

Proposed District Plan Change 56

**Enabling Intensification in Residential and
Commercial Areas**

**Full Set of Submissions
(Volume 2 of 3 – Submissions 101 to 200)**

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Clarke First Colin Douglas and Margaret Jean	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 30 Street Marina Grove	
	Suburb	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 5696160	Evening
	Mobile	
Email	candmclarke@xtra.co.nz	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

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

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

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

(Please tick one)

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

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

Give details:

- 1) Create "special character areas" & specific "special character" properties
- 2) Preserve the leafy green nature of our city, which is ecologically important, especially in view of the need for trees in relation to our carbon footprint by regulating to: Preserve all trees and shrubs of 3 m high on section that is either being re-developed by removing dwellings, or having dwelling added, and any trees or shrubs of 2m high within 2m of the boundary of such properties.

(Please use additional pages if you wish)

6. My submission is:

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

The construction of dwelling higher than two storeys throughout the Hutt Valley with the exception of the central CBD area, in particular that area of Queens Drive and High Street that is already subject to buildings of such height is out of character with the Hutt Valley.

Proceeding on this basis will also cause a significant negative impact to quality of life for many if not most living within the zones affected by your proposal.

Reduction in flora and fauna within the city boundaries, reduction in sunlight having a detrimental impact on quality of life and health of residents.

Increase in stormwater run off due to reduction of grass and garden and increase in roof and concrete will put strain on our already strained stormwater and flood system.

Under the new construction rules developers no longer have to provide car parks for the developments, to expect new residents to not have vehicles is not realistic and in many areas there is already significant pressure on on street parking which is limiting the safety of using the space for pedestrians and residents, especially in zones close to schools.

(Please use additional pages if you wish)

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

Give precise details:

I seek for the council to withdraw the application to change district plan to increase the height of residential buildings in Lower Hutt, and to instead limit such a plan directly to the CBD

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

	19/9/2022
	<i>Date</i>

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

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

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Where to send your submission

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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last	LYON		First	Graeme	
	Company/organisation					
Contact if different						
Address	Unit	Number	177		Street	The Esplanade
	Suburb					
	City				Hutt	
	Postal Address				Postcode	
Address for Service if different				Courier Address		
Phone	Day	04 938 4583			Evening	
	Mobile					
Email	lyonpetone@gmail.com					

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification

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

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

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

(Please tick one)

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

PC 56

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

Amendments to Chapter 14F Heritage Buildings and Structures.

And matters about protection and enhancement of open space and amenity.

6. My submission is:

Heritage:

I strongly reject the proposals for changes that the Voluntary Heritage group are promoting. Their view is, to me a narrow and selfish view for their personal benefit rather than any gains for the community and neighbourhoods. The proposed protection of heritage areas, rather than forcing stagnation as that group label it, will prevent out of character development. Voluntary heritage classification does not make sense as there would be no continuity.

I speak as a property owner neighbouring the new Petone Foreshore Heritage Area and previously for 35 years the owner of a heritage listed house in Petone. I had no experience of reduced value, nor increased insurance cost.

My especial interest is the Petone Foreshore Heritage Area (HA-08 on the map). There are examples in Petone of inappropriate and unnecessarily out-of-character buildings such as 14 Cuba St and 2A Tory St. Zoning as heritage will still allow development, but with permission that needs to require in-character development such as the equally new houses that are more suited to the area at 30 Bolton St and 5A Adelaide St. And this zoning will prevent the entirely inappropriate proposal of three stories. This could have the advantage of enhanced value. Short term delays due to requiring resource consent for significant alterations should not deter the notification of this area. Already in this area, such as at 6 and 8 Bolton St, infill of extra units has been permitted. And this does not greatly detract from the character of the street, except the undesirable aspect of not requiring off-street parking. Further intensification will not be completely prevented but be required to be more in-character.

This Foreshore zone is thus of significant value to the community.

Other Overlays:

Intensification should be restricted to suitable areas, not blanket zoning. In vulnerable areas, such as Petone and other low areas, that are subject to the overlays of either tsunami inundation, flood hazard inundation OR coastal hazard inundation overlays, the rules should require, not just consider, high buildings to be excluded from intensification. Maximum building heights should be not more than 8m.

Environment:

Intensification should ONLY be available if there is adequate open space for the dwelling's occupants.

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

I wish the council to confirm heritage categories on the Petone Commercial Area and the Petone Foreshore Heritage Area, perhaps extending it to Queen, Beach and Bay Streets. Zoning should not be at the discretion of the current owner.

The quality of open space and outdoor and landscaping requirements should be more generous and perhaps more defined e.g. in Amendments 53, 77, 84, 105, 153. Indigenous vegetation should be retained (Amendment 103).

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

Give precise details:

--

(Please use additional pages if you wish)

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

(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.

(Please tick one)

Signature of submitter:

(or person authorised to sign on behalf of submitter)



 19/9/22
 Date

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

Privacy Statement

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Where to send your submission

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

Form 5 Submission on Proposed District Plan Change 56

(Clause 6 of Schedule 1, Resource Management Act 1991)

To Hutt City Council (Policy Planning Team, Hutt City Council)

Name of submitter Roydon McLeod, 39 Harbour View Road, Lower Hutt.

This is a submission on the following proposed policy statement (the **proposal**):

Proposed District Plan Change 56 - Enabling Intensification in Residential and Commercial Areas

I could not gain an advantage in trade competition through this submission and I am directly affected by an effect of the subject matter of the submission that:

- (a) Adversely affects the local environment, residents and built infrastructure.

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

- The proposed “high density zoning” classification for the Harbour View and Tirohanga residential areas.

My submission opposes the proposal and supports amendment.

- The proposal has not adequately considered natural hazard risks for the scale of development enabled by the proposal (earthquake, slip, severe weather, flooding)
- Slope gradients in Harbour View and Tirohanga are severe. Slips are common and recent, blocking roads, disrupting traffic and causing property damage.
- Local roading is fragile and cannot support the traffic volumes that the proposal would enable.
- Buildings as permitted without Council consents and controls increases risks to all residents should those buildings or supporting ground fail.
- The 1.2km “walking distance” is arbitrary, acceptable on flat terrain, achievable by some in Harbour View and Tirohanga, but denied to many residents with poor mobility. There is no public transport in Harbour View. The Melling Link and rail reconstruction will move the railway station South making a walk to the new station unachievable for most residents.
- Traffic volumes will increase the carbon footprint.

I seek the following decision from Council:

- The submission comprises “qualifying matters” that permit the Council to change the proposed zoning and limit the rules.
- “Council removes the “high density zoning” classification from the Harbour View and Tirohanga residential areas and re-zones those areas “medium density” residential.

I wish to be heard in support of my submission.

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



Telephone: 027 2841064
 Postal address: 39 Harbour View Road, Lower Hutt
 Contact person: Roydon McLeod (resident)

Date 19th September 2022

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Laing First Darren Graham	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 6 Street Bobbio Court
	Suburb	Boulcott
	City Lower Hutt	Postcode
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 021524649	Evening
	Mobile 021524649	
Email	dklaing@xtra.co.nz	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial

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

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

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

(Please tick one)

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

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

Give details:

Allowing developers to build four storeys high without neighbours having a say on said development. Allowing council and government to allow multiple dwellings of six storeys next door.

(Please use additional pages if you wish)

6. My submission is:

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

To immediately stop any further development in residential areas in the Lower Hutt area.

or

To allow full compensation payable by Government or Council to effected neighbour property owners who will incur the costs of this district plan alteration.

(Please use additional pages if you wish)

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

Give precise details:

Mayor and councillors or new Mayor and New Councillors to vote against these changes and revert back to normal plans for development.

The local and central representatives must be fully aware that the majority of property owners have simply had enough of Ghettos being built through out the entire Hutt Valley.

Should the plan go ahead that the councillors, Mayor and any MPs will be liable for any costs inflicted on any ratepayer or property owner with loss of value to said property or any legal cost/actions taken.

(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)***Privacy Statement**

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last HARDY	First MARK
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 197 Street THE ESPLANADE
	Suburb PETONE	
	City LOWER HUTT	Postcode
Address for Service <i>if different</i>	Postal Address	Courier Address
	P.O. BOX 38711 WELLINGTON MAIL CENTRE	
Phone	Day	Evening
	Mobile 0274422115	
Email		

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in residential and commercial areas

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

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

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

(Please tick one)

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

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

Give details:

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

(Please use additional pages if you wish)

6. My submission is:

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

I am totally agasint the coucil listing private residential properties as heritage under the proposed heritage areas included in this plan change, WITHOUT private homeowners consent.

The Council has NO RIGHT to endorse houses and specific areas with residential houses to become "Heritage Sites" which imposes huge restrictions on what a homeowner can and cant do with his own property without council approval and expensive consent charges.

Where houses in areas are in need of repair and in some cases are irrepiarable such as our own house on 197 The Esplanade where we had no option but to demolish the house due to the main structure, floors and rafters riddled with borer and not safe.

The only solution in this case was demolition.

Under the new law change a house in the heritage area would need council consents and large legal fees to demolish an unsafe building.

I would also suggest that under the new proposed heritage law change, that to rebuild a new building would also restrict size and buliding type and rendering a far more expensive rebuild than an house in a non heritage area.

At the Heritage meeting in Petone I was astounded at the condition of the houses in the Heritage proposal to be listed as Heritage, which made absolutley no sense what so ever. These houses were from 1980's buidlings (hardly heritage), as well as depleted buildings that showed no sign of heritage at all.

My other concern is that if this propsal gets moved and accepted this leaves other areas open to be changed to the same Heritage restrictions at a later date.

Buildings next to Heritage sites can build 5-6 storeys without consents, taking away the privacy and sunlight directly from Heritage sites where the heritage buildings are not allowed to build additions up or sideways from the orgainal plan to protect their privacy without expensive consents.

Classification of a personal property to be classed as heritage should only be agreed for by the owner of that specific property and SHULD NOT become the right of Council!

(Please use additional pages if you wish)

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

Give precise details:

The Council should adopt the following policy;

That a private or commercial property should only be classified as "Heritage" in the District Plan with the express written consent of the property owner.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

Signature of submitter:

(or person authorised to sign on behalf of submitter)



19/9/2022

Date

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

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RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Bridger First Barbara	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 11 Street Mawson Street	
	Suburb Waiwhetu	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 0275660750	Evening
	Mobile	
Email	barbara.bridger@gmail.com	

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

Proposed District Plan Change No:

Title of Proposed District Plan Change:

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

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

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

(Please tick one)

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

Give details:

The extent and nature of the proposed Medium Density Residential areas and High Density Residential areas.

(Please use additional pages if you wish)

6. My submission is:

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

I oppose the specific provisions because they apply to too great an area of the Lower Hutt region.

Because they are too extreme - 3 * 3 storey buildings on a single section in 'medium density' areas totally change the environment around them. They block out sun, create wind issues, take away privacy and lock up potential garden space. And obviously the 6 storey buildings are worse.

And the areas they cover are too great a proportion of the residential region.

Wider concerns have not been addressed - improvements in roading infrastructure, public transport, does Lower Hutt really need growth and more people at a time of climate change concerns.

Lower Hutt already has traffic choke points in different areas at different times of the day and many streets which become essentially one way at certain times of the day.

For the above reasons I would like to see some areas of Lower Hutt designated as low density residential and/or the council to follow the lead of Christchurch city and reject the implementation of the Government's housing density legislation.

(Please use additional pages if you wish)

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

Give precise details:

To modify the proposed District Plan Changes 56 to have less Medium and High Density Residential Areas and to make provision for low density residential areas.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

	19/9/2022
	<i>Date</i>

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

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Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Tangye First Brett	
Company/organisation		
Contact if different		
Address	Unit	Number 37 Street Ava Street
	Suburb	Petone
	City	Lower Hutt Postcode 5012
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0212171296	
Email		

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in residential and commercial areas

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

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

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

(Please tick one)

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

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

Give precise details:

I want the Council to adopt the following policy:

That a property should only be classified as heritage in the District Plan with the written consent of the property owner

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

Signature of submitter:

(or person authorised to sign on behalf of submitter)

19/9/2022

Date

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- By post: Hutt City Council, Private Bag 31912, Lower Hutt 5040
- In person: At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



Received by Customer Service Centre

To: Chief Executive, Hutt City Council

on 16.9.22 Time 8.04

1. This is a submission from:

Full name	Last SMITH	First VIVIANNE
Company/organisation		
Contact if different		
Address	Unit 1	Number 27 Street MILLS STREET
	Suburb	BOULCOTT
	City	LOWER HUTT
	Postcode	
Address for Service if different	Postal Address	Courier Address
Phone	Day 9384129	Evening 9384129
	Mobile	
Email	vivgreg3@gmail.com	

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

Proposed District Plan Change No: 56

Title of Proposed District Plan Change: Panonitanga 56

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

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

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

(Please tick one)

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

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

Give details:

National Policy Statement on Urban Development
allowing housing 6 storey high

(Please use additional pages if you wish)

6. My submission is:

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

I oppose the proposed District plan change No. 56.

Reason for my view - It will cause stress, conflict, depression and complete lack of respect for the city's bylaws. It will destroy neighbourhood privacy, sun, section enjoyment, financial security & property values.

As an elected body you are there to protect and enhance our local neighbourhood, not destroy what we have worked hard to create.

The council should maintain the amenity & feel of our current environment which mostly consists of single storey family homes, bought with thought to create a happy family environment.

(Please use additional pages if you wish)

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

Give precise details:

1. Building heights limited to two (2) storeys.
2. Coverage not to exceed 50% of site area.
3. Sideyards 1.500 minimum
4. Frontyards 5.00 minimum to allow for off street parking
5. Rear yards 3.00 to allow for outdoor service areas.
6. Height control planes set at 3.00 metres on boundary then 45° to a maximum building height of 9 metres
7. Provision of a 5.00 x 3000 carpark on site for EACH unit created on the site
8. Minimum site area of 300sqm per unit

(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)

V. Smith

16/9/22.
Date

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

Privacy Statement

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

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

Where to send your submission

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

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



Received by Customer Service Centre

To: Chief Executive, Hutt City Council

on 16.9.22 Time 3.51

1. This is a submission from:

Full name	Last TYLER First BEVERLEY ANNE	
Company/organisation		
Contact if different		
Address	Unit C Number 107 Street WATERLOO ROAD	
	Suburb HUTT CENTRAL	
	City LOWER HUTT	Postcode 5010
Address for Service if different	Postal Address	Courier Address
Phone	Day 566 3368	Evening 566 3368
	Mobile 027 680 6356	
Email	btyler@xtra.co.nz	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential & Commercial Areas.

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

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

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

(Please tick one)

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

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

Give details:

Buildings of at least six stories must be enabled within the walkable catchments of Lower Hutt city centre and the city's tram stations.

(Please use additional pages if you wish)

6. My submission is:

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

1. I oppose this proposal. Its effects are serious.
As a resident and ratepayer of more than 40 years in Central Lower Hutt I am horrified by the proposal enabling 6 storey apartments to be built in my neighbourhood. The loss of privacy and far more importantly, sunlight that presently provides warmth to my home during severe cold winter months, would be alarming at my age (86).
2. To survive as a city Lower Hutt needs young families who need gardens (to grow food) outdoor living spaces and lots of sunlight for children to thrive.
Families presently live in this area but would move away to more spacious homes in other areas and then use cars to access CBD.
3. Six storey apartments belong in the CBD, not in residential areas where, before long, they would become the undesirable slum-like areas one sees in many countries overseas.

(Please use additional pages if you wish)

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

Give precise details:

The effects of this proposal are so serious that it should not go ahead.
 Lower Hutt is noted for its family homes, attractive tree lined residential streets and gardens.
 Six storey apartments and higher should be restricted to the CBD.

(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)

BATJ

Date 16/9/22

(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 or call 04-570-6666.

Where to send your submission

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

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



Received by Customer Service Centre

on 16.9.22 Time 8.04

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last SMITH	First GREG
Company/organisation		
Contact if different		
Address	Unit 1	Number 27 Street Mills Street
	Suburb Boulcott	
	City Lower Hutt	Postcode
Address for Service if different	Postal Address	Courier Address
Phone	Day 9384129	Evening 9384129
	Mobile	
Email	vugreg3@gmail.com	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Panonitanga 56

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

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

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

(Please tick one)

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

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

Give details:

National Policy Statement on Urban Development
allowing housing 6 storey high

(Please use additional pages if you wish)

6. My submission is:

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

I oppose the proposed District plan change No. 56.

Reason for my view - It will cause stress, conflict, depression and complete lack of respect for the city's bylaws. It will destroy neighbourhood privacy, sun, section enjoyment, financial security & property values.

As an elected body you are there to protect and enhance our local neighbourhood, not destroy what we have worked hard to create.

The council should maintain the amenity & feel of our current environment which mostly consists of single storey family homes, bought with thought to create a happy family environment.

(Please use additional pages if you wish)

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

Give precise details:

1. Building heights limited to two (2) storeys.
2. Coverage not to exceed 50% of site area.
3. Sideyards 1.500 minimum
4. Frontyards 5.00 minimum to allow for off street parking
5. Rear yards 3.00 to allow for outdoor service areas.
6. Height cont'd planes set at 3.00 metres on boundary then 45° to a maximum building height of 9 metres
7. Provision of a 5.00 x 3000 carpark on site for EACH unit created on the site
8. Minimum site area of 300sqm per unit

(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)

	16/9/22 Date
--	-----------------

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

Privacy Statement

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

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

Where to send your submission

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



**ARA POUTAMA AOTEAROA, THE DEPARTMENT OF CORRECTIONS:
SUBMISSION ON PLAN CHANGE 56 TO THE HUTT CITY
DISTRICT PLAN**

To: Hutt City Council
Private Bag 31912
Lower Hutt 5040

Email: district.plan@huttcity.govt.nz

Submitter: Ara Poutama Aotearoa the Department of Corrections
Private Box 1206
Wellington 6140

Attention: Andrea Millar – Manager, Resource Management and Land Management
Phone: 027 216 7741
Email: andrea.millar@corrections.govt.nz

Ara Poutama Aotearoa, the Department of Corrections (**Ara Poutama**) makes submissions on Plan Change 56 to the Hutt City District Plan (**HCDP**) in the **attached** document.

Ara Poutama confirms it could not gain an advantage in trade competition through this submission.

Ara Poutama would like to be heard in support of its submission. If other submitters make a similar submission, Ara Poutama will consider presenting a joint case with them at a hearing.

Andrea Millar – Manager, Resource Management and Land Management

For and behalf of Ara Poutama Aotearoa, the Department of Corrections

Dated this 20th day of September 2022

Introduction

Ara Poutama Aotearoa, the Department of Corrections (**Ara Poutama**) is responsible under the Corrections Act 2004 for enforcing sentences and orders of the criminal court and the New Zealand parole board. In meeting this responsibility, Ara Poutama establishes and operates custodial and non-custodial corrections facilities, monitors people in the care of the Ara Poutama serving their sentences in the community, and provides supported and transitional accommodation to assist people to reintegrate back into the community.

Custodial Corrections Facilities

Custodial corrections facilities include prisons and detention facilities and may also include non-custodial transitional accommodation (i.e. on a custodial facility site) for people with high and complex needs, who have completed a prison sentence and are being supported and prepared for reintegration and transition back into the community. Non-custodial rehabilitation activities and programmes may also occur on-site.

There are no custodial corrections facilities in Hutt City.

Non-Custodial Community Corrections Sites

Non-custodial community corrections sites include service centres and community work facilities and are essential social infrastructure. Non-custodial services and their associated infrastructure play a valuable role in reducing reoffending. Community work helps offenders learn vital skills and to give back to their community, and in return the community benefits from improved amenities. Ara Poutama considers that its services enable people and communities to provide for their social and cultural well-being and for their health and safety, and therefore those activities and services contribute to the sustainable management purpose of the Resource Management Act 1991 (**RMA**).

The service centres provide for probation, rehabilitation, and reintegration services. Offenders report to probation officers as required by the courts or as conditions of parole. Ara Poutama's staff use service centres to undertake assessments and compile reports for the courts, police and probation officers. Service centres may also be used as administrative bases for staff involved in community-based activities or used as a place for therapeutic services (e.g., psychological assessments). The overall activity is effectively one of an office where the generic activities involved are meetings and workshop type sessions, activities which are common in other office environments.

In addition to these service centres, Ara Poutama operates community work facilities. Community work is a sentence where offenders are required to undertake unpaid work for non-profit organisations and community projects. Offenders will report to a community work facility where they subsequently travel to their community work project under the supervision of a Community Work Supervisor. The community work facilities can be large sites with yard-based activities and large equipment and/or vehicle storage.

Service centres and community work facilities may also be co-located on the same site.

Community corrections sites support offenders living in that community. Ara Poutama therefore looks to locate its sites in areas accessible to offenders, and near other supporting government agencies. Commonly, sites are therefore located in commercial or business areas, but may also be located in industrial areas, where large lots and accessibility suit the yard-based nature of some operations. As community corrections facilities are not sensitive to the effects of an industrial environment (e.g., noise, high traffic movements, etc), they are not prone to reverse sensitivity.

Ara Poutama operates one non-custodial community corrections site in Hutt City. Lower Hutt Community Corrections is located at 5 Market Grove, Lower Hutt, and is located within the Central Commercial Activity Area under the HCDP. Ara Poutama requires that the HCDP also provides for community corrections facilities in other appropriate locations, should they be required in the future.

Intensification and population growth in urban areas creates more demand for these types of facilities. It is important that provision is made to enable non-custodial community corrections sites to establish, operate and redevelop, within appropriate areas.

Residential Activities

Ara Poutama operates residential housing in the community throughout New Zealand, providing support for some people in its care to assist with their transition and/or integration in the community. There is a range of rehabilitation, reintegration and support provided in these houses, depending on the needs of the residents. Housing and associated support services may be for people following their release from prison or may be used to accommodate those on bail or community-based sentences (such as home detention).

Residential accommodation (with support) provides necessary facilities, such as sleeping, cooking, bathing and toilet facilities, which encompass a typical household living scenario; and a typical residential dwelling, within a residential setting, is utilised for such purposes. People living in this residential environment are not detained on-site, the same as anyone else living in the community, except that some people may be electronically monitored and/or supervised. In some instances, supervisory staff are present on-site to provide a level of care (being a range of rehabilitation, re-integration and support services) appropriate to meet the needs of the individual(s) residing at the site. It is noted that these support staff do not reside on-site and have an alternative residential address. In other instances, supervisory staff will provide support on a part-time basis.

The Courts may sentence an offender to home detention as an alternative to imprisonment. Individuals on home detention serve a home-based sentence at a suitable and approved residence and are electronically monitored 24 hours a day, seven days a week. The purpose of electronic monitoring is to deter the offender from breaching conditions that relate to his or her whereabouts and monitor compliance with those conditions.¹ Home detention and electronic monitoring allow individuals to seek or maintain employment, complete a sentence of community work if imposed, access programmes to address their offending, be involved in prosocial activities, and maintain their family relationships. It is an increasingly common sentence for many individuals in our care who otherwise would have received a short prison sentence for their offending (they can be sentenced to home detention from 14 days to one year). People on a home detention sentence are generally required to remain at a typical residential dwelling.

Ara Poutama is therefore responsible for a range of residential accommodation (with support), which vary in nature and scale, of all which fall within the ambit of a residential activity.

Demand for these services exist nationally, including within Hutt City. It is important that provision is made to enable residential accommodation activities (with support), to establish and operate, within appropriate areas, which is likely to include areas of housing intensification.

Ara Poutama's Submission on Plan Change 56 to the Hutt City District Plan

Ara Poutama has an interest in the implications that the HCDP will have on the establishment and operation of non-custodial community corrections sites, and residential accommodation (with support) in Hutt City.

Plan Change 56 to the HCDP incorporates the requirements of the National Policy Statement for Urban Development (NPS-UD) 2020 and gives effect to the Medium Density Residential Standards (MDRS). Intensification and population growth in urban areas has an implication for the delivery of the services Ara Poutama is required to provide in Hutt City.

Ara Poutama's specific submissions on Plan Change 56 are outlined in the following table.

¹ Sentencing Act 2002, section 80E.

Submissions

HCDP Provision	Submission	Relief Sought (additions shown in <u>underline</u> , deletions shown in strikethrough)
Chapter 3 – Definitions	<p>Oppose</p> <p>Ara Poutama requests the addition of a definition of “Community Corrections Activity”, consistent with the National Planning Standard definition.</p> <p>Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They build strong and resilient communities and enable people and communities to provide for their social and cultural well-being and for their health and safety to achieve the purpose of the RMA.</p> <p>Intensification and population growth in urban areas creates more demand for these types of facilities. Specifically with the higher population, the proportion of those people needing community corrections services will correspondingly increase. It is therefore important that provision is made to enable non-custodial community corrections sites to establish, operate and redevelop, within appropriate areas.</p>	<p>1. Add a definition of “Community Corrections Activity” as follows:</p> <p><u>Community Corrections Activity:</u></p> <p><u>means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.</u></p>
Chapter 3 – Definitions – definition of “Residential Activity”	<p>Oppose</p> <p>Ara Poutama requests the addition of a new definition of “Residential Activity”, consistent with the National Planning Standard definition.</p> <p>The National Planning Standards includes a definition for “residential activity” that must be used when a local authority includes a definition for such in its plan. The current definition of “residential activity” in the HCDP is inconsistent with the National Planning Standard definition.</p>	<p>1. Add a new definition of “Residential Activity” as follows:</p> <p><u>Residential Activity:</u></p> <p><u>means the use of land and building(s) for people’s living accommodation.</u></p>
Chapter 3 – Definitions – definition of “Residential Unit”	<p>Support</p> <p>Ara Poutama requests that the definition of “Residential Unit” in Plan Change 56 is retained.</p> <p>The definition is consistent with the wording provided for in the National Planning Standards.</p>	<p>1. Retain the definition of “Residential Unit”</p>
Chapter 3 – Definitions	<p>Oppose</p> <p>Ara Poutama requests the addition of a new definition of “Household”.</p> <p>The National Planning Standards includes a definition for “Residential Unit” that must be used when a local authority includes a definition for such in its plan. Plan Change 56 proposes the inclusion of such a definition.</p>	<p>1. Add a new definition of “Household” as follows:</p> <p><u>Household:</u></p> <p><u>means a person or group of people who live together as a unit whether or not:</u></p>

HCDP Provision	Submission	Relief Sought (additions shown in <u>underline</u> , deletions shown in strikethrough)
	<p>However, the definition of “Residential Unit” (and the current definition of “Dwelling” in the HCDP) refers to a “Household” which is not defined in the HCDP, nor Plan Change 56. Ara Poutama seeks that a new definition be added, to clarify that a household is not necessarily limited to a family unit or a flatting arrangement (which are more commonly perceived household situations).</p>	<p><u>a. any or all of them are members of the same family; or</u></p> <p><u>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.</u></p>
<p>Chapter 4F – Medium Density Residential Area – Objective 4F2.3</p>	<p>Support in part</p> <p>Ara Poutama requests objective 4F2.3 is retained but amended so that a variety of household types that meet the community’s diverse social and economic housing needs are provided for in residential zones, including households that involve an element of supervision, assistance, care and/or treatment support.</p> <p>Providing for a range of residential activities with support in residential zones is important to meet community needs, build strong and resilient communities, and enable people and communities to provide for their social and cultural well-being and health and safety to achieve the purpose of the RMA and give effect to the NPS-UD.</p>	<p>1. Amend Objective 4F2.3 as follows:</p> <p>Objective 4F2.3</p> <p><i>The Medium Density Residential Activity Area provides for a variety of housing types, <u>households</u>, and sizes that respond to:</i></p> <ol style="list-style-type: none"> 1. <i>Housing needs and demands; and</i> 2. <i>The neighbourhood’s planned urban built character, including three-storey buildings.</i>
<p>Chapter 4F – Medium Density Residential Area – Policy 4F3.2</p>	<p>Support in part</p> <p>Ara Poutama requests policy 4F3.2 is retained but amended so that a variety of household types that meet the community’s diverse social and economic housing needs are provided for in residential zones, including households that involve an element of supervision, assistance, care and/or treatment support.</p> <p>Providing for a range of residential activities with support in residential zones is important to meet community needs, build strong and resilient communities, and enable people and communities to provide for their social and cultural well-being and health and safety to achieve the purpose of the RMA and give effect to the NPS-UD.</p>	<p>1. Amend Policy 4F3.2 as follows:</p> <p>Policy 4F3.2</p> <p><i>Enable a variety of housing types <u>and households</u> with a mix of densities within the Medium Density Residential Activity Area, including three-storey attached and detached dwellings, and low-rise apartments.</i></p>
<p>Chapter 4G – High Density Residential Area – Objective 4G2.3</p>	<p>Support in part</p> <p>Ara Poutama requests objective 4G2.3 is retained but amended so that a variety of household types that meet the community’s diverse social and economic housing needs are provided for in residential zones, including households that involve an element of supervision, assistance, care and/or treatment support.</p> <p>Providing for a range of residential activities with support in residential zones is important to meet community needs, build strong and resilient communities, and enable people and communities to provide for their social and cultural well-being and health and safety to achieve the purpose of the</p>	<p>1. Amend Objective 4G2.3 as follows:</p> <p>Objective 4G2.3</p> <p><i>The High Density Residential Activity Area provides for a variety of housing types, <u>households</u>, and sizes that respond to:</i></p> <ol style="list-style-type: none"> 1. <i>Housing needs and demands; and</i> 2. <i>The neighbourhood’s planned urban built character, including six-</i>

HCDP Provision	Submission	Relief Sought (additions shown in <u>underline</u> , deletions shown in strikethrough)
	RMA and give effect to the NPS-UD.	<i>storey buildings.</i>
Chapter 4G – High Density Residential Area – Policy 4G3.2	<p>Support in part</p> <p>Ara Poutama requests policy 4F3.2 is retained but amended so that a variety of household types that meet the community's diverse social and economic housing needs are provided for in residential zones, including households that involve an element of supervision, assistance, care and/or treatment support.</p> <p>Providing for a range of residential activities with support in residential zones is important to meet community needs, build strong and resilient communities, and enable people and communities to provide for their social and cultural well-being and health and safety to achieve the purpose of the RMA and give effect to the NPS-UD.</p>	<p>1. Amend Policy 4G3.2 as follows:</p> <p>Policy 4F3.2</p> <p><i>Enable a variety of housing types <u>and households</u> with a mix of densities within the High Density Residential Activity Area, including three-storey attached and detached dwellings, and low-rise apartments.</i></p>
Chapter 5 – Commercial	<p>Oppose</p> <p>Ara Poutama requests the amendment of the objectives, policies, and rules for the Central Commercial Activity Area, Petone Commercial Activity Area - Area 2, and Suburban Mixed Use Activity Area to enable "Community Corrections Activity" as a permitted activity. Ara Poutama's existing community corrections site in Hutt City is located in the Central Commercial Activity Area.</p> <p>Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They build strong and resilient communities and enable people and communities to provide for their social and cultural well-being and for their health and safety to achieve the purpose of the RMA.</p> <p>Intensification and population growth in urban areas creates more demand for these types of facilities, specifically the higher population the perceptible of those people needing community corrections services will correspondingly increase. It is important that provision is made to enable non-custodial community corrections sites to establish, operate and redevelop, within appropriate areas.</p>	<p>1. Amend the following objectives and policies to enable Community Corrections Activities:</p> <ul style="list-style-type: none"> • Petone Commercial Activity Area Objective and Policy 5B1.1.2A. <p>2. Amend the rules in the following zones to enable Community Corrections Activity to be undertaken as permitted activities:</p> <ul style="list-style-type: none"> • Central Commercial Activity Area. • Petone Commercial Activity Area – Area 2. • Suburban Mixed Use Activity Area.
Chapter 6A – General Business Activity Area	<p>Oppose</p> <p>Ara Poutama requests the amendment of the objectives, policies, and rules for the General Business Activity Area to enable "Community Corrections Activity" as a permitted activity.</p> <p>Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They build strong and resilient communities and enable people and communities to provide for their social</p>	<p>1. Amend General Business Activity Area Objective and Policy 6A1.1.1 to enable Community Corrections Activities.</p> <p>2. Amend the rules of the General Business Activity Area to enable Community Corrections Activity to be undertaken as a permitted activity.</p>

HCDP Provision	Submission	Relief Sought (additions shown in <u>underline</u> , deletions shown in strikethrough)
	<p>and cultural well-being and for their health and safety to achieve the purpose of the RMA.</p> <p>Intensification and population growth in urban areas creates more demand for these types of facilities. Specifically with the higher population, the proportion of those people needing community corrections services will correspondingly increase. It is therefore important that provision is made to enable non-custodial community corrections sites to establish, operate and redevelop, within appropriate areas.</p>	

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Spratt First Gary Peter	
Company/organisation		
Contact <i>if different</i>		
Address	Unit A Number 107 Street Waterloo Road	
	Suburb	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 0274 579090	Evening
	Mobile	
Email	gary.spratt@nzhomeloans.co.nz	

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

Proposed District Plan Change No:

Title of Proposed District Plan Change:

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

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

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

(Please tick one)

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

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

Give details:

Higher density and higher heights for adjoining properties

(Please use additional pages if you wish)

6. My submission is:

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

I am against these changes.

I reside at 107A Waterloo Road and already parking is at a premium with many central city workers parking here. We understand that cycle lanes are also being planned, this is a nonsense as it will only intensify the problem.

More houses will mean more cars, where are they going to park?

Higher housing of 6 stories – does this mean apartment style properties next door to current residences. These residences will completely lose any privacy and possibly light, that they currently enjoy and pay high rates for. Fill in housing of the type being proposed can only have a negative effect on the values of the remaining properties.

Recycling Bins – has anybody given any thought to the number of bins that will be teetering on the pavements in central Hutt and how difficult it will be to collect them. There is insufficient room already for the numbers in Central Hutt so how will that issue be managed?

Looking through the statistics issued in your plan it appears that these decisions are being made on the back of just 394 responses. Of those 60% (236) said NO to higher housing.

A further 71% of respondents said NO to denser housing.

What is the point of putting out a submission if the results are unheeded.

Once again I am completely against this action. Please note my submission accordingly.

(Please use additional pages if you wish)

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

Give precise details:

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

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

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

Privacy Statement

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Where to send your submission

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

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Meyer-Westfeld		First Niels
Company/organisation			
Contact if different			
Address	Unit	Number 2a	Street Huia Road
	Suburb		
	City , Eastbourne, Lower Hutt		Postcode 5013
Address for Service if different	Postal Address		Counter Address
Phone	Day		Evening
	Mobile 0212218882		
Email	niels@slingshot.co.nz		

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Plan Change 56

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

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

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

(Please tick one)

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

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

Give details:

Increased number of dwellings per section and proposed increased building height for Eastbourne.

(Please use additional pages if you wish)

6. My submission is:

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

Kia Ora.

With all respect, I'm frankly horrified by the plan changes and strongly oppose any intensification of housing in the Eastbourne area as proposed in the medium and high density plan. In my view Eastbourne/ Eastern Suburbs/ Lowry Bay is not suitable for intensification and I don't see how piling up people on top of each other is solving the housing problems. For the following reasons I would like the council to push back on the Government's plan and not allow more and higher housing in the Eastbourne area:

Climate change:

Increase in housing and the consequential increase in resident numbers will result in straining existing infrastructure which is already inadequate. As recent storms have shown maintenance costs of Marine Drive for example will be substantial and will only get worse. With adaptation to climate change becoming increasingly necessary any intensification in areas like Eastbourne is heading into the wrong direction and concerns me as rate payer. Even though more people will generate more rates revenue - necessary spending due to infrastructure upgrades (bigger schools, more carparks, roads, hill landscaping, bus-stops ect). will increase accordingly. . . so not much is gained.

