 4G 4.2.1	Support with amendments :	<p>Rule 4G 4.2.1 Number of Dwellings per Site:  <b>(b)(iv) The capacity of the network infrastructure for water supply, wastewater, stormwater and land transport to service the proposed development.</b>  Add a new discretionary activity criteria into 4G.4.2.1(b):  <u>The effects on the safety and efficiency of the transport system (including pedestrians, cyclists and vehicles).</u>  Support with amendment to:  4G 4.2.1 (v) The following design elements:  <b>9. Provision for access to active modes including bBike parking, storage and service areas.</b></p>	Oppose	Kāinga Ora opposes the introduction of the proposed new matter of discretion.	Disallow
Waka Kotahi NZ Transport Agency DPC56/151	151.35	Chapter 12 Financial Contributions Amendment 367 - 369, Rules, Rules 12.2.1.1, 12.2.1.2 12.2.1.3	Support	<p>Chapter 12 Financial Contributions with amendments to allow financial contributions to be collected for access to, or provision for, all transport modes including walking, cycling and public transport.  Waka Kotahi requests the following amendments are made as well as any other consequential amendments/relief to achieve similar result:  12.2.1.1 Financial Contributions relating to <del>roads, private ways, service lanes, accessways, footpaths and walkways</del> <u>the transport system</u>:  (a) The full and actual costs of providing all new roads, private ways, service lanes, accessways, footpaths, <u>facilities to access public transport</u> and walkways/<u>cycleways</u> within the land being <b>developed or</b> subdivided.  (b) Where existing roads, service lanes, accessways, footpaths, <u>facilities to access public transport</u> and walkways/<u>cycleways</u> outside the development are adequate to serve the existing development but the proposed development will result in such <del>reading transport</del> facilities being inadequate in terms of specified performance standards the developer must pay the full and actual cost for all upgrading and/or any new facilities.  (d) Where in (c) above Council has contributed to the cost of upgrading or the provision of new <u>reading transport</u> facilities developers of such development sites will pay the full and actual cost involved based on the trips generated and taking into account the time value of money.  (f) Where Council provides or contributes to the necessary <u>reading transport</u> facilities for vacant land in advance of land being subdivided either ...  (g) Except where (f) above applies, where Council provides or contributes to the <u>reading transport</u> facilities for land being developed ...  And to 12.2.1.2:  (a) Where the existing <u>reading network transport system</u> is adequate to serve the current level of development but the proposed retail activity or place of assembly will result in the need to upgrade or provide new facilities due to an increase in <u>pedestrian, cyclist or vehicular</u> traffic generated the developer must pay the full and actual cost of the upgrading or the provision of new facilities.  (b) Where the existing <del>reading network transport system</del> is below specified performance standards the developer shall pay for the upgrading or the provision of new facilities. The amount the developer shall pay will be determined in accordance with the following method:  (iii) Determine the cost of upgrading the <del>reading network transport system</del> and/or the provision of new facilities <u>for all transport modes and users</u>.  (v) Discounting the cost of upgrading the <del>reading network transport system</del>, by the cost of completion of any works required, to bring the <u>reading transport</u> infrastructure up to an appropriate well maintained</p>	Oppose	Kāinga Ora supports the promotion of alternative transport modes but opposes the relief sought as it does not consider situations where Council may not have any plans for alternative transport modes to be provided.	Disallow



				level for the activity area.			
Transpower New Zealand Ltd DPC56/153	153.8	Chapter 3 Definitions  New definition – Qualifying matter area	Requests addition	Insert a definition for 'Qualifying matter area' as follows:  <a href="#">Qualifying matter area</a>  <a href="#">Means a qualifying matter listed below:</a>  <a href="#">(a) The National Grid Yard</a>  <a href="#">(b) The National Grid Corridor</a>  <a href="#">(c) ..... (other qualifying matters to be listed)</a>	Oppose	Kāinga Ora opposes this request, as it considers that it is not required to aid in interpretation or implementation of the Plan. Kāinga Ora also opposes consequential changes to other provisions and rules referencing this proposed new term.	Disallow
Transpower New Zealand Ltd DPC56/153	153.12	Amendment 61  Chapter 4F – Medium Density Residential Activity Area  Policy 4F 3.2	Requests amendment	Amend Policy 4F 3.2 as follows:  <a href="#">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, while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter area provisions.</a>	Oppose	Kāinga Ora also opposes the change to the mandatory provision by Schedule 3A, Part 1, clause (6)(2)(a) of the RMA and the introduction of the word 'avoid' in a policy that seeks to enable urban development.	Disallow
Wellington Electricity Lines Ltd DPC56/158	158.1	Density	New provision	Apply qualifying matters' in relation to two substations sites (312 Oxford Tce, Naenae, and 5A The Strand, Wainuiomata) to the extent that abutting High and Medium Density Residential Activity Area properties cannot develop (as a permitted activity) multi-unit housing only 1.0m setback for the boundary.	Oppose	Kāinga Ora opposes this relief, noting that the presence of infrastructure in proximity to residential areas enabled for intensification does not, in and of itself, warrant additional controls or management. Kāinga Ora does not consider that this constitutes a qualifying matter.	Disallow
Wellington Electricity Lines Ltd DPC56/158	158.2	General	Not stated	That all activities and development must comply with the provisions of the underlying Residential Activity Area of the operative district plan.	Oppose	Kāinga Ora opposes this relief, it does not consider that this constitutes a qualifying matter.	Disallow
Wellington Electricity Lines Ltd DPC56/158	158.3	Density	Not stated	That the two sites identified in the submission (312 Oxford Tce, Naenae, and 5A The Strand, Wainuiomata) are identified on the applicable district planning map overlays with appropriate annotations to the effect that either medium or high-density housing developments on abutting sites will require a land use consent as a Restricted Discretionary Activity, enabling an effects assessment to be provided with appropriate reverse sensitivity mitigation being inherent to the development.	Oppose	Kāinga Ora opposes this relief, noting that the presence of infrastructure in proximity to residential areas enabled for intensification does not, in and of itself, present a reverse sensitivity effect warranting additional controls or management.	Disallow
Wellington Electricity Lines Ltd DPC56/158	158.4	Density	Not stated	Should Council consider the ISPP process unable to adopt the relief sought elsewhere in the submission, that the permitted activity performance standards contained within PC56 for High and Medium Density housing include reference to the potential effects of Regionally Significant Infrastructure, in particular linking the provisions to the Objective and Policies under section 13.1.2 of the District Plan.	Oppose	Kāinga Ora opposes this relief, noting that the presence of infrastructure in proximity to residential areas enabled for intensification does not, in and of itself, warrant additional controls or management.	Disallow
EQC (Toka Tū Ake) DPC56/180	180.1	AMENDMENT 30 [Chapter 1 (1.10.11 Lessening Natural Hazards)]	Amend	Amend chapter to include liquefaction and slope stability as qualifying matters and implement policies and rules to restrict intensification and development in areas where the risk of these hazards is greatest.	Oppose	Kāinga Ora supports a risk-based approach to managing effects from natural hazards but opposes this submission seeking inclusion of liquefaction and slope stability hazard maps and associated provisions. Kāinga Ora considers that if the evidence supports a managed	Disallow

						approach to this hazard, then this should be a matter considered outside of the IPI process.	
EQC (Toka Tū Ake) DPC56/180	180.2	AMENDMENT 404 [Chapter 14H Natural Hazards (Introduction)] - Add Overlays section	Amend	Add Overlays section and planning maps to include liquefaction and slope stability hazard overlays.	Oppose	Kāinga Ora supports a risk-based approach to managing effects from natural hazards but opposes this submission seeking inclusion of liquefaction and slope stability hazard maps and associated provisions. Kāinga Ora considers that if the evidence supports a managed approach to this hazard, then this should be a matter considered outside of the IPI process.	Disallow
KiwiRail DPC56/188	188.1	Medium Residential Activity Area Rule 4F 4.2.4(a)	Amend	<p><del>(i) The building is not located within the following yard setbacks: Front yards: 2m Side yards: 1m Rear yards: 1m</del></p> <p><del>(ii) One accessory building may be located in a side and/or rear yard, provided that the building does not extend more than 6m along the length of any boundary and is not located in a yard that is directly adjoining the rail corridor.</del></p> <p><del>No yard requirements apply along side or rear boundaries where there is an existing or proposed common wall between two buildings.</del></p> <p><del>No yard requirements apply along existing or proposed internal boundaries within a site.</del></p> <p><del>Eaves may encroach into any yard by up to 0.6m.</del></p> <p><del>(i) Buildings are set back from the relevant boundary by the minimum depth listed below Front yard: 1.5m Side yard: 1m Rear yard: 1m</del></p> <p><del>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.</del></p> <p><del>Eaves may encroach into any yard by up to 0.6m.</del></p> <p><del>(ii) Buildings and structures must not be located within a 5m setback from a boundary with a rail corridor.</del></p>	Oppose	Kāinga Ora opposes the relief sought; a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners.	Disallow
KiwiRail DPC56/188	188.2	Medium Residential Activity Area Rule 4F 4.2.4(b)	Amend	<p>(b) Construction or alteration of a building that does not meet the <del>yard setback</del> requirements is a restricted discretionary activity. Discretion is restricted to:</p> <p><del>(iaa) The planned urban built character for the Medium Density Residential Activity Area.</del></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><del>(iii) The effect from any building bulk and its proximity to the main internal and external living areas of adjoining residential properties.</del></p> <p><del>(iv) The following design elements: 1. Building height 2. Recession Planes 3. End / side wall treatment 4. Privacy and safety</del></p> <p><del>(v) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</del></p> <p>Note: When addressing or assessing potential effects in relation to matters <del>(i) and (ii)</del> (iaa) to (iv) above, applicants and the Council can be</p>	Oppose	Kāinga Ora opposes the relief sought insofar as it applies to the requested 5m setback; a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners.	Disallow

				informed by the relevant outcomes identified in the Medium Density Design Guide. Public notification is precluded for resource consent applications under Rule 4F 4.2.4(b).			
KiwiRail DPC56/188	188.3	High Residential Activity Area Rule 4G 4.2.5(a)	Amend	(a) Construction or alteration of a building is a permitted activity if: (i) Buildings are set back from the relevant boundary by the minimum depth listed below Front yard: 1.5m Side yard: 1m Rear yard: 1m 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. (ii) Buildings and structures must not be located within a 5m setback from a boundary with a rail corridor.	Oppose	Kāinga Ora opposes the relief sought; a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners.	Disallow
KiwiRail DPC56/188	188.4	High Residential Activity Area Rule 4G 4.2.5(b)	Amend	(b) Construction or alteration of a building that does not meet the setback requirements is a restricted discretionary activity. Discretion is restricted to: (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. (ii) The effects on the privacy of adjoining sites. (iii) The effects on the amenity of the surrounding residential area, the streetscape and adjoining public space. (iv) The effect from any building bulk and its proximity to the main internal and external living areas of adjoining residential properties. (v) The following design elements: 1. Building height 2. Recession Planes 3. End / side wall treatment 4. Privacy and safety (vi) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor. Note: When addressing or assessing potential effects in relation to matters (i) to (vi) above, applicants and the Council can be informed by the relevant outcomes identified in the Medium Density Design Guide. Public notification is precluded for resource consent applications under Rule 4G 4.2.5(b).	Oppose	Kāinga Ora opposes the relief sought insofar as it applies to the requested 5m setback; a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners.	Disallow
KiwiRail DPC56/188	188.5	High Residential Activity Area Rule 4G 5.3.3.1(a)	Amend	(a) New buildings or external alterations, external repair or external modification of an existing building or structure in the Heretaunga Settlement Heritage Precinct and Riddlers Crescent Heritage Precinct is a restricted discretionary activity where the following standards are met: (i) Minimum Net Site Area per Permitted Activity (excluding home occupations and accessory buildings): (1) Patrick Street, Adelaide Street, The Esplanade, Jackson Street 370m <sup>2</sup> . (2) Riddlers Crescent and Hutt Road 300m <sup>2</sup> . (ii) Minimum Yard Requirements: (1) Patrick Street, The Esplanade, Adelaide Street, Jackson Street Front Yard 6.0m South Side 1.0m	Oppose	Kāinga Ora opposes the relief sought; a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners.	Disallow



				<p>North Side 2.0m Rear Yard 3.0m (2) Riddlers Crescent, Hutt Road (i) Front Yard 3.0m (ii) Side Yard 1.5m (iii) Rear Yard 3.0m (iv) Buildings and structures must not be located within a 5m setback from a boundary with a rail corridor. [...] Discretion is restricted to: (i) Design and External Appearance of Buildings: (ii) For those buildings individually listed in Chapter 14G, the matters of discretion listed in section 14G 2.2.1. (iii) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor. In assessing proposals Council will be guided by the extent to which any external additions or alterations to existing buildings, or the construction of new buildings, accessory buildings and structures meets the relevant design performance standards specified in the Residential Heritage Precinct Design Guide.</p>			
KiwiRail DPC56/188	188.6	Suburban Mixed Use Activity Area Rule 5E 4.2.3(a)	Amend	<p>(a) Construction or alteration of a building is a permitted activity if the following yard requirements are being met: (i) For sites adjoining a residential activity area the building is not located within the following yard setbacks: Side yards: <del>3m</del> 1m along the shared side boundary Rear yards: <del>3m</del> 1m along the shared side boundary (ii) Buildings and structures must not be located within a 5m setback from a boundary with a rail corridor. No yard requirements apply along road boundaries, boundaries within the Suburban Mixed Use Activity Area and existing or proposed internal boundaries within a site.</p>	Oppose	Kāinga Ora opposes the relief sought; a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners.	Disallow
KiwiRail DPC56/188	188.7	Suburban Mixed Use Activity Area Rule 5E 4.2.3(b)	Amend	<p>(b) Construction or alteration of a building that does not meet the yard requirements is a restricted discretionary activity. Discretion is restricted to: (i) The effects on the amenity of adjoining residential sites. (ii) The effects on the privacy of adjoining residential sites. (iii) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor. Note: When addressing or assessing potential effects in relation to matters (i), and to (iii) above, applicants and the Council can be informed by the relevant outcomes identified in the Medium Density Design Guide.</p>	Oppose	Kāinga Ora opposes the relief sought insofar as it applies to the requested 5m setback; a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners.	Disallow
KiwiRail DPC56/188	188.8	General Business Activity Area Rule 6A 2.1.1(b)	Amend	<p>New permitted activity condition: (b) Setback Requirements: [...] Buildings and structures must not be located within a 5m setback from a boundary with a rail corridor.</p>	Oppose	Kāinga Ora opposes the relief sought; a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners.	Disallow

KiwiRail DPC56/188	188.9	General Business Activity Area Rule 6A 2.3	Amend	<p><b>Restricted Discretionary Activities</b>  <a href="#">x. Any building or structure within 5m of a boundary with a rail corridor.</a></p>	Oppose	Kāinga Ora opposes the relief sought; a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners.	Disallow																							
KiwiRail DPC56/188	188.10	General Business Activity Area Rule 6A 2.3.1	Amend	<p><b>Matters in which Council has Restricted its Discretion and Standards and Terms</b>  [...]  <a href="#">x. Any building or structure within 5m of a boundary with a rail corridor.</a>  <a href="#">(i) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</a></p>	Oppose	Kāinga Ora opposes the relief sought; a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners.	Disallow																							
KiwiRail DPC56/188	188.11	Chapter 14 – General Rules – 14A Transport	Amend	<p><b>Standard 6 – Development within the State Highway and <a href="#">adjacent to the railway corridor</a> <del>Railway Corridor Buffer Overlays</del></b>  Within the 40-metre wide State Highway <del>and Railway Corridor Buffer Overlays</del> <a href="#">and within 60m or 100m (as applicable) from the railway corridor</a>, all new buildings containing noise sensitive activities, or existing buildings with new noise sensitive activities*, must be designed, constructed and maintained (at the level of installation) to meet the following standards:  (a) Vibration  Buildings <a href="#">within the 40m wide State Highway Overlay or 60m from the boundary of any railway corridor</a> must comply with class C of Norwegian Standard 8176:<del>E:2017</del><a href="#">E:201705</a> (Vibration and Shock – Measurement of Vibration in Buildings from Land-based Transport and Guidance to Evaluation of Its Effect on Human Beings).  (b) Noise  (i) ...  (ii) Indoor design noise level as a result of noise from rail traffic must not exceed the following levels:</p> <table border="1"> <thead> <tr> <th>Building type</th> <th>Occupancy/activity</th> <th>Maximum railway noise level<sub>L<sub>Aeq</sub>(1hr)</sub></th> </tr> </thead> <tbody> <tr> <td rowspan="2">Residential</td> <td>Sleeping spaces</td> <td>35 dB</td> </tr> <tr> <td>All other habitable rooms</td> <td>40 dB</td> </tr> <tr> <td rowspan="3">Education</td> <td>Lecture rooms / theatres, music studios, assembly halls</td> <td>35 dB</td> </tr> <tr> <td>Teaching areas, conference rooms, drama studios, sleeping areas</td> <td>40 dB</td> </tr> <tr> <td>Library</td> <td>45 dB</td> </tr> <tr> <td rowspan="2">Health</td> <td>Overnight medical care, wards</td> <td>40 dB</td> </tr> <tr> <td>Clinics, consulting rooms, theatres, nurses' stations</td> <td>45 dB</td> </tr> <tr> <td>Cultural</td> <td>Places of worship, marae</td> <td>35 dB</td> </tr> </tbody> </table> <p><del>Residential activities, Visitor Accommodation, Boarding Houses or other premises providing residential accommodation for five or more travellers:</del>  Bedrooms: 35 dB LAeq (1h)  Other habitable spaces: 40 dB LAeq (1h)  Childcare Facility: All spaces: 40 dB LAeq (1h)</p>	Building type	Occupancy/activity	Maximum railway noise level <sub>L<sub>Aeq</sub>(1hr)</sub>	Residential	Sleeping spaces	35 dB	All other habitable rooms	40 dB	Education	Lecture rooms / theatres, music studios, assembly halls	35 dB	Teaching areas, conference rooms, drama studios, sleeping areas	40 dB	Library	45 dB	Health	Overnight medical care, wards	40 dB	Clinics, consulting rooms, theatres, nurses' stations	45 dB	Cultural	Places of worship, marae	35 dB	Oppose	Kāinga Ora opposes the relief sought. Kāinga Ora considers that effects should only be mitigated by noise sensitive activities in the receiving environment following adopting of the Best Practicable Option (“BPO”) to minimise and mitigate at source and in the vicinity of the corridor the off-site effects as far as possible. Restrictions on neighbouring noise sensitive activities should be no more stringent than necessary. Any such controls should be informed by evidential noise modelling.	Disallow
Building type	Occupancy/activity	Maximum railway noise level <sub>L<sub>Aeq</sub>(1hr)</sub>																												
Residential	Sleeping spaces	35 dB																												
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Education	Lecture rooms / theatres, music studios, assembly halls	35 dB																												
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Health	Overnight medical care, wards	40 dB																												
	Clinics, consulting rooms, theatres, nurses' stations	45 dB																												
Cultural	Places of worship, marae	35 dB																												

KiwiRail DPC56/188	188.12	Rule 14A.5.1	Amend	<p><b><u>X Any activity that does not comply with the noise and vibration standards listed in Appendix Transport 1, Standard 6 is a Restricted Discretionary Activity:</u></b></p> <p><b><u>Discretion is restricted to:</u></b></p> <p><u>(i) the effects generated by the standard(s) not being met.</u></p> <p><u>(ii) location of the building;</u></p> <p><u>(iii) the effects of any non-compliance with the activity specific standards;</u></p> <p><u>(iv) special topographical, building features or ground conditions which will mitigate vibration impacts;</u></p> <p><u>(v) the outcome of any consultation with KiwiRail.</u></p>	Oppose	<p>Kāinga Ora opposes the relief sought. Kāinga Ora considers that effects should only be mitigated by noise sensitive activities in the receiving environment following adopting of the Best Practicable Option (“BPO”) to minimise and mitigate at source and in the vicinity of the corridor. Restrictions on neighbouring noise sensitive activities should be no more stringent than necessary. Any such controls should be informed by evidential noise modelling.</p>	Disallow
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RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> <input type="text"/> <small>First</small> <input type="text"/>	
Company/Organisation	Central Apartments Ltd	
Contact if different	<input type="text"/>	
Address	<small>Number</small> 20 <small>Street</small> Mary Huse Grove	
	<small>Suburb</small> Manor Park	
	<small>City</small> Lower Hutt	<small>Postcode</small> 5019
Address for Service if different	<small>Postal Address</small> <input type="text"/>	<small>Courier Address</small> <input type="text"/>
Phone	<small>Home</small> <input type="text"/>	<small>Work</small> <input type="text"/>
	021 0820 8911	
Email	<small>Mobile</small> <input type="text"/>	
	hd@globe.net.nz	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

I represent a relevant aspect of the public interest

*Please give details:*

I have an interest in the Proposed Plan Change that is greater than the interest of the general public

*Please give details:* Ownership in property within the relevant zone

I represent Hutt City Council

4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

Central Apartments Limited oppose submission 1 by:  
Brett Parker  
12 Harrison Crescent, Avalon  
Lower Hutt

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*

Central Apartments Limited opposes parts 1.1 and 1.2 of submission 1.