The character and natural heritage of Eastbourne:

Intensification is a roadmap to uglify an area and also depleting it environmentally. No survey is needed to show that NOBODY wants to live next to a 12m high building and nobody has a mandate to do that. I'm convinced if the proposed changes coming into fruition the character of Eastbourne, its appearance, will change for the worse. It will affect the look and feel of this area and affect the spirit of our intact community adversely and negatively.

On top of that Eastbourne has a unique and precious natural environment. There are only very few areas in New Zealand left where beech forest is so close to the waters edge. If anything, the natural heritage in our area needs more protection from development not less. Therefore having up to 3 dwellings on one section will cost the lives of many trees, trees that mitigate erosion, bind Carbon and make this area special. We should recognise the true value of our flora in this area and plant native trees instead of paving the way for developers.

(Please use additional pages if you wish)

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

Give precise details:

In general: Christchurch City Council has voted against changing its planning rules to comply with Government direction to enable more housing and development in the city. Changes such as Intensification shouldn't be forced upon Councils in principle. Local Government should govern locally and not being overwritten by the Government like this. With the upcoming elections in mind, I would like to see Hutt City Council to follow Christchurch's opposition and stand up for it's rate payers and for itself. Please demand a rethink of the Governments strategy of solving our housing crisis. There have to be better ways than piling people up on top of each other.

In regards to Eastbourne: As mentioned above, I also feel there is strong enough evidence to support the case for exempting Eastbourne from intensification at the very least. Since Covid, more and more people are working from home which would justify green field development in areas further afield from the CBD of Wellington but in more suitable and accessible areas than Eastbourne. New development areas might be associated with an initial higher start up cost to establish the necessary infrastructure. However, new locations could avoid the long term burden of high maintenance costs and constantly increasing rates due to climate change factors like in Eastbourne.

My plea is to please, please ask the government to reconsider it's strategy and seek a way forward that is more environmentally friendly, preserves our urban trees and the character of Eastbourne and prioritises climate change costs associated with Eastbourne.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

	18/9/22
	Date

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

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last <u>Vermaey</u> First <u>Kimberley</u>	
Company/organisation	-	
Contact if different		
Address	Unit	Number <u>42a</u> Street <u>Cambridge tce</u>
	Suburb	<u>Waiwhetu</u>
	City	<u>Lower Hutt</u>
Address for Service if different	Postal Address	Counter Address
Phone	Day	Evening
	Mobile	
Email	<u>kimberley.vermaey@gmail.com</u>	

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

Proposed District Plan Change No:

Title of Proposed District Plan Change:

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

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

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

(Please tick one)

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

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

Give details:

See email

(Please use additional pages if you wish)

6. My submission is:

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

See email

(Please use additional pages if you wish)

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

Give precise details:

See email

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

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



19/09/22
Date

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

From: [Kimberley Vermaey](#)
To: [District Plan Review Team](#)
Subject: [EXTERNAL] Lower Hutt City Council District Plan submission
Date: Monday, 19 September 2022 5:25:36 PM
Attachments: [19092022142526-0001.pdf](#)

Hi

Please take this as my submission on the proposed District Plan. My submissions points are as follows:

1. There is a significant area of flood hazard overlays within Hutt City. The current framework allows for all dwelling, retail and commercial buildings to be permitted when the minimum floor levels are met. There will be some areas of greater water depth within the Hutt where there may be displacement effects. The proposed approach does not recognise this nuance in the flood depths and as such could result in off site effects to neighbouring properties from flood water displacement. Instead of having all buildings permitted, I believe there should be a threshold that applies. For example, there is no resource consent needed where buildings are located within flood depths of 0.5m. For floodwater depths 0.5m or greater, resource consent is needed as proposed, with displacement effects considered. This change would result in a better alignment between the proposed policy and the rule framework pertaining to the inundation area.
2. The existing Wellington Fault provisions are somewhat unclear and do not recognise the existing practice pertaining to faultlines. Within the fault hazard overlays there are areas where the fault is well understood and well-defined. Conversely there are areas of the faults where the understanding is low and poorly constrained and as such the fault bands are very wide. The objective, policy and rule frameworks for the fault hazard overlay need to update to reflect this differing understanding of the fault hazard overlays. In areas where there is a good understanding of the fault hazard location, there should be more restrictive objectives, policies and rules (such as an avoid policy and non-complying activity status for new buildings, additions and conversions). Where there is a poorer understanding of the fault location, then less restrictive objectives, policies and rules should apply (for example a policy framework that requires the identification of the position of the fault and a corresponding permitted, controlled, or restricted discretionary activity status). These would need to be drafted as the framework does not allow for this currently. This is a significant departure from the proposed rules as notified, but will provide greater clarity and certainty to future applicants around the construction of buildings (including the conversion of buildings) within the Wellington Fault Overlay.
3. In both the natural hazard and the coastal hazard overlays, the rules relating to additions, do not address alterations to existing buildings. There is the potential for alterations to increase the risk from the conversion of non-habitable buildings. There needs to be consideration as to whether it is appropriate for conversions to existing buildings to be covered. This is to ensure the rule frameworks are consistent with the additions framework.
4. The current coastal hazard framework does not have any consideration of the inundation depths. As a result, areas with 2m of coastal hazard inundation depth would be treated the same as areas with 0.1m of coastal hazard inundation depth. There may be a need to refine the policy and rule frameworks to recognise different inundation depths and this may have some implications of the hazard classification frameworks. Alternatively, the hazard map overlays may be adjusted

to remove inundation depths below a certain level as they will not reach a level that constitutes a hazard that warrants land use planning. Expert advice on this may be required as to what is the most appropriate depth, but as a suggestion it may be 0.15m and less. This may also apply to flood hazard inundation.

5. There is a disconnect between the High Coastal Hazard Area and the NZCPS with allowing for 2 residential units to be constructed. This allows for an increase in risk. There should only be one residential unit allowed in High Hazard Areas to align with the NZCPS. This would also align with the approach to the Wellington Fault and Stream Corridor, which are also high hazard areas.
6. There is a disconnect between the subdivision chapter and the proposed land use provisions. The subdivision provisions tend to be less restrictive (Discretionary Activity) for subdivision in High Hazard Areas, as opposed to the land use consent, which may be non-complying activity (it is also noted that there is no subdivision rule pertaining to stream corridors). There needs to be better alignment of the objectives, policies and rules pertaining to the subdivision with the land use provisions. This may require a reworking of the subdivision provisions to ensure this alignment. Otherwise there are potential loopholes in the subdivision chapter that would allow for an increase in risk. I note that the above comments are equally applicable to low and medium hazard areas (including coastal hazard areas), and the entire subdivision provisions that will apply to these areas may need to also be reworked to ensure better alignment with the land use rules.
7. The Coastal Inundation Mapping is very extensive for the Hutt Valley. This model behind this map may need further review as the sea ward extents of this inundation seems a bit disconnected between what Eastborne will experience and what the Valley Floor experiences.
8. Lower Hutt is applying the Wellington Regional Water Services and Standards to new development. The existing subdivision objectives, policies and rules do not reflect these standards. Given the use of the Wellington Water standards the subdivision servicing objectives, policies and rules should be updated to reflect this use as there is an inherent conflict between current practice and the District Plan. Given the MDRS will place more demands on services, this seems the appropriate time to undertake this update. This will result in a complete rewrite of the subdivision provisions.
9. The stormwater tank provisions in the Medium Density and High Density residential zones should be updated to exempt these structures from the yard requirements of the District Plan and to also identify the other Wellington Water Acceptable Solutions that exist.
10. The residential heritage precinct allows for the demolition of buildings. This undermines the purpose of protecting heritage. There should be the need for resource consent for the removal of the residential units that make up the heritage value of the site. This would require the updating of objectives, policies and rules.
11. There are several areas where the zone allows for high density residential development, but an overlay would prevent this from occurring for example High Hazard Areas and Heritage Areas. The underlying zoning in these areas should reflect the actual development potential and if this potential is being significantly limited by an overlay, then this overlay should be down zoned. This change would require an update to the District Plan maps to ensure that areas where this conflict occurs is resolved.
12. The Hutt City Design guide needs to be updated to reflect apartment style construction within the residential zone. The Design Guide does not really reference apartments and the higher density development envisioned in the residential zones. This should be updated to ensure that good environmental and urban design outcomes are met. This may result in changes to the relevant matters

of discretion for all of the building bulk and form policies and rules within the Medium and High Density Residential Zones to reflect any amended design guide headings that may be applicable.

13. There should be a move for the landscaping pallet in the design guide to better reflect biodiversity needs. This would be consistent with the proposed RPS policy position around biodiversity in Urban Environments
14. There should be a better reference in the design guide to developments reflecting the natural landform and features of a site and retaining and improving these as part of future development. These would include hillsides, stream edges, prominent vegetation or any other relevant natural features.
15. There is no clear rule framework around fences. Given the need for better urban design outcomes, there is a case for fence heights in the Medium and High Density Residential Zones to be further controlled. It is suggested that a maximum fence height of 1.8m on the side boundary and 1.5m on the front boundary would be appropriate. The 1.5m fence height on the front boundary should also have a permeability requirement of either 25% or 50% to ensure the passive surveillance outcome sought through the glazing rule is achieved.
16. The vegetation rule in the Medium Density Residential Zone needs to be brought through to the High Density Residential Zone. This is to ensure that there is some consideration of the removal of prominent native vegetation from urban environments. Such a rule would also provide support to a design guide change to better reflect natural landforms and features.
17. Finally, it may be appropriate to bring in a rule that limits development around stream edges. While this may be achieved through the stream corridor rules. However a more explicit setback distance from the stream edges would allow for better environmental outcomes that align Regional Policy Statement and Proposed Natural Resources Plan. These include improved water quality, riparian margins, cultural outcomes and conveyancing of flood flows. The Enabling and Housing Bill would allow for these setbacks to be introduced as a qualifying matter. This change would require objective, policy, and changes to the Medium Density and High Density Residential Zones as well as possibly to the commercial zones.
18. This submission covers any consequential changes needed to the District Plan to ensure that the above 17 points are achieved.

Please let me know if you have any questions regarding my submission.

Regards

Kimberley

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last	Mackay	First	Christopher Gavin		
	Company/organisation private					
Contact if different	/					
Address	Unit	Number	121	Street	WOBBURN ROAD	
	Suburb WOBBURN					
	City			LOWER HUTT	Postcode	5010
Address for Service if different	Postal Address			Courier Address		
	/			/		
Phone	Day	04.5702233			Evening	/
	Mobile	027,6656374				
Email	chrism@mackay.co.nz					

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification Residential + Commercial Areas

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

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

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

(Please tick one)

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

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

Give details:

- Most of the city is within 800m of a rail or transport hub or within 1200m of the CBD. In other words, the proposed change means that almost all the valley floor will be zoned "High Density".
- Heritage buildings + structures + the creation of "heritage areas" to restrict development.

(Please use additional pages if you wish)

6. My submission is:

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

See attached pages numbered 1 through 5.

(Please use additional pages if you wish)

Existing Special Residential areas of Woburn and Boulcott have historically been recognised as having special value and significance. These areas have an abundance of mature trees and shrubs which in addition to absorbing carbon dioxide from the air, also provide and maintain various green corridors for birdlife. We regularly spot kereru, tui, fantails, bellbirds, waxeyes and other birds in our trees. According to the Hutt City website "Over 150 years ago, the valley we know as Hutt was covered in dense forest and swamp, rich in native bird life". This rich native bird life is being rejuvenated. Don't let the advances we have made, in recreating native bird life be trashed by High Density Zoning. High density development will hasten the demise of our green suburbs and the bird life it sustains.

Some advocates of high-density development have cited such cities as London as examples of how intensification can work well. What they fail to mention is that London is made up of 40% green space, including 3000 parks and totaling 35,000 acres. Many of the smaller green spaces in central London are garden squares restricted to residents' use. In addition, there are council parks, other green spaces, over a hundred registered commons plus lavender fields and green ways. [Source: Wikipedia]. Other sources indicated 33% public space – the other 7% being private perhaps.

Regardless, it's a lot of green space, unlike what we have in the Hutt.

Some advocates of high-density development also maintain that houses with no off-street parking are perfectly acceptable because Kiwis do not need cars. Public transport and bicycles will be the way of the future they assert. Tell this to someone taking their kid from Taita to Wainuiomata for a

rugby game on a Saturday. Or to someone in central Hutt visiting their mother in a retirement village in Paraparaumu.

Intensification as proposed on the valley floor will potentially turn the Hutt into a giant and unhealthy slum with families living "cheek by jowl" in apartment style accommodation with no recreation areas for kids to play in.

"More people from dense areas of London died of coronavirus than from [greener] areas well served by parks and green space." [Tim Webb, Trustee at the National Park City Foundation. April 2021] And even in London, more parks and green spaces are being called for.

Having even a modest front or back yard means kids can play on a trampoline or bike or can kick a football around.

The examples of housing intensification that have sprung up in the Hutt over the past two years are visual proof of what happens.

All trees and shrubs are cut down, exacerbating our carbon crisis and removing green corridors for our native birds.

The tiny amount of outside space is just enough for the rubbish and recycling bin and a small carpet sized mat of artificial grass. [If you don't believe me, go to an open home for one of these new developments and see for yourself.]

Furthermore, this site intensification means that rainwater that would have previously soaked through the garden and lawn and eventually (from some parts of the Valley) into the aquafer will now end up putting strain on the stormwater system.

In areas near Opahu Stream, the loss of gardens and lawns able to soak up normal rainfall will put additional strain on the stream as it winds its way through the Valley floor to the river. The likelihood of flooding adjoining homes will be intensified. Simply building new homes at a higher-level won't solve the problem during a period of heavy rain. The water will still be there flooding all around the house and trying to get away into the stream. It happens now to many houses adjoining Opahu Stream. Just ~~think~~ ^{think} how bad it will be with intensification.

Intensification in most areas of the Hutt is crazy also in that the lower Hutt Valley was a giant swamp before the 1855 earthquake. Poorly drained fine-grained soils such as sandy, silty, and gravelly soils are the most susceptible to liquefaction.

Allowing domestic buildings of three stories and incomprehensively possibly six stories especially near Opahu Stream would be madness. A Christchurch type earthquake could see the same horrific results with soil liquefaction.

Multi storey buildings would require extra-long piles to provide stable foundations. The potential danger of developers puncturing the aquafer is too great a risk in compromising the Wellington Region's water supply.

The older I am makes me very aware of unintended consequences of a course of action/s. In this case they are:

- Potential destruction of the special residential areas by intensification, with the resultant obliteration of mature trees and shrubs and the loss of carbon removing benefits to the environment and our citizens' general health.
- The loss of Te Awa Kairangi's indigenous bird revival with the loss of the various green corridors.
- The loss of significant amounts of privately owned green space and not enough public green space to compensate for the loss.
- Potential unhealthy slums being created. The taller the building, the more likely this will happen.
- Rainwater not seeping away naturally, but instead exacerbating pressure on the storm water system.
- Potential greater flooding in the valley and especially around properties near Opahu Stream.
- Potential liquefaction in a Christchurch type earthquake.
- A real threat of developers puncturing the aquifer in buildings higher than two stories.

All the above consequences do not allow for the ruination of thousands of Hutt Valley residents' lives.

Imagine please if your neighbour sold their property on your north or west side to a developer who demolished the existing house and built a three or four or five or six storey dwelling. Your house would be in shade all day. Plus, the inhabitants would be able to look out their windows straight into your house and into your kids' bedrooms.

This invasion of privacy and loss of enjoyment of life is simply not acceptable. It goes against everything that our fathers and grandfathers fought for during the two world wars.

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

Give precise details:

1. Abandon proposed District Plan Change No. 56.
2. Reinstate the previous special residential areas of Woburn + Boalcott.
3. Tell the government that Hutt City will not agree to
 - their proposed intensification mandate of three houses up to three stories high and of other houses up to six stories high.
4. Require that any new builds have at least one car park per dwelling.
5. Explore other ways to increase housing supply. For example, lifestyle blocks (of several to many acres in size) on the Western Hills + in Wainuiomata could be rezoned from rural to residential.
6. Return to the previous zones + district plan.
7. Require agreement with owners of any "heritage" designated homes before being designated thus.

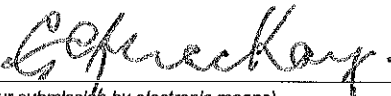
(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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



19/09/2022
Date

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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

District Plan Change 56: Enabling Intensification in Residential and Commercial Areas

Submission of the Petone Community Board

To: Chief Executive, Hutt City Council

1. This is a submission from:

Last Name

Hanna

First Name **Pam**

Company/organisation and Contact *if relevant/different* **Petone Community Board**

Address:

C/- Hutt City Council

Private Bag 31912 Lower Hutt

Postcode 5040

Attention: Katherine Davey

Phone *Day*

Mobile 0210 866 9366

Evening

Email: pamhannapetone@gmail.com

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan: Proposed District Plan Change No: 56

Title of proposed Plan Change: Enabling Intensification in Residential and Commercial Areas

3. I/we could **could not** gain an advantage in trade competition through this submission.

(Please tick one)

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

I am **am not** directly affected by an effect of the subject matter of that submission that–

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

INTRODUCTION

1. The Petone Community Board wishes to oppose the entire basis of Petone being labelled a Metropolitan centre and having to have a walkable catchment of 800m because of the dereliction of previous Councils in their duty to Petone's heritage and cultural significance (which includes railway housing in Moera) and also because of the risks of natural hazards in much of the Board area.
2. The character of Petone needs protecting. Petone is not just a heritage place. It is the site of the first planned European settlement in New Zealand and the first real interface between European settlers and Maori. It is of regional and national heritage and cultural importance – not just local.
3. There is a long history of neglect of built heritage. At and after amalgamation in 1989 the heritage sites that had been in the Petone Borough Council's plan is likely to have been just rolled over and there has been no real update since. This goes against the requirements of the Resource Management Act when it was enacted in 2003 when Historic Heritage was made a S6 matter of national importance.
4. There has always been an element of smoke and mirrors with suggestions of work being done. Plan Change 4 (PC 4 - 2004) came about (as reported in the Decision report) because of community concerns regarding the adequacy of heritage protection. It became operative in 2005 and made consent necessary for the demolition of listed buildings identified in the District Plan.
5. The background report on PC4 also identified that *"The Heritage Advisory Committee is currently undertaking a heritage inventory of the city and the results of this could form part of a future plan change"*.
6. Work on a 'Petone Vision' began in 2006 and people put a lot of hours into the wording of this. The Petone Vision was adopted by Hutt City Council (HCC) in 2007. Element 1 identified Petone as a "unique heritage place" that needed celebrating, preserving, and promoting as did "the heritage and cultural roots of Maori and settlers." It also states that being a unique heritage place means "ensuring change is sympathetic and reinforces the heritage look and feel (around Jackson Street and adjoining streets)
 - a. Element 1.2 states: "Petone has uniqueness in relation to its heritage character due to having whole precincts built in the same era. In many cases these precincts are largely intact and are seen as being something distinctive and 'marketable'." Appendix 2 identifies Petone "as the first site of organised European settlement in New Zealand".
7. In 2007 the Decision report on a Plan Change 9 identifies that "Council has committed to undertaking a heritage inventory for buildings and structures within Lower Hutt. Funding has been allocated to undertake this inventory in the 2007/2008 financial year".

8. In 2009 there was a District Plan Review for Petone Discussion Document. It identified that Petone was being excluded from higher density provisions intended to apply to other areas zoned General Residential in Plan Change 12 because “of the special character of the area.... We are thinking of creating a character overlay for residential areas in Petone.” A character overlay “would recognize the special character of an area without being heritage focussed” It also refers to the heritage inventory project “that should be completed shortly.”
9. The 2011 Officer’s Report for Plan Change 12 stated: The intention of the proposed change was to exclude Petone from the restricted discretionary status for 3 or more dwelling houses as it is subject to a separate planning exercise that is running concurrently with this Plan Change. To include it would have pre-empted the outcome of that work.
10. The 2012 Draft version of An Integrated Vision for Hutt City – making our city a great place to live, work and play refers to Petone as “A unique heritage ‘settlers’ village by the sea”
11. The 2012 Urban Growth Strategy 2012-2032 includes the comment that change in Petone “must be sympathetic to and reinforce the heritage look and feel, in particular around Jackson Street and adjoining streets.”
12. 2013 saw the formal adoption of the Regional Policy Statement for the Wellington Region. Policy 21 required the identification of historic heritage using specified criteria which Hutt City Council seems to have finally started to use in 2021.
13. In 2014 an Integrated Vision for Hutt City included a diagram showing a heritage area stretching between Jackson Street and The Esplanade. This heritage area has not yet been included in the District Plan.
14. In 2016 the Petone 2040 Spatial Plan was released. This plan identified and mapped “particularly cohesive residential streets that have remained relatively intact since they were first laid down in the late 1800s and early to mid 1900s. These areas provide significant townscape value for Petone, establishing its identity as one of the earliest settled parts of the Wellington Region. It is proposed that the areas specifically identified has having a ‘Constant’ or ‘Critical’ townscape sensitivity and quality should be identified for special protection within the District Plan. ...It is recommended that the (heritage) inventory be brought up to date and developed in parallel with the relevant findings from this study.”
15. Also, in 2016 a Hutt City Planning for the Future, A long-term vision for future housing growth and choice, was produced as a key supporting document to Plan Change 43 by Jacobs New Zealand and Kamommarsh Landscape Architects. This document that “more detailed street by street

character assessment of Petone and Alicetown should be undertaken to confirm existing character and heritage values.”

16. In 2018 Work on a Heritage Policy began. Consultation on the policy occurred in 2018, 2020 and 2021. The supplementary agenda for the 23 February 2021 Policy, Finance and Strategy Committee identifies “This request followed the 2018 demolition of buildings in Petone considered by some members of the community to be buildings of heritage value”, but which were not listed in District Plan.
17. An Agenda report for the 29 April 2019 Policy and Regulatory Committee identifies key findings from the Citizen's Panel Heritage Survey, which include “The historic buildings and houses and the special character of Petone was mentioned frequently. There were concerns by some that more needs to be done to protect the special buildings in Petone from demolition”.
18. The 2019 Decision report for Plan Change 43 acknowledged issues because of no comprehensive city wide heritage assessment being undertaken. To address this, it recommended that the “Council promote a separate historic heritage- related character plan change to properly safeguard areas such as Petone- Moera...”. It notes in Paragraph 97 “We received comprehensive evidence from Mr Chris McDonald as to the traditional character, and historic heritage, associated with Petone (and Moera) ...We encourage the Council to assess the matters raised...”
19. Paragraph 335 refers to the “specific built form (historic) character qualities of Petone-Moera” The Design Guide for plan change 43, endorsed by the commissioners, states that “Petone-Moera has a historic character resulting from the underlying cadastral pattern, block size, cohesive age and condition of many buildings, and building placement...”
20. In 2019 work finally commenced on a review of heritage provisions in the District Plan. The Hutt City Council Meeting for 4 November 2019 refers to the resolution that ...” during 2020 – 2021 as part of the District Plan review, prioritise addressing the issue of protecting historic heritage and character in Petone- Moera and elsewhere within the district as suggested by the independent commissioners for Plan Change 43.”
21. The November 2021 Hutt City Council submission to the Select Committee for Environment on the RMA Enabling Act raises concern regarding the proposed Bill. It refers to its then intention to notify a new District Plan in August 2022, which addressed national and regional policies, as well as “significantly out-of-date provisions relating to historic heritage, sites of significance to Māori, natural features and landscapes, indigenous biodiversity, and addressing risk from natural hazards – all of which are key NPS-UD “qualifying matters” (page 5). Page 6 goes on to confirm that “natural hazards, and heritage, which have not been reviewed since the District Plan was made operative in 2004”.
22. In conclusion, a comprehensive heritage review has never been included in the Lower Hutt District Plan, despite Petone being the first site of

organised European settlement in New Zealand.

- a. The failure of the Council to incorporate appropriate provisions regarding heritage into the District Plan prior to the gazetting of the 2021 RMA Enabling Act has left the Council and the community unprepared for the recent legislative and planning policy changes.
- b. Our argument is that it is not suitable to label Petone a Metropolitan Centre when what it really is is a heritage centre. We, therefore, oppose all aspects of the proposed plan change – if they refer to Petone being a Metropolitan Centre or having a walkable distance of 800m. If this is allowed to happen it will destroy the Jackson Street precinct which is the heart of Petone and a or the reason for its being.
- c. The current Heritage Precincts (Jackson Street, Patrick Street and Riddlers Crescent) all need to be kept intact to their current extent. It is ironic and somewhat unbelievable that time and money has been spent on trying to reduce these three precincts rather than doing more in depth work on identifying more precincts than has been done.
- d. We particularly support the proposed Moera and Hutt Road Railway Heritage precincts but also feel that more should have been included in Moera and from Jackson Street to The Esplanade in Petone. Furthermore, the Petone-Moera area has high historic heritage and cultural values, as well as high hazard risks and we submit that therefore four storeys should be the maximum with consent required beyond three stories.

Amendment No	Specific Provision	Position	Reason for Submission	Decision Sought
Amendment 4	[Chapter 1 (1.10.1A Urban Environment)] Policy 1 (i), (ii), (iv) and (v)	Oppose the suggested heights and catchments in Petone and Moera	Petone Commercial Area 1 is mainly the Jackson Street Heritage Precinct and any associated sites should also be a part of the Precinct. Moera is also very prone to flooding and other hazards and six storey buildings should not be contemplated there	All of Petone and Moera be made four storeys in height, with anything higher only possible in walkable catchments from the railway stations
Amendment 5	Chapter 1 (1.10.1A Urban Environment)]	Partially support	For the protection of historic heritage demolition needs to be included in (b)	Add demolition before 'from inappropriate subdivision' in (b)

	Policy 2 (b),			
Amendment 5	[Chapter 1 (1.10.1A Urban Environment)] <i>Add new Policy 2</i> Policy 2	Oppose in part	Having “Recognise and provide for the management of significant risks from natural hazard” as a policy is the crux of the problem. The NZ Coastal Policy Statement (CPS) expects in Policy 25 councils to “avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards”	Change the wording to Recognise and avoid significant risks
Amendment 13	Chapter 1 (1.10.2 Amenity Values)] Explanation and Reasons – Medium Density Residential Activity Area	Partially support	Requirements of the National Policy Statement (NPS) are stated but most of Petone and Moera need to also be in the medium density Residential Activity Area because of the prevalence of heritage and hazards in these two areas	Include most of Petone and Moera in the Medium Density Activity Area
Amendment 16	Chapter 1 (1.10.2 Amenity Values)] Explanation and Reasons – High Density Residential Activity Area	Partially support	Requirements of the NPS are stated but reference to “Petone metropolitan centre ” needs to be deleted because of the prevalence of heritage and hazards in the Petone area.	Reference to “Petone metropolitan centre ” is deleted
Amendment 25	Chapter 1 (1.10.4 Commercial Activity)] Policy (b)	Oppose 1.10.4)b)	The Petone Area 1 should be seen as and called a heritage area (Jackson Street) and a Petone mixed use area (Current Petone Commercial Area 2). Big box development is the predominant current use of Petone Area 2 but there are also big box developments in Wellington and Porirua, and Petone has nothing commercial that compares with Queensgate.	Delete reference to Petone Area commercial centres
Amendment 26	Chapter 1 (1.10.4 Commercial Activity)] Explanation and reasons	Oppose	Petone should not be seen as one of two primary centres. Petone’s commercial role and function should be seen as that of a heritage area and a mixed use area that has potential beyond the current big box developments which are often not considered where you should shop local by residents.	Delete reference to Petone Area and concentrate on the Central Area as the primary centre.
Amendment 27	Chapter 1 (1.10.10	Oppose	Areas of significant historic heritage value, as a S6 matter, need to	Replace discourage with

	Heritage)] Policy (c)		have incompatible development prevented rather than discouraged.	prevent
Amendment 31	[Chapter 1 (1.10.11 Lessening Natural Hazards)] <i>Amend Explanation and Reasons – Flood Hazard</i> Flood Hazard	Oppose in part	In the Inundation Overlay area it is necessary to mitigate the impacts of flooding.	Delete 'may be' and replace with 'is'
Amendment 32	[Chapter 1 (1.10.11 Lessening Natural Hazards)] <i>Amend Explanation and Reasons – Flood Hazard</i> Coastal Hazard	Agree in part	It is stated: It is necessary to manage development in medium and High Coastal hazard Areas to ensurethat occupants can safely evacuate from the coastal hazard. Dr William Power, a tsunami modeller at GNS science has already done modeling that shows that there are evacuation bottlenecks in Petone so it is imperative that new development is limited in any Coastal Hazard areas in Petone.	Ensure that safe evacuation is seen as a limitation in the hazard areas
Amendment 48 and 49	[Chapter 4 Residential] (f) and (g)	Oppose	f) states that the proposed Medium Density Residential Activity Area covers a significant portion of Lower Hutt's residential areas when in fact this is the case for the High Density Residential Activity Area	In (f) replace significant with large and ensure that significant is included in (g)
Amendment 53	[Chapter 4F Medium Density Residential Activity Area] 4F 1 Introduction	Oppose in part	This Introduction/Zone statement again states that the proposed Medium Density Residential Activity Area covers a significant portion of Lower Hutt's residential areas when in fact this is the case for the High Density Residential Activity Area	Replace significant with large and ensure that significant is included in the equivalent section for High Density
Amendment 54	Chapter 4F Medium Density Residential Activity Area (Objectives)] Objective 4F 2. 1AA	Support in part	A well functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future is the objective. People's health and safety will be jeopardised by more than 3 or 4 storeys in Petone and Moera because of their	Ensure that the words in this objective could be actualised.

			hazards status plus the lack of sunlight that 6 or more storeys will cause	
Amendment 58 and 62	Chapter 4F Medium Density Residential Activity Area (Objectives) Objective 4F 2. 5 and Policy 4F 3.2A	Support in part	We would like to totally support the possibility of 'high quality' built development and are just not sure what is meant by the term	Add a definition of high quality
Amendment 76	[Chapter 4F Medium Density Residential Activity Area (Rules)] Rule 4F 1.11 (c)	Oppose	The removal of trees on an Urban Environment Allotment as a permitted activity means that Petone and Moera could be devoid of already scarce trees and what is called vegetation.	Delete Rule 4F 1.11 (c)
Amendment 78	[Chapter 4F Medium Density Residential Activity Area (Rules)] Rule 4F 4.2.1 (b)	Support	It is very important that the building coverage is 50% and that anything over that is a restricted discretionary activity. This is particularly important in Petone and Moera with the historically small sites.	Keep Rule 4F 4.2.1 (b) as is
Amendment 79 and Amendment 80	[Chapter 4F Medium Density Residential Activity Area (Rules)] Rule 4F 4.2.2 (b) (ii) and (iii) and 4.2.3 (b) (ii) and (iv)	Support	The impacts of shading on primary internal and external living areas plus public open space can have a major negative effect on people's health and wellbeing	Keep the identified parts of Amendments 79 and 80 in the Plan Change
Amendment 82	[Chapter 4F Medium Density Residential Activity Area (Rules)] Rule 4F 4.2.4A (a)	Support	It is important that sites of significance such as Marae have a reasonable boundary recession plane. The same recession plane needs to be applied to sites abutting the Jackson Street Heritage precinct.	Include this maximum height in relation to boundary of 2.5m+45 degrees to marae and also to sites abutting

				the Jackson Street Heritage Precinct.
Amendment 84	[Chapter 4F Medium Density Residential Activity Area (Rules)] Rule 4F 4.2.6 (a) Outdoor Living Space	Support	Each residential unit having a required or minimum outdoor space is vital for health and wellbeing	Retain Rule 4F 4.2.6 (a) Outdoor Living
Amendment 88	Rule 4F 4.2.11 Outlook Space (a) and (b)	Support	Again such a density standard is very important to provide the best possible living conditions	Retain Rule 4F 4.2.11 Outlook Space (a) and (b)
Amendment 89	Rule 4F 4.2.12 Windows to Street	Support	A minimum of 20% of the street facing façade is important	Retain Rule 4F 4.2.12 Windows to Street
Amendment 90	Rule 4F 4.2.13 Landscaped Area	Support	Landscaping of at least 20% needs to be a given to help with reducing possible stormwater runoff and effects associated with impermeability.	Retain Rule 4F 4.2.13 Landscaped Area
Amendment 92	Residential Heritage Precinct	Support except for one word	Any residential precincts possible are important and need building heights and density restricted when in fact a lot of the Petone and Moera areas should be designated a heritage area and particularly most of the area between Jackson Street and The Esplanade	Delete the word may at the top of page 47
Amendment 94	Objective 4F 5.1.1.1	Support in part	The historic heritage of residential areas in the Residential Heritage Precinct are protected from new development with inappropriate building heights and density	The word 'demolition' needs to be added after 'inappropriate'
Amendment 105	4G 1 Introduction/Zone Statement	Support in part	At the top of page 52 the words 'subject to qualifying matters' needs to be added after 'enabled.' There is also a spelling mistake in that 'standard' needs to be 'standards' Petone and Moera also need to be added in alongside Eastbourne, Stokes Valley and Wainuiomata	Add the words as requested and delete Petone Metropolitan Centre
Amendment 123	Policy 4G 3.8	Support	Managing the effects of built development on adjoining sites and the street by controlling height, bulk and form of built development	Keep the wording of Policy 4G 3.8 in the Plan

			is critical for meeting the day to day needs of residents and especially their health and safety	Change
Amendment 125 to 129	Policy 4G 3.10 to Policy 4G 3.14	Support	All these provisions are necessary	Retain these provisions
Amendment 131	Policy 4G 3.16	Support in part	Petone and Moera need the general approach modified as well because of their heritage and hazard status	Add Petone and Moera to this policy
Amendment 144	Rule 4G 4.1.11 (c)	Oppose	This makes possible the removal of all trees which is so bad for climate change emissions and people's general wellbeing.	Delete (c)
Amendment 147	Rule 4G 4.2.2 Building Coverage	Support	Building coverage of 50% is very important for allowing as much light and sunlight as possible in adjacent properties – especially with the increased height in relation to boundary	Keep Rule 4G 4.2.2 and 50% site coverage
Amendment 151	Rule 4G 4.2.6 Height for Stes Abutting Marae	Support	This is a better height to boundary than that in other parts of the proposed Plan Change. This should also be applied to buildings on sites that abut the Jackson Street Heritage Precinct	Retain Rule 4.2.6 for Marae and also apply this to the Jackson Street precinct
Amendment 152	Rule 4G 4.2.7 Permeable Surface	Support	At least 30% of the site being permeable is very important in terms of stormwater effects	Retain Rule 4.2.7
Amendment 153	Rule 4G 4.2.8 Outdoor Living Space	Support	A minimum outdoor living space is so important	Retain Rule 4G 4.2.8 Outdoor Living Space
Amendment 157	Rule 4G 4.2.12 Stormwater retention	Support	The less stormwater we can experience is so much better for everyone and especially Petone, Moera, Gracefield and Waiwhetu South residents who are at the end of the stormwater chain or live by rivers impacted by run off	Retain Rule 4G 4.2.12 Stormwater retention
Amendment 158	Rule 4G 4.2.13 Outlook Space	Support	This at least a minimal requirement that should add some wellbeing value	Retain Rule 4G 4.2.13
Amendment 159	Rule 4G 4.2.14 Windows to Street	Support	Another example of at least minimum living conditions that should be applied and available to everyone	Retain Rule 4G 4.2.14
Amendment 160	Rule 4G 4.2.15 Landscaped area	Support	This is so important for permeability as well as for people's health and wellbeing	Retain Rule 4G 4.2.15