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

Amendment 4 requires a building height of at least 6 storeys within the Petone Commercial Activity Area, within a walkable catchment of the Central Commercial and Petone Commercial Activity Area, within a walkable catchment of rapid transit stops, within the suburban centres of Avalon, Eastbourne, Moera, Stokes Valley and Wainuiomata, and adjacent to the suburban centres of Avalon and Moera. This is in accordance with the NPSUD and the Housing Supply Act. A three-storey height limit will not enable the high density or increased housing supply purposes that the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 seeks to achieve. To limit building height to three-storeys will not satisfy high housing demand nor increase the rate of housing supply in key urban centres, and importantly, does not comply with the NPSUD.

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

Central Apartments Limited seeks that whole of the submission be disallowed.

*(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 25/11/2022
--	-----------------

*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.

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#### Where to send your submission

- **By email (preferred):** [district.plan@huttcity.govt.nz](mailto: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 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> <input type="text"/> <small>First</small> <input type="text"/>	
Company/Organisation	Central Apartments Ltd	
Contact if different	<input type="text"/>	
Address	<small>Number</small> <input type="text" value="20"/> <small>Street</small> <input type="text" value="Mary Huse Grove"/>	
	<small>Suburb</small> <input type="text" value="Manor Park"/>	
	<small>City</small> <input type="text" value="Lower Hutt"/>	<small>Postcode</small> <input type="text" value="5019"/>
Address for Service if different	<small>Postal Address</small> <input type="text"/>	<small>Courier Address</small> <input type="text"/>
Phone	<small>Home</small> <input type="text"/>	<small>Work</small> <input type="text"/>
	<small>Mobile</small> <input type="text" value="021 0820 8911"/>	
Email	<input type="text" value="hd@globe.net.nz"/>	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest*Please give details:* I have an interest in the Proposed Plan Change that is greater than the interest of the general public*Please give details:* Ownership in property within the relevant zone I represent Hutt City Council

4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

Central Apartments Limited oppose submission 3 by:  
Graeme Sullivan  
11 Grenville Street, Waiwhetu  
Lower Hutt 5010

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*

Central Apartments Limited opposes part 3.1 of submission 3 to limit building heights to three-storeys.

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

Amendment 4 requires a building height of at least 6 storeys within the Petone Commercial Activity Area, within a walkable catchment of the Central Commercial and Petone Commercial Activity Area, within a walkable catchment of rapid transit stops, within the suburban centres of Avalon, Eastbourne, Moera, Stokes Valley and Wainuiomata, and adjacent to the suburban centres of Avalon and Moera. This is in accordance with the NPSUD and the Housing Supply Act. A three-storey height limit will not enable the high density or increased housing supply purposes that the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 seeks to achieve. To limit building height to three-storeys will not satisfy high housing demand nor increase the rate of housing supply in key urban centres, and importantly, does not comply with the NPSUD.

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

Central Apartments Limited seeks that whole of the submission be disallowed.

*(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 25/11/2022
--	-----------------

*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 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> <input type="text"/> <small>First</small> <input type="text"/>	
Company/Organisation	Central Apartments Ltd	
Contact if different	<input type="text"/>	
Address	<small>Number</small> 20 <small>Street</small> Mary Huse Grove	
	<small>Suburb</small> Manor Park	
	<small>City</small> Lower Hutt <small>Postcode</small> 5019	
Address for Service if different	<small>Postal Address</small> <input type="text"/>	<small>Courier Address</small> <input type="text"/>
	<small>Home</small> <input type="text"/>	<small>Work</small> <input type="text"/>
Phone	<small>Mobile</small> 0274 800 048	
Email	hamishd@globe.net.nz	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest

 Please give details:

 I have an interest in the Proposed Plan Change that is greater than the interest of the general public

 Please give details: Ownership in property within the relevant zone

 I represent Hutt City Council



## 4. I support or oppose the submission of:

Name and address of original submitter and submission number of original submission:

Central Apartments Ltd oppose submission 28 by:  
 Karen Ferguson  
 30 Plunket Avenue, Petone  
 Lower Hutt 5012

(Please use additional pages if you wish)

## 5. The particular parts of the submission I support or oppose are:

Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal  
 Central Apartments Limited opposes parts 28.1, 28.2, and 28.3 of submission 28.

(Please use additional pages if you wish)

## 6. The reasons for my support or opposition are:

Please give reasons:

Amendment 4 requires a building height of at least 6 storeys within the Petone Commercial Activity Area, within a walkable catchment of the Central Commercial and Petone Commercial Activity Area, within a walkable catchment of rapid transit stops, within the suburban centres of Avalon, Eastbourne, Moera, Stokes Valley and Wainuiomata, and adjacent to the suburban centres of Avalon and Moera. This is in accordance with the NPSUD and the Housing Supply Act. A two-storey height limit will not enable the high density or increased housing supply purposes that the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 seeks to achieve. To limit building height to 2-storeys will not satisfy high housing demand nor increase the rate of housing supply in key urban centres, and importantly, does not comply with the NPSUD. The impacts on privacy, sunlight, and safety have been addressed in amendments 124, 125, 126, 127, 270, and 277.

Policy 11a of the NPS-UD require Tier 1, 2, and 3, territorial authorities do not set minimum carparking rate requirements, other than for accessible car parks. Including parking requirements in the plan does not comply with the NPS-UD.

(Please use additional pages if you wish)

## 7. I seek that the whole or part [describe part] of the submission be allowed or disallowed:

Please give precise details:

Central Apartments Limited seeks that whole of the submission be disallowed.

(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 24/11/2022
--	-----------------

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

RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change

Clause 8 of the First Schedule, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> <input type="text"/> <small>First</small> <input type="text"/>	
Company/Organisation	Central Apartments Ltd	
Contact if different	<input type="text"/>	
Address	<small>Number</small> <input type="text" value="20"/> <small>Street</small> <input type="text" value="Mary Huse Grove"/>	
	<small>Suburb</small> <input type="text" value="Manor Park"/>	
	<small>City</small> <input type="text" value="Lower Hutt"/>	<small>Postcode</small> <input type="text" value="5019"/>
Address for Service if different	<small>Postal Address</small> <input type="text"/>	<small>Courier Address</small> <input type="text"/>
Phone	<small>Home</small> <input type="text"/>	<small>Work</small> <input type="text"/>
	<small>Mobile</small> <input type="text" value="021 0820 8911"/>	
Email	<input type="text" value="hd@globe.net.nz"/>	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest*Please give details:* I have an interest in the Proposed Plan Change that is greater than the interest of the general public*Please give details:*  I represent Hutt City Council

## 4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

Central Apartments Ltd oppose submission 32 by:  
Reon McLaren  
30 Plunket Avenue, Petone  
Lower Hutt 5012

*(Please use additional pages if you wish)*

## 5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*  
Central Apartments Limited opposes parts 32.1, 32.2, and 32.3 of submission 28.

*(Please use additional pages if you wish)*

## 6. The reasons for my support or opposition are:

*Please give reasons:*

Amendment 4 requires a building height of at least 6 storeys within the Petone Commercial Activity Area, within a walkable catchment of the Central Commercial and Petone Commercial Activity Area, within a walkable catchment of rapid transit stops, within the suburban centres of Avalon, Eastbourne, Moera, Stokes Valley and Wainuiomata, and adjacent to the suburban centres of Avalon and Moera. This is in accordance with the NPSUD and the Housing Supply Act. A two-storey height limit will not enable the high density or increased housing supply purposes that the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 seeks to achieve. To limit building height to 2-storeys will not satisfy high housing demand nor increase the rate of housing supply in key urban centres, and importantly, does not comply with the NPSUD. The impacts on privacy, sunlight, and safety have been addressed in amendments 124, 125, 126, 127, 270, and 277.

Policy 11a of the NPS-UD require Tier 1, 2, and 3, territorial authorities do not set minimum carparking rate requirements, other than for accessible car parks. Including parking requirements in the plan does not comply with the NPS-UD.

*(Please use additional pages if you wish)*

7. I seek that the whole or part *[describe part]* of the submission be allowed or disallowed:

*Please give precise details:*

Central Apartments Limited seeks that whole of the submission be disallowed.

*(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 25/11/2022
--	-----------------

*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 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> <input type="text"/> <small>First</small> <input type="text"/>	
Company/Organisation	Central Apartments Ltd	
Contact if different	<input type="text"/>	
Address	<small>Number</small> 20 <small>Street</small> Mary Huse Grove	
	<small>Suburb</small> Manor Park	
	<small>City</small> Lower Hutt <small>Postcode</small> 5019	
Address for Service if different	<small>Postal Address</small> <input type="text"/>	<small>Courier Address</small> <input type="text"/>
	<small>Home</small> <input type="text"/>	<small>Work</small> <input type="text"/>
Phone	<small>Mobile</small> 0274 800 048	
Email	hamishd@globe.net.nz	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

I represent a relevant aspect of the public interest

Please give details:

I have an interest in the Proposed Plan Change that is greater than the interest of the general public

Please give details: Ownership in property within the relevant zone

I represent Hutt City Council

## 4. I support or oppose the submission of:

Name and address of original submitter and submission number of original submission:

Central Apartments Ltd oppose submission 39 by Martyn Robey.

(Please use additional pages if you wish)

## 5. The particular parts of the submission I support or oppose are:

Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal

Central Apartments Limited opposes parts 39.1 of submission 39.

(Please use additional pages if you wish)

## 6. The reasons for my support or opposition are:

Please give reasons:

Amendment 4 requires a building height of at least 6 storeys within a walkable catchment of rapid transit stops. This includes Petone, Ava, and Woburn stations. We acknowledge that these stations lie within liquefaction and tsunami zones, however we do not believe that this should restrict high density residential zoning within a walkable catchment. Excluding these areas from high density housing will not enable the high density or increased housing supply purposes that the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 seeks to achieve. To exclude these areas will not satisfy high housing demand nor increase the rate of housing supply in key urban centres, and importantly, does not comply with the NPSUD. We believe that the issue of these natural hazards have been appropriately addressed in Policies 14H 1.3 - 1.13 and Rules 14H 2.2 - 1.10 noted in Plan Change 56.

(Please use additional pages if you wish)

## 7. I seek that the whole or part [describe part] of the submission be allowed or disallowed:

Please give precise details:

Central Apartments Limited seeks that part 39.1 of the submission be disallowed.

(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 24/11/2022
--	-----------------

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](mailto: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 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> <input type="text"/> <small>First</small> <input type="text"/>	
Company/Organisation	Central Apartments Ltd	
Contact if different	<input type="text"/>	
Address	<small>Number</small> <input type="text" value="20"/> <small>Street</small> <input type="text" value="Mary Huse Grove"/>	
	<small>Suburb</small> <input type="text" value="Manor Park"/>	
	<small>City</small> <input type="text" value="Lower Hutt"/>	<small>Postcode</small> <input type="text" value="5019"/>
Address for Service if different	<small>Postal Address</small> <input type="text"/>	<small>Courier Address</small> <input type="text"/>
Phone	<small>Home</small> <input type="text"/>	<small>Work</small> <input type="text"/>
	<small>Mobile</small> <input type="text" value="021 0820 8911"/>	
Email	<input type="text" value="hd@globe.net.nz"/>	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest

 Please give details:
  I have an interest in the Proposed Plan Change that is greater than the interest of the general public

 Please give details:  I represent Hutt City Council

## 4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

Central Apartments Limited oppose submission 45 by:  
John Wysocki  
115A Epuni Street  
Lower Hutt 5011

*(Please use additional pages if you wish)*

## 5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*

Central Apartments Limited opposes part 45.2 of submission 45 to exclude six-storey and four-storey housing from the proposed plan change.

*(Please use additional pages if you wish)*

## 6. The reasons for my support or opposition are:

*Please give reasons:*

Prohibiting the increase of housing density will not enable the high density or increased housing supply purposes that the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 seeks to achieve. Plan change 56 has provisions for higher density housing that is in accordance with the NPSUD and the Housing Supply Act. To exclude four-storey and six-storey housing from the proposed plan change will not satisfy high housing demand nor increase the rate of housing supply in key urban centres, and importantly, does not comply with the NPSUD.

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

Central Apartments Limited seeks that part 45.2 of the submission be disallowed.

*(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 25/11/2022
--	-----------------

*A signature is not required if you make your submission by electronic means*

### Privacy Statement

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RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> _____ <small>First</small> _____	
Company/Organisation	Central Apartments Ltd	
Contact if different		
Address	<small>Number</small> 20 <small>Street</small> Mary Huse Grove	
	<small>Suburb</small> Manor Park	
	<small>City</small> Lower Hutt	<small>Postcode</small> 5019
Address for Service if different	<small>Postal Address</small>	<small>Courier Address</small>
Phone	<small>Home</small>	<small>Work</small>
	021 0820 8911	
Email	<small>Mobile</small> hd@globe.net.nz	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest

Please give details:

 I have an interest in the Proposed Plan Change that is greater than the interest of the general public

Please give details: Ownership in property within the relevant zone

 I represent Hutt City Council



4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

Central Apartments Limited oppose submission 72 by:  
Edwin Lancashire  
292 Riverside Drive, Waterloo  
Lower Hutt

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*

Central Apartments Limited opposes part 72.1 of submission 72 to remove the provisions in PC56 allowing developments over 3 storeys high.

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

Prohibiting the increase of housing density will not enable the high density or increased housing supply purposes that the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 seeks to achieve. Plan change 56 has provisions for higher density housing that is in accordance with the NPSUD and the Housing Supply Act. To exclude developments over 3-storeys high from the proposed plan change will not satisfy high housing demand nor increase the rate of housing supply in key urban centres, and importantly, does not comply with the NPSUD.

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

Central Apartments Limited seeks that whole of the submission be disallowed.

*(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 25/11/2022
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RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> _____ <small>First</small> _____	
Company/Organisation	Central Apartments Ltd	
Contact if different		
Address	<small>Number</small> 20 <small>Street</small> Mary Huse Grove <small>Suburb</small> Manor Park <small>City</small> Lower Hutt <small>Postcode</small> 5019	
Address for Service if different	<small>Postal Address</small>	<small>Courier Address</small>
Phone	<small>Home</small>	<small>Work</small>
	021 0820 8911	
Email	<small>Mobile</small> hd@globe.net.nz	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest

Please give details:

 I have an interest in the Proposed Plan Change that is greater than the interest of the general public

Please give details: Ownership in property within the relevant zone

 I represent Hutt City Council

4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

Central Apartments Limited oppose submission 91 by:  
Persephone Meads  
30 St Columbans Grove, Boulcott  
Lower Hutt

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*

Central Apartments Limited opposes part 91.1 of submission 91 to limit houses in the High Density Activity Area to two storeys.

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

Amendment 4 requires a building height of at least 6 storeys within the Petone Commercial Activity Area, within a walkable catchment of the Central Commercial and Petone Commercial Activity Area, within a walkable catchment of rapid transit stops, within the suburban centres of Avalon, Eastbourne, Moera, Stokes Valley and Wainuiomata, and adjacent to the suburban centres of Avalon and Moera. This is in accordance with the NPSUD and the Housing Supply Act. A two-storey height limit will not enable the high density or increased housing supply purposes that the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 seeks to achieve. To limit building height to 2-storeys will not satisfy high housing demand nor increase the rate of housing supply in key urban centres, and importantly, does not comply with the NPSUD. The impacts on privacy, sunlight, and safety have been addressed in amendments 124, 125, 126, 127, 270, and 277.

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

Central Apartments Limited seeks that whole of the submission be disallowed.

*(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 25/11/2022
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RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> <input type="text"/> <small>First</small> <input type="text"/>	
Company/Organisation	Central Apartments Ltd	
Contact if different	<input type="text"/>	
Address	<small>Number</small> 20 <small>Street</small> Mary Huse Grove	
	<small>Suburb</small> Manor Park	
	<small>City</small> Lower Hutt	<small>Postcode</small> 5019
Address for Service if different	<small>Postal Address</small> <input type="text"/>	<small>Courier Address</small> <input type="text"/>
Phone	<small>Home</small> <input type="text"/>	<small>Work</small> <input type="text"/>
	021 0820 8911	
Email	<small>Mobile</small> <input type="text"/>	
	hd@globe.net.nz	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest

 Please give details:
  I have an interest in the Proposed Plan Change that is greater than the interest of the general public

 Please give details: Ownership in property within the relevant zone
  I represent Hutt City Council

4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

Central Apartments Ltd opposes the submission 102 by:  
Graeme Lyon  
177 The Esplanade, Petone  
Hutt 5012

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*

Central Apartments Limited opposes parts 102.6 of submission 102.

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

We acknowledge that some areas zoned for HDRAA are subject to natural hazard risk, however we do not believe that this should restrict high density residential zoning within walkable catchments. Limiting buildings in these areas to a building height of 8m will not enable the high density or increased housing supply purposes that the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 seeks to achieve. To limit building heights to 8m will not satisfy high housing demand nor increase the rate of housing supply in key urban centres, and importantly, does not comply with the NPSUD. We believe that the issue of these natural hazards have been appropriately addressed in Policies 14H 1.3 - 1.13 and Rules 14H 2.2 - 1.10 noted in Plan Change 56.

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

Central Apartments Limited seeks that part 102.6 of the submission be disallowed.