Amendment 171 to Amendment 177	Rules 4G 5.2 to 4G 5.2.3.1	Support in part	We particularly support the Moera and Hutt Road Railway Heritage Areas. Building heights and density <u>need</u> to be restricted to protect historic heritage.	Retain these rules of residential heritage precincts. Delete the word 'may' in the sentence about building heights.
Amendment 178	4G 5.3 Heretaunga and Riddlers Crescent Precincts	Support in part	The fifth paragraph does not add anything to the description. Minimum conditions are what are described in e.g. Rule 4G 5.3.3.1. They can't be acceptable or unacceptable. The same stands for maximum site coverage.	Delete the 5 th paragraph and delete the word 'acceptable' X2
Amendment 180 to 185	4G 5.3.1.1 to 4G 5.3.2.3	Support	These provisions are important for protecting heritage values	Retain these provisions
Amendment 186	4G 5.3.2.4	Support in general	High fences can also detract from residential heritage values. Fences need to be added to the objectives and rules applying to residential heritage precincts	Add 'and fences' after non-residential buildings
Amendment 187 to 189	4G 5.3.2.4	Support	These are important provisions for the Heretaunga and Riddlers Crescent Heritage Precincts	Keep these provisions
Amendment 191	4G 5.3.3.1 Alterations, Repairs etc	Partially support	Overall the requirements and restricted discretionary status are all good. However, there is a danger that new wallpaper in a living room could be seen from the street	Remove the word 're-decoration' in vi and add structures to (i) under discretion so that fences could be included, and 'listen' on p83 needs to be 'listed.'
Amendments 206 and 103	4G 6 AER	Support	This anticipated environmental result won't be able to be achieved if any tree on any allotment can be cut down	Keep the Anticipated Environmental Result in both medium and high density residential areas
Amendment 253	Petone Commercial Issue	Oppose	The current Jackson Street Heritage Precinct should be kept in full. That title should replace Commercial Area 1 – see Reason for	Replace 'around' with 'in' and delete (Petone

			Submission for Amendment 4	Commercial Activity Area – Area 1)
Amendment 254	Policy (b) and (c)	Oppose in parts	Again the word ‘around’ is not appropriate for Jackson Street and the precinct is what should be acknowledged and focussed on. The traditional retail area in Petone is in the Jackson Street Heritage Precinct not around it. Around might be suitable to use for the Hutt CBD but the Jackson Street heritage precinct is where the traditional retail is in Petone.	Replace ‘around’ with ‘in’ X2 and replace (Petone Commercial Activity Area – Area 1) with Heritage Precinct X2
Amendment 255	Explanation and Reasons	Oppose in part	Again the word ‘around’ is not appropriate for Jackson Street and the precinct is what should be acknowledged and focussed on not Commercial area 1. There are a few sites outside the current precinct in e.g. Elizabeth Street, the Library site, Scholes Lane and Nelson Street that look like they are part of the precinct in the current map and should be treated as such.	Replace ‘around’ with ‘in’ X8 and delete (Petone Commercial Activity Area – Area 1) X8 and replace with adding Heritage Precinct after Jackson Street X8
Amendment 258	Objective	Support	The new wording is fine as long as it means the whole current precinct.	Keep this Objective if it refers to the whole current precinct
Amendment 259	Area 1 Policy (b)	Oppose	The Jackson Street Historic Precinct should stay at the size it is now and this then would only refer to the sites written about for Amendment 255	In Policy (b) delete the words ‘in Area 1 outside’ and replace with ‘adjacent to’
Amendment 260	Area 1 Explanation and reasons	Support	In the heading and the body of this Amendment the current wording of the area generally between and bounded generally by Victoria and Cuba Streets is used and needs to stay as used.	Retain the wording as used.
Amendment 267	Deletion of current Permitted Activity in Area1	Support	Deletion of “Site Coverage: Up to a maximum of 100%” is a very good move as no site should be covered 100% and the danger is the loss of nooks and crannies behind buildings that help add atmosphere to Jackson Street or the squeezing out of real access for the delivery of bulky goods or storage of wheelie bins – as has	Keep this deletion and ensure that a reasonable site coverage is managed in another way

			happened in the past.	
Amendment 268	Maximum Height of Buildings in Petone Commercial Area	Partly support	(i) 10m within the Jackson Street Heritage Precinct – as long as it means the whole current Precinct which needs to stay. (ii) should read 22m where not <u>adjacent to</u> the Jackson Street Heritage Precinct.	In (ii) replace ‘not within’ to ‘not adjacent to’ the Jackson Heritage Precinct
Amendment 278	Sites abutting Te Puni Urupa	Support with qualification	It is good see “iii. A minimum yard of 3 metres on any boundary with the urupa” as an amendment. This same provision needs to be applied to the Jackson Street Heritage Precinct.	Keep Amendment 278 and broaden its application to the Jackson Street Precinct
Amendment 305	5E1 Introduction/Zone Statement	Oppose in part	“The Suburban Mixed Use AA applies to local commercial areas that complement the city centre” needs to stop there. Reference to Petone metropolitan centre needs to be taken out X2	Remove the two references to Petone metropolitan centre.
Amendment 319 to 321	6A 1.2.3 Effects on Cultural practices at Marae Issue, Objective and Policy	Support with additional application	Each of these three amendments relating to marae are important for marae. The also need to be applied the entire current Jackson Street Heritage Precinct to protect the heritage from e.g. poor design, visual domination	Broaden the application of these amendments so that they apply to the Jackson Street Heritage Precinct as well
Amendment 340	[[Chapter 11 Subdivision (Issues, Objectives and Policies)] A	Oppose in part	(bc) and (bd) as mitigating subdivision where building platforms are in the Inundation Area and/or Medium and High Coastal Hazard Overlays seems an impossibility	Remove mitigation possibilities in such situations
Amendment 347	11.2.2.1	Support	It is important that all residential heritage precincts are excluded from the general allotment design for medium or high density residential	Keep this amendment
Amendment 355	[Chapter 11 Subdivision (Rules)] <i>Add new Restricted Discretionary Rules 11.2.3(e),</i>	Oppose	Creating building platforms within an Overland Flow Path area, or within the Medium Coastal Hazard areas should be fully discretionary alongside those within the Wellington Fault Overlay and the High Coastal Hazard Overlay	Change the new Rules to be fully discretionary

	11.2.3(f) and 11.2.3(g)			
Amendment 360	[Chapter 11 Subdivision (Rules)] <i>Amend section 11.2.4 Discretionary Activities</i>	Support	Full discretion for building platforms within the Wellington Fault Overlay and the High Coastal Hazard Overlay is really important.	Retain this amendment but sort out the reference in (da)
Amendment 372	12.2.1.8 Financial Contributions relating to reserves	Support (aa) and (bb)	It is important that developers are charged per allotment rather than per subdivision so that the cost of development is not unfairly put on the ratepayer	Keep amendment 372
Amendment 392	Chapter 14F Explanation and reasons	Support	The wording used “ with significant heritage values when considered together” is an improvement on “with a particular character.”	Keep this amendment
Amendment 393	14F 2.1	Support in part	There are some problems here similar to Amendment 191	Remove ‘re-decoration’ from (i)
Amendment 397	Appendix Heritage 3	Oppose in part	The section headed Jackson Street Heritage Precinct, Petone needs to refer to the total current precinct from Victoria to Cuba Street	Delete Tory Street and replace with Cuba Street and change the map back to Cuba Street as well
Amendment 403	[Chapter 14H Natural Hazards (Introduction)] <i>Ad d Risk Section of introduction for Chapter 14H Natural Hazards</i>	Oppose in part	Minimum floor levels do not seem to be a very sound way of ‘managing’ risk and neither do raising floor or ground levels as any of these have negative effects on neighbouring properties. The supply of utilities can also be compromised.	Get rid of raising floor or ground levels.
Amendment 415	[Chapter 14H Natural Hazards (Issue, Objective and Policies)]	Oppose in part	Provide for seems too optimistic. Manage as in Amendment 416 would be more suitable and realistic	Delete ‘Provide for’ and replace with ‘Manage.’

	<i>Add new Policy 14H 1.5</i>			
Amendment 417 to 421	[Chapter 14H Natural Hazards (Issue, Objective and Policies)] <i>Add new Policy 14H 1.7 to 14H 1.11</i>	Oppose in part	Each of these amendments refers to the need to demonstrate safe evacuation routes or that people can safely evacuate the property. This could be done as a technical exercise when in practise getting out of Petone in a major event is extremely unlikely to be achieved in time. And to have the expectation that residential units can be built in the High Coastal Hazard Area seems reckless.	GNS Science work and advice needs to be sought and wording re evacuation tightened up plus 'Manage' in Amendment 421 changed to "Limit"
Amendment 423	[Chapter 14H Natural Hazards (Issue, Objective and Policies)] <i>Add new Policy 14H 1.7 to 14H 1.13</i>	Oppose in part	Again, evacuation from the Petone Commercial Area will be a problem	Incorporate GNS science work into the thinking here
Amendment 426 and 427	[Chapter 14H Natural Hazards (Rules)] <i>Add new Rule 14H 2.2 and 2.3 Additions to residential buildings in the Inundation Area, Overland Flow Path or Stream Corridor Flood Hazard Overlays</i>	Oppose	The raising of floor levels is not the answer and safe evacuation is again a part of the 'mitigating' matters	Delete raising of floor levels and also delete safe evacuation as a mitigating matter

8. I /We **wish** ✓ to be heard in support of this submission.
(Please tick one)

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

Signature of submitter:

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

Date: 19/9/22

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Keenan & Mooney First Russell and Karen	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 103 Street Hutt Road	
	Suburb Petone	
	City Lower Hutt	Postcode 5012
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	Mobile 027 591 7757	
Email	russjkee@gmail.com & karenmooney026@gmail.com	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial areas

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

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

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

(Please tick one)

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

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

Give details:

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

(Please use additional pages if you wish)

6. My submission is:

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

I support the proposal to create the Hutt Road Railway Heritage area on the basis that it is used as a means to allow current and future homeowners to protect their properties from the process of intensification which is being forced upon us all.

I believe that the rights of the current homeowners all over the Hutt Valley to sunlight and privacy far out weighs the rights of developers, speculators and greedy individuals to make financial gain from building townhouses and apartments. These developments will become the slums of the future and intensification a policy which history will judge as being shortsighted and selfish.

I am a carpenter who has been in the construction industry for over thirty years and have witnessed first hand the lack of quality and care in design that is inherent to this type of development. They are entirely profit driven and there is little or no consideration for the occupants or the unfortunate neighbours who end up living in or alongside these unsightly light blocking boxes.

I understand we are being told in the media that there is a housing crisis in New Zealand but this must be balanced with the reality that building low cost/high profit attached and semi-detached townhouses and apartments will result in a far worse crisis in the years to come with a leaky home epidemic, and the health and wellbeing of the unfortunate occupants and neighbours in serious decline as we move into the future.

The reality is there are limits to growth in our cities and suburbs and this needs to be acknowledged by councils, central government and individuals in New Zealand. The constant need for growth will not result in better outcomes for New Zealanders except for a privileged few who make money from the misery of the homeowners and tenants who find themselves living in the shadow of these thoughtless, short life-span, sub standard buildings.

The average New Zealand homeowner gives up their entire working life to provide a home for themselves and their families, and they should be allowed to live that life without the threat of encroachment by a government policy which severely affects their lives and wellbeing without right of reply. Why do we have a resource consent process if not to protect citizens, their property and the environment?

We are facing a global crisis in regards to climate change, shortage of food and drinking water. We are experiencing major shortages of building supplies and materials and our response is to build more intensive housing which will further degrade our environment and quality of life. It doesn't make sense and will not have a sustainable outcome.

I therefore feel we need the councils and central government to review this intensification policy and to start looking after our existing population and environment and for us all to have an opportunity to debate and discuss these pressing and life threatening challenges which affect us now and the coming generations. We need to protect what we have worked so hard for, to look after our environment and stop pandering to the selfish needs of the few who profit from our inability to have a say in the outcomes.

The District plan change 56 proposal has been thrust upon us with very little public consultation or time to make submissions which is ridiculous as this is a huge deal which will affect the entire population. There needs to be a nationwide response with at least six months for the public to engage. The outcomes of these changes will affect our lives and the future of our children and grandchildren.

(Please use additional pages if you wish)

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

Give precise details:

We seek that the Council agree to creating the Hutt Railway Heritage area with the related height and density protections provisions.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

	19/9/2022
	<i>Date</i>

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

Privacy Statement

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Where to send your submission

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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Blackham First Mark	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 396 Street Muritai Rd	
	Suburb Eastbourne	
	City Lower Hutt	Postcode 5013
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening 04 562 8846
	Mobile 021891042	
Email	mark@blackham.co.nz	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

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

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

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

(Please tick one)

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

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

Give details:

Chapter 14F Heritage Buildings and Structures and the creation of 'heritage areas' to restrict development
Chapter 4F Medium Density Residential Activity Area

(Please use additional pages if you wish)

6. My submission is:

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

I oppose all provisions in Chapter 14F

I oppose all provisions in Chapter 4F

Chapter 4F

I am against allowing three story houses, as of right, in any and all low and medium density residential zones.

I oppose it because the policy will change the egalitarian social fabric and generally fair and beneficial housing standard of the Hutt, as it will NZ society. It will replace our low or medium density suburbs where almost everyone has similar space, access and separation, with housing that crams people closer together - lowering factors essential to our individual and social wellbeing, and to the NZ way of life; plenty of distance between us, and plenty of light, sky, greenery and views. This is a recipe for future social tensions, disruption and disputes as people take advantage of the rule to build residences that impinge on the enjoyment of their neighbours. The Council should have the power to make these decisions on behalf of its community, to suit the circumstances.

I oppose the policy because the Hutt City does not have the infrastructure to handle this influx of people; it does not have the roads, the transport, the power and three water networks. Installing these, where possible, will involve countless disruptions to life and work - a cost borne by this and the next generation, to set up suburbs that condemn future generations never to know the less intensified pleasures of our current way of life.

There's a whole world full of intensified housing. There's very few places like Hutt City and New Zealand. I want the Hutt Council to stand up for our way of living.

Chapter 14F

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

This is an infringement on the rights of homeowners to control their home - to control the space and building they have paid for. This freedom is a fundamental aspect of the Hutt City way of life - and long reflected in the lived experience of this great community. We see wide mixes of people living in suburbs, each living the way they choose, with significant variation no matter what the suburb - and each controlling their home and yard to reflect their pursuit of happiness.

I appreciate that the Council is likely to have expanded these zones to protect them from intensification.

But if you have to shut down whole streets, forcing the owners to freeze these homes in time, then you are acknowledging the madness of the intensification policy.

Creating a wrong by mandating some owners can't control their homes, while their neighbours can build three, or even six story homes, is just indicative of the huge wrong being committed through intensification.

Some Councillors have claimed these zones are simply creating a holding pattern until the Council gets to issue its district plan. But every citizen knows that these interim steps by government will never be rescinded - they will only lead to even tougher rules. So it will be for heritage zones, which are likely to be locked more deeply down.

We know that heritage listings can impose significant ongoing costs and problems for property owners. Insurers will charge increased premiums (eg, 25% or more), increased excesses and refuse to provide cover for the additional costs in repairing to the original standard and to cover further Council Consent fees.

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

It is tremendously ridiculous that the houses in the proposed areas vary drastically in their quality and type.

Many don't look like heritage at all - they're new, recent, or significantly altered. Many may have been heritage, but are so deteriorated to be unsavable.

Even more ridiculous is that some of the areas, such as Hardham Crescent or the Petone State Flats, are of the type and location calling out for intensification!

My fellow citizens should have the choice on whether their property is included in the Plan Change as a heritage area. The Council must not be able to include the homes of local families as heritage without the agreement of the owner.

(Please use additional pages if you wish)

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

Give precise details:

To reject intensification. To refuse to implement the Government's law. It was not passed with public support. If the Council proceeds, it will be doing so without its citizen support. We must, here at the local level, make a stand for our way of life.

To reject new heritage zones, or at the very least, make participation in them voluntary.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

	Date 19/9/2022
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(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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	<i>Last</i> Love <i>First</i> Wikitoria	
Company/organisation	The Korokoro Love Whānau	
Contact <i>if different</i>		
Address	<i>Unit</i> 3 <i>Number</i> 15A <i>Street</i> Rakeiora Grove	
	<i>Suburb</i> Korokoro	
	<i>City</i> Lower Hutt	<i>Postcode</i> 5012
Address for Service <i>if different</i>	<i>Postal Address</i>	<i>Courier Address</i>
Phone	<i>Day</i>	<i>Evening</i>
	<i>Mobile</i> 0212658781	
Email	wikitorialove@gmail.com	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

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

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

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

(Please tick one)

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

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

Give details:

Sites of significance to Māori.

(Please use additional pages if you wish)

6. My submission is:

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

The Korokoro Love Whānau opposes the provision of “*buildings up to six storeys, subject to planning permission, 800m from the Petone commercial centre and all train stations*” due to the detrimental impact the increased development and population would have on sites significant to Māori.

The Korokoro Love Whānau have had 10 generations of uninterrupted cultural connection and ahi kā (continuous occupation) in Korokoro. The areas affected by this proposal contains multiple sites of cultural significance and wāhi tapu from our tūpuna and hold great importance for both existing and future generations. If this proposed High Density Residential zone were to be implemented in Korokoro, it would cause anxiety and stress within our whānau and much pāmamae (trauma) if these sites were disturbed: as a result, the effect on the Treaty relationship between local and central government and mana whenua could be negatively impacted.

Our 3rd Great Grandfather, Wiremu Tako Ngātata (1815-1887), is buried in the Korokoro urupā, along with his wife, daughter and granddaughters. His grandson, Wi Hapi Pakau Love and his wife, Ripeka Wharawhara Matene, built the wharenui Taumata in 1901, which welcomed manuhiri from Taranaki regularly. The wharenui still stands today and is very much cared for by it’s guardians whom we have an ongoing relationship with.

Sir Makere Rangiatea Ralph Love, created and named the street we continue to reside in, Rakeiora, after a tohunga of the Tokomaru waka. He also named other streets in Korokoro (such as Te Whiti Grove) and had great affection for Pito-one (Petone) and Te Awakairangi.

We are very protective of sites that hold significance to Māori, iwi, and our whānau as they shape our understanding of the past and provide meaning for our future.

(Please use additional pages if you wish)

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

Give precise details:

To permanently exclude Rakeiora Grove, Te Whiti Grove, the area surrounding Korokoro urupā and Te Puni urupā (on Te Puni Street) from the High Density Residential zone proposal and any similar proposals that may affect sites of significance to Māori in the future.

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

9. If others make a similar submission,

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

Signature of submitter:

(or person authorised to sign on behalf of submitter)

Date 14/09/2022

*(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

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Shardlow First Glen	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 132 Street Richmond Street	
	Suburb Petone	
	City Lower Hutt	Postcode 5012
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021612676	
Email	g_shardlow@hotmail.com	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

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

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

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

(Please tick one)

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

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

Give details:

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

(Please use additional pages if you wish)

6. My submission is:

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

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

These heritage areas will not only have disastrous consequences for the families affected, but will drastically impact the layout and aesthetic of the Hutt. While neighbouring streets build up to three or six storeys high, these heritage areas will be forced into stagnation.

A heritage area imposes significant restrictions on what a home-owner can and can't do with their property. Once a property is in one of these areas, the owner will have to get the Council's consent to make any changes to their home, or if they want to change the number of stories or number of houses. The rules for when the Council may do this are very vague and leave a lot of discretion to the Council. This seems to contradict people's ability to exercise freedom of choice and ability to renovate older houses to a healthy home standard by limiting their ability to renovate accordingly. We have a young child and wish to provide the healthiest environment for him and this limits our ability to do so.

We know that heritage listings can impose significant ongoing costs and problems for property owners. Insurers will charge increased premiums (eg, 25% or more), increased excesses and refuse to provide cover for the additional costs in repairing to the original standard and to cover further Council Consent fees. This can in turn will likely affect household income due to the increased cost associated with living in a property that decreases in value and increases in maintenance and associated costs.

Evidence indicates heritage listing reduces the value of a property by 10 to 30%. Real estate agents have reported that many potential buyers lose interest when they learn that a property is heritage listed. It is unclear what the impact on value these new heritage area restrictions will have. Therefore, local government is forcing unfair losses on existing property owners. This may result adverse affects in current homeowners property equity and ability to service outstanding loans.

Furthermore, the houses in the proposed areas vary drastically in their quality and type. Many don't look like heritage at all. Others are unlikely to meet healthy homes standards. Therefore risking health issues of the residing families and/or limiting the rental potential due to conflicts with other government agenices regulations, for example health home standards.

I want to have the choice as to whether my property is included in the Plan Change as now being in a heritage area. The Council must not be able to include the homes of local families as heritage without the agreement of the owner.

(Please use additional pages if you wish)

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

Give precise details:

I want the Council to adopt the following policy:

That a property should only be classified as heritage in the District Plan with the express written consent of the property owner.

I want the Council to include the above policy in the proposed Plan Change. Property owners have much to lose from the imposition of any unwanted heritage categorisation, as has Hutt City from the costs of increased management, loss of citizen goodwill and the likely litigation for its removal by informed property owners. I believe a voluntary heritage policy is very much in the best interests and for the benefit of Hutt City and its citizens.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

	19/9/2022
	<i>Date</i>

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

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Shardlow First Maria	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 132 Street Richmond Street	
	Suburb Petone	
	City Lower Hutt	Postcode 5012
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 02108442918	
Email	mariashardlow1@gmail.com	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

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

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

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

(Please tick one)

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

Give details:

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

(Please use additional pages if you wish)

6. My submission is:

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

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

These heritage areas will not only have disastrous consequences for the families affected, but will drastically impact the layout and aesthetic of the Hutt. While neighbouring streets build up to three or six storeys high, these heritage areas will be forced into stagnation.

A heritage area imposes significant restrictions on what a home-owner can and can't do with their property. Once a property is in one of these areas, the owner will have to get the Council's consent to make any changes to their home, or if they want to change the number of stories or number of houses. The rules for when the Council may do this are very vague and leave a lot of discretion to the Council. This seems to contradict people's ability to exercise freedom of choice and ability to renovate older houses to a healthy home standard by limiting their ability to renovate accordingly. We have a young child and wish to provide the healthiest environment for him and this limits our ability to do so.

We know that heritage listings can impose significant ongoing costs and problems for property owners. Insurers will charge increased premiums (eg, 25% or more), increased excesses and refuse to provide cover for the additional costs in repairing to the original standard and to cover further Council Consent fees. This can in turn will likely affect household income due to the increased cost associated with living in a property that decreases in value and increases in maintenance and associated costs.

Evidence indicates heritage listing reduces the value of a property by 10 to 30%. Real estate agents have reported that many potential buyers lose interest when they learn that a property is heritage listed. It is unclear what the impact on value these new heritage area restrictions will have. Therefore, local government is forcing unfair losses on existing property owners. This may result adverse affects in current homeowners property equity and ability to service outstanding loans.

Furthermore, the houses in the proposed areas vary drastically in their quality and type. Many don't look like heritage at all. Others are unlikely to meet healthy homes standards. Therefore risking health issues of the residing families and/or limiting the rental potential due to conflicts with other government agenices regulations, for example health home standards.

I want to have the choice as to whether my property is included in the Plan Change as now being in a heritage area. The Council must not be able to include the homes of local families as heritage without the agreement of the owner.

(Please use additional pages if you wish)

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

Give precise details:

I want the Council to adopt the following policy:

That a property should only be classified as heritage in the District Plan with the express written consent of the property owner.

I want the Council to include the above policy in the proposed Plan Change. Property owners have much to lose from the imposition of any unwanted heritage categorisation, as has Hutt City from the costs of increased management, loss of citizen goodwill and the likely litigation for its removal by informed property owners. I believe a voluntary heritage policy is very much in the best interests and for the benefit of Hutt City and its citizens.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

	19/9/2022
	<i>Date</i>

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



Submission on publicly notified proposed district plan change

C 6 1

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last	Boaler	First	Russell
Company/organisation				
Contact <i>if different</i>				
Address	Unit	Number	55	Street
				Waiwhetu Road
	Suburb			
	Waiwhetu			
	City			
	Lower Hutt			
Address for Service	Postal Address		Courier Address	
<i>if different</i>			Postcode	5010
Phone	Day			Evening
	Mobile	027 224 8256		
Email	russell.boaler@beca.com			

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

Proposed District Plan Change No:

Title of Proposed District Plan Change: D D

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

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

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

(Please tick one)

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

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

Give details:

This submission is made on behalf of both myself and my wife. We strongly disagree with the government's blanket approach to trying to resolve NZ's housing shortage and think it has been rushed through without real consideration of its potential adverse impacts on individual residents whose voice will be lost in the proposed process should the proposal go through. We accept that solutions are needed to resolve the housing shortage, however a more considered targeted approach should be taken. The approach proposed seems more applicable to a new development area rather than be appropriate for existing residential areas.

As a result we do not support many of the proposed changes to the District Plan by Council which also reflect an unnecessarily blanket approach and we want the Council to genuinely consider more targeted ways that enable a win/win situation for existing rates payers/residents and the community as a whole as well as future residents. Whilst there are a number of proposed provisions we do not support, the key provisions we are providing submissions on are as follows:

- Proposed Zone Maps
- Proposed Amendment 77
- Proposed Amendment 78
- Proposed Amendment 80
- Proposed Amendment 354

(Please use additional pages if you wish)

6. My submission is:

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

Objections to specific proposed provisions as follows:

Proposed Zone Maps

We oppose the proposed zone maps as the whole valley floor is considered 'high-density' based on being within 800m/10 minute walking distance of Rapid Transit Stops (as per pg 28 of PC56 - Plan Change Document - Volume 2). As a result 6 storey dwellings could conceivably be located virtually anywhere within the Hutt Valley residential area and could potentially be built without resource consent. It would also appear that areas beyond the proximity limits proposed are still being zoned high density on the zone map.

It's inconceivable to think a 6 storey apartment block could be placed within existing residential areas which are largely single storey houses. This would spoil the heritage/feel of existing areas, not to mention the imposing nature of such structures on immediate neighbours.

We believe that the proposed high-density zones should far be more restricted than what is currently proposed and high density areas should be defined in a much more targeted way. For example limiting high-density zones to areas directly adjacent the CBD or directly adjacent major train stations only.

Proposed Amendment 80 - Height in relation to boundary

We oppose the proposed amendment to the recession plane (height in relation to boundary). The current requirement is 3.5m + 45 degrees and the proposed is 4m + 60 degrees. The proposed recession angle of 60 degrees will result in significant loss of sunlight to adjoining properties which could affect the adjoining property's occupants health and wellbeing. We believe that the recession angle should remain at 45 degrees which could still enable (for a typical 16m wide section) for a 12m high ridge line.

Proposed Amendment 354 - Access (removal of requirement for off street parking)

We oppose the removal of the requirement for off-street parking to be provided for each dwelling. Intensification of dwellings will result in more cars in the area. By not requiring off-street parking, this will result in significantly more cars being parked on the streets which will cause heavier demand on the existing roadside parking.

Support of specific proposed provisions as follows:

Proposed Amendment 77 - number of residential units per site

We support the proposal for three units per site being a permitted activity, but the units should allow for off street parking (as per our opposition to proposed amendment 354).

Proposed Amendment 78 - building coverage

We support the proposal for permitted building site coverage increasing from 40% to 50%.

(Please use additional pages if you wish)

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

Give precise details:

--

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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



Date
19/9/2022

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

Privacy Statement

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Where to send your submission

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

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

DPC56/123

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last	Day	First	Kevin
	Company/organisation			
Contact if different				
Address	Unit	Number	Street	32 Porutu Street
	Suburb			
Address for Service if different	City		Lower Hutt	Postcode
				5011
	Postal Address		Courier Address	
Phone	Day		Evening	
	Mobile			
Email	0274420632			
	kday@xtra.co.nz			

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

Proposed District Plan Change No:

Title of Proposed District Plan Change:

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

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

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

(Please tick one)

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

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

Give details:

High density residential residential activity area

(Please use additional pages if you wish)

My submission is:

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

I do not support the intensification of both the height (6 storeys) and reduction in open space these developments will result in. Already in Porutu Street there are a number of developments, none of which provide offstreet parking or outdoor living space for families and children to enjoy. The volume of residents will outpace the infrastructure in place to support them. Quality of life for everyone will be compromised and will inevitably result in long term issues

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

Give precise details:

While the council may be required to adopt central government mandates to allow this type of residential activity, at least set minimum standards around outdoor space and off street parking

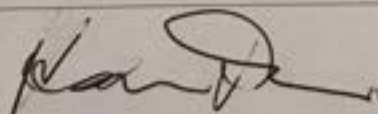
(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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



19/9/2022
Date

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

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Where to send your submission

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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Bakker First Merran	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 57 Street Britannia Street	
	Suburb Petone	
	City Lower Hutt	Postcode 5012
Address for Service <i>if different</i>	Postal Address 57 Britannia Street, Petone	Courier Address
Phone	Day	Evening
	Mobile 0212361177	
Email	merran.bakker@gmail.com	

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

Proposed District Plan Change No:

Title of Proposed District Plan Change:

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

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

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

(Please tick one)

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

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

Give details:

- Intensification of six story buildings in Petone Policy 1 (b) i and ii
- description of Petone as metropolitan centre
- site coverage 50%
- Amendment 27 : 1.10.10 Policy (c) To limit building heights and densities in areas where intensification is required by the National Policy Statement on Urban Development, but are identified as having significant historic heritage value, in order to discourage incompatible development
- Sunlight, outlook and vegetation rules

(Please use additional pages if you wish)

6. My submission is:

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

I oppose the description of Petone as a metropolitan centre as it is a village and does not have the capacity for intensification because of its natural hazard risks and low rise heritage precinct. I support the limiting of building heights in policy 1.10.10 and submit that this applies to areas of Petone other than the specified precincts. It is unclear why Hutt City needs to describe a second 'centre' only 2 kilometres from the main city centre, which I believe has the capacity and infrastructure for higher intensification

I support limiting of site coverage to 50% but would like to see amendments to minimum requirements for sunlight, outlook and landscaping for all residences

(Please use additional pages if you wish)

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

Give precise details:

Remove Petone from high density area and
Strengthen minimum standards for sunlight, outlook and vegetation.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

	19/9/2022
	<i>Date</i>

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

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

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Wells		First Benjamin Malcolm	
Company/organisation				
Contact if different				
Address	Unit	Number 59	Street	Tama St
	Suburb Alicetown			
	City Lower Hutt		Postcode 5010	
Address for Service if different	Postal Address		Courier Address	
Phone	Day		Evening	
	Mobile 02102288485			
Email	ben.wells@aurecongroup.com			

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Proposed District Plan Change

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

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

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

(Please tick one)

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

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

Give details:

AMENDMENT 21 [Chapter 1 91.10.3 Residential Activity]] Policy 1

The wide ranging application of the Higher Density Residential Area zoning to much of the Hutt Valley floor, in particular to the suburb of Alicetown

(Please use additional pages if you wish)

6. My submission is:

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

I oppose the proposed provisions which would label the suburb in which I reside as a High Density Residential Area.

By allowing the intensification of buildings within the Hutt Valley, and in particular the suburb of Alicetown, under the building allowances of a High Density Residential Area, developers would be encouraged to heavily increase intensification to maximize their personal profits, with little care for the well being of residents in the neighbouring properties. I do not believe enough forethought has been put into how this intensification will affect the surrounding properties on a number of issues including:

- the availability of off street parking
- the strain on water infrastructure
- the availability of sunlight (something which is very personal to me as I take great pride in my garden)
- changes to the character of the neighbourhood
- the preservation of the historical significance of Alicetown which encompasses the original European settlement of Aglionby

It is apparent that this plan will be applied to properties individually as they are developed without considering the wider effect on the surrounding suburb.

(Please use additional pages if you wish)

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

Give precise details:

A Revision of the application of the High Density Zoning plan

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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



18/9/2022

Date

(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

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Penafiel Bermudez First Tania	
Company/organisation		
Contact if different		
Address	Unit	Number 19 Street Elizabeth Street
	Suburb	Moera
	City	Lower Hutt Postcode 5010
Address for Service if different	Postal Address	Courier Address
Phone	Day	021 280 0857 Evening 021 280 0857
	Mobile	021 280 0857
Email	taniapb19@gmail.com	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

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

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

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

(Please tick one)

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

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

Give details:

Chapter 14F Heritage buildings and structures and 'heritage areas'
Amendment 4 - building height in density in Moera

(Please use additional pages if you wish)

6. My submission is:

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

I am not satisfied that the recent review of homes and areas considered "heritage" was done well and therefore have very little confidence in that process. As such, I feel that it is only fair that the home owners have to consent to their home being listed heritage.

"That a property should only be classified as heritage in the District Plan with the express written consent of the property owner"

1) The proposed 'Residential Heritage Precinct' including Moera, Petone and Wainuiomata determines a list of private residential addresses to become heritage areas, without the homeowners consent. The consequences being that whilst neighbouring properties may build up to 3-6 stories high, the restrictions enforced by heritage status will unfairly impact the homeowners and severely limit renovations and developments on their properties.

2) I believe the council (in consultation with the community) should have discretion around what areas are able to be intensified, as opposed to the blanket rules set out by government.

3) The provision of a minimum 1 x car park per household/dwelling should be made for all developments covered under the new intensification regime. The streets we have cannot cope with the parking and traffic volume as it is.

4) Consideration/consent of adverse affects on neighbours sunshine/light/privacy needs to upheld when considering any build of 2 stories, particularly with the risk of a one story/bungalow being surrounded on 3 sides by 3-6 story developments.

(Please use additional pages if you wish)

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

Give precise details:

- 1) That a property should only be classified as heritage in the District plan with the express written consent of the property owner/s
- 2) Council have discretion on consultation with community re determination of intensification areas
- 3) Developers/builders must provide a minimum of one off street car park per dwelling
- 4) Requirements of assessing adverse effects of building 3-6 stories on neighbours (re sunlight and privacy) should be written onto the process of new builds.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

Signature of submitter:

(or person authorised to sign on behalf of submitter)

	19/9/2022
	<small>Date</small>

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Where to send your submission

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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Joe First Spencer and Tracey	
Company/organisation		
Contact <i>if different</i>		
Address	Unit 4 Street Troon Crescent	
	Suburb Boulcott	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021 224 0880	
Email	tracey.spencer@xtra.co.nz	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

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

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

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

(Please tick one)

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

Give details:

AMENDMENT 14 Deletion of Chapter 4B: Special Residential Activity Area

(Please use additional pages if you wish)

6. My submission is:

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

We oppose the proposal.

Greater consideration and public consultation (including but not limited to community/neighbourhood workshops) should be given to inclusion of Special Residential Activity Areas (SRAA) in the proposed high density residential zone in Proposed District Plan Change 56 (DP56).

The SRAA are defined in the current District Plan (DP) as "areas which possess special amenity values, characterised by residential dwellings, low densities, mature vegetation, and a high standard of development. It is important that these characteristics and amenity values be protected from the adverse effects of unsympathetic development and activities."

DP56 takes a "one size fits all" approach in applying the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the Act) and has not given due consideration to the background and thought given in forming the existing residential DP provisions including Chapter 14B SRAA.

A greater stewardship and far sighted approach is required by the Hutt City Council (HCC). This approach was demonstrated in full by the Christchurch City Council in its decision to vote against changing its planning rules to comply with government direction.

(Please use additional pages if you wish)

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

Give precise details:

We oppose DP56 and seek that it be rejected.