*(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 25/11/2022
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RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> <input type="text"/> <small>First</small> <input type="text"/>	
Company/Organisation	Central Apartments Ltd	
Contact if different	<input type="text"/>	
Address	<small>Number</small> 20 <small>Street</small> Mary Huse Grove	
	<small>Suburb</small> Manor Park	
	<small>City</small> Lower Hutt	<small>Postcode</small> 5019
Address for Service if different	<small>Postal Address</small> <input type="text"/>	<small>Courier Address</small> <input type="text"/>
Phone	<small>Home</small> <input type="text"/>	<small>Work</small> <input type="text"/>
	<small>Mobile</small> 021 0820 8911	
Email	hd@globe.net.nz	

2. This is a **further submission** in support of or opposition to a submission on the following proposed change to the City of Lower Hutt District Plan:**Proposed District Plan Change No:**

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**Title of Proposed District Plan Change:**

Enabling Intensification in Residential and Commercial Areas

## 3. I consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest

 Please give details:
  I have an interest in the Proposed Plan Change that is greater than the interest of the general public

 Please give details: Ownership in property within the relevant zone
  I represent Hutt City Council

4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

Central Apartments Limited oppose submission 108 by:  
Vivienne Smith  
211 Mills Street, Boulcott  
Lower Hutt

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*

Central Apartments Limited opposes part 108.1 of submission 108 to limit building heights to two storeys.

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

Amendment 4 requires a building height of at least 6 storeys within the Petone Commercial Activity Area, within a walkable catchment of the Central Commercial and Petone Commercial Activity Area, within a walkable catchment of rapid transit stops, within the suburban centres of Avalon, Eastbourne, Moera, Stokes Valley and Wainuiomata, and adjacent to the suburban centres of Avalon and Moera. This is in accordance with the NPSUD and the Housing Supply Act. A two-storey height limit will not enable the high density or increased housing supply purposes that the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 seeks to achieve. To limit building height to 2-storeys will not satisfy high housing demand nor increase the rate of housing supply in key urban centres, and importantly, does not comply with the NPSUD.

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

Central Apartments Limited seeks that part 108.1 of the submission be disallowed.

*(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 25/11/2022
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RMA FORM 6

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Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> _____ <small>First</small> _____	
Company/Organisation	Central Apartments Ltd	
Contact if different		
Address	<small>Number</small> 20 <small>Street</small> Mary Huse Grove <small>Suburb</small> Manor Park <small>City</small> Lower Hutt <small>Postcode</small> 5019	
Address for Service if different	<small>Postal Address</small>	<small>Courier Address</small>
Phone	<small>Home</small>	<small>Work</small>
	021 0820 8911	
Email	<small>Mobile</small> hd@globe.net.nz	

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**Title of Proposed District Plan Change:**

Enabling Intensification in Residential and Commercial Areas

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 I represent a relevant aspect of the public interest

Please give details:

 I have an interest in the Proposed Plan Change that is greater than the interest of the general public

Please give details: Ownership in property within the relevant zone

 I represent Hutt City Council



4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

Central Apartments Limited oppose submission 110 by:  
Greg Smith  
211 Mills Street, Boulcott  
Lower Hutt

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*

Central Apartments Limited opposes part 110.1 of submission 91 to limit building heights to two storeys.

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

Amendment 4 requires a building height of at least 6 storeys within the Petone Commercial Activity Area, within a walkable catchment of the Central Commercial and Petone Commercial Activity Area, within a walkable catchment of rapid transit stops, within the suburban centres of Avalon, Eastbourne, Moera, Stokes Valley and Wainuiomata, and adjacent to the suburban centres of Avalon and Moera. This is in accordance with the NPSUD and the Housing Supply Act. A two-storey height limit will not enable the high density or increased housing supply purposes that the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 seeks to achieve. To limit building height to 2-storeys will not satisfy high housing demand nor increase the rate of housing supply in key urban centres, and importantly, does not comply with the NPSUD.

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

Central Apartments Limited seeks that part 110.1 of the submission be disallowed.

*(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  
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To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> <input type="text"/> <small>First</small> <input type="text"/>	
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Contact if different	<input type="text"/>	
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	<small>City</small> Lower Hutt	<small>Postcode</small> 5019
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Phone	<small>Home</small> <input type="text"/>	<small>Work</small> <input type="text"/>
	<small>Mobile</small> 021 0820 8911	
Email	hd@globe.net.nz	

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Enabling Intensification in Residential and Commercial Areas

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 Please give details:
  I have an interest in the Proposed Plan Change that is greater than the interest of the general public

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4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

Central Apartments Limited oppose submission 112 by:  
Gary Peter Spratt  
107A Waterloo Road  
Lower Hutt 5010

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*  
Central Apartments Limited opposes part 112.1 of submission 112.

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

Prohibiting the increase of housing density will not enable the high density or increased housing supply purposes that the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 seeks to achieve. Plan change 56 has provisions for higher density housing that is in accordance with the NPSUD and the Housing Supply Act. The changes to building heights and housing density in the proposed plan change are necessary to satisfy high housing demand and increase the rate of housing supply in key urban centres, and importantly, comply with the NPSUD.

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

Central Apartments Limited seeks that whole of the submission be disallowed.

*(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 25/11/2022
--	-----------------

*A signature is not required if you make your submission by electronic means*

#### Privacy Statement

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#### Where to send your submission

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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 6

# Further Submission on publicly notified Proposed District Plan Change

Clause 8 of the First Schedule, Resource Management Act 1991



To: Chief Executive, Hutt City Council

## 1. This is a further submission from:

Full Name	<small>Last</small> <input type="text"/> <small>First</small> <input type="text"/>	
Company/Organisation	Central Apartments Ltd	
Contact if different	<input type="text"/>	
Address	<small>Number</small> <input type="text" value="20"/> <small>Street</small> <input type="text" value="Mary Huse Grove"/>	
	<small>Suburb</small> <input type="text" value="Manor Park"/>	
	<small>City</small> <input type="text" value="Lower Hutt"/>	<small>Postcode</small> <input type="text" value="5019"/>
Address for Service if different	<small>Postal Address</small> <input type="text"/>	<small>Courier Address</small> <input type="text"/>
Phone	<small>Home</small> <input type="text"/>	<small>Work</small> <input type="text"/>
	<small>Mobile</small> <input type="text" value="021 0820 8911"/>	
Email	<input type="text" value="hd@globe.net.nz"/>	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest

 Please give details:
  I have an interest in the Proposed Plan Change that is greater than the interest of the general public

 Please give details: Ownership in property within the relevant zone
  I represent Hutt City Council

I oppose the submission of:  
Petone Community Board  
Submission Number 116

NB this is Part B of a submission against Petone Community Board

I oppose 116.5 Ammendment 4 suggesting that the Jackson Street Heritage Precinct and any associated sites should be part of the Precinct,  
&  
I oppose 116.6 Ammendment 25 requesting that references to Petone Metropolitan Centre be deleted.

Jackson Street Heritage Precinct has been identified and recommended through a thorough selection process. The report Hutt City Council Heritage Inventory Report Sub-Report for Plan Change 56, by Alex Pirie, Chessa Stevens, & Ian Bowman has identified the Extent of Place that constitutes the Heritage Area, bound by Victoria St and Tory St.  
The Council has engaged expert advice in how to define the extent of the Petone Heritage Precinct. Allowing the entire Metropolitan Commercial Area to be encompassed as a Petone Heritage Area will too broadly apply the Qualifying Matter, & fail to give effect to The Act.

I oppose parts 116.5 “All of Petone and Moera be made four storeys in height, with anything higher only possible in walkable catchments from the railway stations” &  
parts 116.6 “Delete reference to Petone Area commercial centres”

As well as parts listed in further submissions against Petone Local Boards.

24/11/2022

RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> <input type="text"/> <small>First</small> <input type="text"/>	
Company/Organisation	Central Apartments Ltd	
Contact if different	<input type="text"/>	
Address	<small>Number</small> 20 <small>Street</small> Mary Huse Grove	
	<small>Suburb</small> Manor Park	
	<small>City</small> Lower Hutt	<small>Postcode</small> 5019
Address for Service if different	<small>Postal Address</small> <input type="text"/>	<small>Courier Address</small> <input type="text"/>
Phone	<small>Home</small> <input type="text"/>	<small>Work</small> <input type="text"/>
	<small>Mobile</small> 021 0820 89111	
Email	hd@globe.net.nz	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

I represent a relevant aspect of the public interest

*Please give details:*

I have an interest in the Proposed Plan Change that is greater than the interest of the general public

*Please give details:* Ownership in property within the relevant zone

I represent Hutt City Council

4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

I oppose the submission of:  
Petone Community Board  
Submission Number 116

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*  
I oppose part 116.53 of the Board's submission regarding Amendment 268, in which PCB seeks to replace current phrasing from "not within" to "not adjacent to".

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 will increase the rate of housing supply in urban centres where there is high demand through its amendment of the RMA 1991 and NPSUD 2020. The Proposed District Plan Change 56 is Hutt City Council's Intensification Planning Instrument (IPI) to facilitate increased building density. Amendment 268 (ii) states the Maximum Height of Buildings and Structures is 22m where not within the Jackson Street Heritage Precinct, in accordance with the NPSUD and the Housing Supply Act. While the qualifying matter of historic heritage applies to the precinct itself, no other qualifying matters exist around the area adjacent to the precinct. Furthermore, in compliance with Policy 3 (a), (b), and (c) of the National Policy Statement on Urban Development, building height must meet the minimum of 6 storeys (or 22m) where no qualifying matters apply.

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

Central Apartments Limited seeks that the Amendment 268 part of the submission be disallowed.

*(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 24/11/2022
--	-----------------

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#### Privacy Statement

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- In person: At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> <input type="text"/> <small>First</small> <input type="text"/>	
Company/Organisation	Central Apartments Ltd	
Contact if different	<input type="text"/>	
Address	<small>Number</small> 20 <small>Street</small> Mary Huse Grove	
	<small>Suburb</small> Manor Park	
	<small>City</small> Lower Hutt	<small>Postcode</small> 5019
Address for Service if different	<small>Postal Address</small> <input type="text"/>	<small>Courier Address</small> <input type="text"/>
Phone	<small>Home</small> <input type="text"/>	<small>Work</small> <input type="text"/>
	021 0820 8911	
Email	<small>Mobile</small> <input type="text"/>	
	hd@globe.net.nz	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest

 Please give details:
  I have an interest in the Proposed Plan Change that is greater than the interest of the general public

 Please give details: Ownership in property within the relevant zone
  I represent Hutt City Council



4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

Central Apartments Limited oppose submission 124 by:  
Merran Bakker  
57 Britannia Street, Petone  
Lower Hutt 5012

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*

Central Apartments Limited opposes parts 124.1 and 124.2 of submission 124.

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

Part 124.1 is opposed as Petone's business hub is better classified as a "metropolitan centre" rather than a "town centre". The growing population and bustling community in Petone will only increase with time and it is not fit to be labelled as a town centre. Maintaining the classification of "metropolitan centre" will enable Petone to thrive and grow further under the NPSUD. It is important that Petone is included in the HDRAA to enable the high density and increased housing supply purposes that the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 seeks to achieve .

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

Central Apartments Limited seeks that parts 124.1 and 124.2 of the submission be disallowed.

*(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 25/11/2022
--	-----------------

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
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RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> <input type="text"/> <small>First</small> <input type="text"/>	
Company/Organisation	Central Apartments Ltd	
Contact if different	<input type="text"/>	
Address	<small>Number</small> <input type="text" value="20"/> <small>Street</small> <input type="text" value="Mary Huse Grove"/>	
	<small>Suburb</small> <input type="text" value="Manor Park"/>	
	<small>City</small> <input type="text" value="Lower Hutt"/>	<small>Postcode</small> <input type="text" value="5019"/>
Address for Service if different	<small>Postal Address</small> <input type="text"/>	<small>Courier Address</small> <input type="text"/>
Phone	<small>Home</small> <input type="text"/>	<small>Work</small> <input type="text"/>
	<small>Mobile</small> <input type="text" value="0274 800 048"/>	
Email	<input type="text" value="hamishd@globe.net.nz"/>	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

I represent a relevant aspect of the public interest

*Please give details:*

I have an interest in the Proposed Plan Change that is greater than the interest of the general public

*Please give details:* Ownership in property within the relevant zone

I represent Hutt City Council

4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

Central Apartments Ltd oppose submission 143 by:  
Sheree Freeman  
8 Britannia Street, Petone  
Lower Hutt 5012

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*

Central Apartments Limited opposes:  
Part 143.5, where it is proposed that the maximum height of development adjacent to the Jackson Street Heritage Precinct is limited to 12m.

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

Amendment 268 (ii) states the Maximum Height of Buildings and Structures is 22m where not within the Jackson Street Heritage Precinct, which is in accordance with the NPSUD and the Housing Supply Act. A limitation of a 12m maximum height will not enable the high density or increased housing supply purposes that the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 seeks to achieve. To limit building height to 12m will not satisfy high housing demand nor increase the rate of housing supply in key urban centres, and importantly, does not comply with the NPSUD. The close relationship to the heritage precinct can be recognised and appreciated through measures other than building height, such as building material, colour, design, etc. Though the historic heritage qualifying matter applies to the precinct itself, the area neighbouring the precinct is not bound by any qualifying matters. Therefore, in compliance with Policy 3 (a), (b), and (c) of the NPSUD, building height must meet the minimum of 6 storeys (or 22m) where no qualifying matters apply.

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

Central Apartments Limited seeks that part 143.5 of the submission be disallowed.

*(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 24/11/2022
--	-----------------

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RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> <input type="text"/> <small>First</small> <input type="text"/>	
Company/Organisation	Central Apartments Ltd	
Contact if different	<input type="text"/>	
Address	<small>Number</small> 20 <small>Street</small> Mary Huse Grove	
	<small>Suburb</small> Manor Park	
	<small>City</small> Lower Hutt	<small>Postcode</small> 5019
Address for Service if different	<small>Postal Address</small> <input type="text"/>	<small>Courier Address</small> <input type="text"/>
Phone	<small>Home</small> <input type="text"/>	<small>Work</small> <input type="text"/>
	<small>Mobile</small> 021 0820 8911	
Email	hd@globe.net.nz	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest

 Please give details:
  I have an interest in the Proposed Plan Change that is greater than the interest of the general public

 Please give details: Ownership in property within the relevant zone
  I represent Hutt City Council

4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

Central Apartments Ltd opposes the submission 149 by:  
Wellington Regional Council  
100 Cuba Street, Te Aro  
Wellington 6011

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*

Central Apartments Limited opposes parts 149.6 of submission 149 to remove residential areas in the high hazard coastal overlay earmarked as suitable for medium or high-density intensification in Petone and the east Harbour Bays.

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

We acknowledge that some areas zoned for medium or high-density intensification in Petone and the east Harbour Bays are subject to coastal hazards, however we do not believe that this should restrict higher density housing. Removing these areas as suitable for medium or high-density intensification will not enable the high density or increased housing supply purposes that the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 seeks to achieve. To exclude these areas will not satisfy high housing demand nor increase the rate of housing supply in key urban centres, and importantly, does not comply with the NPSUD. We believe that the issue of these natural hazards have been appropriately addressed in Policies 14H 1.3 - 1.13 and Rules 14H 2.2 - 1.10 noted in Plan Change 56.

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

Central Apartments Limited seeks that part 149.6 of the submission be disallowed.

*(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 25/11/2022
--	-----------------

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RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change

Clause 8 of the First Schedule, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> <input type="text"/> <small>First</small> <input type="text"/>	
Company/Organisation	Central Apartments Ltd	
Contact if different	<input type="text"/>	
Address	<small>Number</small> <input type="text" value="20"/> <small>Street</small> <input type="text" value="Mary Huse Grove"/>	
	<small>Suburb</small> <input type="text" value="Manor Park"/>	
	<small>City</small> <input type="text" value="Lower Hutt"/>	<small>Postcode</small> <input type="text" value="5019"/>
Address for Service if different	<small>Postal Address</small> <input type="text"/>	<small>Courier Address</small> <input type="text"/>
Phone	<small>Home</small> <input type="text"/>	<small>Work</small> <input type="text"/>
	<small>Mobile</small> <input type="text" value="0274 800 048"/>	
Email	<input type="text" value="hamishd@globe.net.nz"/>	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

I represent a relevant aspect of the public interest

*Please give details:*

I have an interest in the Proposed Plan Change that is greater than the interest of the general public

*Please give details:* Ownership in property within the relevant zone

I represent Hutt City Council

4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

Central Apartments Ltd oppose the submission of:  
Petone Historical Society  
Submission Number 163.

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*  
Central Apartments Limited opposes:

Part 163.1, where it is proposed that the maximum height of development limited to 14m.  
Part 163.6, where Petone Historical Society proposes reducing maximum height of commercial zoned blocks adjacent to a heritage area from 22m to 14m.  
Part 163.8, where it is requested that Petone Centre is reclassified from a "metropolitan centre" to a "town centre".

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

Central Apartments Limited seeks that parts 163.1, 163.8, and 163.29 of the submission be disallowed.

*(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 24/11/2022
--	-----------------

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RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	<small>Last</small> _____ <small>First</small> _____	
Company/Organisation	Central Apartments Ltd	
Contact if different		
Address	<small>Number</small> 20 <small>Street</small> Mary Huse Grove	
	<small>Suburb</small> Manor Park	
	<small>City</small> Lower Hutt	<small>Postcode</small> 5019
Address for Service if different	<small>Postal Address</small>	<small>Courier Address</small>
Phone	<small>Home</small>	<small>Work</small>
	021 0820 8911	
Email	<small>Mobile</small> hd@globe.net.nz	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

I represent a relevant aspect of the public interest

*Please give details:*

I have an interest in the Proposed Plan Change that is greater than the interest of the general public

*Please give details:* Ownership in property within the relevant zone

I represent Hutt City Council



4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

Central Apartments Ltd oppose submission 245 by:  
Elizabeth Beattie  
32 Porutu Street, Fairfield  
Lower Hutt 5011

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*  
Central Apartments Limited opposes parts 245.1, 245.2, and 245.3 of submission 245.

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

Amendment 4 requires a building height of at least 6 storeys within the Petone Commercial Activity Area, within a walkable catchment of the Central Commercial and Petone Commercial Activity Area, within a walkable catchment of rapid transit stops, within the suburban centres of Avalon, Eastbourne, Moera, Stokes Valley and Wainuiomata, and adjacent to the suburban centres of Avalon and Moera. This is in accordance with the NPSUD and the Housing Supply Act. A two-storey height limit will not enable the high density or increased housing supply purposes that the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 seeks to achieve. To limit building height to 2-storeys will not satisfy high housing demand nor increase the rate of housing supply in key urban centres, and importantly, does not comply with the NPSUD. The impacts on privacy, sunlight, and safety have been addressed in amendments 124, 125, 126, 127, 270, and 277.

Policy 11a of the NPS-UD require Tier 1, 2, and 3, territorial authorities do not set minimum carparking rate requirements, other than for accessible car parks. Including parking requirements in the plan does not comply with the NPS-UD.

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

Central Apartments Limited seeks that whole of the submission be disallowed.

*(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 25/11/2022
--	-----------------

*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.

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#### Where to send your submission

- By email (preferred): [district.plan@huttcity.govt.nz](mailto: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 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a further submission from:**

Full Name	Ewart Susan	
	<small>Last</small>	<small>First</small>
Company/Organisation	York Bay Residents' Association	
Contact if different		
Address	4 Kaitawa Road	
	<small>Number</small>	<small>Street</small>
	York Bay	
	<small>Suburb</small>	
	Lower Hutt	5013
	<small>City</small>	<small>Postcode</small>
Address for Service if different	<small>Postal Address</small>	<small>Courier Address</small>
Phone	<small>Home</small>	<small>Work</small>
	027 415 2815	
	<small>Mobile</small>	
Email	yorkbayresidents@gmail.com or ewartsusan@hotmail.com	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest

*Please give details:* The York Bay Residents' Association is the body representing the interests of York Bay residents and ratepayers.

 I have an interest in the Proposed Plan Change that is greater than the interest of the general public

*Please give details:*

 I represent Hutt City Council

4. I support or oppose the submission of:

*Name and address of original submitter and submission number of original submission:*

GWRC #149, Sylvia & Bill Allan #168, EQC #180, and Pam Crisp #229 as per attached table

*(Please use additional pages if you wish)*

5. The particular parts of the submission I support or oppose are:

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal*

See attached table

*(Please use additional pages if you wish)*

6. The reasons for my support or opposition are:

*Please give reasons:*

See attached table

*(Please use additional pages if you wish)*

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

See attached table

*(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 M Ewart

Date 23.11.2022

*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.

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#### Where to send your submission

- **By email (preferred):** [district.plan@huttcity.govt.nz](mailto: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

## Proposed District Plan Change 56 – further submission points

Submitter Name: York Bay Residents' Association (YBRA) – Susan Ewart, Secretary (Submission DPC56/210)

Submitter details	Support or oppose	Parts of submission supported/opposed	The reasons for my support or opposition are:	Allow or disallow	I seek whole or part (describe part) of the submission be allowed or disallowed:
GWRC DPC56/149 richard.sheild@gw.govt.nz	Support 149.69 149.106 149.116 149.124	Minimising and managing development in areas of coastal hazard. Removing residential areas in the coastal hazard overlay (Petone and eastern bays) as not suitable for intensification, which would increase the risk to communities. This risk will worsen over time as sea level rises in tandem with ongoing tectonic subsidence. This is a change in the natural environment that individuals cannot mitigate against and council will struggle to deal with in the long term.	The YBRA supports measures that take into account that intensification in an area where sea level rise and land subsidence could seriously affect access to the entire suburb (Eastern Bays and Eastbourne, via Seaview) should at least be deferred until current reviews of climate change effects and their implications for this suburb are completed.	Allow	149.69 149.106 149.116 149.124
Sylvia & Bill Allan DPC56/168 <a href="mailto:sylviallan@outlook.com">sylviallan@outlook.com</a>	Support 168.2	That the plan be amended to prevent intensification in the coastal hazard areas.	Such intensification is contrary to the NZ Coastal Policy Statement and would increase the cost to society when areas become inaccessible and so uninhabitable.	Allow	168.2
EQC DPC56/180 <a href="mailto:resilience@eqc.govt.nz">resilience@eqc.govt.nz</a>	Support 180.7	Extend the high coastal hazard zone so that future intensification in this area (Eastbourne and the bays) is avoided to reduce the future risks that climate change will bring.	Sea level rise combined with land subsidence in these areas will increase the risk of coastal inundation from storm surges and tsunami, putting more people's lives, wellbeing, and property at risk in the future. Due to the fragility of the road and lack of alternative access to Eastbourne and other bays, intensification in this area should be avoided to reduce future access issues.	Allow	180.7

<p>Pam Crisp  DPC56/229  <a href="mailto:transitiontownslowerhutt.nz@gmail.com">transitiontownslowerhutt.nz@gmail.com</a></p>	<p>Support</p>	<p>That the objectives should include environmental as well as social, economic and cultural well-being.</p>	<p>As environmental well-being is one of the four well-beings in the Resource Management Act and Local Government Act, it should be included in planning for future residential and commercial intensification. It is also integral to the goals of 'Te Ara Whakamua o Te Awa Kairangi ki Tai - Lower Hutt Climate Action Pathway', which should actively inform future planning and development in Hutt City.</p>	<p>Allow</p>	<p>229.1  229.2  229.3</p>
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RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

## 1. This is a further submission from:

Full Name	<small>Last</small> McGuire <small>First</small> Sheena	
Company/Organisation	KiwiRail Holdings Limited	
Contact if different		
Address	<small>Number</small> <small>Street</small> Bunny Street	
	<small>Suburb</small> Pipitea	
	<small>City</small> Wellington	<small>Postcode</small> 6011
Address for Service if different	<small>Postal Address</small>	<small>Courier Address</small>
Phone	<small>Home</small>	<small>Work</small>
	<small>Mobile</small>	
Email	sheena.mcguire@kiwirail.co.nz	

2. This is a **further submission** in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

I represent a relevant aspect of the public interest

Please give details:

I have an interest in the Proposed Plan Change that is greater than the interest of the general public

Please give details: Please see attached

I represent Hutt City Council

4. I support or oppose the submission of:

Name and address of original submitter and submission number of original submission:  
Please see attached.

(Please use additional pages if you wish)

5. The particular parts of the submission I support or oppose are:

Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal  
Please see attached.

(Please use additional pages if you wish)

6. The reasons for my support or opposition are:

Please give reasons:

(Please use additional pages if you wish)

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

Please give precise details:  
Please 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)

SM

Date 23/11/22

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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

24 November 2022

Hutt City District Council  
Plan Change 56  
Private Bag 31912  
**LOWER HUTT 5040**

**By email:** [submissions@huttcity.govt.nz](mailto:submissions@huttcity.govt.nz)

## **KIWI RAIL FURTHER SUBMISSION ON PROPOSED PLAN CHANGE 56: ENABLING INTENSIFICATION IN RESIDENTIAL AND COMMERCIAL AREAS**

### **NAME OF SUBMITTER:**

KiwiRail Holdings Limited (KiwiRail)

### **ADDRESS FOR SERVICE:**

Level 1  
Wellington Railway Station  
Bunny Street  
PO Box 593  
**WELLINGTON 6140**

Attention: Sheena McGuire

Email: [Sheena.McGuire@kiwirail.co.nz](mailto:Sheena.McGuire@kiwirail.co.nz)

### **Background**

1. KiwiRail made a submission on Proposed Plan Change 56: Enabling Intensification in Residential and Commercial Areas (“**PC56**”) (submitter 188).
2. KiwiRail makes the following further submission on submissions to PC56, as set out in the **attached** schedule.
3. For the submissions that KiwiRail supports, KiwiRail considers that the relief sought should be allowed because it:
  - (a) will promote the sustainable management of the natural and physical resources in the Hutt City district, and is therefore consistent with Part 2 and other provisions of the Resource Management Act 1991 (**RMA**) and the Enabling Housing Supply Amendment Act 2021 (**Amendment Act**);
  - (b) is consistent with other relevant planning documents, including the Greater Wellington Regional Policy Statement and National Policy Statement for Urban Development 2020;
  - (c) will meet the reasonably foreseeable needs of future generations;
  - (d) will avoid, remedy or mitigate actual and potential adverse effects on the environment;





- (e) will enable the social, economic and cultural wellbeing of the people of the Hutt City district; and
  - (f) is the most appropriate way to achieve the objectives of PC56 in terms of section 32 of the RMA.
4. For the submissions that KiwiRail opposes, KiwiRail considers that the relief sought should be declined because it:
- (a) will not promote the sustainable management of the natural and physical resources in the Hutt City district, and is therefore contrary to, or inconsistent with, Part 2 and other provisions of the RMA and the Amendment Act;
  - (b) is inconsistent with other relevant planning documents, including the Greater Wellington Regional Policy Statement and National Policy Statement for Urban Development 2020;
  - (c) will not meet the reasonably foreseeable needs of future generations;
  - (d) will not avoid, remedy or mitigate actual and potential adverse effects on the environment;
  - (e) will not enable the social, economic and cultural wellbeing of people of the Hutt City district; and
  - (f) is not the most appropriate way to achieve the objectives of PC56 in terms of section 32 of the RMA.
5. For those submissions that KiwiRail supports, KiwiRail seeks that they be allowed, and for those that are opposed, KiwiRail seeks that they be disallowed.
6. KiwiRail wishes to speak to its submission and further submission. KiwiRail could not gain an advantage in trade competition through this further submission.

Yours faithfully



Sheena McGuire  
**RMA Advisor**  
**KiwiRail Holdings Limited**



## SCHEDULE 1

Submitter and Submission ID	Submitter #	Relevant Provision	Original Submission Point	Support / Oppose	Reasons for Support or Opposition	Decision Sought
Greater Wellington Regional Council	149.98	Chapter 14A New provision	Insert objective for the transport system to reduce dependence on fossil fuels and private vehicles, for example:  <u>A transport system that reduces dependence on fossil fuels and private vehicles and maximises use of public transport and active modes.</u>	Support	KiwiRail agrees that urban intensification provides an opportunity to move towards a transport system that reduces dependence on fossil fuels and private vehicles. Rail is a low carbon public transport option and KiwiRail supports the objective to reduce reliance on private vehicle use.	Adopt amendment sought in submission.
	149.99	Chapter 14A New provision	Insert policy that enables the development of zero and low carbon and public transport infrastructure (i.e., charging stations, park and ride facilities), for example:  <u>Enable development of zero carbon, low carbon and public transport infrastructure.</u>	Support	KiwiRail agrees that urban intensification provides an opportunity to move towards a transport system that reduces dependence on fossil fuels and private vehicles. Rail is a low carbon public transport option and KiwiRail supports policy to enable the development of the rail network.	Adopt amendment sought in submission.
New Zealand Transport Agency Waka Kotahi	151.1	Accessibility as part of a well-functioning urban environment Entire Plan Change	Support with amendments and other consequential relief to ensure accessibility to active modes and public transport is considered as part of the plan change.	Support	KiwiRail supports amendments to ensure accessibility to active and public transport within a well-functioning environment as per Policy 1 of the NPS-UD.	Adopt amendment sought in submission.
	151.2	District plan maps and provisions Melling Road Infrastructure District Plan Maps	Recognise the relocated Melling railway station and pedestrian and cycle facilities within the proposed plan change and enable increased urban density within its walkable catchment.	Support	KiwiRail has no objection to the recognition of the Melling transport improvements and planned rapid transit stop provided appropriate controls are in place to protect the safety and efficiency of the rail corridor, and to ensure neighbouring properties have an appropriate level of amenity.	Adopt amendment sought in submission subject to a 5m building setback from the rail corridor and noise and vibration acoustic requirements for buildings within 100m of the rail corridor,
	151.4	Chapter 1 Introduction and scope of the Plan Amendment 4, 1.10.1A Urban Environment, New Policy 1	Support with amendment (or other consequential amendments to achieve relief sought): 1.10.1A Policy 1 (b) building heights of at least 6 storeys: (i) within the Petone Commercial Activity Area, (ii) within a walkable catchment of the Central Commercial and Petone Commercial Activity Areas, (iii) within <u>the High Density Residential Activity Areas located within the a</u> walkable catchment of rapid transit stops, (iv) within <u>the Medium Density Residential Activity Areas</u> in the suburban centres of Avalon, Eastbourne, Moera, Stokes Valley and Wainuiomata, and (v) the <u>Medium Density Residential Activity Areas</u> adjacent to the suburban centres of Avalon and Moera (c) building heights of at least 4 storeys <u>in the Medium Density Residential Activity Areas</u> adjacent to the suburban centres of Eastbourne, Stokes Valley, and Wainuiomata, and (d) building heights of at least 3 storeys in <u>the Medium Density Residential Activity Areas</u> in the remainder of the urban environment, excluding Hill Residential and Landscape Protection Residential Activity Areas.	Support	KiwiRail agrees that further clarity is required on where the medium density provisions apply.	Adopt amendment sought in submission.
Transpower New Zealand Ltd	153.4	Amendment 8 Chapter 1 Introduction and	Amend paragraphs 3 and 4 of the Explanation and Reasons in section 1.10.1A Urban Environment as follows:	Support	KiwiRail agrees that the introductory text should recognise that there are a range of qualifying matters that can affect the intensity of development.	Adopt amendment sought in submission.

Submitter and Submission ID	Submitter #	Relevant Provision	Original Submission Point	Support / Oppose	Reasons for Support or Opposition	Decision Sought
		scope of the plan Section 1.10.1A – Explanations and Reasons	Where the building heights and densities in Policy 1 are modified in response to qualifying matters, this will be through overlays, precincts and corresponding provisions that are specific to the qualifying matter <u>areas in question</u> rather than changes to the general height limits or density controls that apply in the Activity Area chapter. <del>This means that resource consent applications for proposals that would otherwise be provided for by Policy 1 only consider the relevant qualifying matters when the building height and density controls are exceeded.</del> These Within Chapter 14, these provisions are generally located in: <del>Chapter 14 – General Rules, including:</del> <ul style="list-style-type: none"> <li>• 14E Significant Natural, Cultural, and Archaeological Resources</li> <li>• 14F Heritage Buildings and Structures</li> <li>• 14H Natural Hazards</li> </ul> Other limits on building height and density to protect qualifying matters that apply in more limited situations are found within other general rules chapters and the activity area chapters, and typically provide for assessment criteria and matters of discretion directing assessment to cover the qualifying matter. <u>These include:</u> <ul style="list-style-type: none"> <li>• <u>Chapter 11 Subdivision in relation to the National Grid Corridor</u></li> <li>• <u>Chapter 13 Network Utilities, including the National Grid, in relation to the National Grid Yard</u></li> <li>• <u>(other qualifying matters to be listed)</u></li> </ul>			
	153.5	Amendment 21 Chapter 1 Introduction and scope of the plan Section 1.10.3 – Policy 1	Amend Policy 1 in section 1.10.3 Residential Activity as follows: Policy 1 <del>Except in circumstances where a qualifying matter is relevant: Except within a qualifying matter area:</del> (a) Apply the...	Support	KiwiRail supports clear reference to qualifying matters, and how they override the height and density standards that would otherwise apply.	Adopt amendment sought in submission.
	153.6	Amendment 23 Chapter 1 Introduction and scope of the plan Section 1.10.3 – Explanation and Reasons	Amend the 'Explanation and Reasons' in section 1.10.3 Residential Activity as follows: ... This approach ensures that the District Plan enables an increase in housing supply to provide for sufficient residential development capacity through intensification in the existing urban environment. This approach also provides for a range of housing types and densities throughout Lower Hutt. It is important that the Plan not only enables an increase in the quantity of housing but also enables and supports the provision of a range of housing types. This ensures that there is housing choice for residents of Lower Hutt. Addressing the issues of housing supply and choice can support the provision of more affordable housing in Lower Hutt. <u>In some areas however, intensification may be modified and/or limited by qualifying matters and this is reflected in provisions applying within qualifying matter areas.</u>	Support	KiwiRail supports clear reference to qualifying matters, and how they override the height and density standards that would otherwise apply.	Adopt amendment sought in submission.
	153.8	Chapter 3 Definitions New definition – Qualifying matter area	Insert a definition for 'Qualifying matter area' as follows: <u>Qualifying matter area</u> <u>Means a qualifying matter listed below:</u> <u>(a) The National Grid Yard</u> <u>(b) The National Grid Corridor</u> <u>(c) ..... (other qualifying matters to be listed)</u>	Support in part	KiwiRail supports the definition of Qualifying matter area provided the definition includes the rail corridor as a qualifying matter.	Adopt amendment sought in submission and include the rail corridor as a qualifying matter.



Submitter and Submission ID	Submitter #	Relevant Provision	Original Submission Point	Support / Oppose	Reasons for Support or Opposition	Decision Sought
	153.9	Amendment 53 Chapter 4F – Medium Density Residential Activity Area Section 4F 1 – Introduction / Zone Statement	Amend 4F 1 Introduction / Zone Statement as follows: <u>Within qualifying matter areas, built development may be modified and/or limited by qualifying matters. This includes within pPrecincts and scheduled sites which are listed under 4F 5 at the end of the chapter.</u>	Support	KiwiRail supports clear reference to qualifying matters, and how they override the height and density standards that would otherwise apply.	Adopt amendment sought in submission.
	153.12	Amendment 61 Chapter 4F – Medium Density Residential Activity Area Policy 4F 3.2	Amend Policy 4F 3.2 as follows: 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, <u>while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter area provisions.</u>	Support	KiwiRail supports clear reference to qualifying matters, and how they override the height and density standards that would otherwise apply.	Adopt amendment sought in submission.
Fire and Emergency New Zealand	176.7 176.37 176.42 176.47 176.52 176.57	Medium Density Residential Activity Area Chapter 5A - New objective Chapter 5B - New objective Chapter 5E - New objective Chapter 6A - New objective and policy Chapter 9A – New objective	Add a new objective as follows: <u>Objective X Infrastructure</u> <u>Public health and safety is maintained through the appropriate provision of infrastructure.</u>	Oppose	While KiwiRail agrees that good planning outcomes will ensure public health and safety is protected, in many cases national or regionally significant infrastructure is already established and inappropriate development near the rail corridor can give rise to public health and safety issues. We anticipate FENZ intends for this objective to apply in the context of ensuring development is well serviced by infrastructure needed for fire emergency services, the wording of the objective applies to all infrastructure and can be read to place an onus on infrastructure providers to demonstrate "appropriate provision" for maintaining public health and safety. In cases where development is seeking to locate near the rail corridor the onus should be on those developers to implement measures to ensure their development occurs in a way that maintains public health and safety. KiwiRail would support alternative wording for this new objective which appropriately recognises this issue and is consistent with KiwiRail's primary submission.	Reject amendment sought in submission to the extent that it is inconsistent with the relief sought in KiwiRail's primary submission.
Kāinga Ora	206.7 206.96 206.179	District Plan Wide Qualifying Matters – method Chapter 4F – Medium Density Residential Activity Area (Rules) Rule 4F 4.2.4 Setbacks Chapter 4G – High Density Residential Activity Area	All qualifying matters and supporting overlay provisions be relocated to chapter(s) contained within District-Wide section of the District Plan. (a) Construction or alteration of a building is a permitted activity if: ... (i) Buildings are set back from the relevant boundary by the minimum depth listed below: Front yard: 1.5m Side yard: 1m Rear yard: 1m <u>(excluded on corner sites)</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. (b) Construction or alteration of a building that does not meet the <u>yard-setback</u> requirements is a restricted discretionary activity. (a) Construction or alteration of a building is a permitted activity if: (i) Buildings are set back from the relevant boundary by the minimum depth listed below:	Support Support in part Support in part	KiwiRail agrees that qualifying matters must be specified. KiwiRail seeks inclusion of the rail corridor as a qualifying matter as outlined in our primary submission. KiwiRail has no objection to the minor amendments proposed. KiwiRail seeks the inclusion of a rail corridor setback to be added to this provision as submitted in our primary submission. KiwiRail has no objection to the minor amendments proposed. KiwiRail seeks the inclusion of a rail corridor setback to be added to this provision as submitted in our primary submission.	Adopt amendment sought in submission. Adopt amendment sought in submission and include a rail corridor setback of 5m Adopt amendment sought in submission and include a rail corridor setback of 5m

Submitter and Submission ID	Submitter #	Relevant Provision	Original Submission Point	Support / Oppose	Reasons for Support or Opposition	Decision Sought
		(Rules) 4G 4.2 Development Standards Rule 4G 4.2.5 Setbacks	<del>Front yard: 1.5m</del> Side yard: 1m Rear yard: 1m (excluded on corner sites) 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. (b) Construction or alteration of a building that does not meet the setback requirements is a restricted discretionary activity.			
	206.183	Chapter 4G – High Density Residential Activity Area (Rules) 4G 4.2 Development Standards Rule 4G 4.2.5 Setbacks	Public <del>and limited</del> notification is precluded for resource consent applications under Rule 4G 4.2.5(b).	Oppose	KiwiRail does not consider it is appropriate for limited notification to be precluded for high density developments that do not comply with the prescribed setback standards. In certain instances, including where the rail corridor setback is infringed, it may be appropriate for limited notification to KiwiRail as the owner of the rail corridor to ensure developments are appropriately designed in such a way as to ensure any adverse effects of that non-compliance can be adequately mitigated and managed through the consenting process.	Reject the amendment sought and retain the notification requirements
Retirement Village Association	211.50	Chapter 4G High Density Residential Activity Area – Introduction / Zone Statement	Amend the Introduction/Zone Statement to align with the MDRS: Development standards also address: i. the impacts of built development on adjoining sites and the streetscape, <del>ii. stormwater management,</del> and iii. provision of open space for residents. If a proposed development does not meet the development standards, resource consent is required in order to: i. <del>achieve-encourage</del> a high quality built environment; <del>ii. manage the effects of development on neighbouring sites;</del> <del>iii. achieve high quality onsite living environments;</del> and iv. <del>achieve-encourage</del> attractive and safe streets and public space. <del>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.</del>	Oppose in part	KiwiRail rejects the deletion of 'ii. Manage the effects of development on neighbouring sites'. KiwiRail are not opposed to intensification adjacent to the rail corridor however, seek appropriate controls to manage effects on neighbouring sites. In the case that the proposed development standards cannot be met, the effects on neighbouring sites should be managed.	Reject the amendment sought to ii.
	211.41	Chapter 4F Medium Density Residential Activity Area – Rule 4F 4.2.4	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).	Oppose in part	KiwiRail appreciate the desire to have matters of discretion that are specific to retirement villages when building setback requirements cannot be met. However, KiwiRail seeks that there be a matter of discretion for retirement villages as follows: <del>The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</del>	Reject the amendment sought in submission to the extent that it is inconsistent with the relief sought in KiwiRail's primary submission.
	211.83	Chapter 4G High Density Residential Activity Area – Rule 4G 4.2.5	Rule 4G 4.2.5 Setbacks ... (b) Construction or alteration of a building that does not meet the setback requirements is a restricted discretionary activity. 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	Oppose in part	KiwiRail appreciate the desire to have matters of discretion that are specific to retirement villages when building setback requirements cannot be met. However, KiwiRail seeks that there be a matter of discretion for retirement villages as follows: <del>The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</del>	Reject the amendment sought in submission to the extent that it is inconsistent with the relief sought in KiwiRail's primary submission.