The HCC follow the Christchurch City Council's lead against changing its planning rules to comply with government direction to enable more housing and development in the city.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

	19/9/2022
	<i>Date</i>

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

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Where to send your submission

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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	<i>Last</i>		<i>First</i>	
Company/organisation				
Contact <i>if different</i>				
Address	<i>Unit</i>	<i>Number</i>	<i>Street</i>	
	<i>Suburb</i>			
	<i>City</i>		<i>Postcode</i>	
Address for Service <i>if different</i>	<i>Postal Address</i>		<i>Courier Address</i>	
Phone	<i>Day</i>		<i>Evening</i>	
	<i>Mobile</i>			
Email				

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

Proposed District Plan Change No:

Title of Proposed District Plan Change:

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

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

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

(Please tick one)

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

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

Give details:

(Please use additional pages if you wish)

6. My submission is:

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

(Please use additional pages if you wish)

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

Give precise details:


(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

	Date
---	------

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

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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Brathwaite First Robert	
Company/organisation	Private Person	
Contact <i>if different</i>		
Address	Unit Number 5 Street Bloomfield Terrace	
	Suburb Hutt Central	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 5661403	Evening 5661403
	Mobile 0211653122	
Email	bp.brath.nz@gmail.com	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in residential and commercial areas

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

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

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

(Please tick one)

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

Give details:

Buildings up to six storeys, subject to planning permission, within 1200m from the edge of the Lower Hutt CBD.

(Please use additional pages if you wish)

6. My submission is:

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

I oppose the plan change to allow buildings up to six storeys, subject to planning permission, within 1200m from the edge of the Lower Hutt CBD. My reasons are:

a) The height of buildings will significantly shade and intrude on the privacy of neighbouring single or two storey houses. Six storey buildings should only be allowed where they don't shade and impact on the privacy of neighbouring houses.

b) In neighbouring houses the reduction in daylight and sunlight with its associated warming effects will have negative impacts on health of the occupants, heating costs, privacy and property values. The reduction in daylight and sunlight, will be particularly severe in winter when the north winter sun elevation angle is between 26 and 45 degrees in the Hutt City area.

c) Remove the "within 1200m from the edge of the Lower Hutt CBD" area from the targeted intensification areas until the stopbank downstream from the Melling Bridge and the bridge itself is rebuilt. It makes no sense to allow such building intensification while the risk of flooding from the Hutt River remains high due to the limited protection of the current stopbanks and choke point at the Melling bridge.

(Please use additional pages if you wish)

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

Give precise details:

Make planning permission for buildings of up to 6 stories mandatory, so that existing single and double storey houses are not adversely affected in regard to shading and privacy. Piecemeal development that leaves individual by single and double storey houses surrounded by buildings of up to 6 stories is to be avoided.

Remove the "within 1200m from the edge of the Lower Hutt CBD" area from the targeted intensification areas until the stopbank downstream from the Melling Bridge and the bridge itself is rebuilt.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

	19/9/2022
	<i>Date</i>

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

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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

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last McDonald First Dwayne	
Company/organisation	N/A	
Contact <i>if different</i>		
Address	Unit Number 151 Street Hill Road	
	Suburb Belmont	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 0273077244	Evening 045650662
	Mobile 0273077244	
Email	dwayne.mcdonald@hotmail.com	

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

Proposed District Plan Change No:

Title of Proposed District Plan Change:

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

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

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

(Please tick one)

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

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

Give details:

Medium intensity (3 x house and 3 x stores per house). Between 1/149 -159 Hill road Belmont, Lower Hutt. My house being 151 Hill Road.

(Please use additional pages if you wish)

6. My submission is:

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

I oppose medium intensity (3 x house and 3 x stores per house). Between 1/149 -159 Hill road Belmont, Lower Hutt. The Hill road is not of a standard that can support more cars parked on the side of the road and traffic using the road. Also some of the properties border on the park hill reserve and a large build up of housing would be detrimental to the environment. Some of the properties in between 1/149 - 159 are far to small to build 3 x houses on. The lane we share 1/149 to 153 is to small and not suitable to support any more traffic. There is not enough pubic transport to support more housing.

(Please use additional pages if you wish)

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

Give precise details:

I would like the Hutt City Council to look at re zoning the properties in between 1/149 - 159 Hill road, Belmont, Lower Hutt so that they have the same zoning as the rest of the housing on Hill road (Rural).

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

	19/9/2022
	<i>Date</i>

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

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

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Where to send your submission

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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Linton First Marianne	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 78 Street Penrose Street	
	Suburb Woburn	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0211116805	
Email	marihjld@gmail.com	

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

Proposed District Plan Change No:

Title of Proposed District Plan Change:

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

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

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

(Please tick one)

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

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

DPC56/131

Give details:

The impact of intensification on neighbouring properties in terms of sunlight and a resident's enjoyment of their home. Therefore the light planes need to be amended to ensure neighbouring properties aren't unduly affected and can still enjoy some sunlight.

There are large sections in Woburn with established trees and active bird life which provides an area for native birds in the valley. Consideration needs to be made for a corridor for native birds to live across the Hutt Valley. There are a large number of nikau trees which are not protected. An area of special character needs to remain to ensure many large trees still remain in

(Please use additional pages if you wish)

6. My submission is:

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

I think the specific provisions outlined will change Hutt City in a negative way. It will have a negative impact on the native environment and residents' enjoyment of their property.

(Please use additional pages if you wish)

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

Give precise details:

Ensure that the regulations relating to the impact of intensification ensure neighbouring properties still enjoy sunlight and more green spaces developed to counter the intensification. Council officers should assess what heritage trees should be protected rather than seeking owners to nominate them. The council should to ensure good examples of native Hutt vally flora and fauna remain.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

Date

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

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Where to send your submission

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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Roberts First Pam	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number Street 5 Bolton St
	Suburb	Petone
	City	Postcode 5012
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	021 1275971
Email	pam@warehou.co.nz	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Chapter 14F Heritage Buildings and Structures

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

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

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

(Please tick one)

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

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

Give details:

The creation of a new heritage area HA-08 Petone Foreshore Heritage area.

(Please use additional pages if you wish)

6. My submission is:

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

I oppose the creation of the heritage area HA-08 because of the following:

- insufficient information and consultation with affected homeowners, particularly clear information on what can/cannot be done to properties in the heritage area.
- no information on the additional costs associated with heritage area consents
- a large number of homes within the proposed heritage area have already been renovated/partially renovated or are new builds. Some of these are highlighted in the proposed area as appearing to be 'exempt' but not all. There needs to be clarification of this and what that means for consents/additions for these sites.
- when people purchased homes in this area they did so with the expectation that they could renovate without restriction and they would not end up with a 3-6 storey building next to them or bordering them.
- if the cost of historic area consents and renovations is too restrictive then homes may not be 'upkept' at all. There are some examples of this on Bolton St.

I therefore oppose the creation of HA-08 in its current form.

(Please use additional pages if you wish)

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

Give precise details:

I do not want the council to include HA-08 as a heritage area in the district plan with the current level of information.

I want the council to consider heritage areas in conjunction with a plan for sea level rise protection for Petone Foreshore.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

Date

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

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

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Silcock First Graeme	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 71 Street Norton Park Avenue	
	Suburb Fairfield	
	City Lower Hutt	Postcode 5011
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021 470 161	
Email	silcock.graeme@gmail.com	

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

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

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

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

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

(Please tick one)

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

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

Give details:

The introduction of a new High Density Residential zone which provides for buildings:

- up to six storeys within 1200m from the edge of the Lower Hutt CBD
- up to six storeys within 800m from the edge of the Petone commercial centre and train stations
- up to six storeys in areas around Avalon and Moera commercial centres
- up to four storeys in areas around the commercial centres in Stokes Valley, Wainuiomata and Eastbourne.

The extension of the existing medium density zone to cover a larger area. Specifically that three homes of up to three storeys can be built on most sections without the need for a resource consent.

The removal of the Special Residential, Historic Residential, and General Residential Activity Areas.

The increase of building heights within commercial centres, General Business areas, Community Health and Community Iwi Activity Areas.

(Please use additional pages if you wish)

6. My submission is:

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

I oppose the provisions of PC56 as they will increase the risk of to life and the enviroment, and reduce the quality of life of the people living in Hutt City.

The Hutt Valley is geologically not suitable for the proposed scale of the buildings due to poor foundation conditions, high earthquake shaking, fault rupture and liquefaction potential.

Rising sea levels and/ or earthquake subduction will lead to increased flooding risk for significant areas proposed for intensification.

Foundations for the larger buildings proposed, will increase the risk of damage to the aquifer which provides a major part of our drinking water.

The present infastructure is not coping well with the existing population and increasing the population will make this significantly worse. There is no available space for the additional infrastructure required. The city was never intended to have the population intensity proposed.

Hutt City is renowned` for its trees and gardens. Significant areas of these will be removed if the proposed intensification occurs. This will in turn reduce the bird population which has increased significantly over the last 20 years or so due to a lot of work from a number of organisations and individuals. It will also make the city a less desirable place to live.

(Please use additional pages if you wish)

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

Give precise details:
Reject PC56

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

	19/9/2022
	<i>Date</i>

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

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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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Fraser First Keith	
Company/organisation		
Contact if different		
Address	Unit 1 Number 173 Street Riverside Drive	
	Suburb Waiwhetu	
	City Lower Hutt	Postcode 5010
Address for Service if different	Postal Address	Courier Address
Phone	Day 0274908714	Evening 0274908714
	Mobile 0274908714	
Email	fraserball321@gmail.com	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Higher and Denser Housing

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

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

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

(Please tick one)

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

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

Give details:

Natural hazards risk and high and medium density housing - Coastal inundation: medium coastal hazard.

Medium Density Residential Standards

(Please use additional pages if you wish)

6. My submission is:

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

Natural Hazard - Coastal Inundation Threat to Petone Requires Additional Building Requirements

There seems little doubt that climate change will result in greater risk to the Hutt Valley from flooding and inundation. Hutt River protections and stop-bank strengthening is underway but cannot remove all risk. The risk from tributary inflow remains high – particularly from the Waiwhetu Stream and in Stokes Valley.

High density development should not occur where there is a material flood risk.

At Petone, which is effectively sinking, the greatest risk appears to be from sea-level rise, yet building is proposed where there is a significant risk from sea level rise within the lifetime of the buildings.

The Hutt City may be subject to legal risk if allowing development in an area such as Petone where the expert evidence is that it will be subject to sea level rise in the not too distant future.

To permit building in zones at risk of flooding, these risks must be mitigated by requiring houses to be built off the ground. In Petone, and in such areas that are no more than 1-1.5m above sea level, housing should ideally be modular, but at the very least should be re-locatable so not have concrete floors, as that would impede relocation and re-use.

Medium Density Residential Standards are inadequate.

Hutt City Council should require off-street parking and storage space for the vehicles we will be using in a low carbon future. That will enable accessible and safer roads for the transport purpose for which they are intended.

In a low carbon future there will be a number of vehicles that will require secure storage space with access to both electricity and safe streets and neighbourhoods including: Electric cars, Bicycles and Mobility scooters.

While not all households may have a motor vehicle in the future, they are nevertheless likely to have some vehicle or vehicles that will require safe off-street storage. The 2018 census records that there were 39,549 households in Lower Hutt and a population of 104,532 (Stats NZ). NZTA report car ownership of 0.68 cars per capita in the Wellington region. Lower Hutt is likely therefore to have around 1.8 cars per household. Even if that halves in the near future, which seems unlikely, there will be a need to be parking for at least one car per household for the foreseeable future. A safe requirement would be to require off-street parking for at least one vehicle per household for at least the next 20 years.

(Please use additional pages if you wish)

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

Give precise details:

That Hutt City Council amend the District Plan to require only relocatable residential buildings in Petone and in other suburbs within 1.5 vertical metres of sea level.

That Hutt City Council supplement the Medium and High Density Residential Building Standards to require at least one off-street car park space per new residential unit

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

	19/9/2022
	<i>Date</i>

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

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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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Becker First Martyn	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 134 Street Knights Road
	Suburb	Hutt Central
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	
Email	beckermworktm@gmail.com	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

ENABLING INTENSIFICATION IN RESIDENTIAL

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

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

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

(Please tick one)

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

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

Give details:

Amendment 80 Recession Planes
Rule 4F 4.2.3 a (i) Height in relation to Boundaries

(Please use additional pages if you wish)

6. My submission is:

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

Oppose the change from 3.5m + 45 degrees to 4m+60 degrees

The change in recession plane together with the increased building height will adversely affect neighbouring properties privacy, sun and quality of life.

(Please use additional pages if you wish)

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

Give precise details:

Change the recession plane and setback to 4m + 50degrees.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

Date

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

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Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last		First	
Company/organisation	Woolworths New Zealand Limited			
Contact <i>if different</i>	Katherine Marshall			
Address	Unit	Number	Street	
	Suburb			
	City		Postcode	
Address for Service <i>if different</i>	Postal Address		Courier Address	
	Private Bag 93306, Otahuhu, Auckland			
Phone	Day		Evening	
	Mobile 0275468245			
Email	katherine.marshall@countdown.co.nz			

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

Proposed District Plan Change No:

Title of Proposed District Plan Change:

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

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

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

(Please tick one)

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

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

Give details:

Suburban Mixed Use Activity Area

High Density Residential Activity Area

(Please use additional pages if you wish)

6. My submission is:

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

Thank you for the opportunity to submit on Plan Change 56. Woolworths New Zealand Limited (Woolworths NZ) supports the Proposed Plan Change 56 (PPC56) to give effect to the Medium Density Residential Standards in the Resource Management Act 1991 (RMA) and the National Policy Statement on Urban Development (NPS-UD).

Woolworths NZ is proud to work with communities and councils to create and deliver successful supermarkets that support and foster community wellbeing.

Woolworths NZ wishes to submit this submission in support of PPC56 for the reasons outlined below.

Woolworth's NZ, through its subsidiary, General Distributors Limited, is redeveloping a site at 20 The Strand and 12 Wainuiomata Road, as part of the Wainuiomata Town Centre upgrade (including a new supermarket and a mix of commercial, retail and possibly residential development).

The site is currently zoned Suburban Mixed Use Activity Area, which is proposed to be retained through PPC56. This zoning allows for residential activities located above the ground floor or on the ground floor where there is no frontage to public open spaces. Woolworths NZ supports the greater development enabled on the site including increased building height up to 22m, reduced yard setbacks and outdoor living space, while retaining the permitted activity rules for residential development in the underlying zone.

Woolworths NZ supports the inclusion of a walkable catchment (in line with the NPS-UD) around this site (which is in the Suburban Mixed Use Activity Area), with the High Density Residential Activity Area (HDRAA) surrounding the supermarket site.

(Please use additional pages if you wish)

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

Give precise details:

Approve Proposed Plan Change 56 as notified.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

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

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

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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Palmer First Dennis	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 40 Street Tui St	
	Suburb Alicetown	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0274431531	
Email	medeacorporation@gmail.com	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification

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

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

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

(Please tick one)

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

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

Give details:

Chapter 4F Medium Density Residential Activity Area
Chapter 4G High Density Residential Activity Area

(Please use additional pages if you wish)

6. My submission is:

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

I am against plan changes 4F & 4G for the following reasons.

Labour & National governments failure on housing over 20 plus years leading to a panicked response (Schedule 1, Part 6 of the RMA) that has not gone through appropriate parliamentary scrutiny.

Absolutely some intensification is required in all cities, but for medium density housing intensification to be effective it needs to be coordinated with service & transport & road infrastructure & off-street car parking/garaging & car charging & well planned to ensure adequate light, outdoor amenity are retained for all.

Unrestrained 'right to build' up to 3 storey to 6 storey 1m from the boundary ignoring recession planes on a 300m2 section is not the solution we should be looking for - for example - a developer can take remove a house on someone's north boundary and construct a 3 storey or 6 storey house or apartment block within 1m.

No sunlight, no privacy, parking disputes, noise control etc. This in turn knocks thousands \$\$ off the asset value of the surrounding houses and eventually forcing these owners to sell and thus the cycle will continue.

This will ultimately lead to the same poor living conditions people faced when this type of apartment style construction was built in the 1960/70s (and many have since been torn down) once the new shine has worn off.

This will lead to Lower Hutt losing the very reason many people desire to live, work, and play in Lower Hutt and call it their home, as they will move away to greener pastures.

Property rights, like all other 'freedoms' go two ways. As a house owner in a suburban area I have a right to at least some natural daylight and other environmental qualities.

It will affect most other ratepayers.

(Please use additional pages if you wish)

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

Give precise details:

Hutt City Council should reject these plans and stand against any of these changes as has the Christchurch City Council and work on behalf of its ratepayers.

HCC and its residents should decide the future of Lower Hutt City housing policies via a referendum or other means. As these are generational decisions and require more thought before being pushed through with little thought of the consequence

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

	20/9/22
	<i>Date</i>

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

Privacy Statement

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

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

Where to send your submission

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

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Penafiel Bermudez		First Sonja
Company/organisation			
Contact if different			
Address	Unit	Number 19	Street Elizabeth Street Moera
	Suburb		
	City Lower Hutt		Postcode 5010
Address for Service if different	Postal Address		Courier Address
Phone	Day		Evening
	Mobile 021 077 9839		
Email	sonicboom48@hotmail.com		

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

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

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

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

(Please tick one)

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

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

Give details:

Chapter 14F Heritage buildings and structures and 'heritage areas'
Amendment 4 - building height in density in Moera

(Please use additional pages if you wish)

6. My submission is:

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

1) The proposed 'Residential Heritage Precinct' including Moera, Petone and Wainuiomata determines a list of private residential addresses to become heritage areas, without the homeowners consent. The consequences being that whilst neighbouring properties may build up to 3-6 stories high, the restrictions enforced by heritage status will unfairly impact the homeowners and severely limit renovations and developments on their properties. Additionally the heritage status will likely reduce the value of these properties. Therefore heritage status should be voluntary.

2) I believe the council (inconsultation with the community) should have discretion around what areas are able to be intensified, as opposed to the blanket rules set out by government.

3) The provision of a minimum 1 x car park per household/dwelling should be made for all developments covered under the new intensification regime. The streets we have cannot cope with the parking and traffic volume as it is.

4) Consideration/consent of adverse affects on neighbours sunshine/light/privacy needs to upheld when considering any build of 2 stories, particularly with the risk of a one story/bungalow being surrounded on 3 sides by 3-6 story developments.

(Please use additional pages if you wish)

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

Give precise details:

- 1) That a property should only be classified as heritage in the District plan with the express written consent of the property owner/s
- 2) Council have discretion on consultation with community re determination of intensification areas
- 3) Developers/builders must provide a minimum of one off street car park per dwelling
- 4) Requirements of assessing adverse effects of building 3-6 stories on neighbours (re sunlight and privacy) should be written onto the process of new builds

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

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

19/9/2022

Date

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Johns First Bjorn	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 5 Street Nikau	
	Suburb Eastbourne	
	City Lower Hutt	Postcode 5013
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0220445402	
Email	bjornjohns@yahoo.com	

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

Proposed District Plan Change No:

Title of Proposed District Plan Change:

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

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

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

(Please tick one)

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

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

Give details:

General feedback

(Please use additional pages if you wish)

6. My submission is:

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

1. I support the overlay of a cautious interpretation of natural hazards to allow the council to control and futureproof the inevitable intensification.
2. I am concerned about the impact of intensification on infrastructure in single road access communities like Wainuiomata, Stokes Valley, and Eastbourne. Intensification makes the most sense in areas that are close to good public transport, have good access, are close to amenities, and not excessively exposed to natural hazards. Special consideration needs to be applied to such neighbourhoods where the single access roads are also threatened by natural hazards.
3. Better public transport must be facilitated if new regional hubs are encouraged - again Eastbourne, Wainuiomata, and Stokes Valley are good examples.
4. Where possible I would like to see the council actively involved in ensuring the densification also results in appealing neighbourhoods. If ignored and simply left to the new rules we can affect adverse affects of the quality of life in our neighbourhoods.
5. Granting further allowances to these rules (which requires resource consent) must go through a notification process where those impacted have their say. I request that the council communicates this clearly to the public - ie make it clear that a hard line will be taken on granting any exceptions to the expanded development rules. The impact of what will be allowed by the new imposed national rules will be severe enough.
6. Parking will need to be managed, as we are not currently prepared for it. The unfortunate byproduct of this blunt ruling is that streets will clog, neighborhood traffic will get worse, and there will be competition for available parking. Many streets are not wide enough for parking on both sides and allowing for two lanes of traffic - something will need to be done to manage the problem areas. Lower Hutt is disadvantaged in that there are already several large improvements required to get a handle on the worsening city traffic - even before the imposed blanket densification mandate. While public transport may work for some for commuting (and this can be improved upon), it is seldom a good option for shopping and this is a much harder problem to fix. Hence people will be keeping their cars and parking where they can - as they already do. Densification and the extra traffic that comes with it, combined with a tolerant city allowance for parking on the streets will be a huge hit to the quality of life for all residents. Please think through how this is managed to not clog our streets.

(Please use additional pages if you wish)

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

Give precise details:

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

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

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

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Where to send your submission

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

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Ricketts First Peter	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 5 Street Wilson Grove	
	Suburb Normandale	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 04 586 0511	Evening 04 586 0511
	Mobile 021 059 1844	
Email	peter.sheri@xtra.co.nz	

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

Proposed District Plan Change No:

Title of Proposed District Plan Change:

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

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

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

(Please tick one)

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

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

Give details:

All Aspects of PC56

(Please use additional pages if you wish)

6. My submission is:

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

Proposed District Plan Change PC56 – Enabling Intensification in EXISTING Residential and Commercial areas
Concerns based on the present proposed High Density and Medium Density intensification.

To date development of existing urban areas has been in the main gradual, organic and mindful of the existing lifestyles of the residents, owners and landlords of the properties. It has also sought to protect the environment, the quality of life and the lifestyle choice of the owners and landlords of the properties by protecting their interests, and therefore the inherent value of those properties.

PC56 at a stroke condemns large areas of many existing suburbs and urban areas to a level of intensification which will, over a relatively short period of time, change the nature and style of living beyond our recognition and the KIWI way of life that most New Zealanders have lived through or emigrated to New Zealand to enjoy.

It will result in the wholesale destruction of many of our existing houses in favour of high and medium density houses with no protection for the present and still prevalent, but fast disappearing, lower density style of properties. It is obvious to me, and I am sure many others, that this ill-conceived panic reaction to a housing shortage is a recipe for social and infrastructure failure in the not too distant future.

At a stroke condemning the last 200 years of urbanisation to landfill (demolishing existing homes) and packing people into small areas with no space for vehicles (driveway, garages charging options for EV's where people live, let alone somewhere for children to play), is nothing short of extreme short sightedness; bordering on lunacy. It is important to note that until now the government has made it possible for councils to manage local infrastructure without a directive from central government dictating how people should be forced to live.

Where is democratic choice and consultation with the public and, I might add, voters? Is there any true intention of getting the public's opinion and approval for any of these changes to ensure it is for the common good and a meaningful improvement to the lives and wellbeing of the current rate payers? Or is it a politically driven, irresponsible knee-jerk reaction to over-rated concerns in New Zealand?

High density new developments within the CBD are already well underway in the Hutt City, High Street area, and surrounding retail/shopping area. This should not be allowed in current 1-2 storey areas as it completely overwhelms the existing Lower Density housing areas and if allowed will cause a domino effect and the destruction of the original character of the areas and the reason for people choosing to live there.

PC56 Unilaterally specifies 3 houses for most existing sections (area of the section not specified) up to 3 storeys high (height not specified) it also removes the Special Residential, Historic and General Residential Activity existing Zoning. In the proposed new Medium & High Density, existing suburban areas, up to 6 storey buildings with no specifics on garages, parking spaces, charging spaces and garden/green areas are approved.

This proposal/directive has been issued with next to no public discussion before being issued for local councils to implement.

Councils and local area representatives have had next to no input and discussion on this irreversible, ill-conceived, ill considered, arrogant attack on 200 years of town and city development.

Bearing in mind that the majority of Hutt Valley residents, and I am sure most suburban residents in NZ, are strongly against this government directive. Please summon the courage to question, and refuse to meekly accept this affront to our freedom to self-determine what we all would like to protect: our kiwi way of life. Please follow the examples of Christchurch and parts of Auckland who refuse to blindly accept this DECREE from Central Government.

Peter Ricketts

peter.sheri@xtra.co.nz

Please email me with your contact details if you would like me to call you to discuss the above points.

(Please use additional pages if you wish)

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

Give precise details:

Not to implement this change and to actively strive to take control of this undemocratic directive from the current NZ government and pursue an action of safe guarding the ratepayers houses and the social environment from this appalling, undemocratic RMA change PC56.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

Date

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

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Where to send your submission

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

Form 5 Submission on Proposed District Plan Change 56

(Clause 6 of Schedule 1, Resource Management Act 1991)

To Hutt City Council (Policy Planning Team, Hutt City Council)**Name of submitter** Alan Bell, 24 Harbour View Road, Lower Hutt.This is a submission on the following proposed policy statement (the **proposal**):**Proposed District Plan Change 56 - Enabling Intensification in Residential and Commercial Areas**

I could not gain an advantage in trade competition through this submission and I am directly affected by an effect of the subject matter of the submission that:

- (a) Adversely affects the local environment, residents and existing infrastructure.

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

- The proposed “high density zoning” classification for the Harbour View and Tirohanga residential areas.

My submission opposes the proposal and supports amendment.

- The proposal has not adequately considered natural hazard risks for the scale of development enabled by the proposal (earthquake, slip, severe weather, flooding)
- Topography in Harbour View and Tirohanga is steep. Slips are common and recent, blocking roads, disrupting traffic and causing property damage.
- Local roading is fragile and cannot support the traffic volumes that the proposal would attract.
- Parking space is minimal with no flat ground and the narrow road does not allow for safe on-road parking.
- Buildings as permitted without Council consents and controls increase risks to all residents should those buildings or supporting ground fail.
- The 1.2km “walking distance” is arbitrary, acceptable on flat terrain, achievable by some in Harbour View and Tirohanga, but denied to many residents with poor mobility. There is no public transport in Harbour View. The Melling Link and rail reconstruction will move the railway station South making a walk to the new station unachievable for most residents.
- Traffic volumes will increase the likelihood of accidents on the steep and narrow roads.

I seek the following decision from Council:

- The submission comprises “qualifying matters” that permit the Council to change the proposed zoning and limit the rules.
- “Council removes the “high density zoning” classification from the Harbour View and Tirohanga residential areas and re-zones those areas “medium density” residential.

I wish to be heard in support of my submission.

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



Telephone: 027 4447779
 Postal address: 24 Harbour View Road, Lower Hutt, 5010
 Contact person: Alan Bell (resident)

Date 19th September 2022

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Thwaite First Allison	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 13 Street The Square	
	Suburb Manor Park	
	City Lower Hutt	Postcode 5019
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021 201 9821	
Email	allison@simply-safe.co.nz	

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

Proposed District Plan Change No:

Title of Proposed District Plan Change:

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

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

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

(Please tick one)

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

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

Give details:

The High Density rating for the north end of Manor Park, which would allow up to 6 storey housing to be built. Which is related because we are beside a Train Station.

(Please use additional pages if you wish)

6. My submission is:

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

I oppose the Density Rating for the Northern end of Manor Park:

Manor Park is one of the suburbs that has the Wellington Fault Line running almost the complete length of it – and in parts the fault line is very close to some of the residential areas.

Although the current ruling is that the ‘Council is to make sure any new building is at least 20m from the fault, developers will need a resource consent for most new buildings’.

Is it not irresponsible to zone any suburb as ‘high density’ – if it is close (like very close) to the fault line.

If we allow 6 storey housing units to be built in an area, where the local residents have reported that their soil reports, that they have had done in the past for their own building works, have all come back unfavourable for building an extra storeys onto their existing homes. Which is why presently in the northern end of Manor Park – we have two properties that have an upstairs ‘dormer style’ room.

Would it not be a ‘risk to life’ if a major earthquake event should run along the Wellington Fault - if we had 6 storey housing units in this area.

‘Who is in the Chain of Responsibility’ if this type of housing goes ahead and there is a ‘major fail’ with any of the high density housing after an Earthquake event (even if it is in 10 years time)?

Is it the Hutt City Council for zoning the area for high density? Or the Developer?

We all have the Duty of Care to ensure that we are not creating unnecessary risk to life. Just so we can fulfill some criteria that the Government has issued too all Councils.

(Please use additional pages if you wish)

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

Give precise details:

I agree that we do need space for more housing, but it does have be done with care when building near fault lines and in flooding zones.

1. I would like Manor Park to be properly assessed for the density zoning - as I believe even 3 storey housing units would be a risk to life.

2. The assessment should be conducted by an independent specialist for the risk of Earthquakes and Flooding.

3. I would like to see the below mentioned evaluation report that has been done by GNS Science and have it explained to the Manor Park Community.

4. When was this report done and were they aware that high density housing would be zoned into the areas that their evaluation had refined the Wellington Fault area?

'GNS Science have since undertaken further evaluation to refine the area of the Wellington Fault. This updated information results in a narrowing of the existing 150m band in parts of Petone and moves the band further to the East in Manor Park.

This update results in 14 properties with an increased area affected by the overlay, meanwhile 132 properties are removed from the hazard overlay. It is important to include this updated information in Plan Change 56 to ensure that the risk from fault rupture hazards is appropriately addressed and is limited to the most relevant areas when considering new development.'

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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



19/9/2022

Date

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

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Where to send your submission

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

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:*Freeman**Sheree***Company/organisation and Contact if relevant/different****Address:***8 Britannia Street
Lower Hutt**Petone
5012***Address for Service if different:***Postal or Courier Address***Phone Day***Mobile 021 793224**Evening***Email:** **freeman.sheree@gmail.com**

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan: **Proposed District Plan Change No: 56**

Title of proposed Plan Change: Enabling Intensification in Residential and Commercial Areas

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

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

I am am not directly affected by an effect of the subject matter of that submission that-

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition:

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

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

(Give details and Please use additional pages if you wish)

A) Amendment 254 Policies of section 5B 1.12A- Area 2 Petone mixed use Policy

(b) Manage larger scale retail activities to ensure they do not detract from the vibrancy and vitality of **the traditional retail areas around Jackson Street (delete-Historic Retail Precinct)** (Petone Commercial Activity Area – Area 1) and Hutt City's Central Commercial Activity Area and create an attractive and public focused environment. ^[17]_[SEP]

(c) Restrict smaller scale retail activities to ensure they do not detract from the vibrancy and vitality of the **traditional retail areas around Jackson Street (delete- Historic Retail Precinct)** (Petone Commercial Activity Area – Area 1) and Hutt City's Central Commercial Activity Area. ^[17]_[SEP]

B) AMENDMENT 259 [Chapter 5B Petone Commercial Activity Area (Issues, Objectives and Policies)]^[SEP] Amend policies of section 5B 1.2.1 - Area 1 Distinctive Character and Built Form of the Area on Jackson Street generally between Victoria and Cuba Streets

Policy

- . (a) External alterations, repairs, or modifications to existing buildings and structures and the construction of new buildings and structures in the Jackson Street Heritage Precinct comply with the specified design performance standards.^[SEP]
- . (b) External alterations, repairs, or modifications to existing buildings and structures and the construction of new buildings and structures in Area 1 outside the Jackson Street Heritage Precinct respect the significant historic heritage values, style, and character of the Jackson Street Heritage Precinct.^[SEP]

C) Amendment 267

Delete Permitted Activity Condition 5B 2.1.1.1(a) Site Coverage up to 100%

D) Amendment 268

(b) Maximum Height of Buildings and Structures:

- (i) 10m within the Jackson Street Heritage Precinct^[SEP]
- (ii) 22m where not within the Jackson Street Heritage Precinct^[SEP]

E) Amendment 397 [Chapter 14F Heritage Buildings and Structures (Appendices)]
Jackson Street Heritage Precinct, Petone

Buildings located along both sides of Jackson Street, between the intersection with Victoria Street in the west and Tory Street in the east. The boundaries are shown on the district plan maps as the Jackson Street Heritage Precinct, HA-04.

6. My submission is: *Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:*

A) Amendment 254 (b) I agree in part with the proposed wording of (b) because the traditional retail area in the current Jackson Street Heritage Precinct needs to be protected from large scale retail activities which would detract from the Precinct's vibrancy and vitality. However, 'around' should only apply to the Central Commercial Area and the amendment should read 'in' not 'around the Jackson Street Heritage Precinct. And there is only one traditional retail area.

(c) I agree in part with the wording with the same wording provisos as for (b)

B) Amendment 259

I agree with Policy (a)

I oppose Policy (b) as it is worded as the whole of the current Jackson Street Heritage precinct needs to be retained. However, the wording should be used for buildings adjacent to the Jackson Street Heritage Precinct.

C) I support Amendment 267 as new buildings should not cover 100% of any site. However, something else to manage a reasonable site coverage needs to be added.

D) I oppose Amendment 268 (b) (ii) because the current Jackson Street Heritage Precinct needs to be kept intact and the following wording needs to be added to (ii) 'except where adjacent to the Jackson Street Heritage Precinct where 12m is the maximum height.'

E) I oppose Amendment 397 Jackson Street Heritage Precinct, Petone because it needs to read Buildings located along both sides of Jackson Street, between the intersection with Victoria Street in the west and Cuba Street in the east. The current Heritage Precinct should not be reduced.

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

A) Amendment 254 (b) to read: Manage larger scale retail activities to ensure they do not detract from the vibrancy and vitality of the traditional retail area in the Jackson Street Heritage Precinct.

Amendment 254 (c) to read: Restrict smaller scale retail activities to ensure they do not detract from the vibrancy and vitality of the traditional retail area in the Jackson Street Heritage Precinct.

B) Amendment 259 (a) Retain

Amendment 259 (b) Delete 'in Area 1' and replace "outside" with "adjacent to"

C) Amendment 257 Definitely keep the deletion of up to a maximum of 100% site coverage and ensure that new wording is added to manage a reasonable site coverage.

D) Amendment 268 (b)

Keep (i) and add the following words to (ii) 'except where adjacent to the Jackson Street Heritage Precinct where 12m is the maximum height.'

E) Amendment 397 – the words "Tory Street" need to be replaced with "Cuba Street"

Conclusion: The areas surrounding heritage items, settings and areas have the ability to detract or add to the heritage values that are being protected under S6(f) of the RMA. This is recognised in the RMA which includes *surroundings associated with the natural and physical resources* in the definition of historic heritage. The surroundings associated with the Jackson Street Heritage Precinct are particularly influential over such a protected area and therefore need to be regulated so as to accomplish the protection of historic heritage under section 6(f).

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

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

Signature of submitter:

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

Date:20/09/2022

Privacy Statement

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

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Where to send your submission

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

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Moran First Lily	
Company/organisation		
Contact <i>if different</i>		
Address	Unit 129 Number	Street Richmond Street
	Suburb Petone	
	City Lower Hutt	Postcode 5012
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	
Email		

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

Proposed District Plan Change No:

Title of Proposed District Plan Change:

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

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

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

(Please tick one)

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

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

Give details:

Enabling Intensification in Residential and Commercial Areas

(Please use additional pages if you wish)

6. My submission is:

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

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

(Please use additional pages if you wish)

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

Give precise details:

That a property should only be classified as heritage in the District Plan with the express written consent of the property owner.

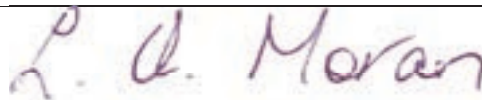
(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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



20/9/2022
Date

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

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Where to send your submission

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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Xu First Meng	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 57 Street John Burke Drive	
	Suburb Aotea	
	City Porirua	Postcode 5024
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021 178209	
Email	xume6462@yahoo.co.nz	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

District Plan Change 56: Enabling Intensification in Residential and Commercial Areas

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

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

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

(Please tick one)

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

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

Give details:

(Please use additional pages if you wish)

6. My submission is:

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

I am strongly against the proposed creation of 6 new Residential Heritage Precinct. I am also against removing the 3 existing special residential activity areas.