Submitter and Submission ID	Submitter #	Relevant Provision	Original Submission Point	Support / Oppose	Reasons for Support or Opposition	Decision Sought
			retirement village building that exceeds this standard (as per Rule 4F 4.2.1AA above).			
	211.107	Chapter 5E Suburban Mixed Use Activity Area – Rule 5E 4.2.3	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.	Oppose in part	<p>KiwiRail appreciate the desire to have matters of discretion that are specific to retirement villages when building setback requirements cannot be met. However, KiwiRail seeks that there be a matter of discretion for retirement villages as follows:</p> <p><u>The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u></p>	Reject the amendment sought in submission to the extent that it is inconsistent with the relief sought in KiwiRail's primary submission.



RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change



Clause 8 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

## 1. This is a further submission from:

Full Name	<small>Last</small> Horrocks <small>First</small> Jo	
Company/Organisation	Toka Tū Ake EQC	
Contact if different		
Address	PO Box 311, Wellington 6140	
Address for Service if different	<small>Postal Address</small>	<small>Courier Address</small>
Phone	<small>Home</small>	<small>Work</small>
	<small>Mobile</small>	
Email	resilience@eqc.govt.nz	

## 2. This is a further submission in support of or opposition to 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 consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest

 Please give details:

 I have an interest in the Proposed Plan Change that is greater than the interest of the general public

*Please give details:* Toka Tū Ake EQC is a Crown Entity responsible for providing insurance to residential property owners against the impact of natural hazards. We also invest in and facilitate research and education about natural hazards, and methods of reducing or preventing natural hazard damage.

The contingent liability associated with natural hazard risk in New Zealand is high and is carried, in large part, by Toka Tū Ake on behalf of the Crown. Toka Tū Ake therefore has a strong interest in reducing risk from, and building resilience to, natural hazards in New Zealand.

 I represent Hutt City Council

Hutt City Council 30 Laings Road, Private Bag 31912, Lower Hutt 5040 www.huttcity.govt.nz (04) 570 6666

## 4. I support or oppose the submission of:

Name and address of original submitter and submission number of original submission:

Petone Community Board Submission 116

- pamhannapetone@gmail.com

Greater Wellington Regional Council Submission 149

- richard.sheild@gw.govt.nz

Argosy Property No. 1 Ltd. Submission 189

- bianca.tree@minterellison.co.nz

Kāinga Ora Homes and Communities Submission 206

- gurv.singh@kaingaora.govt.nz

Investore Property Ltd. Submission 258

- RebeccaS@barker.co.nz

(Please use additional pages if you wish)

## 5. The particular parts of the submission I support or oppose are:

**Petone Community Board Submission 116**

**SUPPORT 116.10 - Amendment 32**

*Ensure that safe evacuation is seen as a limitation in the hazard areas*

**Greater Wellington Regional Council Submission 149**

**SUPPORT 149.6 – Plan Change Entire**

*Remove residential areas in the high hazard coastal overlay earmarked as suitable for medium or high-density intensification in Petone and the east Harbour Bays.*

**SUPPORT 149.36 - Chapter 1.10.11**

*Amend (add underlined, remove strikethrough):*

*To avoid or ~~mitigate the vulnerability and risk of people and development to natural hazards.~~ Reduce minimise the risk to people, property and infrastructure from natural and coastal hazards*

**SUPPORT 149.40 - Chapter 1.10.11**

*Provide differentiation between the high and medium coastal hazard overlays to minimise development in the high coastal hazard overlay and manage development within the medium coastal hazard overlay.*

*Remove high and medium density residential areas from these overlays in Petone, Lowry Bay, Days Bay and Eastbourne.*

**SUPPORT 149.69 - Chapter 11 Section 11.1.3 Policy**

*Clause (bd) should be differentiated between high and medium coastal hazard areas - to minimise development in the high coastal hazard overlay and manage development within the medium coastal hazard overlay.*

**Argosy Property No. 1 Ltd. Submission 189**

**OPPOSE 189.4**

*Delete the hazard rankings, or alternatively reduce the hazard ranking for all tsunami hazards to 'low' to reflect that it is difficult to mitigate the risk of a tsunami.*

**Kāinga Ora Homes and Communities Submission 206**

**OPPOSE 206.14 Chapter 1 – 1.10.1A Urban Environment**

*Amend (add underlined, remove strikethrough):*

*Provide for building height and density of urban form that enables:*

*a) as much development capacity as possible within the Central Commercial Activity Area and Petone Commercial Activity Area - 2.*

*b) building heights of at least 6 storeys, with greater intensification enabled in identified Height Variation Control areas: i. within the Petone Commercial Activity Area - 1,*

*ii. within a walkable catchment of the Central Commercial and Petone Commercial Activity Areas,*

*c) 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,*



**OPPOSE 206.27 Chapter 1 – 1.10.11 Lessening Natural Hazards, Flood Hazard Overlay**

*Remove natural hazard flooding overlay(s) from the District Plan statutory maps, and instead hold this information in non-statutory GIS maps.*

**OPPOSE 206.28 Chapter 1 – 1.10.11 Lessening Natural Hazards, Flood Hazard Overlay**

*Create of new definitions to identify flood hazards in the Plan.*

**OPPOSE 206.29 Chapter 1 – 1.10.11 Lessening Natural Hazards, Flood Hazard Overlay**

*Amend rule framework to enable rules to be linked to newly defined terms of Flood Hazards.*

**OPPOSE 206.30 Chapter 1 – 1.10.11 Lessening Natural Hazards, Flood Hazard Overlay**

*Revise reference throughout plan from “flood hazard overlays” to “flood hazard areas”.*

**OPPOSE 206.31 Chapter 1 – 1.10.11 Lessening Natural Hazards, Flood Hazard Overlay**

*Consequential changes to give effect to this submission (regarding the flood hazard submission points above), including addition of definitions below,*

**OPPOSE 206.38 Chapter 1 – 1.10.11 Lessening Natural Hazards, Policy**

*Seeks to remove clause (c) ~~To limit the scale and density of development in areas where the risk of flooding is medium to high-~~*

**OPPOSE 206.39 Chapter 1 – 1.10.11 Lessening Natural Hazards, Explanation and Reasons – Flood Hazard**

*seeks consequential changes to give effect to the above submission points regarding flood hazard maps being outside of the District Plan.*

**OPPOSE 206.121 Chapter 4G – High Density Residential Activity Area Mapping**

*Add clause:*

*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;*

**OPPOSE 206.165 Chapter 4G – High Density Residential Activity Area (Rules)**

*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.*

**OPPOSE 206.171 Chapter 4G – High Density Residential Activity Area (Rules)**

*Increase maximum height for Petone, Naenae, and Waterloo Commercial Activity Areas to 29m*

**OPPOSE 206.247 Chapter 5B Petone Commercial Activity Area Area 1**

*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.*

**OPPOSE 206.273 Chapter 5E Suburban Mixed Use Activity Area Entire chapter and zoning framework**

*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. Considers that there are a number of commercial centres in Hutt City that are considered local centres.*

**OPPOSE 206.295 Chapter 11 – Subdivision Policies of section 11.1.3 Natural Hazards**

*Seeks a simplified policy, which addresses the requirement to manage risk from natural hazards. An alternative policy is provided. Notes that the alternative policy refers to natural hazards identified in the District Plan. As noted elsewhere in this submission, opposes flood hazards being mapped in the Plan, and instead seeks definitions to appropriately identify such hazards in the plan. 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:*

- 1. The sensitivity of the activities to the impacts of natural hazards; and*
- 2. The hazard posed to people’s lives and wellbeing, and property, by considering the likelihood and consequences of differing natural hazard events.*

**OPPOSE 206.308 Chapter 14H Natural Hazards Flood Hazard Overlay**

*Remove natural hazard flooding overlay(s) from the District Plan statutory maps, and instead hold this information in non-statutory GIS maps.*

**OPPOSE 206.309 Chapter 14H Natural Hazards Flood Hazard Overlay**

*Create of new definitions to identify flood hazards in the Plan.*

**OPPOSE 206.310 Chapter 14H Natural Hazards Flood Hazard Overlay**

*Amend rule framework to enable rules to be linked to newly defined terms of Flood Hazards.*

**OPPOSE 206.311 Chapter 14H Natural Hazards Flood Hazard Overlay**

*Revise reference throughout plan to delete “flood hazard overlay”*

**OPPOSE 206.313 Chapter 14H Natural Hazards Introduction**

*Seeks removal of the use of “overlay” from the table identifying the Natural Hazards*

**OPPOSE 206.314 Chapter 14H Natural Hazards Introduction**

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 identified in the District Plan.

**OPPOSE 206.317 Chapter 14H Natural Hazards Policy 14H 1.1 Levels of Risk**

Amendments are sought to give effect to the relief sought to remove reference to natural hazard overlays insofar as it relates to flooding.

**OPPOSE 206.318, 206.320, 206.322, 206.324, 206.326, Chapter 14H Natural Hazards Policy 14H 1.3, 1.4, 1.5, 1.6, 1.7**

seeks amendment to the policy chapeau to remove reference to the flood hazard overlay.

**OPPOSE 206.319, 206.321, 206.323, 206.325, 206.327 Chapter 14H Natural Hazards Policy 14H 1.3, 1.4, 1.5, 1.6, 1.7**

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.

**OPPOSE 206.328, 206.332, 206.334, 206.336 Chapter 14H Natural Hazards Rules Rule 14H 2.2, 2.3, 2.4, 2.5**

Seeks amendment to remove reference to the flood hazard overlay

**OPPOSE 206.331, 206.333, 206.335, 206.337 Chapter 14H Natural Hazards Rules Rule 14H 2.2, 2.3, 2.4, 2.5**

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.

**Investore Property Ltd. Submission 258****OPPOSE 258.4, 258.5, 258.6, 258.7 Natural Hazards – Policy 14H 1.1, 1.8**

Delete Policies 14H 1.1 and 14H 1.8 and Rules 14H 2.6 and 14H 2.10 and reconsider approach to managing risks in the Medium Coastal Hazard Area.

(Please use additional pages if you wish)

6. The reasons for my support or opposition are:

Please give reasons:

**Petone Community Board Submission 116****SUPPORT 116.10 - Amendment 32**

Evacuation from flooding, coastal inundation and tsunami is particularly important in areas of Petone where evacuation will be difficult and slow. The need for evacuation routes should be reflected in the District Plan. Please refer to our original submission and to Luovic et al (2017) tsunami evacuation modelling for Lower Hutt.

**Greater Wellington Regional Council Submission 149****SUPPORT 149.6 – Plan Change Entire**

As outlined in our original submission, Petone and Moera are areas at high risk from natural hazards where high-density development is not appropriate.

**SUPPORT 149.36 - Chapter 1.10.11**

We consider it appropriate for terminology to be consistent with GRWC proposed RPS Change 1 (based on standard risk based hazard management approaches), to be used throughout the HCC district plan. We agree that 'minimise' natural hazard risk provides clearer direction to bring risk in development to levels as low as reasonably practical.

**SUPPORT 149.40 - Chapter 1.10.11**

It is appropriate to avoid natural hazard risk in high risk areas, and manage or mitigate natural hazard risk in medium and low risk areas. Differentiation of these zones is important for consistent application of rules and policies.

High density development should not be zoned for areas at high risk of natural hazard.

**SUPPORT 149.69 - Chapter 11 Section 11.1.3 Policy**

It is appropriate to avoid natural hazard risk in high risk areas, and manage or mitigate natural hazard risk in medium and low risk areas. Differentiation of these zones is important for consistent application of rules and policies.

*Please give reasons:*

**Argosy Property No. 1 Ltd. Submission 189**

**OPPOSE 189.4 Natural Hazard Introduction**

The risk of a 1:100 year tsunami risk is classed as high despite being low probability because tsunamis are a very high impact hazard. While the trigger of a tsunami cannot be mitigated, the consequences can be reduced through good design, evacuation planning and communication of the risk. As parts of Petone cannot be evacuated in time from a local source event, land use planning options must be considered, particularly when combined with other hazards along the coast (e.g. sea level rise, storm surge, liquefaction). It is not appropriate to reduce the hazard ranking for all tsunamis to low given the high consequence of a tsunami occurring.

**Kāinga Ora Homes and Communities Submission 206**

**OPPOSE 206.14 Chapter 1 – 1.10.1A Urban Environment**

As outlined in our original submission, Petone and Eastbourne are at high risk of natural hazards and intensification should not be zoned for these areas. Buildings of greater size and height are more vulnerable to liquefaction, which the majority of Petone is at high risk for in the event of an earthquake. Petone is expected to subside by up to 2 m in the event of a Wellington Fault earthquake, meaning much of the suburb will be below sea level. Petone and Eastbourne are also at high risk of coastal inundation, flooding and tsunamis, risks which will increase in the near future with the effects of sea level rise and climate change. Increasing the number and density of residences and businesses in these areas will put more people at high risk from natural hazards and is not sustainable in the long term.

**OPPOSE 206.27 Chapter 1 – 1.10.11 Lessening Natural Hazards, Flood Hazard Overlay**

Accurate and risk-based regulatory hazard maps are an important tool in the HCC District plan to limit subdivision and development within areas subject to natural hazard risk. The maps also provide a way of identifying hazards for decision making. Removing part or all of these regulatory maps opens the possibility that rules controlling development in flood-prone areas will be inconsistently applied, exposing people and their properties to unnecessary flood risk.

**OPPOSE 206.28 Chapter 1 – 1.10.11 Lessening Natural Hazards, Flood Hazard Overlay**

We oppose all proposed amendments made by Kāinga Ora which remove regulatory flood hazard mapping and rely on definitions of flood hazard to limit development in areas subject to flood hazard. Flooding is a likely event to occur, and development needs to take flooding into account to ensure the sustainability of any development into the future.

**OPPOSE 206.29 Chapter 1 – 1.10.11 Lessening Natural Hazards, Flood Hazard Overlay**

We oppose all proposed amendments made by Kāinga Ora which remove regulatory flood hazard mapping and rely on definitions of flood hazard to limit development in areas subject to flood hazard. Flooding is a likely event to occur, and development needs to take flooding into account to ensure the sustainability of any development into the future.

**OPPOSE 206.30 Chapter 1 – 1.10.11 Lessening Natural Hazards, Flood Hazard Overlay**

MfE discussion paper on National Planning Standards: Zones and Overlays supports the use of the term 'overlay' to mean mapped areas which "introduce more restrictive built form controls than apply to the underlying zone". As this is the purpose of the HCC Natural Hazard Overlays, the term should be retained. Regulatory natural hazard overlays, including for flood, are an important tool to limit subdivision and development within areas subject to natural hazard risk.

We oppose all proposed amendments made by Kāinga Ora which remove regulatory flood hazard mapping and rely on definitions of flood hazard to limit development in areas subject to flood hazard. Flooding is a likely event to occur, and development needs to take flooding into account to ensure the sustainability of any development into the future.

**OPPOSE 206.31 Chapter 1 – 1.10.11 Lessening Natural Hazards, Flood Hazard Overlay**

We oppose all proposed amendments made by Kāinga Ora which remove regulatory flood hazard mapping and rely on definitions of flood hazard to limit development in areas subject to flood hazard. Flooding is a likely event to occur, and development needs to take flooding into account to ensure the sustainability of any development into the future.

**OPPOSE 206.38 Chapter 1 – 1.10.11 Lessening Natural Hazards, Policy**

The scale and density of development should be limited in all areas at risk from natural hazards. Flooding is the most common natural hazard faced in Aotearoa, and repeated flooding events can have severe effects on properties and the wellbeing of residents. Areas at high or medium risk from flooding should not be subject to intensification.

**OPPOSE 206.39 Chapter 1 – 1.10.11 Lessening Natural Hazards, Explanation and Reasons – Flood Hazard**

We oppose all proposed amendments made by Kāinga Ora which remove regulatory flood hazard mapping and rely on definitions of flood hazard to limit development in areas subject to flood hazard. Flooding is a likely event to occur, and development needs to take flooding into account to ensure the sustainability of any development into the future.

**OPPOSE 206.121 Chapter 4G – High Density Residential Activity Area Mapping**

As outlined in our original submission, Petone is at high risk of natural hazard and intensification should not be zoned for these areas. Buildings of greater size and height are more vulnerable to liquefaction, which the majority of Petone is at high risk for in the event of an earthquake (GWRC liquefaction hazard maps).

**OPPOSE 206.165 Chapter 4G – High Density Residential Activity Area (Rules)**

As outlined in our original submission, much of Lower Hutt is at high risk of natural hazard and intensification should not be zoned for areas at risk. Petone, Alicetown, Moera, Seaview and Wainuiomata are at high risk for liquefaction in the event of an earthquake (GWRC Liquefaction hazard maps). Petone, Seaview, and Moera are expected to subside by up to 2 m in the event of a Wellington Fault earthquake (Townsend et al, 2015), meaning much of the area will be below sea level. Petone, Seaview and Eastbourne are at high risk of coastal inundation, flooding and tsunami (GWRC tsunami evacuation maps), and much of the Hutt Valley is at risk from flooding by the Hutt River (GWRC flood hazard maps), risks which will increase in the near future with the effects of sea level rise and climate change (NZ SeaRise project). Increasing the number and density of residences and businesses in these areas, without taking into account the need to avoid or minimise the risks from natural hazards will put more people at high risk from natural hazards and is not sustainable in the long term

**OPPOSE 206.171 Chapter 4G – High Density Residential Activity Area (Rules)**

As outlined in our original submission, Petone is at high risk of natural hazard and intensification should not be zoned for these areas. Buildings of greater size and height are more vulnerable to liquefaction, which the majority of Petone is at high risk for in the event of an earthquake (GWRC liquefaction hazard maps).

**OPPOSE 206.247 Chapter 5B Petone Commercial Activity Area Area 1**

As outlined in our original submission, Petone is at high risk of natural hazard and intensification should not be zoned for these areas. Buildings of greater size and height are more vulnerable to liquefaction, which the majority of Petone is at high risk for in the event of an earthquake (GWRC liquefaction hazard maps).

**OPPOSE 206.273 Chapter 5E Suburban Mixed Use Activity Area Entire chapter and zoning framework**

As outlined in our original submission, much of Lower Hutt is at high risk of natural hazard and intensification should not be zoned for these at risk. Buildings of greater size and height are more vulnerable to liquefaction, which the majority of Petone, Alicetown, Moera, Seaview and Wainuiomata are at high risk for in the event of an earthquake (GWRC Liquefaction hazard maps). Petone, Seaview, and Moera are expected to subside by up to 2 m in the event of a Wellington Fault earthquake (Townsend et al, 2015), meaning much of the area will be below sea level. Petone, Seaview and Eastbourne are at high risk of coastal inundation, flooding and tsunami (GWRC tsunami evacuation maps), and much of the Hutt valley is at risk from flooding by the Hutt River (GWRC flood hazard maps), risks which will increase in the near future with the effects of sea level rise and climate change (NZ SeaRise project). Increasing the number and density of residences and businesses in these areas, without taking into account the need to avoid or minimise the risks from natural hazards will put more people at high risk from natural hazards and is not sustainable in the long term

**OPPOSE 206.295 Chapter 11 – Subdivision Policies of section 11.1.3 Natural Hazards**

In the interests of clarity and consistency across the district plan, we support the HCC's original policy format of explicitly stating which hazards will have an effect on subdivision rules. We support the original wording which was wider in scope. We note that the current district plan maps do not include hazard overlays for liquefaction, storm surge, sea level rise, or land instability. By limiting the scope of the proposed new wording to natural hazards and coastal hazards identified in the District Plan, development within these known extents of other hazards are not being managed appropriately. Not using information to inform development will result in higher numbers of people and property being affected by hazard events.

**OPPOSE 206.308 Chapter 14H Natural Hazards Flood Hazard Overlay**

Accurate and risk-based regulatory hazard maps are an important tool in the HCC District Plan to limit subdivision and development within areas subject to natural hazard risk. Removing part or all of these regulatory maps opens the possibility that rules controlling development in flood-prone areas will be inconsistently applied, exposing people and their properties to unnecessary flood risk.

We oppose all proposed amendments made by Kāinga Ora which remove regulatory flood hazard mapping and rely on definitions of flood hazard to limit development in areas subject to flood hazard. Flooding is a likely event to occur, and development needs to take flooding into account to ensure the sustainability of any development into the future.

**OPPOSE 206.309 Chapter 14H Natural Hazards Flood Hazard Overlay**

We oppose all proposed amendments made by Kāinga Ora which remove regulatory flood hazard mapping and rely on definitions of flood hazard to limit development in areas subject to flood hazard. Flooding is a likely event to occur, and development needs to take flooding into account to ensure the sustainability of any development into the future.

**OPPOSE 206.310 Chapter 14H Natural Hazards Flood Hazard Overlay**

We oppose all proposed amendments made by Kāinga Ora which remove regulatory flood hazard mapping and rely on definitions of flood hazard to limit development in areas subject to flood hazard. Flooding is a likely event to occur, and development needs to take flooding into account to ensure the sustainability of any development into the future.

**OPPOSE 206.311 Chapter 14H Natural Hazards Flood Hazard Overlay**

MfE discussion paper on National Planning Standards: Zones and Overlays supports the use of the term 'overlay' to mean mapped areas which "introduce more restrictive built form controls than apply to the underlying zone". As this is the purpose of the HCC Natural Hazard Overlays, the term should be retained. Regulatory natural hazard overlays, including for flood, are an important tool to limit subdivision and development within areas subject to natural hazard risk.

We oppose all proposed amendments made by Kāinga Ora which remove regulatory flood hazard mapping and rely on definitions of flood hazard to limit development in areas subject to flood hazard. Flooding is a likely event to occur, and development needs to take flooding into account to ensure the sustainability of any development into the future.

**OPPOSE 206.313 Chapter 14H Natural Hazards Introduction**

MfE discussion paper on National Planning Standards: Zones and Overlays supports the use of the term 'overlay' to mean mapped areas which "introduce more restrictive built form controls than apply to the underlying zone". As this is the purpose of the HCC Natural Hazard Overlays, the term should be retained. Regulatory natural hazard overlays, including for flood, are an important tool to limit subdivision and development within areas subject to natural hazard risk.

We oppose all proposed amendments made by Kāinga Ora which remove regulatory flood hazard mapping and rely on definitions of flood hazard to limit development in areas subject to flood hazard. Flooding is a likely event to occur, and development needs to take flooding into account to ensure the sustainability of any development into the future.

**OPPOSE 206.314 Chapter 14H Natural Hazards Introduction**

MfE discussion paper on National Planning Standards: Zones and Overlays supports the use of the term 'overlay' to mean mapped areas which "introduce more restrictive built form controls than apply to the underlying zone". As this is the purpose of the HCC Natural Hazard Overlays, the term should be retained. Regulatory natural hazard overlays, including for flood, are an important tool to limit subdivision and development within areas subject to natural hazard risk.

We oppose all proposed amendments made by Kāinga Ora which remove regulatory flood hazard mapping and rely on definitions of flood hazard to limit development in areas subject to flood hazard. Flooding is a likely event to occur, and development needs to take flooding into account to ensure the sustainability of any development into the future.

**OPPOSE 206.317 Chapter 14H Natural Hazards Policy 14H 1.1 Levels of Risk**

MfE discussion paper on National Planning Standards: Zones and Overlays supports the use of the term 'overlay' to mean mapped areas which "introduce more restrictive built form controls than apply to the underlying zone". As this is the purpose of the HCC Natural Hazard Overlays, the term should be retained. Regulatory natural hazard overlays, including for flood, are an important tool to limit subdivision and development within areas subject to natural hazard risk.

We oppose all proposed amendments made by Kāinga Ora which remove regulatory flood hazard mapping and rely on definitions of flood hazard to limit development in areas subject to flood hazard.

**OPPOSE 206.318, 206.320, 206.322, 206.324, 206.326, Chapter 14H Natural Hazards Policy 14H 1.3, 1.4, 1.5, 1.6, 1.7**

We oppose all proposed amendments made by Kāinga Ora which remove regulatory flood hazard mapping and rely on definitions of flood hazard to limit development in areas subject to flood hazard. Flooding is a likely event to occur, and development needs to take flooding into account to ensure the sustainability of any development into the future.

**OPPOSE 206.319, 206.321, 206.323, 206.325, 206.327 Chapter 14H Natural Hazards Policy 14H 1.3, 1.4, 1.5, 1.6, 1.7**

We oppose all proposed amendments made by Kāinga Ora which remove regulatory flood hazard mapping and rely on definitions of flood hazard to limit development in areas subject to flood hazard. Flooding is a likely event to occur, and development needs to take flooding into account to ensure the sustainability of any development into the future.

**OPPOSE 206.328, 206.332, 206.334, 206.336 Chapter 14H Natural Hazards Rules Rule 14H 2.2, 2.3, 2.4, 2.5**

We oppose all proposed amendments made by Kāinga Ora which remove regulatory flood hazard mapping and rely on definitions of flood hazard to limit development in areas subject to flood hazard. Flooding is a likely event to occur, and development needs to take flooding into account to ensure the sustainability of any development into the future.

**OPPOSE 206.331, 206.333, 206.335, 206.337 Chapter 14H Natural Hazards Rules Rule 14H 2.2, 2.3, 2.4, 2.5**

We oppose all proposed amendments made by Kāinga Ora which remove regulatory flood hazard mapping and rely on definitions of flood hazard to limit development in areas subject to flood hazard. Flooding is a likely event to occur, and development needs to take flooding into account to ensure the sustainability of any development into the future.

**Investore Property Ltd. Submission 258****OPPOSE 258.4, 258.5, 258.6, 258.7 Natural Hazards – Policy 14H 1.1, 1.8**

Deletion of these rules and policies will allow for less restrictive development and intensification within areas which are at high or medium risk from natural hazards. As outlined in our original submission, this includes areas of Petone, Moera, Seaview, and Eastbourne which are at risk from multiple natural hazards (refer to GWRC natural hazard information for comprehensive hazard maps), and where intensification is not appropriate and will not be sustainable in the long term.

7. I seek that the whole or part [*describe part*] of the submission be allowed or disallowed:

*Please give precise details:*

**Petone Community Board Submission 116**

**SUPPORT 116.10 - Amendment 32**

I seek that the whole of the submission be allowed

**Greater Wellington Regional Council Submission 149**

**SUPPORT 149.6 – Plan Change Entire**

I seek that the whole of the submission be allowed

**SUPPORT 149.36 - Chapter 1.10.11**

I seek that the whole of the submission be allowed

**SUPPORT 149.40 - Chapter 1.10.11**

I seek that the whole of the submission be allowed

**SUPPORT 149.69 - Chapter 11 Section 11.1.3 Policy**

I seek that the whole of the submission be allowed

**Argosy Property No. 1 Ltd. Submission 189**

**OPPOSE 189.4**

I seek that the whole of the submission be disallowed

**Kāinga Ora Homes and Communities Submission 206**

**OPPOSE 206.14 Chapter 1 – 1.10.1A Urban Environment**

I seek that the part of the submission regarding height and density of buildings in Petone and Eastbourne be disallowed

**OPPOSE 206.27 Chapter 1 – 1.10.11 Lessening Natural Hazards, Flood Hazard Overlay**

I seek that the whole of the submission be disallowed

**OPPOSE 206.28 Chapter 1 – 1.10.11 Lessening Natural Hazards, Flood Hazard Overlay**

I seek that the whole of the submission be disallowed

**OPPOSE 206.29 Chapter 1 – 1.10.11 Lessening Natural Hazards, Flood Hazard Overlay**

I seek that the whole of the submission be disallowed

**OPPOSE 206.30 Chapter 1 – 1.10.11 Lessening Natural Hazards, Flood Hazard Overlay**

I seek that the whole of the submission be disallowed

**OPPOSE 206.31 Chapter 1 – 1.10.11 Lessening Natural Hazards, Flood Hazard Overlay**

I seek that the whole of the submission be disallowed

**OPPOSE 206.38 Chapter 1 – 1.10.11 Lessening Natural Hazards, Policy**

I seek that the part of the submission seeking to remove clause “(c) To limit the scale and density of development in areas where the risk of flooding is medium to high” be disallowed

**OPPOSE 206.39 Chapter 1 – 1.10.11 Lessening Natural Hazards, Explanation and Reasons – Flood Hazard**

I seek that the whole of the submission be disallowed

**OPPOSE 206.121 Chapter 4G – High Density Residential Activity Area Mapping**

I seek that the part of the submission adding clause “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” be disallowed

**OPPOSE 206.171 Chapter 4G – High Density Residential Activity Area (Rules)**

I seek that the part of the submission regarding height and density of buildings in Petone and Eastbourne be disallowed

**OPPOSE 206.247 Chapter 5B Petone Commercial Activity Area Area 1**

I seek that the part of the submission regarding height and density of buildings in Petone be disallowed

**OPPOSE 206.273 Chapter 5E Suburban Mixed Use Activity Area Entire chapter and zoning framework**

I seek that the whole of the submission be disallowed

**OPPOSE 206.295 Chapter 11 – Subdivision Policies of section 11.1.3 Natural Hazards**

I seek that the whole of the submission be disallowed

**OPPOSE 206.308 Chapter 14H Natural Hazards Flood Hazard Overlay**

I seek that the whole of the submission be disallowed

**OPPOSE 206.309 Chapter 14H Natural Hazards Flood Hazard Overlay**

I seek that the whole of the submission be disallowed.

**OPPOSE 206.310 Chapter 14H Natural Hazards Flood Hazard Overlay**

I seek that the whole of the submission be disallowed

**OPPOSE 206.311 Chapter 14H Natural Hazards Flood Hazard Overlay**

I seek that the whole of the submission be disallowed

**OPPOSE 206.313 Chapter 14H Natural Hazards Introduction**

I seek that the whole of the submission be disallowed

**OPPOSE 206.314 Chapter 14H Natural Hazards Introduction**

I seek that the whole of the submission be disallowed

**OPPOSE 206.317 Chapter 14H Natural Hazards Policy 14H 1.1 Levels of Risk**

I seek that the whole of the submission be disallowed

**OPPOSE 206.318, 206.320, 206.322, 206.324, 206.326, Chapter 14H Natural Hazards Policy 14H 1.3, 1.4, 1.5, 1.6, 1.7**

I seek that the whole of these submissions be disallowed

**OPPOSE 206.319, 206.321, 206.323, 206.325, 206.327 Chapter 14H Natural Hazards Policy 14H 1.3, 1.4, 1.5, 1.6, 1.7**

I seek that the whole of these submissions be disallowed

**OPPOSE 206.328, 206.332, 206.334, 206.336 Chapter 14H Natural Hazards Rules Rule 14H 2.2, 2.3, 2.4, 2.5**

I seek that the whole of these submissions be disallowed

**OPPOSE 206.331, 206.333, 206.335, 206.337 Chapter 14H Natural Hazards Rules Rule 14H 2.2, 2.3, 2.4, 2.5**

I seek that the whole of these submissions be disallowed

**Investore Property Ltd. Submission 258****OPPOSE 258.4, 258.5, 258.6, 258.7 Natural Hazards – Policy 14H 1.1, 1.8**

I seek that the whole of the submission be disallowed

*(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 24/11/2022
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*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](mailto:informationmanagementteam@huttcity.govt.nz) or call 04-570-6666.

**Where to send your submission**

- **By email (preferred):** [district.plan@huttcity.govt.nz](mailto: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



## City of Lower Hutt District Plan, Plan Change 56 – Petone Historical Society Further submissions table

Submitter Name/Number	Part of Submission	Support/Oppose	Reasons	Allow/Disallow
DPC56/019 Diane Knowles	19.1	Oppose	The submission asks that heritage items are recognised only with the express permission of the owner. This is incorrect in law and is based on misleading information spread around our community. (Representative further submission – applies to all who made this standard submission)	Disallow
	19.2	Support in part	The Council could do more to support owners of existing listed heritage items, but that is not a district plan matter.	Disallow
DPC56/022 Jing Chen	All	Oppose	The submission asks that heritage items are recognised only with the express permission of the owner. This is incorrect in law and is based on misleading information spread around our community. (Representative further submission – applies to all who made this standard submission)	Disallow
DPC56/030 Brendon Davies	All	Support in part	PHS made a similar submission, but have requested a slightly extended area be included.	Allow to the extent it is consistent with PHS submission
DPC56/037 Heritage New Zealand Pouhere Taonga	37.11, 37.12	Support in part	The submission is supportive of retaining the existing 3 area in Petone which have area recognition. However, the mapping of the areas have all been “pruned” and this undermines the heritage values which have been recognised for over 30 years. PHS supports the submissions to the extent to which they are	Allow to the extent consistent with PHS submission

				compatible with its own submissions on the wider existing recognised areas.	
	37.20		Support	The submission would make the Riddlers Cres area consistent with the other 3 existing precincts	
	37.21		Support in part	This submission queries the extent of the Jackson St heritage area and suggests it extent requires further consideration. PHS has requested the full extent of the existing area should be reinstated.	Allow to the extent consistent with PHS submission
DPC56/043 Mike Byrne	All		Support in part	PHS supports the parts of the submission relating to identifying individual heritage properties which have been left out of heritage listing at this stage, and also supports the part seeking better support for owners of heritage properties. However, the latter is not a district plan matter.	Allow in part
DPC56/114 Kimberley Vermacy	114.10		Support	The submission identifies an omission, which has not been a problem in heritage precincts to date, but which should be corrected.	Allow
DPC56/116 Petone Community Board	116/5		Support	The submission is consistent with PHS's submission. Petone's commercial centre has been mis-classified by the Council, with inappropriate consequences in terms of building heights throughout much of Petone.	Allow
	116/6		Support	The submission is consistent with PHS's submission. Petone's commercial centre has been mis-classified by the Council, with inappropriate consequences in terms of building heights throughout much of Petone. The description included here is misleading and doesn't recognise the special heritage aspect of the traditional Jackson Street area and the contrasting sparse and dispersed nature of big box retailing elsewhere in the zone. This is poor policy.	Allow
	116/8		Support	The current statement is too weak.	Allow
	116/26		Support	Consistent with PHS approach	Allow
	116/41 - 44		Support	Consistent with PHS approach	Allow
	116/49 - 51		Support	Consistent with PHS approach	Allow

	116/55 - 56			Consistent with PHS approach	Allow
DPC56/117 Russell Keenan and Karen Mooney	117/1	Support in part		The submission is consistent with PHS's submission, although PHS seeks inclusion of additions to this precinct.	Allow to the extent consistent with PHS submission
DPC56/124 Merran Bakker	124.1	Support		The determination of Petone as a metropolitan centre has resulted in consequential implications in the intensity of development required. PHS agrees with the submitter's reasons.	Allow
DPC56/143 Sheree Freeman	143.6 - 8	Support		The submission relates to the removal of part of the Jackson St Historic Precinct. The submission is in line with that of PHS	Allow
DPC56/151 New Zealand Transport Agency (Waka Kotahi)	151.4	Oppose		The submission supports intensification to 6 storeys within the Petone Commercial Centre. The submission overlooks the recognised heritage values of Jackson Street and nearby areas, and the incompatibility of the proposed density and associated heights with this valued area.	Disallow to the extent that the submission is inconsistent with PHS's submission on Jackson St and nearby areas.
DPC56/157 Hutt Voluntary Heritage Group	157.1	Oppose		The submission asks that heritage items are recognised only with the express permission of the owner. This is incorrect in law and is based on misleading information spread around our community. (Representative further submission – applies to all who made this standard submission)	Disallow
DPC56/179 Oyster Management Ltd	179.11	Oppose		The submission is inconsistent with a submission made by PHS which seeks the retention of angle plane controls along the Jackson Street frontage west of Area 1 (Petone Commercial 2). This control relates to the recognition and protection of heritage values within Jackson Street. It is therefore a qualifying matter and the control must be retained.	Disallow

179.28		Oppose	This is a “patsy” submission which should not be paid any regard. The list of matters supported should be balanced by including a list of matters which may limit the provisions of the Plan Change such as qualifying matters.	Disallow
DPC56/191 Ian Cassidy – IPC Family Trust	191.1	Support	The submission is similar in that it seeks to retain the full current extent of the three existing heritage precincts in Petone. PHS shares the submitter’s concern that these three precincts have been reduced in extent.	Allow
DPC56/206 Kāinga Ora	206.2	Oppose	PHS opposes this general submission to the extent that it may relate to centres zoning in Petone. Petone is a historic area, including a historic centre, which is also affected by natural hazards. The zoning pattern cannot be tinkered with on a speculative basis without affecting the integrity and heritage values of Petone’s historic centre	Disallow to the extent that the submission is inconsistent with PHS’s submission on Jackson St and nearby areas.
	206.14	Oppose	PHS opposes this submission in relation to Petone Commercial Activity Area 1. This area is primarily the Jackson Street Heritage precinct, and the submitter’s request would be contrary to RMA s6(f) and a NPS-UD qualifying matter.	Disallow to the extent that the submission is inconsistent with PHS’s submission on Jackson St and nearby areas.
	206.121	Oppose	PHS opposes the submission seeking a 10-storey height limit (and a 53m height limit mentioned in submission 244) within 400m of Petone Commercial Centre. This is contrary to a number of PHS’s submissions, does not recognise the heritage character of much of Petone’s existing commercial centre, and does not recognise the several natural hazard limitations within the area sought to have this extra intense building capacity.	Disallow to the extent that the submission is inconsistent with PHS’s submission on Jackson St and nearby areas.