I support to protect the building or houses that have true heritage value but the 6 new residential heritage precinct have been mis-identified by making blanket identification following the blanket guidelines. My houses do not have much heritage value have been included in the precinct. This will cause negative impact to the individual home owner and the communities. I also believe that the home owners should have right to make their own decisions voluntarily whether they want their homes as heritage property but not forced to do so.

The special residential activity area that has been removed under 4B was well recognised in the Hutt Community. I believe the reason these area have been removed is because HCC followed the wrong blanket guidelines and the properties that have true heritage value have been mis-identified or wrongly removed from the district plan.

(Please use additional pages if you wish)

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

Give precise details:

1. Remove the proposed 6 residential heritage precinct areas and identify houses with significant historical value individually and protect them properly;
2. If not removed, keen to see all the evidence that demonstrates the 6 areas with significant historical value;
3. Keen to know why #69 Hutt Road is excluded and if excluding certain houses is allowed, I would like to request for #73 Hutt Road to be excluded too. Attached is an email communication to HCC with evidence why the house itself does not have any historical value and council reply at the time.
4. Keep the three current special activity areas as they are. Very hard to re-establish anything of that size.

(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)

Meng Xu

2019/2022
 Date

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

Privacy Statement

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Where to send your submission

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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last HARDY First SHARON	
Company/organisation		
Contact if different		
Address	Unit	Number 143 Street THE ESPLANADE
	Suburb	PETONE
	City	WELLINGTON Postcode
Address for Service if different	Postal Address	Courier Address
	P.O. BOX 38711 PETONE	
Phone	Day	Evening
	045683524	
Email	Mobile	
	sharonlhardy@hotmail.com	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in residential and commercial area

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

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

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

(Please tick one)

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

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

Give details:

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

(Please use additional pages if you wish)

6. My submission is:

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

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

The Council has no right to endorse houses and specific areas with residential houses to become "Heritage Sites" which imposes huge restrictions on what a homeowner can and can't do with his own property without council approval and expensive consent charges.

Where houses in areas are in need of repair and in some cases are irreparable such as our own house on 197 The Esplanade where we had no option but to demolish the house due to the main structure, floors and rafters riddled with borer and not safe.

The only solution in this case was demolish the property.

Under the new law change a house in the heritage area would need council consents and large legal fees to demolish an unsafe building.

I would also suggest that under the new proposed heritage law change, that to rebuild a new building would also restrict size and building type and rendering a far more expensive rebuild than an house in a non heritage area.

At the Heritage meeting in Petone I was astounded at the condition of the houses in the Heritage proposal to be listed as Heritage, which made absolutely no sense what so ever. These houses were from 1980's buildings (hardly heritage), as well as depleted buildings that showed no sign of heritage at all.

My other concern is that if this proposal gets moved and accepted this leaves other areas open to be changed to the same Heritage restrictions at a later date.

Buildings next to Heritage sites can build 5-6 storeys without consents, taking away the privacy and sunlight directly from Heritage sites where the heritage buildings are not allowed to build additions up or sideways from the original plan to protect their privacy without expensive consents.

These properties will lose substantial resale value as demanded for these properties will be very restricted being under the control of council

Classification of a personal property to be classed as heritage should only be agreed for by the owner of that specific property and should not become the right of Council!

(Please use additional pages if you wish)

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

Give precise details:

The Council should adopt the following policy;
That a private or commrcial property should only be classisfed as "Heritage" in the District Plan with the express written consent of the propory owner.

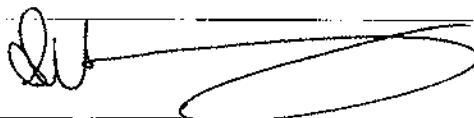
(Please use additional pagos if you wish)

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

9. If others make a similar submission,

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

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



20/9/2022
Date

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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Devonshire First Jonathon	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 17 Street Kowhai Street
	Suburb	Eastbourne
	City	Lower Hutt Postcode 5013
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	027 522 8010 Evening
	Mobile	027 522 8010
Email	devonshire@me.com	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification

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

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

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

(Please tick one)

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

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

Give details:

(Please use additional pages if you wish)

6. My submission is:

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

My key points are:

1) I agree with the heritage status to retain the history and character of our suburbs, however, we need to better understand the impacts and support (funding) available for this on those homeowners, with their prior approval required.

2) while we agree that additional houses need to be made available for more people, housing intensification does need to be planned carefully (rather than blanket rulings) to prevent other issues from arising. For example, all infrastructure needs to be in place beforehand i.e not adding to areas already under pressure e.g. more traffic added to an already overwhelmed Petone foreshore, water and sewage considerations, along with areas where there is already risk of flooding and land slippage such as the Eastbourne Bays where adding more houses to such areas would be irresponsible (and with many buses already reduced, resulting in more traffic on the roads). Other needs must also be considered e.g. Schools, Doctors etc to be able to support a sharp increase in population caused by such dramatic intensification.

Other planning rulings that impact other peoples lives and properties such as blocking out light should also be reconsidered as this will cause conflict and potential loss to property value through no fault of the homeowners. Have all other options been considered to create sufficient housing and if so, will this be affordable housing for many and finally, has the local population and local council views been considered and heard and what are the next steps to review and consider this feedback?

And what is the impact to ratepayers of this intensification

(Please use additional pages if you wish)

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

Give precise details:

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

	<i>Date</i>
--	-------------

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

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt



Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Jones First Daniel	
Company/organisation	Korokoro Environmental Group	
Contact <i>if different</i>		
Address	Unit Number 60 Street Maungaraki Road	
	Suburb Korokoro	
	City Lower Hutt	Postcode 5012
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 029444 742	Evening
	Mobile	
Email	danieldotdot@hotmail.com	

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

Proposed District Plan Change No:

Title of Proposed District Plan Change:

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

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

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

(Please tick one)

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

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

Give details:

- a) Korokoro's heritage, specifically on Taumata
- b) Korokoro's natural environment
- c) Korokoro land stability
- c) The impact on Korokoro residents.

(Please use additional pages if you wish)

6. My submission is:

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

We are concerned about the implications of a zone change on the delicate balance between residential development and the preservation of the natural environment that has been successfully managed through hill residential zoning.

We ask the council to give particular consideration to:

- a) the slope in relation to proposed land development;
- b) the multiple land slips and likely further slippage directly within the identified area;
- c) the potential impact on the local gully stream Tuara-whatī-o-te-Mana;
- d) the destruction and further general erosion of habitat for local flora and fauna;
- e) the negative impact of heritage sites in the area including Taumata (historic residence of the Love whānau) and the gully stream; and
- f) the amenity impacts of loss of suburban character.

We urge the council to give considerable weight to the views of local residents who bring a wealth of knowledge and experience of the history and management of this unique part of Lower Hutt.

(Please use additional pages if you wish)

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

Give precise details:

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

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

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

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Where to send your submission

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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Hickman First Matthew	
Company/organisation	Greater Wellington Regional Council	
Contact if different	Richard Sheild	
Address	Unit	Number 100 Street Cuba Street
	Suburb	Te Aro
	City	Wellington City Postcode 6011
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	02041868164
Email	richard.sheild@gw.govt.nz	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

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

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

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

(Please tick one)

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

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

Give details:

Please see Attachments 1 & 2.

(Please use additional pages if you wish)

6. My submission is:

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

Please see Attachments 1 & 2.

(Please use additional pages if you wish)

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

Give precise details:

Please see Attachments 1 & 2.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

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

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Privacy Statement

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

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Where to send your submission

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

Attachment 1: Greater Wellington Regional Council Submission

To:	Hutt City Council
Submission on:	Proposed Plan Change 56 to the Operative District Plan

REASON FOR SUBMISSION

1. The Greater Wellington Regional Council (**Greater Wellington**) wishes to make a submission on Proposed Plan Change 56 (**the Plan Change**) to the Hutt City Operative District Plan pursuant to Schedule 1 clause 6 of the Resource Management Act 1991 (**the Act**). This submission is from Greater Wellington officers.
2. Greater Wellington supports in part the Plan Change, and seeks some amendments. Of particular interest is ensuring consistency with the Regional Policy Statement for the Wellington Region (**RPS**) and Proposed RPS Change 1, which was notified on 19 August 2022.
3. The general and specific reasons for Greater Wellington's relief are set out in this submission and responses to specific provisions are included in Attachment 2, to be read alongside this submission. Greater Wellington could not gain an advantage in trade competition through this submission.

SCOPE TO GIVE EFFECT TO THE RPS AND HAVE REGARD TO PROPOSED RPS CHANGE 1

4. We understand that the Plan Change is an Intensification Planning Instrument (**IPI**) and Hutt City Council (**HCC**) is required to use the Intensification Streamlined Planning Process to give effect to Policies 3 and 4 of the NPS-UD and implement the Medium Density Residential Standards (**MDRS**). The focus and therefore scope of the IPI is constrained to those matters.
5. Attachment 2 contains detailed comments on the IPI, including specific direction from both the operative RPS and Proposed RPS Change 1. The IPI must give effect to the operative RPS and have regard to Proposed RPS Change 1. In many instances, the IPI or Operative District Plan is already consistent with Proposed RPS Change 1. Greater Wellington's submission seeks alignment with the direction and intent of regulatory policies that apply to district plans where necessary.
6. Greater Wellington considers there is sufficient scope to amend or introduce provisions as is necessary to manage the levels of intensification being enabled by the IPI.
7. Section 80E of the Act provides for an IPI to amend or include:
 - Provisions relating to financial contributions
 - Provisions to enable papakāinga housing in the district
 - Related provisions, including objectives, policies, rules, standards, and zones that support, or are consequential on the MDRS or policies 3,4 and 5 of the NPS-UD.

8. Section 80E(2) describes related provisions to include (without limitation):
- District-wide matters
 - Earthworks
 - Fencing
 - Infrastructure
 - Qualifying matters identified in accordance with sections 77I or 77O
 - Stormwater management (including permeability and hydraulic neutrality)
 - Subdivision of land.
9. Some relief sought by Greater Wellington is as “related provisions” that are generally considered consequential to the proposals for intensification, in order to manage the subsequent potential effects. This is consistent with the Environment Select Committee’s advice on the RMA Enabling Housing Supply and Other Matters Amendment Act to enable adjustments to other parts of the District Plan in an Intensification Streamlined Planning Process to manage issues and support the implementation of the MDRS. Greater Wellington considers there is therefore sufficient scope to amend or introduce the provisions as requested. The related provision relevant to each submission point is identified in Attachment 2.
10. In some instances, Greater Wellington seeks relief for new or amended provisions as qualifying matters to restrict the required density or MDRS. Where this is requested, the qualifying matter has been described and how it meets the requirements of section 77I or 77O.

POLICY FRAMEWORK

Regional Policy Statement for the Wellington Region

11. The RPS is a regional document that identifies significant resource management issues within the region and sets out the objectives, policies and methods to achieve integrated management of natural and physical resources for the Wellington region. The RPS was made operative on 24 April 2013.
12. District plans must give effect to the operative RPS. The RPS contains four types of policies: regulatory policies must be given effect to when making changes to district and regional plans (in accordance with section 75 of the Act). Consideration policies are to be considered when deciding on resource consents, notice of requirements, or a change, variation or replacement to a plan. Some of the consideration policies cease to have effect once the regulatory policies are given effect to through district or regional plans.

Proposed Change 1 to the Regional Policy Statement for the Wellington Region

13. Proposed RPS Change 1 addresses four significant and urgent resource management issues for the region:
- the impacts of climate change
 - loss and degradation of indigenous biodiversity

- degradation of freshwater
 - lack of urban development capacity.
14. Proposed RPS Change 1 provides new direction to district plans across several areas, to ensure that urban intensification occurring across the region is not at the expense of indigenous biodiversity, freshwater, coastal environments, the region's transition to being low-emission and climate resilient, and the ability for Māori to express their cultural and traditional norms.
15. The NPS-FM requires Te Mana o te Wai to be articulated and long-term visions for freshwater in the region to be embedded in the RPS. Freshwater visions for each whaitua are being developed and will be added in future changes or through submissions. Statements of Te Mana o Te Wai expressions for Rangitāne o Wairarapa and Kahungunu ki Wairarapa are included in Proposed RPS Change 1. Our four other mana whenua / tangata whenua partners are developing expressions of Te Mana o Te Wai, which are intended to be added in future changes or submissions.
16. HCC must have regard to Proposed RPS Change 1 when preparing or changing a District Plan under section 74(2)(a) of the Act.

Proposed Natural Resources Plan

17. The Proposed Natural Resources Plan includes objectives, policies, methods and rules to manage the natural resources of fresh water, air, soil, and the coastal marine area. The Natural Resources Plan establishes rules for activities that discharge contaminants into water or to land where the contaminant might enter water, such as wastewater and stormwater discharges. It also restricts certain uses of land within natural wetlands and beds of lakes and rivers, such as structures, vegetation clearance and earthworks.
18. Under section 74(2)(a) of the Act, HCC must have regard to the Natural Resources Plan for any matter of regional significance or for which the regional council has primary responsibility under Part 4 of the Act. By the time decisions are made on the IPI, the regional plan is likely to be operative, at which point the IPI must not be inconsistent with the Natural Resources Plan for any matter specified in section 30(1) of the Act.

The Wellington Regional Growth Framework

19. The Wellington Regional Growth Framework is a non-statutory document that describes a long-term vision for how the region will grow, change and respond to key urban development challenges and opportunities in a way that gets the best outcomes and maximises the benefits across the region. The current priorities are housing supply, affordability and choice; transport choice and access; Iwi/Māori housing, capacity and taonga; and climate change and resilience.

URBAN INTENSIFICATION TO CONTRIBUTE TO WELL-FUNCTIONING URBAN ENVIRONMENTS

20. Greater Wellington supports well-planned urban intensification which contributes to the qualities and characteristics of well-functioning urban environments. Intensification should occur in appropriate areas that are not subject to qualifying matters to ensure that intensification does not occur at the expense of the natural environment.
21. Growth within the existing urban footprint aligns with both operative and proposed RPS direction. Development located in and around centres and along public transport corridors supports a reduced need to travel by private motor vehicle and enhanced access to public transport, walking and cycling for more trips. This approach will contribute to reduced carbon emissions, mode shift and liveability outcomes. We support HCC providing for intensification through implementation of the National Policy Statement for Urban Development and Housing Amendment Act.

RELIEF SOUGHT

22. Greater Wellington seeks the following decisions from HCC:
- amendments to the IPI as sought in this submission
 - the relief as set out in Attachment 2
 - any other similar relief that would deal with Greater Wellington's concerns set out in this submission and
 - any consequential amendments necessary to the IPI arising from this submission.

FURTHER INVOLVEMENT

23. Greater Wellington wishes to be heard in support of its submission. We would also welcome the opportunity to clarify and further discuss the matters raised.

Yours sincerely



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Attachment 2: Specific comments on Proposed District Plan Change 56

DPC56/149

Note that these points are in addition to those made in Attachment 1 and both documents should be read together.

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
Whole plan	Whole plan	Support with amendment	The district plan requires further amendments to give effect to Policy 1 of the NPS-UD 2020. Greater Wellington considers that additional provisions are required to meet clauses (a)(ii), (e), and (f) of Policy 1 of the NPS-UD 2020 and would have regard to Objective 22 of the Proposed RPS Change 1.	Include objectives, policies, permitted standards and rules that provide for the qualities of well-functioning urban environments.
Whole plan	Whole plan	Support with amendment	<p>Urban intensification will inevitably lead to the re-development of existing sites that involve earthworks. The depth of excavation for foundations and services required for multi-storey buildings poses a significant risk to the Hutt Valley Aquifer and the bulk community drinking water supply for Hutt City, Upper Hutt, Wellington and Porirua. Conventional foundations for multi-storey buildings would be deep enough that they could penetrate the aquifer, creating a pathway for contaminants to enter the groundwater posing a risk to the health of the community.</p> <p>Building foundations can be constructed in a way that avoids penetrating the aquifer and the District Plan should ensure that such foundations are used.</p> <p>In accordance with Section 3.5 of the NPS-FM, Hutt City Council is required to include provisions in its district plan to manage effects of urban development on the health and wellbeing of freshwater bodies, freshwater ecosystems and receiving environments – including the</p>	Insert objectives, policies and rules that ensure adverse effects on the Hutt Valley Aquifer from urban intensification are avoided. Also insert provisions or advice notes referring to the probable need for resource consent under the Regional Plan where excavations may penetrate the Hutt Valley Aquifer.

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
			Hutt Valley Aquifer. These amendments would also have regard to Policies FW.3 and FW.4 of the Proposed RPS Change 1.	
Whole plan	Whole plan	Support	Greater Wellington strongly supports Hutt City Council's approach to intensification within the existing urban footprint and not including any greenfield land zoned for intensification.	Retain current approach that does not include any land that is zoned for greenfield development.
Whole plan	Whole plan	Support with amendment	Hutt City Council is required to include provisions in its district plan to manage effects of urban development on the health and wellbeing of freshwater bodies and freshwater ecosystems. Greater Wellington considers that this amendment is a related provision under s80E(2)(a) of the RMA, in that it is a district-wide matter.	Include objectives, policies, permitted standards and rules that give effect to the National Policy Statement for Freshwater Management 2020, including Subpart 1.3 Te Mana o te Wai and the hierarchy of obligations and subpart 3.5 Integrated management, as captured throughout this submission.
Whole plan	Whole plan	Support with amendment	Te Whaitua te Whanganui-a-Tara Implementation Programme and Te Mahere Wai o Te Kāhui Taiao are the outputs of the Whaitua Te Whanganui-a-Tara process, which Hutt City Council was involved in. While they are not statutory documents, Hutt City Council was involved in their preparation and development as a party on the whaitua committee and are expected by the wider community to implement the recommendations in the WIPs. Intensification has the potential to increase stormwater and sediment runoff, which would lead to further degradation of waterbodies on the Hutt Valley floor. The WIPs contain community-endorsed recommendations	Include objectives, policies, permitted standards and rules that implement the recommendations directed at territorial authorities in the Te Whaitua te Whanganui-a-Tara Implementation Programme and Te Mahere Wai o Te Kāhui Taiao.

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
			for dealing with the existing effects of urban areas on waterbodies, which are also applicable to urban intensification.	
Whole plan	Whole plan	Support with amendment	<p>Greater Wellington strongly recommends removing residential areas in the high hazard coastal overlay earmarked as suitable for medium or high-density intensification in Petone and the east Harbour Bays. Intensification of residential development in these areas will increase the risk to communities that 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. Policy 1(f) of the NPS-UD 2020 also requires that planning decisions contribute to urban environments that are resilient to the likely current and future effects of climate change.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(e) of the RMA, in that the management of significant risks from natural hazards are an identified qualifying matter.</p> <p>This amendment would have regard to Policy 29 of Proposed RPS Change 1.</p>	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.
Whole plan	New provisions	Support with amendment	While Greater Wellington acknowledges there are some Papakāinga provisions in the existing District Plan, these do not adequately provide for the full breadth of Papakāinga development (in part because the provisions relate only to residential housing, while Papakāinga is much wider). As part of providing for tino rangatiratanga	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

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
			<p>tangata whenua need to be able to develop papakāinga. A new chapter specifically for Papakāinga would give effect to the direction in Objective 1 and Policy 1(a)(ii) of the National Policy Statement on Urban Development.</p> <p>Greater Wellington considers that this amendment is provided for by s80E(1)(b)(ii) of the RMA as it relates to enabling papakāinga housing in the district.</p> <p>These amendments would also have regard to Policies UD.1 and UD.2 of the Proposed RPS Change 1.</p>	Council's Plan Change 2 as a starting point.
Whole plan	New provision	Support with amendment	<p>Natural character ratings from the 2016 Boffa Miskell natural character assessment are not mapped in the District Plan, nor does it contain provisions which seek to give effect to NZCPS Policy 13. This will make it more difficult for the district plan to manage the effects of intensification on natural character.</p> <p>Greater Wellington considers that these amendments are related provisions under s80E(2)(e) of the RMA, in that coastal natural character is a section 6 matter.</p> <p>These amendments would also give effect to Policy 3 of the Operative Regional Policy Statement.</p>	<p>Ensure the intensification planning instrument:</p> <ul style="list-style-type: none"> • Maps/schedules natural character ratings from the Boffa Miskell Natural Character assessment (2016); and • Includes provisions (objectives, policies and rules) which seek to give effect to NZCPS Policies 13 and 14.
Chapter 1	New provision	Support with amendment	<p>Section 3.5(1) of the NPS-FM 2020 requires that local authorities must adopt an integrated approach that recognises the interconnectedness of the whole environment.</p> <p>Greater Wellington considers that these amendments are related provisions under s80E(2)(a) of the RMA, in</p>	<p>Include or amend strategic direction objectives and/or policies to provide direction regarding ki uta ki tai, partnering with mana whenua, upholding Māori data sovereignty, and making decisions with the best available information, for example:</p> <p>Insert new objective as follows:</p>

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
			<p>that they are district-wide matters.</p> <p>These amendments would also have regard to Policy IM.1 and Policy FW.3(e) of the Proposed RPS Change 1.</p>	<p><u>To recognise the interconnectedness between air, freshwater, land, coastal marine areas, ecosystems and all living things – ki uta ki tai.</u></p> <p>Insert new policies for the above objective as follows:</p> <p><u>(a) To recognise the interrelationship between natural resources and the built environments.</u></p> <p><u>(b) To make decisions based on the best available information, improvements in technology and science, and mātauranga Māori.</u></p> <p><u>(c) To recognise that the impacts of activities may extend beyond immediate and directly adjacent area, and beyond organisational or administrative boundaries.</u></p> <p>Amend policy (d) as follows:</p> <p><u>(d) To consult partner with the tangata whenua when discharging functions and duties under the Act and provide for tangata whenua involvement in resource management.</u></p> <p>Insert a new policy (e) as follows:</p> <p><u>(e) To make decisions based on mātauranga Māori, while upholding Māori data sovereignty; and requiring Māori data and mātauranga Māori to be interpreted within Te Ao Māori.</u></p>
Chapter 1.10	New provision	Support with amendment	Equity and inclusiveness are essential to ensuring intensification is done in a way that is socially and culturally appropriate.	Include a new policy to require regard is had to equity and inclusiveness issues in decision making, for example:

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
			<p>Greater Wellington considers that these amendments are related provisions under s80E(2)(a) of the RMA, in that they are district-wide matters.</p> <p>These amendments would also have regard to Policy IM.2 of the Proposed RPS Change 1.</p>	<p><u>To give particular regard to achieving the objectives and policy outcomes of this District Plan in an equitable and inclusive way that:</u></p> <p><u>(a) Does not compound historic grievances with tangata whenua/Māori.</u></p> <p><u>(b) Does not exacerbate existing inequities, in particular but not limited to, access to public transport, amenities and housing.</u></p> <p><u>(c) Does not exacerbate environmental issues.</u></p> <p><u>(d) Does not increase the burden on future generations.</u></p>
Chapter 1.10.1	Policies	Support with amendment	<p>Greater Wellington is supportive of retaining the reference to kaitiakitanga in (a) but considers that this needs to be expanded to include tino rangatiratanga. Intensification around tangata whenua-owned land may inadvertently preclude tangata whenua from using or developing the land how they want. It is therefore important to recognise the right of tangata whenua to exercise tino rangatiratanga over tangata whenua-owned land.</p> <p>Greater Wellington considers that this amendment is provided for by s80E(2)(e) of the RMA as a qualifying matter (the relationship of Māori and their culture and traditions with their ancestral land).</p> <p>These amendments would also have regard to Policy FW.3(c) of the Proposed RPS Change 1.</p>	<p>Amend Policy (a) to include tino rangatiratanga, for example:</p> <p>(a) To have particular regard to tangata whenua's desire to carry out kaitiakitanga <u>and exercise tino rangatiratanga.</u></p> <p>Retain the existing Objective and Policy (c).</p> <p>Include policy that enables mana whenua to develop land owned by tangata whenua in a way that supports tikanga and mātauranga Māori values, for example:</p> <p><u>(g) Enable tangata whenua to develop land owned by tangata whenua in a way that is consistent with tikanga and provides for kaitiakitanga and tino rangatiratanga.</u></p>
Chapter 1.10.1	Policies	Support with	Mahinga kai is a compulsory value in the NPS-FM 2020 and Hutt City Council is required by clause 3.5(1)(c) of	Insert a policy to recognise, protect and enhance Māori freshwater values, including mahinga kai, for

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
		amendment	<p>the NPS-FM 2020 to manage effects of urban development on the health and wellbeing of freshwater bodies and freshwater ecosystems, which includes mahinga kai. Increased runoff of stormwater and sediment during and after intensified housing development risks degrading the few remaining mahinga kai sites in Hutt City to the point where they cannot be used any longer.</p> <p>Greater Wellington considers that this amendment is provided for by s80E(2)(e) of the RMA as a qualifying matter (the relationship of Māori and their culture and traditions with their ancestral land).</p> <p>These amendments would also have regard to Policy FW.3(b) of the Proposed RPS Change 1.</p>	<p>example:</p> <p><u>To protect and enhance Māori freshwater values, including mahinga kai, including by:</u> <u>(a) enabling protection activities such as planting, and</u> <u>(b) managing works in riparian margins.</u></p>
Chapter 1.10.1	New provision	Support with amendment	<p>Greater Wellington considers it important that tangata whenua are actively involved in managing indigenous biodiversity. The district plan should enable tangata whenua involvement in relevant decision making (e.g., the effects of urban intensification on indigenous biodiversity values).</p> <p>Greater Wellington considers that these amendments are related provisions under s80E(2)(a) of the RMA, in that they are district-wide matters.</p> <p>These amendments would also have regard to Policy IE.2 of the Proposed RPS Change 1.</p>	<p>Include an objective that mana whenua values relating to indigenous biodiversity are recognised and involvement in decision making and management is supported, for example:</p> <p><u>Tangata whenua values relating to indigenous biodiversity are recognised and involvement in decision making and management is supported.</u></p>
Chapter 1.10.1	New provision	Support with	Hutt City Council is required by clause 3.5(1)(c) of the NPS-FM 2020 to ensure that intensification avoids,	Include policy to enable tangata whenua to undertake customary activities in accordance with

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
		amendment	<p>remedies, or mitigates adverse effects, including cumulative effects, on the health and well-being of water bodies, freshwater ecosystems (which includes mahinga kai), and receiving environments.</p> <p>Increased runoff of stormwater and sediment during and after intensified housing development risks degrading the few remaining mahinga kai sites in Hutt City to the point where they cannot be used any longer.</p> <p>Greater Wellington considers that these amendments are related provisions under s80E(2)(a) of the RMA, in that they are district-wide matters.</p> <p>These amendments would also have regard to Policies IE.1 and IE.2 of the Proposed RPS Change 1.</p>	<p>tikanga such as customary harvest of mahinga kai species and exercise kaitiakitanga, for example:</p> <p><u>Mana whenua are enabled to undertake customary activities in accordance with tikanga such as customary harvest of mahinga kai species and exercise kaitiakitanga.</u></p>
Chapter 1.10.1	New provision	Support with amendment	<p>Hutt City Council should ensure that intensification is done in a way that does not compromise the ability of tangata whenua and the community to access significant indigenous biodiversity sites.</p> <p>Greater Wellington considers that these amendments are related provisions under s80E(2)(a) of the RMA, in that they are district-wide matters.</p> <p>These amendments would also have regard to Policies IE.1 and IE.2 of the Proposed RPS Change 1.</p>	<p>Include policy to support provision of access to indigenous biodiversity sites, for example:</p> <p><u>Support provision of access to indigenous biodiversity sites.</u></p>
Chapter 1.10.1A	Objective (Amendment 3)	Support	This objective gives effects to Objective 1 of the National Policy Statement on Urban Development 2020.	Retain as notified.
Chapter 1.10.1A	New provision	Support with	Greater Wellington supports higher density development along public transport routes. Urban	Include a high-level objective that addresses integrated urban form and transport, for example:

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
		amendment	<p>intensification provides an opportunity to support modal shift by making active transport and public transport a more convenient mode of transport.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it relates to infrastructure.</p> <p>These amendments would also have regard to Policy 57 of the Proposed RPS Change 1.</p>	<p><u>To ensure integrated land use development and transport that is efficient, well connected to employment and key activity centres, along growth corridors, reduces reliance on private vehicles and encourages active and public transport use.</u></p> <p>Also insert a new policy for integrated land use and transport as articulated by Policy 57 of the Proposed RPS Change 1.</p>
Chapter 1.10.1A	Policy 1	Support	<p>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.</p>	Retain as notified.
Chapter 1.10.1A	Policy 2(b)	Support	This qualifying matter gives effect to Policy 22 of the Operative Regional Policy Statement.	Retain as notified.
Chapter 1.10.1A	Policy 2(c)	Support	This qualifying matter has regard to Policy 29 of the Proposed RPS Change 1.	Retain as notified.
Chapter 1.10.1A	Policy 2	Support with amendment	<p>Urban intensification has the potential to adversely affect indigenous ecosystems and biodiversity. Greater Wellington considers that there is benefit in inserting a qualifying matter that empowers Hutt City Council to manage the intensity of development when development poses a risk to indigenous ecosystems and biodiversity as mapped in the significant natural resource site overlay.</p>	<p>Insert a new qualifying matter as follows:</p> <p><u>(j) protect indigenous ecosystems and habitats with significant indigenous biodiversity values from inappropriate subdivision, use and development.</u></p>

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
			<p>Greater Wellington considers that these amendments are related provisions under s80E(2)(a) of the RMA, in that they are district-wide matters.</p> <p>These amendments would also give effect to Policy 24 of the Operative Regional Policy Statement.</p>	
Chapter 1.10.1A	Policy 3	Support	This policy gives effect to Policy 1 of the National Policy Statement on Urban Development 2020 and also has regard to Policy 67 of Proposed RPS Change 1.	Retain as notified.
Chapter 1.10.1A	Explanations and Reasons	Support	The approach of addressing qualifying matters (such as Natural Hazards) using overlays is supported. This will allow council to consider targeted matters when considering use and development.	Retain as notified.
Chapter 1.10.1A	New provision	Support with amendment	<p>It is important that tangata whenua can continue to use and develop marae as part of maintaining their relationship with ancestral lands. Intensification around tangata whenua-owned land and marae may inadvertently preclude tangata whenua from using or developing the land how they want. It is therefore important to recognise the right of tangata whenua to exercise tino rangatiratanga over tangata whenua-owned land and marae.</p> <p>Greater Wellington considers that this amendment is provided for by s80E(2)(e) of the RMA as a qualifying matter (the relationship of Māori and their culture and traditions with their ancestral land).</p> <p>These amendments would also have regard to Policies UD.1(f) and UD.2 of the Proposed RPS Change 1.</p>	<p>Include policies that enable the ongoing use and development of marae as appropriate, for example:</p> <p><u>Enable tangata whenua to exercise tino rangatiratanga through the ongoing use and development of marae.</u></p>

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
Chapter 1.10.1A	New provision	Support with amendment	<p>Hutt City Council is required by clause 3.5(1)(c) of the NPS-FM 2020 to manage effects of urban development on the health and wellbeing of freshwater bodies and freshwater ecosystems. Intensification can increase stormwater runoff (with contaminants picked up in the process) from impermeable surfaces and sediment runoff during earthworks and construction, which often ends up in already degraded urban streams. Increased intensification risks increasing these adverse effects, and thus requires good management of effects on waterbodies.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(a) of the RMA, in that it is a district-wide matter.</p> <p>These amendments would also have regard to Policy FW.3(h), (k), (l), (p), and (q) of the Proposed RPS Change 1.</p>	<p>Insert a policy that requires the use, development and subdivision of land to consider effects on rivers, lakes, wetlands, springs and riparian margins, including any relevant water quality attribute targets in a regional plan, ecosystem values and drinking water sources, for example:</p> <p><u>The use, development and subdivision of land must consider effects on:</u></p> <ul style="list-style-type: none"> <u>i. gully heads, rivers, lakes, wetlands, springs, riparian margins and estuaries</u> <u>ii. drinking water sources</u> <u>iii. ecosystem values</u> <u>iv. any relevant water quality attribute targets in a regional plan</u>
Chapter 1.10.1A	New provision	Support with amendment	<p>Hutt City Council is required by clause 3.5(1)(c) of the NPS-FM 2020 to manage effects of urban development on the health and wellbeing of freshwater bodies and freshwater ecosystems. Intensification can increase stormwater runoff (with contaminants picked up in the process) from impermeable surfaces and sediment runoff during earthworks and construction, which often ends up in already degraded urban streams. Increased intensification risks increasing these adverse effects, and thus requires good management of effects on waterbodies.</p>	<p>Insert a policy that requires hydrological controls for use, development and subdivision of land, for example:</p> <p><u>The effects of stormwater runoff quantity (flows and volumes) on natural stream flows shall be avoided as far as practicable by requiring hydrological controls for new development and subdivision.</u></p>

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
			<p>Greater Wellington considers that this amendment is a related provision under s80E(2)(f) of the RMA, in that it relates to stormwater management.</p> <p>These amendments would also have regard to Policy FW.3(m) of the Proposed RPS Change 1.</p>	
Chapter 1.10.1A	New provision	Support with amendment	<p>Hutt City Council is required by clause 3.5(1)(c) of the NPS-FM 2020 to manage effects of urban development on the health and wellbeing of freshwater bodies and freshwater ecosystems. Intensification can increase stormwater runoff (with contaminants picked up in the process) from impermeable surfaces, which often ends up in already degraded urban streams. Increased intensification risks increasing these adverse effects, and thus requires good management of effects on waterbodies.</p> <p>While the existing District Plan and Plan Change 56 both have a number of good provisions for stormwater retention (mostly through the use of rainwater tanks), Greater Wellington considers that the Plan needs to go further in incorporating water sensitive urban design into the Plan.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(a) of the RMA, in that it is a district-wide matter.</p> <p>These amendments would also have regard to Policy FW.3(i) of the Proposed RPS Change 1 and implement Recommendation 96 of the Te Whaitua te Whanganui-a-</p>	<p>Insert a policy which requires the application of water sensitive urban design principles, including sustainable stormwater design to minimise impacts on the natural environment and achieves outcomes additional to stormwater treatment such as providing amenity spaces, ecological habitat etc, for example:</p> <p><u>The design of new development and subdivisions shall adopt Water Sensitive Urban Design Principles and Methods in the control of stormwater.</u></p>

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
			Tara Implementation Programme.	
Chapter 1.10.1A	New provision	Support with amendment	<p>Urban intensification may result in an increase in earthworks and accompanying sediment runoff. When this runoff enters urban streams, it can have adverse effects on aquatic ecosystems and water quality. Hutt City Council is required by clause 3.5(1)(c) of the NPS-FM 2020 to manage effects of urban development on the health and wellbeing of freshwater bodies and freshwater ecosystems.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(a) of the RMA, in that it is a district-wide matter.</p> <p>These amendments would also have regard to Policy FW.3(j) of the Proposed RPS Change 1.</p>	<p>Insert a policy that seeks to minimise the effects of earthworks, including offsite effects of erosion and sediment loss, for example:</p> <p><u>Manage the effects of urban development on freshwater and the coastal marine area by requiring that urban development is located and designed to minimise the extent and volume of earthworks and to follow, to the extent practicable, existing land contours.</u></p>
Chapter 1.10.1A	New provision	Support with amendment	<p>Urban intensification may result in an increase in earthworks and accompanying sediment runoff. When this runoff enters urban streams, it can have adverse effects on aquatic ecosystems and water quality. Hutt City Council is required by clause 3.5(1)(c) of the NPS-FM 2020 to manage effects of urban development on the health and wellbeing of freshwater bodies and freshwater ecosystems.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(b) of the RMA, in that it is related to earthworks.</p> <p>These amendments would also have regard to Policy 15 of the Proposed RPS Change 1.</p>	<p>Insert a policy to manage earthworks and vegetation removal to limit erosion and siltation of waterways and impacts on māhinga kai and restrict earthworks on highly erodible soils and steeper slopes, for example:</p> <p><u>Manage the effects of earthworks and vegetation removal on water and cultural values by controlling earthworks and vegetation removal to the extent necessary to:</u></p> <p><u>(a) achieve the target attribute states for water bodies and freshwater ecosystems, including the effects of these activities on the life-supporting capacity of soils, and</u></p> <p><u>(b) to provide for tangata whenua and their</u></p>

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
				<u>relationship with their culture, land, water, sites, wāhi tapu and other taonga.</u>
Chapter 1.10.1A	New provision	Support with amendment	<p>Given the future challenges posed by climate change, it is essential that urban development and intensification focuses on ensuring urban areas are resilient to the negative effects of climate change, such as more variable rainfall, warmer urban areas, and more severe storm and hazard events.</p> <p>Greater Wellington considers that these amendments are related provisions under s80E(2)(a) of the RMA, in that they are district-wide matters.</p> <p>These amendments would also have regard to Policy CC.4 of the Proposed RPS Change 1 and implement Recommendation 96 of the Te Whaitua te Whanganui-a-Tara Implementation Programme.</p>	<p>Include policies which seek to improve climate resilience of urban areas through measures identified in Policy CC.14 of the Proposed RPS Change 1, for example:</p> <p><u>Provide for a climate resilient urban environment, including by:</u></p> <p><u>(a) maintaining, enhancing, restoring, and/or creating urban greening at a range of spatial scales to provide urban cooling, including working towards a target of 10 percent tree canopy cover at a suburb-scale by 2030, and 30 percent cover by 2050,</u></p> <p><u>i(b) the application of water sensitive urban design principles to integrate natural water systems into built form and landscapes, to reduce flooding, improve water quality and overall environmental quality,</u></p> <p><u>(c) capturing, storing, and recycling water at a community-scale such as requiring rain tanks, and setting targets for urban roof area rainwater collection,</u></p> <p><u>(d) protecting, enhancing, or restoring natural ecosystems to strengthen the resilience of communities to the impacts of natural hazards and the effects of climate change,</u></p> <p><u>(e) providing for efficient use of water and energy in buildings and infrastructure, and</u></p> <p><u>(f) encouraging buildings and infrastructure that</u></p>

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
				<u>are able to withstand the predicted future temperatures, intensity and duration of rainfall and wind.</u>
Chapter 1.10.2	Objective 1	Support	This objective gives effects to Objective 4 of the National Policy Statement on Urban Development 2020 and has regard to Policy 67 of Proposed RPS Change 1.	Retain as notified.
Chapter 1.10.2	Explanation and Reasons – High Density Residential Activity Area	Support	Support higher density residential zoning around train stations to encourage more development around public transport hubs and increase public transport use.	Retain as notified.
Chapter 1.10.3	Policy 1	Support	Greater Wellington supports the approach in this policy of intensification within the existing urban footprint, except in circumstances where a qualifying matter applies.	Retain as notified.
Chapter 1.10.3	Policy 2	Support	Greater Wellington supports the approach in this policy of managing the rate of greenfield development.	Retain as notified.
Chapter 1.10.10	Policy (c)	Support	This policy gives effect to Policy 22 of the Operative Regional Policy Statement.	Retain as notified.
Chapter 1.10.11	Objective	Support with amendment	Use of the word ‘reduce’ is not strong enough, as it sets a policy direction that provides for minimal decreases in risk. Using minimise aligns with the RPS and makes it clear what the intent and purpose is. This amendment would have regard to Policy 29 of Proposed RPS Change 1.	Amend the objective as follows: To avoid or mitigate the vulnerability and risk of people and development to natural hazards. <u>Reduce minimise</u> the risk to people, property and infrastructure from natural and coastal hazards
Chapter 1.10.11	Policy	Support with amendment	Provided the objective is amended as requested, the policies would have regard to Policy 29 of Proposed RPS Change 1.	Retain as notified, provided the objective is amended as submitted above.
Chapter 1.10.11	Explanation and Reasons – Seismic	Support	Greater Wellington supports the inclusion of more information about the Wellington Fault.	Retain as notified.