206.244	Oppose	The submission clearly does not understand (or maybe overlooks) that RMA s6(f) heritage values include the surroundings of identified heritage. The submission does not understand that the management of Petone's heritage has been developed over many decades. It is appropriate to continue to manage these areas adjacent to the historic precinct in a way that complements the precinct itself. We do not consider that Kāinga Ora has the social licence to make such a submission.	Disallow
206.246	Oppose	The submission is inconsistent with a submission made by PHS which seeks the retention of angle plane controls along the Jackson Street frontage west of Area 1 (Petone Commercial 2). This control relates to the recognition and protection of heritage values within Jackson Street. It is therefore a qualifying matter and the control must be retained.	Disallow
206.247	Oppose	This submission seeks that building in the small area of Petone Commercial 1 which is not within the 10m height limit be accorded a height limit of 53m, or the ability to tower above the small heritage adjacent buildings by an additional 43m. The area concerned is entirely adjacent to and to the north of the heritage street. No consideration has been given to sunlight access or the other amenity values that the submitter seems so keen on in other submissions. The submission clearly does not understand (or maybe overlooks) that RMA s6(f) heritage values include the surroundings of identified heritage. The submission does not understand that the management of Petone's heritage has been developed over many decades. It is appropriate to continue to manage these areas adjacent to the historic precinct in a way that complements the precinct itself. We do not consider that Kāinga Ora has the social licence to make such a submission.	Disallow
206.248	Oppose	The submission is inconsistent with a submission made by PHS.	Disallow

	206.249-252	Oppose	The submission seeks to remove existing rights and interests, including the possibility of public notification for discretionary activities, in an area of heritage value and considerable importance to Petone people. PHS opposes this submission.	Disallow
	206.253	Oppose	The submission is inconsistent with a submission made by PHS which seeks the retention of angle plane controls along the Jackson Street frontage west of Area 1 (Petone Commercial 2). This control relates to the recognition and protection of heritage values within Jackson Street. It is therefore a qualifying matter and the control must be retained.	Disallow
	206.297, 298	Oppose	The requested change is inconsistent with the protection of heritage values in the longstanding heritage precincts in Petone, and RMA s 6(f). Historic subdivision patterns are a significant contributing factor to heritage character, and thus to heritage protection.	Disallow
DPC56/233 Penny Walsh	233.1	Support	The submission is consistent with heritage protection in Riddlers Crescent	Allow
DPC56/238 RLW Holdings Ltd	238.1, 2	Oppose	The submission is not dissimilar to submissions of the PHS in part, however it seems to seek more relaxed height provisions. This is inappropriate given the heritage character of the Jackson Street precinct.	Disallow
DPC56/243 Martha Craig	243.1, 2	Oppose	The requested change seeks minor change to the policy which applies in Petone Commercial 2. PHS considers the original wording is appropriate and represents the underlying policy which has helped protect the vibrancy of the Petone Commercial 1 area for many years. (Representative further submission – applies to all who made this standard submission)	Disallow
	243.3, 4	Support	The submissions seek retention of an important policy and a minor change to (b), which is an improvement and therefore	Allow

				supported. (Representative further submission – applies to all who made this standard submission)	
	243.6	Support		PHS supports a single maximum height across Petone Commercial Area 1. (Representative further submission – applies to all who made this standard submission)	Allow
	243.8	Support		PHS supports the submission seeking to retain the existing extent of the Jackson St heritage precinct. (Representative further submission – applies to all who made this standard submission)	Allow
DPC56/258 Investore Property Ltd	258.1, 2	Oppose in part		PHS is seeking an angle plane height control for the Jackson St frontage in the Petone Commercial Area 2.	Reject in part

25 November 2022

Hutt City Council  
Via email: [submissions@huttcity.govt.nz](mailto:submissions@huttcity.govt.nz)

### **Further Submission on Plan Change 56: Enabling Intensification in Residential and Commercial Areas**

This further submission is provided on behalf of Investore Property Limited (**Investore**) on Plan Change 56 to the Hutt City District Plan (**PC56**) in opposition to original submissions to PC56.

Investore has an interest in PC56 that is greater than the interest the general public, being an original submitter on PC56 with respect to its interests in Hutt City.

An overview of Investore's interests in Hutt City and in PC56 is set out in the Investore primary submission on PC56 (DPC56/258).

Investore makes this further submission in respect of the submission of Greater Wellington Regional Council on PC56 (DPC56/149). Investore opposes the Greater Wellington Regional Council submission in full and seeks that the whole submission is disallowed. In particular, Investore opposes amendments sought to PC56 which would impose additional restrictions and requirements on development of its Petone site.

Investore considers that the amendments sought in the Greater Wellington Regional Council submission would impose inappropriate constraints on development that are inconsistent with the National Policy Statement on Urban Development.

Investore does not consider it can gain an advantage in trade competition through this further submission.

Investore wishes to be heard in support of this further submission.

If others make a similar submission, Investore will consider presenting a joint case with them at a hearing.

**Dated:** 25 November 2022

**Address for service of submitter:**

Precinct Properties New Zealand Limited c/- Barker & Associates Ltd  
Attention: Joe Jeffries  
Level 3, Suite 3  
Brandon House  
149 Featherston Street  
Wellington 6011  
Email: [joej@barker.co.nz](mailto:joej@barker.co.nz)





TE RŪNANGANUI O TE ĀTIAWA



30 November 2022

Tim Johnstone  
Head of Planning  
Hutt City Council  
Email: [tim.johnstone@huttcity.govt.nz](mailto:tim.johnstone@huttcity.govt.nz)

Tēnā koe Tim,

### **Te Āti Awa Nui Tonu: Hutt City Council Plan Change 56 - Further Submission**

This further submission is provided on behalf Taranaki Whānui ki te Upoko o te Ika through the Port Nicholson Block Settlement Trust (PNBST), Wellington Tenth's Trust through Hikoikoi Management Limited and Te Rūnanganui o Te Āti Awa in relation to Hutt City Council Plan Change 56. For the purposes of this further submission, we are collectively known as Te Āti Awa Nui Tonu, and we continue to provide for active partnership opportunities with Hutt City Council.

### **Te Āti Awa Nui Tonu Partnerships with Hutt City Council**

Te Āti Awa Nui Tonu have a number of existing relationships with Hutt City Council and we have been involved in discussions to establish a Kāhui for the wider district plan review.

#### Te Āti Awa Nui Tonu: Partner Expectations

The success of the Proposed District Plan for Te Āti Awa Nui Tonu will be realised through high standards of implementation and ability to operationalise the provisions well. It is expected that:

- Establishment of Kāhui for the purposes of the wider District Plan review;
- Cultural Capability Programmes will be developed with Te Āti Awa Nui Tonu for successful implementation.

### **Plan Change 56: Enabling Intensification in Residential and Commercial Areas**

We understand that the proposed plan change aims to improve housing supply and affordability and means fewer restrictions on development. This submission focusses on the impacts of intensification on Te Āti Awa Nui Tonu.

#### *Community Iwi Activity Areas*

One of our primary concerns is the impact on our marae. Marae provides a centre for mana whenua where cultural practices are held. These practices include wānanga, hui, hosting manuhiri, providing for tangihanga and many other events and ceremonies. Any development near or adjacent to marae adversely impacts on cultural safety and the ability of mana whenua to provide for their cultural needs. We continue to seek strong protections around these sites with provisions that require each site to be treated individually and in partnership with mana whenua. We also expect the same protections to be applied to the other sites in the Community Iwi Activity Area zone, including urupā and kōkiri centres.

#### *SASM Database*

We note that full scope of sites of significance in the current District plan needs to be fully reviewed. The full scope of Sites of Significance to Māori in the District Plan needs to be reviewed by mana whenua for accuracy (location, narrative, Council databases and records, mapping). This extends to areas of cultural significance (for example along the Petone foreshore area; Motutawa and Maraenuku pā) that needs to be better represented in the district

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Website: [www.pnbst.maori.nz](http://www.pnbst.maori.nz)

plan. We understand that a review of Sites of Significance will be completed as part of the wider District Plan review. Until this review is complete it is difficult to have confidence in the full protections against intensification.

#### *Traffic*

Increased traffic is of particular concern around Community Iwi Activity Areas in regard to general operating needs. For instance, tangihanga proceedings may be adversely affected by the carparking limitations that will follow intensification. This offers additional justification for restricting density adjoining or adjacent to marae and urupā.

#### *Te Mana o te Wai*

Te Āti Awa Nui Tonu are also concerned about the impact of intensification on the current infrastructure especially as it relates to water, waterbodies and the Waiwhetū aquifer. We would like to see objectives (and policies and rules) that give effect to Te Mana o Te Wai in the District Plan. We note that the NPS-FM and the provision to give effect to Te Mana o Te Wai is a regional council function however it applies to the rivers, streams, and waterbodies of significance to Taranaki Whānui and therefore requires acknowledgement and consideration at the district plan level.

#### *Climate Change and Sea Level Rise*

Te Āti Awa Nui Tonu agree that coastal areas require further comprehensive protections in relation to climate change, sea level rise and flooding to manage the risks to te taiao, te tangata and sites of significance.

#### *Design*

We note Plan Change 56 refers to a number of Design Guides that inform the design of different centres in Hutt City. We are excited about being involved in the review and replacement of these design guides in order for the cultural expression of Te Āti Awa Nui Tonu to be realised in this city.

### **Resource Management Issues for Te Āti Awa Nui Tonu**

As ahi kā and primary mana whenua throughout Hutt City the following key issues provide for the foundation of this submission:

- *Recognising the Relationship of Tangata Whenua with their Lands and Traditions* - Te Āti Awa Nui Tonu recognise an ancestral relationship with the whenua and the Hutt City Council District Plan should acknowledge, enable, and support this. Partnership with Hutt City Council should be carried out in a way that maintains the values of Te Āti Awa Nui Tonu and is consistent with our culture, traditions, and social and economic aspirations.
- *Te Tiriti o Waitangi and Tino Rangatiratanga* - The Treaty and its principles are recognised and provided for in the management of natural and physical resources and decision-making by Taranaki Whānui.
- *Particular regard to Kaitiakitanga* - The practical expression of kaitiakitanga, in accordance with Te Tiriti o Waitangi includes Te Āti Awa Nui Tonu partnership in resource management processes, and the protection of sites of significance.
- *The Establishment of Community Iwi Activity Areas* - Recognition and reflection of Te Āti Awa Nui Tonu values, culture and heritage and the protection of sites and areas of significance through Community Iwi Activity Areas where necessary.
- *The Expression of Te Āti Awa Nui Tonu in Development and Design* - Te Āti Awa Nui Tonu values, culture and history should be incorporated into the development and design of Hutt City.

### **Structure of Submission**

Te Āti Awa Nui Tonu have a significant interest in Hutt City as ahi kā, mana whenua and kaitiaki. This submission includes a table of comments on the amendments proposed in Plan Change 56.

**Appearance at Hearing**

We wish to appear to discuss our issues during any hearings process.

Ngā mihi



Lee Hunter

Chief Executive

Taranaki Whānui ki te Upoko o te Ika

This submission is provided on behalf of Taranaki Whānui ki te Upoko o te Ika through the Port Nicholson Block Settlement Trust (PNBST), Wellington Tenth Trust through Hikoikoi Management Limited and Te Rūnanganui o Te Āti Awa

## PLAN CHANGE 56: HUTT CITY COUNCIL

Submission prepared on behalf of Hikoikoi Management Ltd (Palmerston North Māori Reserve Trust and Wellington Tenths Trust), Taranaki Whānui ki te Upoko o te Ika (PNBST), and Te Rūnanganui o Te Āti Awa

Specific provision/ amendment	Submitter name and reference no:	Position	Reasoning	Decisions requested
General comments				
Whole Plan	Te Runanga o Toa Rangatira (DPC56/274) <ul style="list-style-type: none"> <li>274.2</li> <li>274.3</li> </ul>	Support with amendment	<p><b>Impact of Intensification on Te Ati Awa Nui Tonu</b></p> <p>We are concerned about the impact of intensification on the current infrastructure across the city. In particular as it relates to the implementation of Te Mana o te Wai as required by the NPS-FM and the impact of intensification on the cultural landscape for Te Ati Awa Nui Tonu across the city of Hutt Valley. We are kaitiaki and this needs to be stated clearly.</p> <p>We are also concerned about the potential impacts on the Waiwhetū aquifer due to proposed intensification and required earthworks.</p>	Amend to include objectives (and policies and rules) that give effect to Te Mana o Te Wai. We note that the NPS-FM and provision to give effect to Te Mana o Te Wai is a regional council function however it applies to the rivers, streams and waterbodies of significance to Te Ati Awa Nui Tonu and therefore requires acknowledgement and consideration at the district plan level.
Whole Plan	Te Runanga o Toa Rangatira (DPC56/274) <ul style="list-style-type: none"> <li>274.5</li> <li>274.6</li> <li>274.7</li> <li>274.8</li> </ul>	Support with amendment	<p><b>Acknowledgement of Te Ati Awa Nui Tonu as Treaty Partners, as well as their history, traditions, and cultural associations and expressions</b></p> <p>We are mana whenua and Treaty partners. This reference relating to partnership should be clearly promoted separately to 'communities and stakeholders'. Our presence, involvement and partnership needs to be clearly stated.</p> <p>The pre-colonial history of the Hutt Valley through the Proposed District Plan needs to accurately reflect the culture, identity, narratives and cultural associations of Te Ati Awa Nui Tonu.</p> <p>With regard to design guides, we note that many of the intensification provisions around certain centres relate to or are guided by these. However, we are concerned that these do not appropriately consider or give effect to Te Ati Awa Nui Tonu histories or cultural expressions. Particularly, in Petone, where much of Te Ati Awa Nui Tonu history originates.</p>	<p>Amend any objectives or issues that speak to "meeting the needs of," to include: <b>mana whenua</b>, people, communities, and future generations.</p> <p>Whole Plan, including design guides, needs to reflect the cultural histories, associations, expressions, traditions, and identity of Te Ati Awa Nui Tonu .</p>
Chapter 1 Introduction and scope of the plan				
General comments	Te Runanga o Toa Rangatira (DPC56/274) <ul style="list-style-type: none"> <li>274.5</li> <li>274.6</li> </ul>	Support with amendment	<p>We are concerned that this new section does not go far enough in the protection of mana whenua aspirations regarding the development of their land.</p> <p>Intensification needs to be done appropriately and in partnership to enable kaitiakitanga.</p> <p>We need to be part of the decision-making process. This will ensure the proposed plan change does not negatively impact our customary rights and our ability to implement tino rangatiratanga.</p> <p>We are mana whenua and Treaty partners. We do not want reference to us to be 'communities, stakeholders etc"</p>	<p>New objective that ensures partnership with mana whenua (including decision-making) as part of the intensification process.</p> <p>New policy that enables mana whenua tino rangatiratanga over their own lands</p>
1.10.1A Urban Environment Amendment 2 - new issue	Te Runanga o Toa Rangatira (DPC56/274) <ul style="list-style-type: none"> <li>274.7</li> <li>274.8</li> </ul>	Support with amendment	We want the new issue to state that the urban environment provides for the needs of mana whenua and their aspirations.	Ensuring that the urban environment is well-functioning is of key importance to providing for the needs of <b>mana whenua and their aspirations</b> , people, and communities.
1.10.2 Amenity Values Amendment 9	Te Runanga o Toa Rangatira (DPC56/274)	Support with amendment	This objective needs to encompass amenity values meeting the needs of mana whenua.	Amend to: .....meet the diverse and changing needs of <b>mana whenua</b> , people, communities, and future generations.
1.10.2 Amenity Values Amendment 11	<ul style="list-style-type: none"> <li>274.5</li> </ul>	Support with amendment	Amenity values are subjective and there needs to be equitable input into identifying them.	This policy needs to be amended or another added to ensure partnership with mana whenua in meeting this amended (see above) objective.
1.10.2 Amenity Values Amendment 13	<ul style="list-style-type: none"> <li>274.6</li> <li>274.7</li> <li>274.8</li> </ul>	Support with amendment	Whilst we understand the direction of this plan change is to provide for intensification as directed by the NPS-UD, this amendment needs to ensure that the objectives, policies and rules allow for Te Ati Awa Nui Tonu aspirations. The current text does should be updated to reflect this.	
1.10.2 Amenity Values Amendment 16		Support with amendment	Whilst we understand the direction of this plan change is to provide for intensification as directed by the NPS-UD, this amendment needs to ensure that the objectives, policies and rules allow for Te Āti Awa Taranaki Whānui aspirations. The current text does should be updated to reflect this.	
1.10.3 Residential Activity Amendment 23	Te Runanga o Toa Rangatira (DPC56/274) <ul style="list-style-type: none"> <li>274.1</li> </ul>	Support with amendment	We support the limiting of greenfield development on a wide scale. However, we would like to see a provision that supports equitable outcomes and ensures mana whenua have tino rangatiratanga over their own lands to develop greenfields without restriction.	Add new provision.

## PLAN CHANGE 56: HUTT CITY COUNCIL

Submission prepared on behalf of Hikoikoi Management Ltd (Palmerston North Māori Reserve Trust and Wellington Tenth Trust), Taranaki Whānui ki te Upoko o te Ika (PNBST), and Te Rūnanganui o Te Āti Awa

Specific provision/ amendment	Submitter name and reference no:	Position	Reasoning	Decisions requested
Chapter 4 Residential				
General comments	Te Runanga o Toa Rangatira (DPC56/274) • 274.7 • 274.8	Support with amendment	We note that residential areas “are seen not only as places to live, but places in which to work as well.” We feel that as mana whenua who hold ahi kaa in this area, there should be reference to pre-colonial development and a description of how the plan will meet the ongoing and future needs of Treaty partners.	Amend opening paragraph of this chapter.
General comments	Te Runanga o Toa Rangatira (DPC56/274) • 274.36	Support	There is no provision for Papakāinga.	Amend this chapter to include an objective, policy and rule and enable and protect the ability to build Papakāinga.
General comments	Te Runanga o Toa Rangatira (DPC56/274) • 274.28	Support with amendment	The introduction of these chapters, especially the new High Density Residential Activity Area, needs to pay homage to the cultural landscape.  There should also be reference to the upcoming review of SASMs.	
Objective 4F 2.3 Amendment 56 Objective 4G 2.3 Amendment 109	Te Runanga o Toa Rangatira (DPC56/274) • 274.16	Support	This objective does not take into account, provide for, or protect mana whenua aspirations.	Amend objective to include housing needs and land development aspirations of mana whenua.
Objective 4F 2.8 Amendment 60 Objective 4G 2.7 Amendment 113	Te Runanga o Toa Rangatira (DPC56/274) • 274.22 • 274.26 • 274.35	Support	We support the protection of cultural safety and tikanga associated with activities at the marae in the Community Iwi Activity Area but suggest that this needs to go further and include protection of the surrounding environment from the negative impacts of development. It also needs to include areas surrounding SASMs.	Amend and strengthen objective to include the environment surrounding marae and also SASMs.
Policy 4F 3.2A Amendment 62 Objective 4G 3.4 Amendment 119	Te Runanga o Toa Rangatira (DPC56/274) • 274.17	Support	We oppose loopholes for allowing developments that do not meet permitted activity status. Who defines ‘high-quality’? Does this balance out a development not meeting permitted activity status?	There needs to be clearer guidelines informing this policy.
Policy 4F 3.2B Amendment 63 Objective 4G 3.5 Amendment 120	Te Runanga o Toa Rangatira (DPC56/274) • 274.18	Support	Given the diversity of communities in the city, the day to day needs of residents is likely to need a diverse policy response for this amendment. This provision will apply to Community Iwi Activity Areas also so need to understand how the day to day needs of mana whenua communities will be provided for.	There needs to be clearer guidelines informing this policy.
Policy 4F 3.3 Amendment 66 Policy 4G 3.8 Amendment 123	Te Runanga o Toa Rangatira (DPC56/274) • 274.19	Support	Setbacks are a vital aspect in the protection of Community Iwi Activity Areas and SASMs. This is even more important now in MDRAAs (and HDRAAs).	Amend this policy to include specific setback protections for Community Iwi Activity Areas and SASMs (including those unidentified).
Policy 4F 3.13 Amendment 74 Policy 4G 3.15 Amendment 130	Te Runanga o Toa Rangatira (DPC56/274) • 274.21	Support	We support what this policy is seeking. We would like to see SASMs included and stronger language than ‘manage’ used as there are sites and areas where ‘management’ is insufficient. This is especially important for our taonga sites in the HDRAAs. We also want to see a requirement to engage with mana whenua so that they are part of the decision-making can approve of any outcomes.	Amend and strengthen policy. Add policy that ensures engagement with mana whenua.
Rule 4F 4.2.4A Amendment 82 Rule 4G 4.2.6 Amendment 151	Te Runanga o Toa Rangatira (DPC56/274) • 274.38	Support with amendment	We oppose the generalised permitting of development abutting a marae. Each site should be assessed individually and in partnership (including decision-making) with mana whenua, who should approve of any outcomes.	Amend rule so that each marae is treated individually noting that the marae across the City have respective aspirations for development which will need to be considered in a bespoke manner or in line with the aspirations of each marae.  This engagement should also be done in partnership with mana whenua.
Chapter 5 Commercial				
General comments	Te Runanga o Toa Rangatira (DPC56/274) • 274.7 • 274.8	Support with amendment	The introduction of this chapter needs to acknowledge mana whenua and their commercial aspirations.	Amend to include reference and acknowledgement of mana whenua and their commercial aspirations.



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Specific provision/ amendment	Submitter name and reference no:	Position	Reasoning	Decisions requested
Chapter 5A Central Commercial Activity Area				
Policy 5A 1.1.1 Amendment 211	Te Runanga o Toa Rangatira (DPC56/274) • 274.5 • 274.6 • 274.7 • 274.8	Support with amendment	Area needs to reflect the aspirations, cultural expressions, and visibility of mana whenua. Policy (d) provides for built form and needs to provide for well-functioning urban environments for cultural expression.	<b>Amend:</b> (d) Enable a built form that: (i) maximises development potential (ii) accommodates a wide range of activities, and (iii) supports a quality urban environment, and <b>(iv) provides for cultural expression of Te Ati Awa Nui Tonu values and aspirations.</b>
Explanation and Reasons 5A 1.1.1 Amendment 212		Support with amendment	This amendment needs to include meeting the needs of mana whenua.	The Central Commercial Activity Area needs to provide for sufficient development capacity to meet the needs of <b>mana whenua and</b> current and future generations.
Explanation and Reasons 5A 1.1.4 Amendment 214		Support with amendment	This amendment refers to meeting the needs of the changing demographic. It needs to acknowledge mana whenua and provide for cultural representation and expression.	Amend to include acknowledgment of mana whenua and aim to provide for cultural representation and expression.
Policy 5A 1.2.4 Amendment 220	Te Runanga o Toa Rangatira (DPC56/274) • 274.3	Support with amendment	This policy is missing Te Mana o Te Wai and the prioritization of the health and mouri of the awa. There needs to be partnership with mana whenua in this and acknowledgement of their relationship with their awa. This policy needs to aim for cultural visibility and representation, and this can only be done by mana whenua. We would like this awa to be referred to as Te Awa Kairangi.	Amend as suggested both this policy and the Explanation and Reasons - see below.
Explanation and Reasons 5A 1.2.4 Amendment 221				
Appendix Central Commercial 8 - Central Commercial Design Guide				
General comment	Te Runanga o Toa Rangatira (DPC56/274) • 274.5 • 274.6 • 274.7 • 274.8	Support with amendment	Mana whenua values, aspirations, culture, and identity are integral components of the core precinct, the riverfront, the commercial precinct, and the residential transition precinct. The design guides should adequately and accurately provide for this. We recommend a review of all design guides in partnership with mana whenua. Our future is one of partnership and representation of our people. We want to be involved in the design and feel of these central areas and determine how our histories are told. We want to see ourselves in this space and ensure our future generations do as well.	Amend the descriptions in this appendix to include the aspirations of mana whenua and the intention to work in partnership with them.  Review of all design guides in partnership with mana whenua.  We suggest a new attribute of 'Cultural Expression' to provide for mana whenua interests in the tables in Amendments 239, 240, 241 and 247.
Chapter 5B Petone Commercial Activity Area				
Issue Amendment 253	Te Runanga o Toa Rangatira (DPC56/274) • 274.19 • 274.27	Support with amendment	There are at least 4 identified SASMs in this activity area (likely more yet to be identified). There should be acknowledgement of this. There should also be a clear statement that aims to ensure that any activity in this area does not negatively impact on these sites.	Amend description of issue to acknowledge and protect any identified and yet to be identified SASMs.
Policy 5B 1.1.2A Amendment 254		Support with amendment	As above.	Add Policy (d) which states aims to ensure that any activity in this area does not negatively impact on SASMs (including unidentified).
Explanation and Reasons 5B 1.1.2A Amendment 255		Support with amendment	As above.	Add (e) to acknowledge and protect any identified and yet to be identified SASMs.
Explanation and Reasons 5B 1.1.3 Amendment 257		Support with amendment	The Pito-one foreshore is historically significant to mana whenua and there are SASMs all along it. This needs to be acknowledged in this section, along with a clear statement that aims to ensure that any activity in this area does not negatively impact on these sites.	Amend description to acknowledge mana whenua, their connection to this area.  Add an objective and policy that aims to protect any identified and yet to be identified SASMs.
Policy 5B 1.2.3 Amendment 261		Support with amendment	This policy needs to go further. SASMs (including urupā) need to be addressed separately - as is their importance. We would like to see 'SASMs' included and stronger language than 'manage' used as there are sites and areas where 'management' is insufficient. We also want to see a requirement to engage with mana whenua so that they are part of the decision-making can approve of any outcomes.	Amend and strengthen policy. Add policy that ensures engagement with mana whenua.
Rule 5B 2.2.1.1(f) Amendment 278	Te Runanga o Toa Rangatira (DPC56/274) • 274.40	Support with amendment	We oppose the generalised permitting of development abutting an urupā. Each Community Iwi Activity Area or SASM (including urupā) should be assessed individually and in partnership (including decision-making) with mana whenua, who should approve of any outcomes.	Amend rule so that each Community Iwi Activity Area and SASM (including urupā) is treated individually and in partnership with mana whenua.
Rule 5B 2.2.2.1(a) Amendment 281			Additionally, every Community Iwi Activity Area or SASM (including urupā) should be included in the rule 5B 2.2.2.1(a).	
Appendix Petone Commercial 2 - Petone Mixed Use Activity Area Design Guide				

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Specific provision/ amendment	Submitter name and reference no:	Position	Reasoning	Decisions requested
General comment	Te Runanga o Toa Rangatira (DPC56/274) <ul style="list-style-type: none"> <li>• 274.5</li> <li>• 274.6</li> <li>• 274.7</li> <li>• 274.8</li> </ul>	Support with amendment	<p>Mana whenua values, aspirations, culture, and identity are integral components of the Pito-one area. The design guide should adequately and accurately provide for this. The Petone Vision on which the Design Guide is based is inadequate regarding mana whenua and the acknowledgement of the extensive pre-colonial history of this area.</p> <p>We recommend a review of the Design Guide and Pito-one/Petone Vision in partnership with mana whenua.</p> <p>Te Puni Urupā is not the only site of significance in this area that has been and still is, so important to our people. They all need to be protected and this needs to be done with mana whenua leading the way.</p> <p>Our future is one of partnership and representation of our people.</p> <p>We want to be involved in the design, feel and protection of these areas and determine how our histories are told. We want to see ourselves in this space and ensure our future generations do as well.</p>	<p>Amend the descriptions in this appendix to include the aspirations of mana whenua and the intention to work in partnership with them.</p> <p>Review of Design Guide and Pito-one/Petone Vision in partnership with mana whenua.</p> <p>We suggest a new attribute of 'Cultural Expression' to provide for mana whenua interests in the table in Amendment 290.</p> <p>We would like to see this area referred to by its original name 'Pito-one'.</p>
Chapter 5E Suburban Mixed Use Activity Area				
General comment	Te Runanga o Toa Rangatira (DPC56/274) <ul style="list-style-type: none"> <li>• 274.19</li> <li>• 274.27</li> </ul>	Support with amendment	Needs to include acknowledgment of mana whenua partners and aim to work together to protect any SASMs yet to be identified in these areas.	Amend as suggested.
Chapter 6A General Business Activity Area				
Objective 6A 1.2.3 Amendment 320 Policy 6A 1.2.3 Amendment 321	Te Runanga o Toa Rangatira (DPC56/274) <ul style="list-style-type: none"> <li>• 274.22</li> <li>• 274.26</li> <li>• 274.35</li> <li>• 274.42</li> </ul>	Support with amendment	We support the protection of cultural safety and tikanga associated with activities at the marae in the Community Iwi Activity Area but suggest that this needs to go further and include protection of the surrounding environment from the negative impacts of development. It also needs to include areas surrounding SASMs.	<p>Amend and strengthen objective to include the environment surrounding marae and SASMs.</p> <p>There also needs to be an objective that states the intention to work in partnership with mana whenua.</p>
Explanation and Reasons 6A 1.2.3 Amendment 322	Te Runanga o Toa Rangatira (DPC56/274) <ul style="list-style-type: none"> <li>• 274.43</li> </ul>	Support with amendment	Agree each marae should be treated individually - this should flow through into the rules. There should be partnership with mana whenua rather than engagement.	Therefore, the impacts of development likely to create such risks should be considered through <del>engagement</del> <b>partnership</b> with tangata whenua responsible for the marae.
Rule 6A 2.1.1(c) - Amendment 323 Rule 6A 2.1.1(e) - Amendment 324	Te Runanga o Toa Rangatira (DPC56/274) <ul style="list-style-type: none"> <li>• 274.44</li> </ul>	Support with amendment	We oppose the generalised permitting of development on sites neighbouring marae. Each site should be assessed individually and in partnership (including decision-making) with mana whenua, who should approve of any outcomes, including building heights, recession planes and setbacks.	Amend rules so that each marae is treated individually and in partnership with mana whenua.
Rule 6A 2.3(k) - Amendment 325 Rule 6A 2.3.1(j) - Amendment 326	Te Runanga o Toa Rangatira (DPC56/274) <ul style="list-style-type: none"> <li>• 274.45</li> </ul>	Support with amendment	Rather than engagement, this rule should require partnership (including decision-making) with mana whenua, who should approve of any outcomes, including building heights, recession planes and setbacks.	Amend rules so that each marae is treated individually and in partnership with mana whenua.
Chapter 10A Community Iwi Activity Area				
Rule 10A 2.1 Amendment 336	Te Runanga o Toa Rangatira (DPC56/274) <ul style="list-style-type: none"> <li>• 274.46</li> </ul>	Support and oppose	We note the enabling provisions for MDRS and high-density intensification. It will be up to Te Āti Awa Taranaki Whānui to determine their intensification aspirations.	
Rule 10A 2.1.1.1 Amendment 337	Te Runanga o Toa Rangatira (DPC56/274) <ul style="list-style-type: none"> <li>• 274.47</li> </ul>	Support and oppose	We note the enabling provisions for MDRS and high-density intensification. It will be up to Te Āti Awa Taranaki Whānui to determine their intensification aspirations.	
Chapter 11 Subdivision				
Allotment Design table for Community Iwi Activity Area Amendment 350	Te Runanga o Toa Rangatira (DPC56/274) <ul style="list-style-type: none"> <li>• 274.49</li> </ul>	Support	We oppose the minimum size allotment for Community Iwi Activity Areas as it does not allow for mana whenua to exercise tino rangatiratanga over their marae and other sites in the category.	Amend to enable mana whenua to determine elements of design as opposed to providing this determination for them.
Chapter 14D Hazardous Facilities				

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Specific provision/ amendment	Submitter name and reference no:	Position	Reasoning	Decisions requested
General Comment			There appears to be limited information as to how the 'All Community Iwi' ratios have been derived. This will assist in providing a more comprehensive of the impact to Te Āti Awa Taranaki Whānui in respect of hazardous facilities.	
Chapter 14F Heritage Buildings and Structures				
General Comment	Te Runanga o Toa Rangatira (DPC56/274)	Support with comment	Noting the whole plan comment to ensure the pre-colonial history of the City is accurately captured, this chapter will need to be reviewed and updated to provide for heritage associations for Te Ati Awa Nui Tonu.	
Amend introduction for Chapter 14F Heritage Buildings and Structures Amendment 391	<ul style="list-style-type: none"> <li>274.5</li> <li>274.6</li> <li>274.7</li> <li>274.8</li> <li>274.30</li> </ul>	Support with comment	We note references to Part 2 of the Resource Management Act. Part 2 includes 6(e), 7(c) and 8 and provides for Te Ati Awa Nui Tonu relationships with their ancestral relationships with their whenua, for kaitiakitanga and in relation to the Treaty of Waitangi. At present this amendment does not reflect these elements of Part 2 of the RMA and need to be provided for.	
Amend Explanation and Reasons of section 14F 1.1 Retention of Heritage Values Amendment 392		Support with comment	The pre-colonial history of the Hutt Valley through the Proposed District Plan needs to accurately reflect the culture, identity, narratives and cultural associations of Te Ati Awa Nui Tonu.	
14F 2.1 Permitted Activity Amendment 393		Support with comment	The pre-colonial history of the Hutt Valley through the Proposed District Plan needs to accurately reflect the culture, identity, narratives and cultural associations of Te Ati Awa Nui Tonu.	
Add new Appendix Heritage 3 – Heritage Areas Amendment 397		Support with comment	Note the addition of the new Appendix Heritage 3 areas and reinforce the need to provide more opportunities to include a process to accurately reflect the culture, identity, narratives and cultural associations of Te Ati Awa Nui Tonu.	
Appendix 4 – Design Guidelines Amendment 398				
Chapter 14H Natural Hazards				
General comment	Stride Investment Management Ltd (DPC56/275) <ul style="list-style-type: none"> <li>275.5</li> </ul>	Oppose	The areas identified in this section include sites of significance and will be subject to policies and associated rules. In that respect natural hazards will need a deeper and more comprehensive discussion with Te Ati Awa Nui Tonu noting the significance of areas subject to respective natural hazard overlays.	
14H Natural Hazards Amendment 401 Introduction	Wellington Regional Council (DPC56/149)	Oppose	The areas in the Lower Hutt that are significant and important to Te Ati Awa Nui Tonu include the statutory acknowledgement river of Te Awa Kairangi, Hutt River, the entire Petone foreshore, Hikoikoi area, the Waiwhetū area and others. Many of these special unique areas will be impacted by natural hazards.	<b>Amend</b> introductory text to explain and outline these areas, subject to natural hazards and important to mana whenua.
Coastal Hazards Amendment 402	<ul style="list-style-type: none"> <li>149.106</li> </ul>	Oppose	As above and also in relation to coastal hazards.	<b>Amend</b> introductory text to explain and outline these areas, subject to natural hazards and important to mana whenua.
Risk Amendment 403	Oyster Management Ltd (DPC56/179)	Oppose	As above.	<b>Amend</b> introductory text to explain and outline these areas, subject to natural hazards and important to mana whenua.
Qualifying Matters Amendment 405	<ul style="list-style-type: none"> <li>179.13</li> <li>179.14</li> </ul>	Oppose	The areas identified in this section include sites of significance and will be subject to policies and associated rules.	<b>Amend</b> introductory text to explain and outline these areas, subject to natural hazards and important to mana whenua.
Chapter 14M Wind				
New Objective to section 14M 1.1 Amendment 442	Retirement Villages Association of New Zealand Ltd (DPC56/117) <ul style="list-style-type: none"> <li>211.117</li> </ul>	Oppose	We note the new objective provides for new buildings and alterations to existing buildings can change the pattern and speeds of wind in public spaces. We also note the overall direction of the plan change will provide for taller buildings, it is appropriate to ensure that as part of enabling buildings taller than those provided for in the operative plan, or as a supporting matter in environments likely to see a significant variation in buildings heights (such as the city centre), those new buildings have assessments to minimise the likelihood of producing unacceptably extreme wind conditions.  What is not obvious is the impact on mana whenua from intensification where there are sites of significance.	That wind assessments (both quantitative and qualitative) provide for cultural or mana whenua interests where intensification is near a site of significance to mana whenua or an avenue provided for their concerns and any impacts to be heard.



RMA FORM 6

# Further Submission on publicly notified Proposed District Plan Change

Clause 8 of the First Schedule, Resource Management Act 1991



Received by Customer Service Centre

on 29.11.22 Time 8.55

To: Chief Executive, Hutt City Council

## 1. This is a further submission from:

Full Name	Farrer Trevor	
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Company/Organisation		
Contact if different		
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## 2. This is a further submission in support of or opposition to 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 Areas

## 3. I consider that under Clause 8 of the First Schedule of the Resource Management Act I may make a further submission because:

 I represent a relevant aspect of the public interest

Please give details:

 I have an interest in the Proposed Plan Change that is greater than the interest of the general public

Please give details: I was a submitter on HDRAA in the original submission process

 I represent Hutt City Council