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
	Induced Hazards			
Chapter 1.10.11	Explanation and Reasons – Flood Hazard	Support with amendment	<p>Greater Wellington supports a risk-based framework to assessing hazards with respect to subdivision, development and use. This Policy adopts a risk-based framework and is consistent with Greater Wellington guidance.</p> <p>Greater Wellington does suggest stronger wording in the second bullet point, such as including mitigation and/or minimisation provisions.</p> <p>This amendment would have regard to Policy 29 of Proposed RPS Change 1.</p>	<p>Amend to include a stronger provision than ‘manage’ in the second bullet point.</p> <p>For example: <u>The Overland Flowpath Overlay identifies the modelled path followed by rainwater during a 1:100 year storm event. In these areas it is necessary to manage development by way of avoidance, mitigation or minimisation methods to ensure overland flowpaths are not impeded.</u></p>
Chapter 1.10.11	Explanation and Reasons – Coastal Hazard	Support with amendment	<p>Greater Wellington supports the inclusion of coastal hazard overlays and introduction of a risk-based approach. Due to sea level rise the risk to development in both the medium and high hazard coastal overlay in particular will worsen over time, including by rising groundwater impeding stormwater and pluvial drainage.</p> <p>Increasing the density in these areas will increase the risk to the community and its assets and is contrary to the Regional Policy Statement and national direction on hazard risk management and the national adaptation plan. Coastal hazards should be included as a qualifying matter to limit intensification in these areas.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(e) of the RMA, in that the management of significant risks from natural hazards are an identified qualifying matter.</p>	<p>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.</p> <p>Remove high and medium density residential areas from these overlays in Petone, Lowry Bay, Days Bay and Eastbourne.</p>

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
			This amendment would have regard to Policy 29 of Proposed RPS Change 1.	
Chapter 3	New provision	Support with amendment	<p>Greater Wellington is seeking several amendments to natural hazards provisions that insert the term “minimise”. Minimise provides useful and clear direction in managing environmental effects or risk from natural hazards. The focus on reducing to the smallest amount reasonably practicable is clearer and provides better outcomes than terms such as “reduce”.</p> <p>This definition is currently used in the regional plan, so adopting it would not make the district plan inconsistent with the regional plan.</p>	<p>Insert a definition of “minimise” as follows: <u>Reduce to the smallest amount reasonably practicable. Minimised, minimising and minimisation have the corresponding meaning.</u></p>
Chapter 3	Qualifying matter	Support	This definition gives effect to the National Policy Statement on Urban Development 2020.	Retain as notified.
Chapter 3	Rapid Transit Stop	Support	This definition gives effect to the National Policy Statement on Urban Development 2020.	Retain as notified.
Chapter 4	(g) High Density Residential Activity Area	Support	Support higher density residential zoning around areas with good access to public transport to encourage more development around public transport hubs and increase public transport use.	Retain as notified.
Chapter 4F, Chapter 4G	Objective 4F 2.1AA, Objective 4G 2.1	Support	This objective gives effects to Objective 1 of the National Policy Statement on Urban Development 2020.	Retain as notified.
Chapter 4F, Chapter 4G	Objective 4F 2.8, Objective 4G 2.7	Support	This objective gives effect to Policy 1(a)(ii) of the National Policy Statement on Urban Development 2020.	Retain as notified.
Chapter 4F, Chapter 4G	Policy 4F 3.10, Policy 4G 3.14	Support with amendment	Hutt City Council is required by clause 3.5(1)(c) of the NPS-FM 2020 to manage effects of urban development on the health and wellbeing of freshwater bodies and freshwater ecosystems. Hydrological controls are	<p>Amend policies to require hydrological controls, for example: <u>Require development to be stormwater neutral and incorporate hydrological controls.</u></p>

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
			<p>broader than stormwater neutrality and include measures to control a range of flows and volumes to manage both flooding and ecosystem health.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(a) of the RMA, in that it is a district-wide matter.</p> <p>These amendments would also have regard to Policy FW.3(m) of the Proposed RPS Change 1 and implement Recommendations 57 and 60 of the Te Whaitua te Whanganui-a-Tara Implementation Programme.</p>	<p>Insert the definition of hydrological controls used in the Proposed RPS Change 1 as follows:</p> <p><u>For greenfield development:</u></p> <p><u>(a) the modelled mean annual runoff volume generated by the fully developed area must not exceed the mean annual runoff volume modelled from the site in an undeveloped (pastoral) state</u></p> <p><u>(b) the modelled mean annual exceedance frequency of the 2-year Average Recurrence Interval (ARI) so-called ‘channel forming’ (or ‘bankfull’) flow for the point where the fully developed area discharges to a stream must not exceed the mean annual exceedance frequency modelled for the same site and flow event arising from the area in an undeveloped (pastoral) state.</u></p> <p><u>For brownfield and infill development:</u></p> <p><u>(a) the modelled mean annual runoff volume generated by the fully developed area must, when compared to the mean annual runoff volume modelled for the site prior to the brownfield or infill development, be reduced as far as practicable towards the mean annual runoff volume modelled for the site in an undeveloped state</u></p> <p><u>(b) the modelled mean annual exceedance frequency of the 2-year ARI so-called ‘channel forming’ (or ‘bankfull’) flow for the point where the fully developed area discharges to a stream, or stormwater network, shall be reduced as far as practicable towards the mean annual exceedance frequency modelled for the same site and flow</u></p>

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
				event in an undeveloped state.
Chapter 4F, Chapter 4G	Policy 4F 3.13, Policy 4G 3.15	Support	These policies give effect to Policy 1(a)(ii) of the National Policy Statement on Urban Development 2020.	Retain as notified.
Chapter 4F, Chapter 4G	Rule 4F 4.1.11, Rule 4G 4.1.11	Support with amendment	<p>Mahinga kai is a compulsory value in the NPS-FM 2020 and Hutt City Council is required to include provisions in its district plan to manage effects of urban development on the health and wellbeing of freshwater bodies and freshwater ecosystems, which includes mahinga kai. Increased runoff of stormwater and sediment during and after intensified housing development risks degrading the few remaining mahinga kai sites in Hutt City to the point where they cannot be used any longer.</p> <p>These amendments would also have regard to Policies FW.3(c) and IE.1 and align with Policy IE.2 of the Proposed RPS Change 1.</p>	<p>Include as a matter of control or discretion, the adverse effects on mahinga kai, other customary uses and access for these activities, for example:</p> <p><u>(e) The removal of vegetation not otherwise provided for as a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion is restricted to:</u></p> <p><u>(i) Amenity Values:</u> The adverse effects upon the visual amenity values of the site and surrounding area caused by the removal of vegetation. Consideration shall be had to the visual prominence of the vegetation, and any replacement planting to be undertaken.</p> <p><u>(ii) Site Stability:</u> The adverse effects upon the stability of the site caused by the removal of vegetation.</p> <p><u>(iii) Indigenous Biodiversity and the Intrinsic Values of Ecosystems:</u> <u>(a) The extent to which the proposal will adversely affect the indigenous biodiversity and intrinsic value of ecosystems on the site and surrounding area.</u> <u>(b) Applying the criteria in Policy 23 of the Regional Policy Statement for the Wellington Region 2013.</u></p> <p>(iv) Mahinga kai The adverse effects on mahinga kai, other</p>

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
				<u>customary uses, and access for these activities.</u>
Chapter 4F, Chapter 4G	New provisions	Support with amendment	<p>An increase in intensification (especially when accompanied by an increase in impervious surfaces) may lead to an increase in stormwater runoff, which can become contaminated by heavy metals. Hutt City Council is required by clause 3.5(1)(c) of the NPS-FM 2020 to manage effects of urban development on the health and wellbeing of freshwater bodies and freshwater ecosystems. Hutt City Council has the jurisdiction to manage the use of building materials as the organisation that regulates construction.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(f) of the RMA, in that it relates to stormwater management.</p> <p>These amendments would also have regard to Policy FW.3(o) of the Proposed RPS Change 1 and give effect to Policy 42 of the Operative Regional Policy Statement.</p>	Insert new development standards to restrict the use of copper/zinc building materials and the retain the extent of impervious surfaces i.e., 50% (required by MDRS).
Chapter 4F, Chapter 4G	Chapter 4F, Chapter 4G	Support	Greater Wellington supports the new Medium Density Residential Activity Area and the new High Density Residential Activity Area	These chapters contain generally appropriate zoning for residential zones.
Chapter 4F	Rule 4F 4.2.10	Support	This rule has regard to Policy 14 of Proposed RPS Change 1.	Retain as notified.
Chapter 4F	Objective 4F 5.1.1.1	Support	This policy gives effect to Policy 22 of the Operative Regional Policy Statement.	Retain as notified.
Chapter 4F	Policy 4F 5.1.2.1	Support	This policy gives effect to Policy 22 of the Operative Regional Policy Statement.	Retain as notified.
Chapter 4F, Chapter 4G	New provisions	Support with amendment	Intensification will add additional strain to a wastewater system that is already lacking in capacity, which increases the risk of overflows and associated adverse	Include direction in the District Plan, including zone and subdivision provisions, to provide for de-centralised wastewater re-use and treatment (of

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
			<p>environmental and human health effects. Greater Wellington considers that the District Plan should provide for approved alternative wastewater systems anywhere where there are constraints on the existing network capacity, as well as where connections are not available. Septic tanks are excluded from this recommendation due to their known issues with leakage of untreated wastewater and nitrates, particularly when poorly maintained.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it relates to infrastructure.</p> <p>Providing for alternative wastewater treatment options aligns with recommendation 35 of Te Mahere Wai and gives effect to Te Mana o Te Wai. Alternative wastewater treatment options often reduce potable water use significantly. Reducing pressure of new development on the wastewater network may also make intensification in some areas with existing network capacity constraints more feasible.</p> <p>Relevant direction from the operative Regional Policy Statement includes policies 16 and 45. Relevant direction from Proposed RPS Change 1 1 includes policies FW.2, FW.3 and FW.5, CC.14 and 42(r), FW.5 and 58. Regional plan rules would apply to discharges from all wastewater systems to manage potential impacts on groundwater and surface water quality, aquatic ecosystems and soil health. These requirements</p>	<p>grey and black water) and disposal using alternative wastewater systems (but not septic tanks, due to their existing issues with contamination and leaching) anywhere where there are constraints on the existing network capacity, as well as where connections are not available. Where connections are available and there is network capacity, a connection to the wastewater network should still be required.</p> <p>This includes any necessary consequential amendments to provide this direction.</p>

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			could feasibly be met by approved alternative wastewater systems in brownfield development.	
Chapter 4F, Chapter 4G, Chapter 5, Chapter 6	New provision	Support with amendment	<p>Urban intensification provides an opportunity to support greater uptake of electric-powered private transport options by making them an easier and more convenient mode of transport.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it is relates to infrastructure.</p> <p>These amendments would also have regard to Policies CC.1 and CC.3 of the Proposed RPS Change 1.</p>	<p>Include a rule and associated standard that requires EV or e-bike charging stations, including for residential development, for example:</p> <p><u>(a) Construction or alteration of a building is a permitted activity if:</u> <u>(i) The building includes an electric vehicle or e-bike charging station.</u></p>
Chapter 4F, Chapter 4G, Chapter 5, Chapter 6, Chapter 11	New provisions	Support with amendment	<p>Urban intensification presents an opportunity to develop ancillary zero carbon or low carbon transport infrastructure.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(a) of the RMA, in that climate change is a district-wide matter.</p> <p>These amendments would also have regard to Policies CC.1 and CC.3 of the Proposed RPS Change 1.</p>	<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, for example:</p> <p><u>Control/Discretion is restricted to:</u> <u>(x) the extent to which the development provides for zero or low carbon, public and active transport modes.</u></p>
Chapter 4G	Zoning	Support	<p>Zoning the area around train stations as High-Density Residential Activity Areas aligns with the train stations being designated as rapid transit stations. Development around key public transport hubs is important as it will help shift people out of cars and onto public transport. This is a key goal of the Regional Public Transport Plan.</p>	No relief sought.

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			Greater Wellington is looking at transit-oriented development at Waterloo Station. Higher Density housing around Waterloo Station will increase demand on the station. The current station can be better connected to the community around it to ensure it is fit for purpose and a key, modern transport and community hub through transit-oriented development. Transit oriented development at Waterloo Station is not a residential activity but fits within the Activity Area as it is compatible with residential activities.	
Chapter 4G	Rule 4G 4.2.7 Permeable Surface	Support	These amendments have regard to Policy FW.3(i) of the Proposed RPS Change 1.	Retain as notified.
Chapter 4G	Rule 4G 4.2.12 Stormwater Retention	Support	This rule has regard to Policy 14 of Proposed RPS Change 1.	Retain as notified.
Chapter 4G	Objective 4G 5.2.1.1	Support	This objective gives effect to Policy 22 of the Operative Regional Policy Statement.	Retain as notified.
Chapter 4G	Policy 5.2.2.1	Support	This policy gives effect to Policy 22 of the Operative Regional Policy Statement.	Retain as notified.
Chapter 4G	Objective 4G 5.3.1.1, Objective 4G 5.3.1.2	Support	These objectives give effect to Policy 22 of the Operative Regional Policy Statement.	Retain as notified.
Chapter 4G	Policy 5.3.2.1, Policy 5.3.2.2, Policy 5.3.2.3, Policy 5.3.2.4, Policy 5.3.2.5, Policy 5.3.2.6, Policy 5.3.2.7	Support	These policies give effect to Policy 22 of the Operative Regional Policy Statement.	Retain as notified.

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Chapter 5E	5E 1 Introduction/Zone Statement	Support	Greater Wellington supports medium and high-density development in areas that are within walking distance to rapid transit stops. This goes towards achieving mode shift, getting people out of cars and onto public transport. A 40% mode shift is one of the goals set out in the Regional Public Transport Plan.	Retain as notified.
Chapter 11.1	New provision	Support with amendment	<p>Hutt City Council is required to include provisions in its district plan to manage effects of urban development on the health and wellbeing of freshwater bodies and freshwater ecosystems. Inefficient water use can lead to higher water takes that adversely affect freshwater bodies and freshwater ecosystems.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it is relates to infrastructure.</p> <p>These amendments would also have regard to Policy FW.2 of the Proposed RPS Change 1.</p>	<p>Insert a new subdivision policy to encourage subdivision design to achieve efficient water use require alternate water supplies for non-potable use i.e., roof water capture in new developments, for example:</p> <p><u>Manage the demand for water supply from new subdivision and development by:</u> <u>(a) encouraging the efficient use of water, including in subdivision design; and</u> <u>(b) requiring alternate water supplies for non-potable use such as roof water capture.</u></p>
Chapter 11	New provision	Support with amendment	<p>Urban intensification provides an opportunity to ensure development supports a modal shift in transport towards public transport, active transport, and other methods that reduce greenhouse gas emissions.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it is related to infrastructure.</p> <p>These amendments would also have regard to Policies CC.1 and CC.3 of the Proposed RPS Change 1.</p>	<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, for example:</p> <p><u>(c) To provide infrastructure in subdivision development that supports modal shift and consideration of how design can reduce greenhouse gas emissions.</u></p>
Chapter 11	Section 11.1.3	Support	Greater Wellington supports the inclusion of this	Retain as notified.

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	Objective		objective and its intention. It also has regard to Policy 29 of the Proposed RPS Change 1.	
Chapter 11	Section 11.1.3 Policy	Support with amendment	<p>Due to sea level rise the risk to development in both the medium and high hazard coastal overlay in particular will worsen over time, including by rising groundwater impeding stormwater and pluvial drainage. In the medium to long term, there is little option but to relocate from low lying, high hazard coastal areas. It will be very difficult for individuals to mitigate this risk and will require vast investment of resources from local councils to implement groundwater and stormwater pump schemes and seawall embankments.</p> <p>Increasing the density in these areas will increase the risk to the community and its assets and is contrary to the objective outlined in amendment 339, the Regional Policy Statement and national direction on hazard risk management and the national adaptation plan.</p> <p>This amendment would have regard to Policy 29 of Proposed RPS Change 1.</p>	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.
Chapter 11	Section 11.1.3 Explanations and Reasons	Support with amendment	<p>Using the submitted definition of “minimise” provides stronger and clearer direction for the management of risk.</p> <p>Accounting for adverse effects on the natural environment also makes it consistent with Amendment 403, the Regional Plan and the Regional Policy Statement direction to consider the impacts on the environment from development and hazard mitigation measures, including a direction for green based</p>	<p>Amend as follows: Subdivision of land subject to natural hazards may lead to allotments which are inappropriate as the adverse effects cannot be controlled or mitigated. It is important that the subdivision is designed in a manner that the natural hazard can be avoided or mitigated. In this respect, it is important that allotments are of sufficient size and are of an appropriate shape so that the proposed use or development can be sited to avoid the natural</p>

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			<p>infrastructure and nature-based solutions.</p> <p>This amendment would have regard to Policy 29 of Proposed RPS Change 1.</p>	<p>hazard, or the necessary mitigation measures can be implemented to <u>manage minimise the risk to people, property and infrastructure and adverse effects on the natural environment from hazard mitigation measures</u>, without affecting detrimentally the viability of the use or development.</p>
Chapter 11	Section 11.2.2.1	Support with amendment	<p>Urban intensification may pose a risk nature-based solutions to climate change, so it is essential they are protected.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(a) of the RMA, in that climate change is a district-wide matter.</p> <p>These amendments would also have regard to Policy CC.7 of the Proposed RPS Change 1.</p>	<p>As a matter of control or discretion for subdivision include the extent to which the design protects, enhances, restores or creates nature-based solutions to manage the effects of climate change, or similar, for example:</p> <p>(x) Nature-based solutions (i) the extent to which the design protects, enhances, restores or creates nature-based solutions to manage the effects of climate change.</p>
Chapter 11	11.2.2.2 Matters in which Council Seeks to Control	Support	<p>Greater Wellington supports the inclusion of this new clause. It also has regard to Policy 29 of the Proposed RPS Change 1.</p>	<p>Retain as notified.</p>
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	<p>Intensification and accompanying subdivision of land risks adverse effects on amenity if not properly managed, as well as more common nuisance effects such as noise.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it relates to the subdivision of land.</p> <p>These amendments would also give effect to Policy 1 of the Operative Regional Policy Statement.</p>	<p>Include as a matter of control or discretion for subdivision the extent to which the development will avoid the potential reverse sensitivity on the health of people, the amenity and nuisance effects.</p>

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Chapter 11	11.2.3 Restricted Discretionary Activities	Support	Greater Wellington supports the inclusion of new clauses (e) and (f) as matters of discretion. It also has regard to Policy 29 of the Proposed RPS Change 1.	Retain as notified.
Chapter 11	11.2.3.1 Matters in which Council has restricted its discretion	Support	Greater Wellington supports the inclusion of coastal hazards as a matter of discretion.	Retain as notified.
Chapter 11	11.2.3.1(d) Matters in which Council has restricted its discretion	Support	Greater Wellington supports the inclusion of flood hazards as a matter of discretion.	Retain as notified.
Chapter 11	11.2.3.1(e) Matters in which Council has restricted its discretion	Support	Greater Wellington supports the inclusion of coastal hazards as a matter of discretion.	Retain as notified.
Chapter 11	11.2.3.1(f) Matters in which Council has restricted its discretion	Support	Greater Wellington supports the inclusion of coastal hazards as a matter of discretion.	Retain as notified.
Chapter 11	11.2.4 Discretionary Activities	Support	Greater Wellington supports the inclusion of high coastal hazards and fault hazards as a matter of discretion.	Retain as notified.
Chapter 11	11.2.4.1 Assessment Criteria for Discretionary Activities	Support	Greater Wellington supports the inclusion of high coastal hazards and fault hazards as a matter of discretion.	Retain as notified.
Chapter 11	11.2.5 Non-	Support	Greater Wellington supports the inclusion of this new	Retain as notified.

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	Complying Activities		clause.	
Chapter 12	11.2.5 Non-Complying Activities	Support with amendment	<p>To encourage the payment of financial contributions to support new development it would be beneficial to add a new non-complying activity rule for subdivision where any optional financial contributions are not paid to Hutt City Council.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(1)(b)(i) of the RMA, in that it is related to financial contributions.</p> <p>These amendments would also have regard to Policy FW.4 of the Proposed RPS Change 1.</p>	<p>Include a non-complying activity rule where any required financial contribution is not paid, for example:</p> <p><u>(d) Any subdivision of land where any financial contribution that is not mandatory has not been paid.</u></p>
Chapter 12	12.2.1.5(b)	Support	<p>This provision sets out clear direction on financial contributions for off-site stormwater treatment. It also has regard to Policy FW.4 of the Proposed RPS Change 1.</p>	<p>Retain as notified provisions that requires financial contribution to be paid where stormwater treatment and management is provided offsite.</p>
Chapter 12	New provision	Support with amendment	<p>It would be beneficial to clearly set our methods for determining financial contributions in the district plan.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(1)(b)(i) of the RMA, in that it is relates to financial contributions.</p> <p>These amendments would also have regard to Policy FW.4 of the Proposed RPS Change 1.</p>	<p>Insert a new schedule or appendix that includes the method for determining the costs of a financial contribution.</p>
Chapter 14	New provision	Support with amendment	<p>Hutt City Council is required by clause 3.5(1)(c) of the NPS-FM 2020 manage effects of urban development on the health and wellbeing of freshwater bodies and freshwater ecosystems. Inefficient water use can lead to higher water takes that adversely affect freshwater</p>	<p>Insert high level policy on efficient water use and water re-use where possible, for example:</p> <p><u>Reduce demand for water from registered water suppliers and users, including where practicable</u></p>

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
			<p>bodies and freshwater ecosystems.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it is relates to infrastructure.</p> <p>These amendments would also have regard to Policy FW.2 of the Proposed RPS Change 1.</p>	<p><u>by:</u> <u>(a) improving the efficiency of the end use of water on a per capita basis for new developments; and</u> <u>(b) requiring alternate water supplies for non-potable use in new developments.</u></p> <p>Create design guidelines or best practice guides that may/could be incorporated into District Plans may be useful in providing examples of how to reduce demand i.e., types of building design or technological solutions.</p>
Chapter 14	New provision	Support with amendment	<p>Ensuring that new development has an adequate supply of water available for the long term will be key to improving climate change resilience. Changing rainfall patterns are likely to affect the supply of water available in the long-term and this should be factored into development.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it is relates to infrastructure.</p> <p>These amendments would have regard to Policy FW.2 of the Proposed RPS Change 1.</p>	<p>Insert a policy to require new development to ensure adequate available water supply including consideration of how climate change may affect existing supplies and the need to develop further water supply sources, for example:</p> <p><u>Require new development to demonstrate that there is adequate water supply available, including consideration of how climate change may affect existing water supplies.</u></p>
Chapter 14	New provision	Support with amendment	<p>Urban intensification may pose a risk to existing nature-based solutions to climate change, so it is essential they are protected.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it is relates to infrastructure.</p>	<p>Include an objective that nature-based solutions (those mapped by Greater Wellington and not mapped) are protected, restored and enhanced, for example:</p> <p><u>Nature-based solutions are protected, restored and enhanced.</u></p>

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
			These amendments would also have regard to Policy CC.7 of the Proposed RPS Change 1.	
Chapter 14	New provision	Support with amendment	<p>Urban intensification may pose a risk nature-based solutions to climate change, so it is essential they are protected.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it is relates to infrastructure.</p> <p>These amendments would also have regard to Policy CC.7 of the Proposed RPS Change 1.</p>	<p>Include policy that seeks to avoid effects of development on, or modification of nature-based solutions that would compromise their function, for example:</p> <p><u>Avoid effects of development on, or modification of nature-based solutions that would compromise their function.</u></p>
Chapter 14	New provision	Support with amendment	<p>Urban intensification may pose a risk nature-based solutions to climate change, so it is essential they are protected.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it is relates to infrastructure.</p> <p>These amendments would also have regard to Policy CC.7 of the Proposed RPS Change 1.</p>	<p>Include policy that encourages the restoration of nature-based solutions, for example:</p> <p><u>Encourage the restoration of nature-based solutions.</u></p>
Chapter 14	New provision	Support with amendment	<p>Urban intensification may pose a risk nature-based solutions to climate change, so it is essential they are protected.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it is relates to infrastructure.</p>	<p>Include policy that seeks nature-based solutions when providing for new infrastructure and in new developments such as the use of green infrastructure, for example:</p> <p><u>Make use of nature-based solutions where practicable when providing for new infrastructure and in new developments, such as the use of green</u></p>

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
			These amendments would also have regard to Policy CC.7 of the Proposed RPS Change 1.	<u>infrastructure.</u>
Chapter 14	New provision	Support with amendment	<p>Urban intensification presents an opportunity to develop ancillary zero carbon or low carbon transport infrastructure.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it is relates to infrastructure.</p> <p>These amendments would also have regard to Policies CC.1 and CC.3 of the Proposed RPS Change 1.</p>	<p>Insert a new rule to permit the development of appropriate zero carbon, public transport and active transport infrastructure, for example:</p> <p><u>(a) Construction or alteration of infrastructure is permitted if it:</u> <u>(i) is for new or existing zero carbon infrastructure;</u> <u>or</u> <u>(ii) is for new or existing public transport infrastructure; or</u> <u>(iii) is for new or existing active transport infrastructure.</u></p>
Chapter 14	New provision	Support with amendment	<p>Offsetting cannot be the only focus of climate change mitigation; it is important to reduce emissions as well.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it is relates to infrastructure.</p> <p>These amendments would also have regard to Policy CC.8 of the Proposed RPS Change 1.</p>	<p>Include objectives, policies, rules to require greenhouse gases to be reduced rather than offset for the type and scale of activities identified.</p>
Chapter 14	New provision	Support with amendment	<p>Avoiding adverse effects on biodiversity is preferable to offsetting adverse effects on biodiversity, but Greater Wellington recognises that there will be situations when adverse effects will need to be offset. As there appear to be some mapped significant natural resource areas that are zoned for intensification, the District Plan needs to provide policy guidance as to what these situations would be.</p>	<p>Include policy to direct the circumstances when and how biodiversity offsetting can be used and if used, the outcome must be at least a 10 percent biodiversity gain or benefit. Refer to an appendix for full details.</p> <p>Provisions could require management plans for managing offset biodiversity areas and managing</p>

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
			<p>Greater Wellington considers that these amendments are related provisions under s80E(2)(a) of the RMA, in that they are district-wide matters.</p> <p>These amendments would also have regard to Policies IE.1, IE.2, 24 and 47 of the Proposed RPS Change 1.</p>	<p>effects on significant areas. Monitoring requirements would form part of these plans and plan direction could encourage the adoption of mātauranga Māori in monitoring of indigenous species in relevant circumstances.</p> <p>Include an appendix which sets out the limitations where biodiversity offsetting is not appropriate as described in Policy 24 and Appendix 1A of the Regional Policy Statement.</p>
Chapter 14	New provision	Support with amendment	<p>Urban intensification may pose a risk nature-based solutions to climate change, so it is essential they are protected.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it is relates to infrastructure.</p> <p>These amendments would also have regard to Policy CC.7 of the Proposed RPS Change 1.</p>	Permit the development of green infrastructure in appropriate locations and subject to necessary controls, i.e., planting works undertaken by regional council.
Chapter 14	New provision	Support with amendment	<p>In order to ensure new or altered transport infrastructure that supports intensification are contributing to a reduction in carbon emissions, it would be beneficial to insert policy direction requiring assessments of the project's whole of life carbon emissions.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(a) of the RMA, as climate change is a district-wide matter.</p>	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.

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			These amendments would have regard to Policy CC.11 of the Proposed RPS Change 1.	
Chapter 4F, Chapter 4G	New provisions	Support with amendment	<p>Urban intensification will require significant infill development. This means it will be crucial to ensure the disposal of building waste is properly managed.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(a) of the RMA, as soil and contaminants are a district-wide matter.</p> <p>These amendments would also have regard to Policy 34 of the Operative Regional Policy Statement.</p>	Include matter of control or discretion to require proper disposal of building waste when redeveloping sites/brownfield development (e.g., demolition).
Chapter 14A	New provision	Support with amendment	<p>Urban intensification presents an opportunity to transition towards a transport system that more effectively considers travel demand.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it relates to infrastructure.</p> <p>These amendments would also have regard to Policy CC.2 of the Proposed RPS Change 1.</p>	<p>Include a restricted discretionary or discretionary activity rule for high trip generating activities subject to a travel demand management plan being provided.</p> <p>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.</p> <p>For example:</p> <p><u>(a) An activity is a restricted discretionary activity if:</u></p> <p><u>(i) it is a high trip generating activity; and</u></p> <p><u>(ii) a travel demand management plan has been provided.</u></p> <p><u>Discretion is restricted to:</u></p> <p><u>i. the extent to which the travel demand management plan will minimise reliance on private</u></p>

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
				<u>vehicles and maximise public and active transport modes.</u>
Chapter 14A	New provision	Support with amendment	<p>Urban intensification presents an opportunity to transition towards a transport system that reduces dependence on fossil fuels and private vehicles.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it is relates to infrastructure.</p> <p>These amendments would also have regard to Policies CC.1 and CC.3 of the Proposed RPS Change 1.</p>	<p>Insert objective for the transport system to reduce dependence on fossil fuels and private vehicles, for example:</p> <p><u>A transport system that reduces dependence on fossil fuels and private vehicles and maximises use of public transport and active modes</u></p>
Chapter 14A	New provision	Support with amendment	<p>Urban intensification presents an opportunity to transition towards a transport system that reduces dependence on fossil fuels and private vehicles.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it is relates to infrastructure.</p> <p>These amendments would also have regard to Policies CC.1 and CC.3 of the Proposed RPS Change 1.</p>	<p>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:</p> <p><u>Enable development of zero carbon, low carbon and public transport infrastructure.</u></p>
Chapter 14A	New provision	Support with amendment	<p>Urban intensification should be prioritised where there are existing public transport links in order to take advantage of existing low-carbon transport infrastructure.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it is relates to infrastructure.</p>	<p>Insert policy that prioritises development where there are public transport links, for example:</p> <p><u>Prioritise development and intensification where there are public transport links.</u></p>

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
			These amendments would also have regard to Policies CC.1 and CC.3 of the Proposed RPS Change 1.	
Chapter 14A	New provision	Support with amendment	<p>Urban intensification presents an opportunity to transition towards a transport system that more effectively considers travel demand.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(d) of the RMA, in that it relates to infrastructure.</p> <p>These amendments would also have regard to Policy CC.2 of the Proposed RPS Change 1.</p>	<p>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.</p> <p>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.</p>
Chapter 14E	Policy 14E 1.1(c), (d), (h), (i).	Support	These provisions also give effect to Policy 28 of the Operative Regional Policy Statement.	These policies provide good high level policy direction to protect historic heritage, archaeological sites and wāhi tapu.
Chapter 14E	14E 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms	Support	These provisions also give effect to Policy 28 of the Operative Regional Policy Statement.	Retain the matters of discretion relating to the extent and effects of the works on the values of the outstanding natural feature or landscape.
Chapter 14E	New provision	Support with amendment	Greater Wellington supports subdivision, use or development where natural character can be protected, provided any adverse effects are minimised, and it would be beneficial for policy direction to articulate this.	Include policy direction to provide for subdivision, use and development where the values of the feature or landscape can be protected, and any adverse effects minimised.

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			<p>Greater Wellington considers that these amendments are related provisions under s80E(2)(a) of the RMA, in that they are district-wide matters.</p> <p>These amendments would also give effect to Policy 26 of the Operative Regional Policy Statement.</p>	
Chapter 14E	New provision	Support with amendment	<p>Intensification, even when it does not take place on a significant cultural area, can still have adverse effects on the cultural values of a site. This could be managed by requiring a setback from significant cultural sites for intensification and only permitting development within that setback if the development is for the purposes of tino rangatiratanga.</p> <p>Greater Wellington considers that this amendment is provided for by s80E(2)(e) of the RMA as a qualifying matter (the relationship of Māori and their culture and traditions with their ancestral land).</p>	Insert rules that requires setbacks for areas adjacent to significant cultural areas to the extent necessary following site-specific analysis, except where the associated buildings and structures will provide for tino rangatiratanga.
Chapter 14H	Introduction, Coastal Hazards, Risk, Overlays, Qualifying Matters (Amendments 401-405)	Support with amendment	<p>Greater Wellington supports the text in the introduction and the inclusion of hazard overlays and a risk-based approach to managing the risks associated with natural hazards, including the introduction of natural hazards as a qualifying matter in MDR areas.</p> <p>However, Greater Wellington strongly recommends removing residential areas in the high hazard coastal overlay earmarked as suitable for medium or high-density intensification in Petone and the east Harbour Bays. Intensification of residential development in these areas will increase the risk to communities that will worsen over time as sea level rises in tandem with</p>	Retain as notified.

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			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. This amendment would have regard to Policy 29 of Proposed RPS Change 1.	
Chapter 14H	Issue section 14H 1.1.1	Support with amendment	Greater Wellington supports the inclusion of this new issue. To keep it consistent with the risk-based approach promoted in this new hazards chapter, minimise should be included to recognise managing the risk as an option apart from avoiding or mitigating the hazard. This amendment would have regard to Policy 29 of Proposed RPS Change 1.	Amend as follows: <u>There is a risk of harm to people and damage to their property from natural hazards associated with natural and coastal hazards. The risk to people and their property should be avoided, minimised or mitigated.</u>
Chapter 14H	Objective 14H 1.1 Risk from Natural Hazards	Support with amendment	Minimise provides useful and clear direction in managing environmental effects or risk from natural hazards. The focus on reducing to the smallest amount reasonably practicable is clearer and provides better outcomes than terms such as “reduce”. This amendment would have regard to Policy 29 of Proposed RPS Change 1.	Amend as follows: <u>To avoid or reduce minimise the risk to people, property, and infrastructure from natural hazards and coastal hazards.</u>
Chapter 14H	Policy 14H 1.1 Levels of Risk	Support with amendment	Greater Wellington supports the goal to limit the scale of subdivision, use and development in the natural hazard and coastal hazard overlays. Consequently, high and medium density zones should be removed from the high coastal hazard overlay and reduced to medium density in the medium coastal hazard areas as it is contrary to the natural hazard issues and objectives in the plan.	Amend as follows: <u>Subdivision, use and development reduce or do not increase minimises the risk to people, property and infrastructure by:</u> <u>1. Limiting the scale of subdivision, use and development on sites within the medium and high Natural Hazard Overlays and the medium and high</u>

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			<p>Minimise provides useful and clear direction in managing environmental effects or risk from natural hazards. The focus on reducing to the smallest amount reasonably practicable is clearer and provides better outcomes than terms such as “reduce”.</p> <p>This amendment would have regard to Policy 29 of Proposed RPS Change 1.</p>	<p><u>hazard areas of the Coastal Hazard Overlays; and</u> <u>2. Requiring mitigation for subdivision, use and development that addresses the impacts from natural hazards to people, property and infrastructure in the low hazard, medium hazard and high hazard areas within the Natural Hazard and Coastal Hazard Overlays.</u></p>
Chapter 14H	Policy 14H 1.2 Structures and Buildings within the Wellington Fault Overlay	Support with amendment	<p>Minimise provides useful and clear direction in managing environmental effects or risk from natural hazards. The focus on reducing to the smallest amount reasonably practicable is clearer and provides better outcomes than terms such as “reduce”.</p> <p>This amendment would have regard to Policy 29 of Proposed RPS Change 1.</p>	<p>Amend as follows: <u>Manage Structures and Buildings, within the Wellington Fault Overlay by ensuring that:</u> <u>1. The activity is located more than 20m from the Wellington Faultline, or</u> <u>2. The activity, excluding additions to existing building, has an operational or functional need to locate within the Wellington Fault Overlay and locating outside of these Overlays is not a practicable option; and</u> <u>3. The activity incorporates mitigation measures that ensure the risk from fault rupture to people and property is reduced or not increased minimised; or</u> <u>4. For additions to existing buildings, the change in risk from fault rupture to people and property is reduced or not increased minimised.</u></p>
Chapter 14H	Policy 14H 1.3, Policy 14H 1.4, Policy 14H 1.5, Policy 14H 1.6,	Support	These provisions have regard to Policy 29 of Proposed RPS Change 1.	Retain as notified.

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Chapter 14H	Policy 14H 1.7	Support with amendment	<p>Greater Wellington notes that it will be very important to enforce point 1 in this policy; “The activity, has an operational and functional need to locate within the Stream Corridor....” And that it is expected that a residential dwelling would not qualify under any circumstances as having an operational or functional need to be located in the stream corridor.</p> <p>This amendment would have regard to Policy 29 of Proposed RPS Change 1.</p>	Amend the policy to prevent residential dwellings from being built in the stream corridor.
Chapter 14H	Policy 14H 1.8	Support with amendment	<p>Greater Wellington is concerned that development will intensify in the coastal hazard overlays that will be impossible for individuals or developers to mitigate because of the building risks as a result of tectonic subsidence, climate change and sea level rise, pushing up water table levels and impeding drainage of stormwater and pluvial flooding.</p> <p>This amendment would have regard to Policy 29 of Proposed RPS Change 1 and give effect to Policy 51 in the Operative Regional Policy Statement.</p>	Remove high and medium density zones from the high coastal hazard overlay and reduced to medium density in the medium coastal hazard areas.
Chapter 14H	Policy 14H 1.9	Support with amendment	<p>Minimise provides useful and clear direction in managing environmental effects or risk from natural hazards. The focus on reducing to the smallest amount reasonably practicable is clearer and provides better outcomes than terms such as “reduce”.</p> <p>This amendment would have regard to Policy 29 of Proposed RPS Change 1.</p>	<p>Amend as follows:</p> <p><u>Provide for new residential units, commercial activities or retail activities, where the building platform is or will be within the Low Coastal Hazard Area, where it can be demonstrated that:</u></p> <p><u>1. The activity, building, or subdivision incorporates measures that reduce or do not increase-minimise the risk to people and property from a tsunami;</u></p>

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				<p><u>2. There is the ability to access safe evacuation routes for occupants of the building in case of a tsunami.</u></p>
Chapter 14H	Policy 14H 1.10	Support with amendment	<p>Minimise provides useful and clear direction in managing environmental effects or risk from natural hazards. The focus on reducing to the smallest amount reasonably practicable is clearer and provides better outcomes than terms such as “reduce”.</p> <p>High density residential zones in the medium coastal hazard overlay should also be reduced to medium density residential zones.</p> <p>This amendment would have regard to Policy 29 of Proposed RPS Change 1.</p>	<p>Amend as follows: <u>Manage new residential units, commercial activities or retail activities within the Medium Coastal Hazard Area or any subdivision where the building platform will be within the Medium Coastal Hazard Area by ensuring:</u> <u>1. The activity, building, or subdivision incorporates measures that reduce or do not increase minimise the risk to people and property from the coastal hazard, and</u> <u>2. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard.</u></p>
Chapter 14H	Policy 14H 1.11	Support with amendment	<p>It will be very important to enforce point 1 in this policy; “The activity, has an operational and functional need to locate within the Stream Corridor....” Does Hutt City Council consider that a residential dwelling would have a functional need to be built in the high hazard coastal area? It is Greater Wellington expectation that this would not qualify.</p> <p>This amendment would have regard to Policy 29 of Proposed RPS Change 1.</p>	<p>Clarity is needed on whether a residential unit would ever have a functional need to be located in the high hazard coastal overlay.</p>
Chapter 14H	Policy 14H 1.12	Support	<p>This policy has regard to Policy 29 of Proposed RPS Change 1.</p>	<p>Retain as notified.</p>
Chapter 14H	Policy 14H 1.13	Support with	<p>Minimise provides useful and clear direction in managing environmental effects or risk from natural</p>	<p>Amend as follows: <u>Manage subdivision, development and use on sites</u></p>

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		amendment	<p>hazards. The focus on reducing to the smallest amount reasonably practicable is clearer and provides better outcomes than terms such as “reduce”.</p> <p>This amendment would have regard to Policy 29 of Proposed RPS Change 1.</p>	<p><u>within the Petone Commercial Activity Area and Suburban Mixed Use Activity Area and within any Coastal Hazard Overlay, where they involve the construction of new buildings which will be occupied by members of the public, employees or result in the creation of a vacant allotment by ensuring that</u></p> <p><u>1. The activity, building or subdivision incorporates measures that reduce or do not increase minimise the risk to people, and property; and</u></p> <p><u>2. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard.</u></p>
Chapter 14H	Rule 14H 2.1, Rule 14H 2.2, Rule 14H 2.3, Rule 14H 2.4, Rule 14H 2.5	Support	These provisions have regard to Policy 29 of Proposed RPS Change 1.	Retain as notified.
Chapter 14H	Rule 14H 2.6, Rule 14H 2.7, Rule 14H 2.8	Support	These provisions have regard to Policy 29 of Proposed RPS Change 1.	Retain as notified.
Chapter 14H	Rule 14H 2.9	Oppose	<p>New residential units should not be allowed in the high hazard coastal overlay.</p> <p>This rule is contrary to 14H 1.11 (1) that states that development in this overlay needs to have a functional need to be located here. Allowing two units to be constructed is not limiting development as per the objectives and policies of this plan. Development in this zone should be limited to non-habitable structures or</p>	Delete this rule.

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			<p>maintenance, upgrades or like for like replacements of residential structures.</p> <p>This amendment would have regard to Policy 29 of Proposed RPS Change 1.</p>	
Chapter 14H	Rule 14H 2.10, 14H 2.11 Other Matters	Support	These provisions have regard to Policy 29 of Proposed RPS Change 1.	Retain as notified.
Chapter 14H	14H 3 Anticipated Environmental Results	Support with amendment	<p>The district plan needs to recognise the need to build resilience into the community and supporting emergency management goals, and that hazard mitigation measures can be damaging to natural processes and the ecosystem and that it is important to minimise this harm.</p> <p>This amendment would have regard to Policy 29 of Proposed RPS Change 1.</p>	<p>Insert new clauses as follows:</p> <p><u>(c) Increased resilience of the community, infrastructure and the built environment to the impacts from natural hazards and climate change;</u></p> <p><u>(d) Improved outcomes for the natural environment from the use of green infrastructure and nature-based solutions for natural hazard mitigation.</u></p>
Chapter 14I	Rule 14I 2.1.1	Support with amendment	<p>Hutt City Council is required by clause 3.5(1)(c) of the NPS-FM 2020 to manage effects of urban development on the health and wellbeing of freshwater bodies and freshwater ecosystems. Intensification will require earthworks across the district to building foundations and develop ancillary infrastructure, which creates a risk from sediment runoff to the many small streams on the Hutt Valley floor. Discharges of sediment from earthworks have demonstrable adverse effects on freshwater ecosystems and water quality, and therefore need to be managed appropriately.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(b) of the RMA, in that it</p>	<p>Retain the 50m³ volume standards for permitted activity status in (b) and add a new requirement that earthworks do not occur within a 5m setback from waterbodies to be consistent with the regional plan, for example:</p> <p>Insert a new permitted activity condition as follows:</p> <p><u>(e) Setback from waterbodies: Minimum of 5m.</u></p>

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
			<p>is relates to earthworks.</p> <p>These amendments would also have regard to Policy 15 of the Proposed RPS Change 1.</p>	
Chapter 14I	Matters 14I 2.2.1	Support with amendment	<p>Hutt City Council is required by clause 3.5(1)(c) of the NPS-FM 2020 to manage effects of urban development on the health and wellbeing of freshwater bodies and freshwater ecosystems. Intensification will require earthworks across the district to building foundations and develop ancillary infrastructure, which creates a risk from sediment runoff to the many small streams on the Hutt Valley floor. Discharges of sediment from earthworks have demonstrable adverse effects on freshwater ecosystems and water quality, and therefore need to be managed appropriately.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(b) of the RMA, in that it is relates to earthworks.</p> <p>These amendments would also have regard to Policy 15 of the Proposed RPS Change 1.</p>	<p>Insert a requirement for erosion and sediment control measures to be effectively utilised to prevent sediment entering waterways and amend rules to insert a requirement for the provision of an erosion and sediment control plan with an application, for example:</p> <p><u>(v) Sediment Controls:</u> <u>The extent to which the proposed Earthworks will discharge sediment into waterways and the submission of an erosion and sediment control plan as part of the resource consent application.</u></p>
Chapter 14I	Matters 14I 2.2.1	Support with amendment	<p>Hutt City Council is required by clause 3.5(1)(c) of the NPS-FM 2020 to manage effects of urban development on the health and wellbeing of freshwater bodies and freshwater ecosystems.</p> <p>Greater Wellington considers that this amendment is a related provision under s80E(2)(b) of the RMA, in that it is relates to earthworks.</p>	<p>Insert or amend matter of control or discretion regarding the potential for adverse effects on water quality of any waterbody, wāhi tapu, wāhi taonga and habitat of any significant indigenous species, for example:</p> <p><u>(vi) Adverse effects on water quality:</u> <u>The extent to which the proposed earthworks will</u></p>

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
			These amendments would also have regard to Policy 15 of the Proposed RPS Change 1.	<u>have adverse effects on the water quality of any waterbody, wāhi tapu, wāhi taonga and habitat of any significant indigenous species.</u>
Chapter 14L	Policy 14L 1.1(a)	Support	The Plan has regard to Policy 39 of the Proposed RPS Change 1, which recognises the benefits from renewable energy.	Policy (a) recognises the benefits of renewable energy particularly in reducing greenhouse gas emissions.
Chapter 14L	Policy 14L 1.1	Support with amendment	Renewable energy microgeneration potential can be enhanced with good urban design, and this should be encouraged. Greater Wellington considers that these amendments are related provisions under s80E(2)(a) of the RMA, in that they are district-wide matters. These amendments would also have regard to Policy 11 of the Proposed RPS Change 1.	Include policy to promote energy efficiency in development such as layout in design to maximise solar and renewable energy generation, for example: <u>(j) Ensure urban design layout maximises to greatest extent practicable the potential for solar and other renewable energy generation.</u>
Chapter 14L	Policy 14L 2.1.2, Policy 14L 2.1.3, Policy 14L 2.1.4	Support with amendment	Exemptions from height and height in relation to boundary controls would serve to further encourage the development of renewable energy microgeneration. Greater Wellington considers that these amendments are related provisions under s80E(2)(a) of the RMA, in that they are district-wide matters. These amendments would also have regard to Policy 11 of the Proposed RPS Change 1.	Retain these rules that permit the installation of small-scale energy generation infrastructure such as solar and small wind power and delete height/height in relation to boundary controls, for example: For Rule 14L 2.1.2 <u>a) May exceed the permitted height for the Activity Area by no more than 1m.</u> b) May exceed the recession plane standard for the Activity Area by no more than 1m (measured vertically). c) Where located on a heritage building listed in Appendix Heritage 1 and 2, any solar panel shall: (i) be located on a roof plane which is not visible

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested/relief sought
				<p>from any adjacent public areas; (ii) be aligned with the plane of the roof.</p> <p>For Rule 14L 2.1.3 a) Shall comply with recession plane, yard and noise standards for the Activity Area in which the site is located. b) May exceed the permitted height for the Activity Area by no more than 2m. c) May not exceed more than one turbine per site.</p> <p>For Rule 14L 2.1.4 a) Must comply with recession plane, yard and noise standards for the Activity Area that the site is located in. b) May exceed the permitted height for the zone by up to, but no more than, 2m. c) May not exceed more than one turbine per site.</p>
Chapter 14L	Matters of Discretion 14L 2.2	Support with amendment	<p>Encouraging urban design and subdivision to account for solar orientation could help to make solar microgeneration more viable and thus increase uptake.</p> <p>Greater Wellington considers that these amendments are related provisions under s80E(2)(a) of the RMA, in that they are district-wide matters.</p> <p>These amendments would also have regard to Policy 11 of the Proposed RPS Change 1.</p>	<p>Include as a matter of control or discretion for subdivision and comprehensive housing developments how the development provides for solar orientation of buildings to achieve passive solar gain, for example:</p> <p>(x) Solar orientation <u>(i) the extent to which the design provides for solar orientation of buildings to achieve passive solar gain.</u></p>

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:*Paterson, Annette***Address:***16 Queen Street, Petone, Lower Hutt 5012***Phone** 021611108**Email** apatersonspice@xtra.co.nz

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

Proposed District Plan Change No: 56**Title of proposed Plan Change: Enabling Intensification in Residential and Commercial Areas**

3. I could not gain an advantage in trade competition through this submission.

4. If you could gain an advantage in trade competition through this submission: NAI am am not directly affected by an effect of the subject matter of that submission that—

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition:

*(Please tick one)**Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.***5. The specific provisions of the proposal that my submission relates to are***(Give details and Please use additional pages if you wish)***AMENDMENT 171** [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]^[1] Add new section 4G 5.2 Residential Heritage Precinct**4G 5.2 Residential Heritage Precinct***Note: This precinct covers areas in both the Medium Density Residential and High-Density Residential Activity Area.*

Several areas within the City contain a collection of buildings that, when considered together, hold significant heritage values. Development in these areas is restricted in order to preserve their distinct heritage values that provide connection, understanding or appreciation of the history and culture in the City.

The areas are:

In the High Density Residential Activity Area

- Hardham Crescent Heritage Area and Petone State Flats Heritage Area – Developed as part of a movement between the 1940s and 1960s for additional, larger social state housing. Both sites were built by the Department of Housing Construction and feature single and two-storey flats.

- Hutt Road Railway Heritage Area – This area is a result of a national rail system that was proposed during the 1870's. This led to a railway workshop being built in Petone to support operations. The Railway Department owned a significant portion of additional land around the site and constructed single-storey cottages to house the workers of the workshop. Despite the workshop moving to Woburn many of these cottages remained.
- Petone Foreshore Heritage Area – Poses a largely intact grouping of stylistic housing from early European settlement in Petone.

Building heights and density within these areas may need to be restricted to protect the historic heritage of the area.

AMENDMENT 173 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]
Add new Objective 4G 5.2.1.1

Objective 4G 5.2.1.1 The historic heritage of residential areas in the Residential Heritage Precinct are protected from new development with inappropriate building heights and density.

AMENDMENT 175 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]
Add new Policy 4G 5.2.2.1

Policy 5.2.2.1

Manage the impacts of new built development on the historic heritage of areas in the Residential Heritage Precinct by limiting building heights and density to the extent necessary to protect the historic heritage.

AMENDMENT 176 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]
Add new section 4G 5.2.3 Rules

4G 5.2.3 Rules

Note: All activities and development within the Residential Heritage Precinct must comply with and are assessed against the provisions (including development standards) of the underlying Residential Activity Area unless specified otherwise below.

AMENDMENT 177 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]
Add new Rule 4G 5.2.3.1 Building height and density in the Residential Heritage Precinct

Rule 4G 5.2.3.1 Building height and density in the Residential Heritage Precinct

(a) Construction or alteration of a building is a permitted activity in the Residential Heritage Precinct if:

(i) The height of the building does not exceed the maximum height of buildings that were on the site on 20 August 2022.

(ii) The number of dwellings on the site does not exceed the number of dwellings that were on the site on 20 August 2022.

(b) Construction or alteration of a building that does not meet the above permitted activity standard is a restricted discretionary activity

Discretion is restricted to:

(i) Impacts on the historic heritage values of the Residential Heritage Precinct from the form, bulk, height and density of the building.

(ii) Impacts on the Residential Heritage Precinct from the position of the buildings on the site and the design and materials associated with the building.

(iii) The consistency of the density of buildings on the site with the pattern of development associated with those buildings that contribute to the heritage values of the Residential Heritage Precinct.

Please see the table below

8. I **wish** to be heard in support of my submission.

9. If others make a similar submission, I **will** consider presenting a joint case with them at the hearing

Signature of submitter: **Annette M Paterson**

Date: **19 September 2022**

(or person authorised to sign on behalf of submitter)

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

Privacy Statement

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

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

Where to send your submission

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

Foreshore Heritage Precinct

Amendment No	Specific Provision	Position	Reason for Submission	Decision Sought
Amendment 171	[Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)] 4G 5.2	Mainly Support	Heritage values are very important now and for future generations	Replace 'or' after understanding with 'and' and then retain the rest of the amendment
Amendment 173	173 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)] <i>Add new Objective 4G 5.2.1.1</i>	Support	The historic heritage of residential areas in the Residential Heritage Precinct need to be protected from new development with inappropriate building heights and density.	Retain this amendment

Amendment 175	[Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)] <i>Add new Policy 4G 5.2.2.1</i>	Support	Managing the impacts of new built development on the historic heritage of areas in the Residential Heritage Precinct by limiting building heights and density is very important	Retain this amendment
Amendment 176	[Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)] <i>Add new section 4G 5.2.3 Rules</i>	Oppose	<i>All activities and development within the Residential Heritage Precinct having to comply with and be assessed against the provisions (including development standards) of the underlying Residential Activity Area unless specified otherwise below means that demolition without consent would be possible within the Foreshore Precinct</i>	Ensure that all proposed residential heritage precincts are protected from demolition without consent
Amendment 177	[Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)] <i>Add new Rule 4G 5.2.3.1</i>	Support	Keeping the current building heights and numbers of dwellings on each site is a key way of keeping such precincts intact	Keep the wording in all of this amendment.



Submission from Waka Kotahi on Proposed Plan Change 56 Enabling Intensification in Residential and Commercial Areas by Hutt City Council in response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) amendment Act 2021

19 September 2022

Hutt City Council
Policy Planning Team
Private Bag 31912
Lower Hutt 5040

Email: district.plan@huttcity.govt.nz

Name of submitter: The New Zealand Transport Agency (Waka Kotahi)

This is a submission from Waka Kotahi on Hutt City Council's (Council) Proposed Plan Change 56 Enabling Intensification in Residential and Commercial Areas to implement the National Policy Statement on Urban Development 2020 (NPS-UD) and the Medium Density Residential Standards (MDRS) under the Resource Management (Enabling Housing Supply and Other Matters) amendment Act 2021 (HSAA).

Waka Kotahi wishes to be heard in support of this submission.

If others make a similar submission, Waka Kotahi may consider submitting a joint case.

Waka Kotahi does not gain a trade advantage through this submission.

Waka Kotahi role and responsibilities

Waka Kotahi is a Crown Entity established by Section 93 of the Land Transport Management Act 2003 (LTMA). The objective of Waka Kotahi is to undertake its functions in a way that contributes to an effective, efficient, and safe land transport system in the public interest. Waka Kotahi roles and responsibilities include:

- Managing the state highway system, including planning, funding, designing, supervising, constructing, maintaining and operating the system.
- Managing funding of the land transport system, including auditing the performance of organisations receiving land transport funding.
- Managing regulatory requirements for transport on land and incidents involving transport on land.
- Issuing guidelines for and monitoring the development of regional land transport plans.

Waka Kotahi interest in this plan change stems from its role as:

- A transport investor to maximise effective, efficient and strategic returns for New Zealand.
- A planner of the land transport network to integrate one effective and resilient network for customers.
- Provider of access to and use of the land transport system to shape smart efficient, safe and responsible transport choices.
- The manager of the state highway system and its responsibility to deliver efficient, safe and responsible highway solutions for customers.

Government Policy Statement on Land Transport

Waka Kotahi also has a role in giving effect to the Government Policy Statement on Land Transport (GPS). The GPS is required under the LTMA and outlines the Government's strategy to guide land transport investment over the next 10 years. The four strategic priorities of the GPS 2021 are safety, better travel options, climate change and improving freight connections. A key theme of the GPS is integrating land use, transport planning and delivery. Land use planning has a significant impact on transport policy, infrastructure and services provision, and vice versa. Once development has happened, it has a long-term impact on transport. Changes in land use can affect the demand for travel, creating both pressures and opportunities for investment in transport infrastructure and services, or for demand management. For these reasons, Waka Kotahi seeks full utilisation of the tools available to Council to enable development in the most accessible urban areas.

Waka Kotahi view on the Proposal

Waka Kotahi recognises Hutt City Council's role as Tier 1 local authority and supports the intent and content of the National Policy Statement on Urban Development (NPS-UD). This Policy Statement recognises the national significance of having well-functioning urban environments that enable people and communities to provide for their social, economic and cultural well-being and for their health and safety. The NPS-UD has a strong focus on ensuring that increased densities are provided in the most accessible parts of urban areas, where communities are able to access jobs, services and recreation by active and public transport modes.

Waka Kotahi also supports the requirements of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021). It seeks the full implementation of these requirements, including the introduction of the Medium Density Residential Standards (MDRS) and related provisions in eligible zones. These standards should only be modified to accommodate qualifying matters, and should be modified only to the extent required to accommodate these matters. Qualifying matters should be supported by a strong evidence base to ensure a robust application.

Waka Kotahi appreciates the opportunity to provide feedback on Proposed Plan Change 56 (with further details provided in Table 1 below) and looks forward to continuing to work with Council on these issues.

Yours faithfully

Signature of the person authorised to sign on behalf of the submitter



Kathryn Millar-Coote
Team Lead Central

Address for service:

Attention: Kim Harris Cottle

EnvironmentalPlanning@nzta.govt.nz

Table 1 – Submission points on Hutt City District Plan, Proposed Plan Change 56 – Enabling Intensification in Residential and Commercial Areas

Point #	Topic	Plan Provision	Reason for Comment	Change(s) sought
1	Accessibility as part of a well-functioning urban environment	Entire Plan Change	Waka Kotahi generally supports Proposed Plan Change 56 in implementing the increased urban densities required under the Medium Density Residential Standards (MDRS). However, Waka Kotahi requests that this Plan Change more fully recognise the need to also consider the role of ensuring accessibility to active and public transport within a well-functioning environment as per Policy 1 of the National Policy Statement Urban Development 2020 (NPS UD). This is also consistent with the Wellington Regional Policy Statement Proposed Plan Change 1 (Objective 22, Policy 33 and 57) that encourages mode shift and a reduction in transport related greenhouse gasses.	Support with amendments and other consequential relief to ensure accessibility to active modes and public transport is considered as part of Plan Change 56.
2	District plan maps and provisions	Melling Road Infrastructure District Plan Maps	<p>The transformative RiverLink project and Melling Transport Improvements will result in a new Melling/SH 2 interchange, river bridge, relocated railway station and pedestrian and cycle facilities to improve transport safety, reliability and transport choice. This is a wider partnership project that is included in the Regional Land Transport Plan and identified as a key project for Wellington in the 2021-24 National Land Transport Programme with consenting underway.</p> <p>In accordance with the National Policy Statement on Urban Development 2020 (NPS-UD) and the Medium Density Residential Standards (MDRS) it is important that district plans enable more people to live in areas well-served by existing or planned public transport, urban development near a centre zone, and enable building heights of at least 6 storeys within a walkable catchment of existing and planned rapid transit stops.</p> <p>Therefore, Waka Kotahi request that the planned relocated railway station at Melling is recognised as a planned rapid transit station within Proposed Plan Change 25 and increased urban densities are enabled within the walkable catchment of this station as appropriate.</p>	Recognise the relocated Melling railway station and pedestrian and cycle facilities within Plan Change 56 and enable increased urban density within its walkable catchment.

3	Hutt City Medium Density Design Guide	Hutt City Medium Density Design Guide, Appendix	The Medium Density Design Guide is referred to as a restricted discretionary criteria/development guide for both medium density development and high density development. Waka Kotahi has concerns that it is unclear exactly which document to refer to or where to find it and that the guide is dated as does not reflect the increased density requirements of the NPS UD. Waka Kotahi request that the design guide is updated to better reflect the increased density of the High Density Residential Activity Area and recognition of the important role of connectivity and access to all modes of transport within a well-functioning environment.	Request that the reference to the Hutt City Council Medium Density Design Guide for High Density Residential Activity Areas is deleted, or alternatively: That the design guide is refreshed to better reflect the planned built environment of the High Density Residential Activity Area, with increased recognition of the important role of connectivity and enabling access to all modes of transport and references amended accordingly.
4	Chapter 1 Introduction and scope of the Plan	Amendment 4, 1.10.1A Urban Environment, New Policy 1	Waka Kotahi supports the implementation of the heights and densities in accordance with the National Policy Statement on Urban Development 2020 (NPS-UD) and the Medium Density Residential Standards (MDRS). However, Waka Kotahi also requests that this Policy clarifies where the medium and high residential activity areas apply and therefore what the planned built environments will be in these areas.	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 walkable catchment of rapid transit stops,</u> (iv) within <u>the Medium Density Residential Activity Areas in the suburban centres of Avalon, Eastbourne, Moera, Stokes Valley and Wainuiomata, and</u> (v) the <u>Medium Density Residential Activity Areas adjacent to the suburban centres of Avalon and Moera</u> (c) building heights of at least 4 storeys <u>in the Medium Density Residential Activity Areas adjacent to the suburban centres of Eastbourne, Stokes Valley, and Wainuiomata, and</u> (d) building heights of at least 3 storeys <u>in the Medium Density Residential Activity Areas in the remainder of the urban environment, excluding Hill Residential and Landscape Protection Residential Activity Areas.</u>

5	Chapter 1 Introduction and scope of the Plan	Amendment 6, 1.10.1A Urban Environment, New Policy 3	Waka Kotahi supports the provision of attractive, safe streets and urban areas and request an amendment to emphasise the need to provide an accessible design in accordance with the National Policy Statement of Urban Development (NPS UD).	Support with amendment: Amendment 6, 1.10.1A Policy 4 Encourage development to achieve attractive, <u>accessible</u> and safe streets for all modes and <u>users</u> and public open spaces, including by providing for passive surveillance.
6	Chapter 1 Introduction and scope of the Plan	Amendment 21, 1.10.3 Residential Activity, New Policy 1 - Residential Activity	Waka Kotahi support Policy 1 in principle as it implements the Medium Density Residential Standards. However, Waka Kotahi requests that Policy 1(a) is clarified to ensure that the difference in density between Medium and High Density Activity is understood.	Support with amendments to clarify the difference between the planned built environments of Medium and High Density Activity Areas.
7	Chapter 1 Introduction and scope of the Plan	Amendment 22, 1.10.3 Residential Activity, New Policy 2 - Residential Activity	The intended outcome of this policy is unclear in terms what “manage the rate at which land” is developed is seeking to achieve, i.e. if it is to increase or decrease the rate of land being developed at the periphery? Waka Kotahi requests an amendment to this policy to more explicitly align with Policy 3 of the NPS UD in terms of increasing densities around urban centres and therefore reducing the rate of development of land at the periphery.	Request amendments to clarify the sought outcome of Policy 2, suggested amendment: Reduce-Manage the rate at which land at the periphery of the urban area is developed for residential purposes.
8	Chapter 3 Definitions	Amendment 40, New Definition Rapid Transit Stop	Waka Kotahi supports the proposed definition of “Rapid Transit Stop” in that every train station (planned and existing) should be included within this definition as per the requirements of the National Policy Statement Urban Development (NPS UD).	Retain as notified.
11	Chapter 4F Medium Density Residential Activity Area	Amendment 53, Amend section 4F 1 Introduction / Zone Statement	Waka Kotahi generally supports this introductory statement but request minor amendments to recognise the importance of access in a well-functioning urban environment in accordance with the National Policy Statement on Urban Development (NPS UD). Encouraging increased access to active and public modes encourages mode shift and has the potential to result in a reduction in greenhouse gases which is consistent with Wellington Regional Policy Statement Proposed Plan Change 1 (Objective 22, Policy 33 and 57).	Support with amendment: 4F 1 Introduction/Zone statement iv. achieve <u>accessible</u> , attractive and safe streets and public space <u>for all transport modes and users</u> .
12	Chapter 4F Medium Density Residential Activity Area	Amendment 58 Objectives, Amend Objective 4F.2.5	Waka Kotahi generally supports Objective AF2.5 however also requests that the accessibility to active or public transport modes in accordance with the National Policy Statement on Urban Development (NPS UD) minimum definition of a well functioning urban environment. Encouraging increased	Support with amendment: Objective 4F 2.5 iii a high level of amenity for the street <u>with access to active and public transport</u> ,

			access to active and public modes encourages mode shift and has the potential to result in a reduction in greenhouse gases which is consistent with Wellington Regional Policy Statement Proposed Plan Change 1 (Objective 22, Policy 33 and 57).	
13	Chapter 4F Medium Density Residential Activity Area	Amendment 70, Policies, New Policy AF 3.82B	Waka Kotahi supports the general intent of this Policy and request that it is widened to also require consideration of accessibility, public and active transport in accordance with the National Policy Statement on Urban Development (NPS UD). Encouraging increased access to active and public modes encourages mode shift and has the potential to result in a reduction in greenhouse gases which is consistent with Wellington Regional Policy Statement Proposed Plan Change 1 (Objective 22, Policy 33 and 57).	Support with amendment: Policy 4F 3.8 Encourage development to achieve <u>accessible, attractive; and safe streets and public open spaces for all transport modes and users, including by providing for public or active transport and</u> passive surveillance.
13	Chapter 4F Medium Density Residential Activity Area	Amendment 77, Add New Rule 4F 4.2.1aa Number Of Residential Units Per Site	Waka Kotahi supports the 4F 4.2 Development Standards in principle. However, request amendments to ensure that the restricted discretionary activity criteria also consider the effects (rather than capacity) of the transport network and provision of access by active modes.	Support with amendment: Rule 4F 4.2.1AA Number of Residential Units per Site Discretion is restricted to: (iv) The capacity of the network infrastructure for water supply, wastewater, stormwater and land transport to service the proposed development. Add new: (iv) The capacity of the network infrastructure for water supply, wastewater, stormwater and land transport to service the proposed development. Add new: <u>The effects on the safety and efficiency of the transport network (including pedestrians, cyclists and vehicles).</u> (v) The following design elements: <u>9. Provision for access to active modes including</u> <u>bBike parking, storage and service areas.</u>
14	Chapter 4F Medium Density Residential Activity Area	Amendment 100, Precincts and Scheduled Sites, Rule 4F 5.2.1.1 Activities	Waka Kotahi supports Rule 4F 5.2.1.1 in providing appropriate consideration of housing for the elderly. However, request minor amendments to ensure that due consideration is given to the multi-modal accessibility needs of elderly residents when assessing proposals.	Support with amendment: Rule 4F 5.2.1.1(a) (ii) The following mixed use and medium density residential development design elements: <u>9. Bike/mobility vehicle</u> parking, storage and service areas.

15	Chapter 4G High Density Residential Activity Area	Amendment 105, Add New Section 4G 1 Introduction / Zone Statement	Waka Kotahi generally supports this introductory statement but request a minor amendment to recognise the importance of access in a well-functioning urban environment in accordance with the National Policy Statement on Urban Development (NPS UD).	Support with amendment 4G 1 Introduction/Zone Statement iv. achieve <u>accessible, attractive, and safe streets and public space for all transport modes and users.</u>
16	Chapter 4G High Density Residential Activity Area	Amendment 110, Objectives) New Objective 4G 2.4	Waka Kotahi supports this objective in implementing high density urban form, however request that an amendment is made to Objective 4G 2.4(i) to reflect the aim of higher density in this area.	Support with amendment: Objective 4G 2.4 (i) Any low to medium density form of up to three storeys, or
17	Chapter 4G High Density Residential Activity Area	Amendment 111, Objectives, New Objective 4G 2.5	Waka Kotahi supports the general intent of this Policy and request that it is widened to also require consideration of accessibility, public and active transport in accordance with the National Policy Statement on Urban Development (NPS UD). Encouraging increased access to active and public modes is also consistent with Wellington Regional Policy Statement Proposed Plan Change 1 (Objective 22, Policy 33 and 57) that support mode shift and a decrease in transport related greenhouse gasses.	Support with amendment: Objective 4G 2.5 (iii) a high level of <u>accessibility to active and public transport</u> and amenity for the street.
18	Chapter 4G High Density Residential Activity Area	Amendment 118, Policies, New Policy 4G 3.3	Waka Kotahi supports enabling buildings of up to six storeys and more than six storeys in the High Density Residential Activity Area.	Retain as notified.
19	Chapter 4G High Density Residential Activity Area	Amendment 127, Policies, New Policy 4G 3.12	Waka Kotahi supports the general intent of this Policy and request that it is widened to also require consideration of accessibility, public and active transport in accordance with the National Policy Statement on Urban Development (NPS UD). Additionally, encouraging increased access to active and public modes encourages mode shift and has the potential to result in a reduction in greenhouse gases which is consistent with Wellington Regional Policy Statement Proposed Plan Change 1 (Objective 22, Policy 33 and 57).	Support with amendment: Policy 4G 3.12 Encourage development to achieve <u>accessible, attractive, and safe streets and public open spaces for all transport modes and users, including by providing for public or active transport facilities and passive surveillance.</u>
20	Chapter 4G High Density Residential Activity Area	Amendment 136, Rules, Add New Rule 4G 4.1.3 Care Facilities, Residential Facilities,	Waka Kotahi supports the provision of care facilities, boarding houses, hostels and visitor accommodation. However, request that the provision of facilities to support multi modal accessibility and effects on the transport network are required to be considered as part of the restricted discretionary activity criteria. Encouraging increased access to active and public modes encourages mode shift and has the potential to result	Support with amendment: Rule 4G 4.1.3 (ii) The effects on the safe and efficient movement of vehicle and pedestrian traffic <u>and the provision of facilities to support access to active modes.</u>

		Boarding Houses, Hostels, Visitor Accommodation	in a reduction in greenhouse gases which is consistent with Wellington Regional Policy Statement Proposed Plan Change 1 (Objective 22, Policy 33 and 57).	
21	Chapter 4G High Density Residential Activity Area	Amendment 137, Rules, Add New Rule 4G 4.1.4 Childcare Facilities	Waka Kotahi supports the provision of childcare facilities. However, request that the provision of facilities to support multi modal accessibility and effects on the transport network are required to be considered as part of the restricted discretionary activity criteria. This is consistent with the National Policy Statement on Urban Development (NPS UD) and Wellington Regional Policy Statement PC 1.	Support with amendment: Rule 4G 4.1.4 (ii) <u>The effects on the safe and efficient movement of vehicle and pedestrian traffic and the provision of facilities to support access to active modes.</u>
22	Chapter 4G High Density Residential Activity Area	Amendment 138, Rules, Add New Rule 4G 4.1.5 Health Care Services Rule 4G 4.1.5 Health Care Services	Waka Kotahi supports the provision of health care services. However, request that the provision of facilities to support multi modal accessibility and effects on the transport network are required to be considered as part of the restricted discretionary activity criteria. This is consistent with the National Policy Statement on Urban Development (NPS UD) and Wellington Regional Policy Statement PC 1.	Support with amendment: Rule 4G 4.1.5 Health Care Services (ii) <u>The effects on the safe and efficient movement of vehicle and pedestrian traffic and the provision of facilities to support access to active modes.</u>
23	Chapter 4G High Density Residential Activity Area	Amendment 139, Rules, Add New Rule 4G 4.1.6 Community Facilities, Marae, Education Facilities, Places Of Assembly And Emergency Facilities	Waka Kotahi supports the provision of Community Facilities, Marae, Education Facilities, Places of Assembly and Emergency Facilities in the High Density Activity Area. However, request that the restricted discretionary activity criteria considers the effects on the transport network and the support access to active modes. This is consistent with the National Policy Statement on Urban Development (NPS UD) and Wellington Regional Policy Statement PC 1.	Support with amendment: Rule 4G 4.1.6 Community Facilities, Marae, Education Facilities, Places of Assembly and Emergency Facilities (ii) <u>The effects on the safe and efficient movement of vehicle and pedestrian traffic and the provision of facilities to support access to active modes.</u>
24	Chapter 4G High Density Residential Activity Area	Amendment 140, Rules, Add New Rule 4G 4.1.7 Retirement Villages	Waka Kotahi supports the provision of retirement villages. However, request that the provision of facilities to support multi modal accessibility and effects (rather than capacity) on the transport network are required to be considered as part of the restricted discretionary activity criteria. This is consistent with the National Policy Statement on Urban Development (NPS UD) and Wellington Regional Policy Statement PC 1.	Support with amendment: Rule 4G 4.1.7 Retirement Villages (iv) The capacity of the network infrastructure for water supply, wastewater, stormwater and land transport to service the proposed development. Add new: <u>The effects on the safety and efficiency of the transport network (including pedestrians, cyclists and vehicles).</u> (v) The following design elements:

				9. <u>Provision for access to active modes including bBike and mobility vehicle parking, storage and service areas.</u>
25	Chapter 4G High Density Residential Activity Area	Amendment 146, Rules, New Development Standards 4G 4.2.1	Waka Kotahi supports the provision of 4G 4.2.1 Number of Dwellings Per Site (Development Standards). However, request that the provision of facilities to support multi modal accessibility and effects (rather than capacity) on the transport network are required to be considered as part of the restricted discretionary activity criteria. This is consistent with the National Policy Statement on Urban Development (NPS UD) and Wellington Regional Policy Statement PC 1.	Support with amendments: Rule 4G 4.2.1 Number of Dwellings per Site: (b)(iv) The capacity of the network infrastructure for water supply, wastewater, stormwater and land transport to service the proposed development. 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: 9. <u>Provision for access to active modes including bBike parking, storage and service areas.</u>
	Chapter 4G High Density Residential Activity Area	Amendment 146, Rules, New Development Standards 4G 4.2.1	Rule 4F 4.2(b)(vii) Development Standards states the Council will be principally guided by Hutt City Council's Medium Density Design Guide. Waka Kotahi has concerns that this guide does not appear to have been refreshed as part of Proposed Plan Change 56 process or redeveloped prior to the implementation of High Density Residential Activity Areas and the National Policy Statement Urban Development. Therefore, this Design Guide does not suggest appropriate measures that will facilitate a high quality and increased density High Density Residential Urban Development.	Request that the reference to the Hutt City Council Medium Density Design Guide for High Density Residential Activity Areas is deleted, or alternatively: That the design guide is refreshed to better reflect the planned built environment of the High Density Residential Activity Area, with increased recognition of the important role of connectivity and enabling access to all modes of transport and references amended accordingly.
26	Chapter 5A Central Commercial Activity Areas	Amendment 211, Issues, Objectives and Policies, Amend policies of section 5A 1.1.1 Capacity of the Central Commercial Activity Area	Waka Kotahi support the Amendment of Policy 5A.1.1.1 as it enables increased urban densities in accordance with the National Policy Statement on Urban Design (NPS UD)	Retain as notified.

27	Appendix Central Commercial 8 – Central Commercial Design Guide	The entire Appendix Central Commercial 8 – Central Commercial Design Guide.	Waka Kotahi supports the changes made to the Central Commercial Design Guide to realise as much development capacity as possible and maximise the benefits of intensification. However, request that the more recently developed City Transformation Plan is recognised and implemented within this design guide as it provides a partnership approach to the wider partnership RiverLink project and supports the Melling Transport Improvements.	Make amendments to Appendix Central Commercial 8 – Central Commercial Design Guide to achieve the outcomes of the Central City Transformation Plan and provide increased recognition of the need for increased connectivity and access for all modes of transport.
28	Appendix Central Commercial 8 – Central Commercial Design Guide	Amendment 239 Core Precinct, 240 Riverfront (Core) and Riverfront (Commercial) Precinct, 241 Commercial Precinct, Amend Central Commercial Design Guide – Section 1.7 Character and Context Description	Waka Kotahi supports the increased heights and urban densities enabled within these central commercial precincts in accordance with the National Policy Statement on Urban Development (NPS UD).	Retain as notified.
29	Appendix Central Commercial 8 – Central Commercial Design Guide	Amendment 247, Amend Central Commercial Design Guide – Section 1.7 Character and Context Description – Residential Transition Precinct – Table Residential Transition	Waka Kotahi supports the increased heights and urban densities enabled within these central commercial precincts in accordance with the National Policy Statement on Urban Development (NPS UD). However, as part of this increased density, Waka Kotahi request that the future character of this precinct is aligned with the higher density planned urban character of the area and stated to be of medium to high density.	Support with amendments: Section 1.7 Residential Transition Precinct Table: Densities: Future Character - <u>Medium</u> Low to High
30	Chapter 5B Petone Commercial Activity Area	Amendment 274, Rules, Amend Permitted Activity Condition 5B	Waka Kotahi supports the no height limitation in the central city areas as this enables increased urban density and is in accordance with the National Policy Statement Urban Development (NPS UD).	Retain as notified.

		2.2.1.1(a) Maximum Height and Recession Plane of Buildings and Structures		
31	Appendix Petone Commercial 2- Petone Mixed Use Activity Area Design Guide	Amendment 290, Amend Section 1.7 of Appendix Petone Commercial 2 - Character and Context Description - Summary Table	Waka Kotahi supports the amendment to the future character description that enables buildings of any height, resulting in increased urban density in accordance with the National Policy Statement Urban Development (NPS UD).	Retain as notified.
32	Chapter 5E Suburban Mixed Use Activity Area	Amendment 307, Objectives, Amend Objective 5E 2.3	Waka Kotahi supports the amendment to Objective 5E 2.3 enabling medium to high density mixed use development in accordance with the National Policy Statement Urban Development (NPS UD).	Retain as notified.
33	Chapter 5E Suburban Mixed Use Activity Area	Amendment 310, Policies, Amend Policy 5E 3.5	Waka Kotahi supports the amendment to Objective 5E 2.3 enabling medium to high density mixed use development in accordance with the National Policy Statement Urban Development (NPS UD).	Retain as notified.
34	Chapter 12 Financial Contributions	Amendment 367 - 369, Rules, Rules 12.2.1.1, 12.2.1.2 12.2.1.3	Waka Kotahi supports the use of financial contributions for transport infrastructure and requests amendments to enable the potential collection of financial contributions for access to and provision of the transport system and all transport modes rather than a more singular focus on roads. This is consistent with the National Policy Statement Urban Development (NPS UD) and the and Wellington Regional Policy Statement Proposed Plan Change 1.	Support 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 <u>the roads transport system: private ways, service lanes, accessways, footpaths and walkways</u> (a) The full and actual costs of providing all new roads, private ways, service lanes, accessways, footpaths, <u>facilities to access public transport and walkways/cycleways</u>

				<p>within the land being developed or subdivided.</p> <p>(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 <u>roading transport</u> 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 <u>roading 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.</p> <p>(f) Where Council provides or contributes to the necessary <u>roading 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 <u>roading transport</u> facilities for land being developed ...</p> <p>And to 12.2.1.2:</p> <p>(a) Where the existing <u>roading 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</p>
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				<p>actual cost of the upgrading or the provision of new facilities.</p> <p>(b) Where the existing roading network <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 roading transport network <u>system</u> and/or the provision of new facilities <u>for all transport modes and users</u>.</p> <p>(v) Discounting the cost of upgrading the roading network <u>transport system</u>, by the cost of completion of any works required, to bring the roading transport <u>infrastructure</u> up to an appropriate well maintained level for the activity area.</p>
35	Chapter 12 Financial Contributions	Amendment 368 - New Rule 12.2.1.2, relocated from current Rule 12.2.2.1	Waka Kotahi support 12.2.1.2 request a minor amendment to recognise the change in name of the New Zealand Transport Agency.	12.2.1.2(c)(iii) The subsidies that council may receive from Transit New Zealand <u>New Zealand Transport Agency (Waka Kotahi)</u> .

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Podstolski First Marcel	
Company/organisation		
Contact if different		
Address	Unit Number 14 Street Wilkie Crescent	
	Suburb Naenae	
	City Lower Hutt	Postcode 5011
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 02102349397	
Email	marcel.podstolski@gmail.com	

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

Proposed District Plan Change No:

Title of Proposed District Plan Change:

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

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

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

(Please tick one)

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

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

Give details:

AMENDMENT 4 [Chapter 1 (1.10.1A Urban Environment)] Policy 1

Provide for building height and density of urban form that enables: (a) as much development capacity as possible within the Central Commercial Activity Area, (b) building heights of at least 6 storeys: (i) within the Petone Commercial Activity Area,

(Please use additional pages if you wish)

6. My submission is:

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

In general, I support all provisions of the District Plan Change 56.

In specific, I support the Policy 1 building height changes allowing as much capacity as possible within the central city area, and the 6 storey building heights within the specified areas and especially within the walkable catchments of train stations.

As a new resident to Hutt City, and a recent first-time homeowner, I recognise the struggle that many people in my generation have suffered to find adequate and affordable housing. Increasing density will bring many benefits beyond land use, including better use of active and public transport, walkable neighbourhoods, better utilisation of public infrastructure, and energy and resource efficiency.

I commend the Council for its proposed plan change, which will enable a great number of additional houses to be built, and will allow a transition to a resilient and land-use conscious future city.

(Please use additional pages if you wish)

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

Give precise details:

That the Council approve the proposed plan changes.

(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)

	30/9/2022
	<i>Date</i>

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

Privacy Statement

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

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

Where to send your submission

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

Submission by Transpower New Zealand Limited on Proposed Plan Change 56 to the City of Lower Hutt District Plan

20 September 2022

Keeping the energy flowing



RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Submitter Contact details		
Full name	<i>Last</i>	<i>First</i>
Company/organisation	Transpower New Zealand Limited	
Contact <i>if different</i>	Daniel Hamilton	
Address	31 Gilberthorpes Road Islington Christchurch 8024	
Address for Service <i>if different</i>		
Phone	<i>Day</i> 03 590 6926	<i>Evening</i>
	<i>Mobile</i>	
Email	environment.policy@transpower.co.nz	

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

Proposed District Plan Change No: 56

Title of Proposed District Plan Change: Enabling Intensification in Residential and Commerical Areas

3. **could** **could not** gain an advantage in trade competition through this submission.

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

~~am~~ ~~am not~~ directly affected by an effect of the subject matter of the submission that-

~~(a) adversely affects the environment; and~~

~~(b) does not relate to trade competition or the effects of trade competition.~~

(Please tick one)

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

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

Give details:

Please see attached.

(Please use additional pages if you wish)

6. My submission is:

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

Please see attached.

(Please use additional pages if you wish)

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

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: <i>(or person authorised to sign on behalf of submitter):</i>		Date 20 September 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 or call 04-570-6666.

Where to send your submission

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

Submission by Transpower New Zealand Limited on Plan Change 56 (August 2022) (Proposed Intensification Planning Instrument) to the City of Lower Hutt District Plan (August 2020)

Submission Overview

The following is the submission from Transpower New Zealand Limited (“**Transpower**”) on Proposed Plan Change 56 (“**PC56**”) to the City of Lower Hutt District Plan (“**DP**”), being the Intensification Planning Instrument (“**IPI**”) to:

- Incorporate the Medium Density Residential Standards (the “**MDRS**”) of the Resource Management (Enabling Housing Supply and other Matters) Amendment Act 2021 (“the **RMA**”),
- Give effect to Policies 3 and 4 of the National Policy Statement on Urban Development 2020 (“**NPS-UD**”); and
- Include objectives and policies in accordance with clause 6 to Schedule 3A of the RMA(s77G(5)).

The submission has been prepared to assist the Council in ensuring the planning framework under PC56 appropriately recognises and provides for the National Grid. Specifically, from Transpower’s perspective, the provisions of PC56 need to ensure that it:

- Gives effect to the National Policy Statement on Electricity Transmission 2008 (“**NPSET**” or “**NPS**”); and
- Recognises the National Grid as a qualifying matter in the implementation of the RMA.

The submission provides specific submission points (refer attached Table 1), with supporting information provided within **Appendix A** comprising an overview of Transpower, an outline of the National Grid assets within the city that are within the proposed intensification areas, the policy and rule framework for the National Grid within the operative district plan, and determination of the National Grid as a qualifying matter. A summary is provided below. Attached as **Appendix B** is a map of existing National Grid assets within Hutt City. **Appendix C** provides an assessment to support the incorporation of the National Grid Corridors as an existing qualifying matter in the IPI. **Appendix D** provides relevant Greater Wellington Regional Policy Statement provisions, and **Appendix E** provides a map of the National Grid assets with the PC56 zoning.

By way of summary, Transpower largely supports the proposed IPI. In particular Transpower supports:

- The identification of the National Grid within the IPI as a qualifying matter, and
- Inclusion of the PDP National Grid Corridor provisions within the IPI and ISPP process.

The amendments sought through the submission are confined in nature and include:

- Inclusion of a definition of ‘qualifying matter area’, and minor changes to the policies and explanations within the IPI to refer to this, to assist in the effective implementation of the District Plan.

- Amendments to the 'Explanation and Reasons' in 1.10.1A Urban Environment to more accurately explain the application of qualifying matters.
- Amendments to the 'Explanation and Reasons' in 1.10.3 Residential Activity to explain the reason for the proposed new policy.
- Amendments to 4F 1 Introduction / Zone Statement and Policy 4F 3.2 to ensure the provisions in Chapter 4 link back to the relevant direction in Chapter 1 of the DP in relation to qualifying matters.

Background and Context

Transpower New Zealand

Transpower is a State-Owned Enterprise that plans, builds, maintains and operates New Zealand's National Grid, the high voltage electricity transmission network for the country. Transpower provides the required infrastructure to transport electricity from the point of generation to local lines distribution companies, which supply electricity to everyday users.

Transpower needs to efficiently maintain and develop the network to meet increasing demand, to connect new generation, and to ensure security of supply, thereby contributing to New Zealand's economic and social aspirations. Transpower therefore has a significant interest in contributing to the process of developing an effective, workable and efficient District Plan where it may affect the National Grid. Specific to intensification, PC56 has the potential to significantly impact on the ability for Transpower to operate, maintain, upgrade and develop the existing electricity transmission network.

Statutory Framework

The National Policy Statement on Electricity Transmission ("NPSET") 2008 confirms the national significance of the National Grid and establishes national policy direction to ensure decision-makers under the Resource Management Act ("RMA") duly recognise the benefits of transmission, manage the effects of the National Grid and appropriately manage the adverse effects of activities and development close to the Grid.

The one objective of the NPSET is as follows:

To recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while:

- a. Managing the adverse environmental effects of the network; and*
- b. Managing the adverse effects of other activities on the network.*

Policies 10 and 11 of the NPSET provide the primary direction on the management of adverse effects of subdivision, land use and development activities on the transmission network. These policies are critical matters for a District Plan to address and are of specific relevance to PC56.

National Grid Assets within Hutt City

Attached as **Appendix B** is a map of Transpower’s assets within Hutt City. Those assets within the intensification areas subject to PC56 are shown in Figure 1 (and in **Appendix E**). As shown, existing National Grid assets traverse the Medium Density Residential Zone. It is noted the destined Haywards substation (District Plan reference TPNZ 1) is identified as being within the Medium Density Residential Zone.

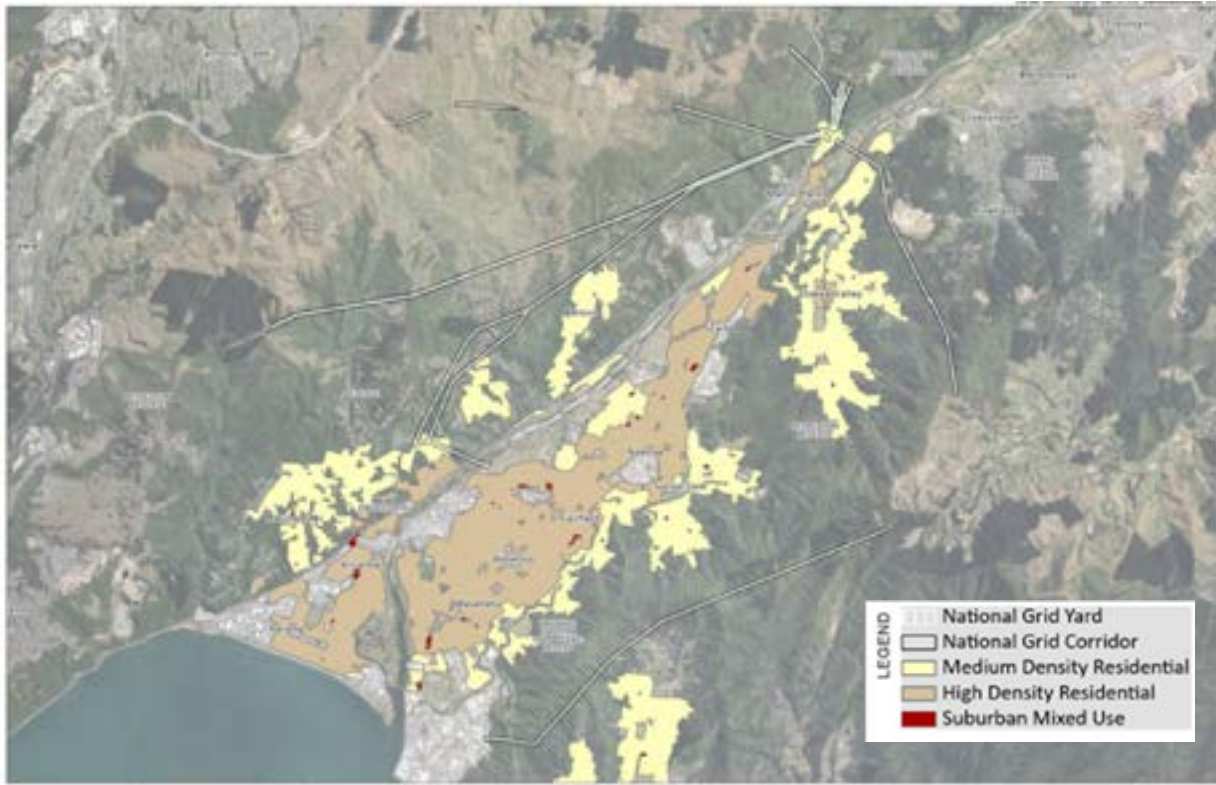


Figure 1. National Grid assets and PC56 Intensification areas

Specific National Grid Provisions within the Operative and Proposed District Plan

The operative District Plan contains a set of provisions relating to land use and subdivision within the defined areas specific to the National Grid high voltage transmission network, and for the purpose of this submission, these are referred to as the “National Grid corridors”.

In summary, the National Grid corridors approach comprises:

- A 12 metre wide (as measured either side of the centreline and from the outer edge of support structures) National Grid Yard, within which the establishment of sensitive land use activities (including the change of the use of an existing building or structure); and the construction of a new, or addition to an existing, building or structure for a sensitive activity, or which is more than 2.5m in height, or 10m² in area, is a non-complying activity (Rule 13.4.2); and
- A 32 – 39 metre wide (as measured either side of the centreline) National Grid Corridor, within which subdivision requires resource consent as a restricted discretionary activity (under Rule 11.2.3(b)), where a complying Shape Factor / building platform is provided which is fully located outside the National Grid Yard

(Standard 11.2.3.2), defaulting to non-complying where this standard is not met (Rule 11.2.5(a)).

Plan Change 56 to the District Plan (August 2022)

PC56 proposes to delete the General Residential, Special Residential and Historic Residential Activity Areas and replace them with the Medium Density Residential Activity Area (“MDRAA”) and High Density Residential Activity Area (“HDRAA”), with a new objective, policy and rule framework applying to activities within those Activity Areas. The provisions relating to the National Grid are contained within separate district-wide provisions that apply to all Activity Areas (Chapters 11 and 13), rather than sitting within the Activity Area provisions. PC56 does not propose any changes to the existing National Grid Corridor approach contained in Chapters 11 and 13, including rules and activity status, or their application to the Activity Areas.

The National Grid as a Qualifying Matter

Sections 77I and 77O of the Resource Management (Enabling Housing Supply and other Matters) Amendment Act 2021 (“**the RMA**”) provides a specified territorial authority may make the MDRS and the relevant building height or density requirements under Policy 3 less enabling of development in relation to a qualifying matter. A qualifying matter is defined by section 77I and 77O of the RMA.

The National Grid Corridor rules framework clearly meets the definition of a qualifying matter as:

- It is a matter required to give effect to the NPSET being a national policy statement (other than the NPS-UD)¹;
- It is a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure²; and
- Provisions that restrict development in relation to the National Grid are included in the Operative District Plan (under Rule 13.4.2 and Rule 11.2.3(b) and Rule 11.2.5(a)).

At a site-specific level, the Haywards substation within the Medium Density Residential Zone, is designated and therefore is a qualifying matter as it gives effect to a designation³.

Attached as **Appendix C** is an assessment (as required by section 77K(1)) to support the incorporation of the National Grid Corridors as an existing qualifying matter in the IPI.

Transpower’s Feedback on the IPI

Transpower largely supports the proposed IPI. In particular Transpower supports:

- The identification of the National Grid within the IPI as a qualifying matter, and

¹ Resource Management Act 1991, s 77I(b) a matter required in order to give effect to a national policy statement (other than the NPS-UD) or the New Zealand Coastal Policy Statement 2010

² Resource Management Act 1991, s 77I(e) a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure

³ Resource Management Act 1991, s 77I(g) The need to give effect to a designation or heritage order, but only in relation to land that is subject to the designation or heritage order.

- Continued application of the existing National Grid Corridor provisions.

The amendments sought through the submission are confined in nature and include:

- Inclusion of a definition of 'qualifying matter area', and minor changes to the policies and explanations within the IPI to refer to this, to assist in the effective implementation of the District Plan.
- Amendments to the 'Explanation and Reasons' in 1.10.1A Urban Environment to more accurately explain the application of qualifying matters.
- Amendments to the 'Explanation and Reasons' in 1.10.3 Residential Activity to explain the reason for the proposed new policy.
- Amendments to 4F 1 Introduction / Zone Statement and Policy 4F 3.2 to ensure the provisions in Chapter 4 link back to the relevant direction in Chapter 1 of the DP in relation to qualifying matters.

Specific Submission Points

In addition to the general commentary above and that provided in the attached appendices (which for the avoidance of doubt, forms part of the Transpower submission in that it outlines additional reasoning for the specific relief sought in the following table), Table 1 provides specific submissions points.

Amendments proposed through PC56 as notified are shown as black ~~striketrough~~ and underline text. Amendments sought through this submission are shown as red ~~striketrough~~ and underline text. For the avoidance of doubt, all the points below include any consequential amendments.

Table 1 – Specific Submission points on the PC56 IPI Provisions to be processed under the ISPP planning process

Specific Part/ Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
Chapter 1 –Introduction and scope of the plan			
1.10.1A Urban Environment			
Amendment 3 Objective <i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i>	Support	Transpower supports the objective, and in particular the recognition of wellbeing and health and safety. The objective reflects Schedule 3A, Part 1, clause (6)(2)(a) of the RMA.	Retain Objective in Chapter 1 (1.10.1A Urban Environment)
Amendment 4 Policy 1 <i>Provide for building height and density of urban form that enables:</i> (a) <i>as much development capacity as possible within the Central Commercial Activity Area,</i> (b) <i>building heights of at least 6 storeys:</i> (i) <i>within the Petone Commercial Activity Area,</i> (ii) <i>within a walkable catchment of the Central Commercial and Petone Commercial Activity Areas,</i> (iii) <i>within a walkable catchment of rapid transit stops,</i> (iv) <i>within the suburban centres of Avalon, Eastbourne, Moera, Stokes Valley and Wainuiomata, and</i> (v) <i>adjacent to the suburban centres of Avalon and Moera</i> (c) <i>building heights of at least 4 storeys adjacent to the suburban centres of Eastbourne, Stokes Valley, and Wainuiomata, and</i> (d) <i>building heights of at least 3 storeys in the remainder of the urban environment, excluding Hill Residential and Landscape Protection Residential Activity Areas.</i>	Support	Transpower supports the policy, on the basis that Policy 2 sets out how qualifying matters modify the direction in Policy 1.	Retain Policy 1 in Chapter 1 (1.10.1A Urban Environment)
Amendment 5 Policy 2 <i>The building heights and density of urban form in Policy 1 are modified only to the extent necessary to provide for the following qualifying matters:</i> (a) <i>recognize and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga,</i> (b) <i>recognize and provide for the protection of historic heritage from inappropriate subdivision, use, and development,</i> (c) <i>recognize and provide for the management of significant risks from natural hazards,</i> (d) <i>ensure the safe and efficient operation of nationally significant infrastructure,</i> (e) <i>protect the purpose of open space provided for public use, but only in relation to land that is open space,</i> (f) <i>give effect to a designation or heritage order, but only in relation to the land that is subject to the designation or heritage order.</i>	Support	Transpower supports the clear reference to qualifying matters within the Policy, as it assists in plan interpretation and gives effect to the RMA. Transpower specifically supports clause d, noting the NPS-UD 2020 defines <i>nationally significant infrastructure</i> as including the <i>national grid electricity transmission network</i> .	Retain Policy 2 in Chapter 1 (1.10.1A Urban Environment)

Specific Part/ Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<p>Amendment 8 <u>Explanations and Reasons</u> <u>Lower Hutt includes both urban and rural areas. Most residential, commercial and industrial areas are within the urban environment. The objectives, policies and rules of the District Plan play a key role in how the urban form of Lower Hutt will develop over time. The locations for future residential growth (including areas for intensification and greenfield development) are key components of the urban form of Lower Hutt. However, the urban form of Lower Hutt will also be influenced by areas that should be protected from potential effects of development or where future development should be discouraged.</u></p> <p><u>The Resource Management Act 1991 and National Policy Statement on Urban Development 2020 set minimum requirements for providing for growth in urban environments. This includes requirements for identifying areas where medium and high-density development must be provided for and building heights and density requirements for these areas. The objectives and policies above respond to these requirements.</u></p> <p><u>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 in question rather than changes to the general height limits or density controls that apply in the Activity Area chapter. 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. These provisions are generally located in Chapter 14 – General Rules, including:</u></p> <ul style="list-style-type: none"> <u>• 14E Significant Natural, Cultural, and Archaeological Resources</u> <u>• 14F Heritage Buildings and Structures</u> <u>• 14H Natural Hazards</u> <p><u>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></p>	<p>Amend</p>	<p>Transpower supports the clear reference to qualifying matters within the explanation and reasons, as well as the explanation that it is through provisions that are specific to each qualifying matter that the height limits and density controls are modified. This assists in plan interpretation and gives effect to the RMA.</p> <p>However, Transpower is concerned that the wording of the third paragraph is confusing, and could be read as meaning that a qualifying matter only applies when a height or density standard is exceeded. As this is incorrect, Transpower seeks deletion of this sentence.</p> <p>Transpower also notes that in terms of identifying specific qualifying matters, only those in Sections 14E, 14F and 14H are noted. To avoid doubt, Transpower considers that it would be clearer to list all qualifying matters.</p> <p>A minor change is also sought to refer to qualifying matter areas, with a corresponding new definition (see further below) which lists all relevant areas, as this will provide greater clarity</p>	<p>Amend paragraph 3 under the ‘Explanation and Reasons’ in Chapter 1 (1.10.1A Urban Environment) as follows:</p> <p><u>... 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 areas in question rather than changes to the general height limits or density controls that apply in the Activity Area chapter. 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. Within Chapter 14, these provisions are generally located in Chapter 14 – General Rules, including:</u></p> <ul style="list-style-type: none"> <u>• 14E Significant Natural, Cultural, and Archaeological Resources</u> <u>• 14F Heritage Buildings and Structures</u> <u>• 14H Natural Hazards</u> <p><u>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</u></p>

Specific Part/ Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
			<p><i>cover the qualifying matter. These include:</i></p> <ul style="list-style-type: none"> - <i>Chapter 11 Subdivision in relation to the National Grid Corridor</i> - <i>Chapter 13 Network Utilities, including the National Grid, in relation to the National Grid Yard</i> - <i>..... (other qualifying matters to be listed)</i>
1.10.3 Residential Activity			
<p>Amendment 21 <u>Policy 1</u> <i>Except in circumstances where a qualifying matter is relevant:</i> <i>(a) Apply the Medium Density Residential Standards across the Medium Density Residential and High Density Residential Activity Area.</i> <i>(b) For the areas of Eastbourne, Stokes Valley and Wainuiomata in the High Density Residential Activity Area, enable buildings of at least four storeys.</i> <i>(c) In all other areas in the High Density Residential Activity Area, enable buildings of at least six storeys.</i></p>	Amend	<p>Transpower supports the clear reference to qualifying matters, and how they override the height and density standards that would otherwise apply within the relevant residential zones. The policy assists in plan interpretation and gives effect to the RMA..</p> <p>However, as this is the key policy direction which explicitly identifies how qualifying matters relate to the provisions otherwise applying in the Medium Density Residential and High Density Residential Activity Areas, Transpower considers it necessary to be explicit about what are the qualifying matters applied in the District Plan. This can be achieved by referring to 'Qualifying Matter Areas' with a</p>	<p>Amend Policy 1 in 1.10.3 Residential Activity as follows:</p> <p><u>Policy 1</u> <i>Except with in circumstances where a qualifying matter area is relevant:</i> <i>(a) Apply the...</i></p>

Specific Part/ Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
		<p>new definition (see further below) which lists all relevant areas.</p> <p>As currently drafted, the reference to 'where relevant' infers the application of a qualifying matter is a matter of discretion. This is not the case as qualifying matters have been determined through the IPI.</p>	
<p>Amendment 23 Explanation and Reasons <i>A policy of generally consolidating existing residential development while allowing some limited greenfield development to occur is adopted in the Plan. This is achieved by:</i> <i>(a) Preventing rural areas from being urbanised (see also 1.10.7),</i> <i>(b) Limiting the amount of land at the periphery that can be developed for urban residential purposes, and</i> <i>(c) Encouraging infill housing in areas where amenity values are not likely to be affected adversely, and increasing permitted densities in areas adjoining transport nodes such as the railway corridor, district distributor roads and commercial areas.</i> <i>(d) Implementing the intensification provisions of the National Policy Statement on Urban Development, including the Medium Density Residential Standards set out in the Act.</i></p> <p><i><u>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></i></p> <p><i>By adopting this strategy...</i></p>	Amend	<p>Transpower agrees with amending the explanation and reasons to reflect the revised policy direction. However, there is currently no reference in the explanation to the new proposed Policy 1 (which is specific to qualifying matters). Transpower considers that it is necessary to include some explanation in relation to qualifying matters so it is clear to plan users reading the policy why the exception in Policy 1 has been applied.</p>	<p>Amend the 'Explanation and Reasons' in 1.10.3 Residential Activity as follows:</p> <p><i><u>... 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. In some areas however, intensification may be modified and/or limited by qualifying matters and this is</u></i></p>

Specific Part/ Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
			<i>reflected in provisions applying within qualifying matter areas.</i>
Chapter 3 – Definitions			
<p>Amendment 39 <u>Qualifying matter</u> <i>Has the same meaning in the National Policy Statement on Urban Development.</i></p>	Amend	<p>Transpower supports the definition of ‘qualifying matter’ as it highlights to plan users the existence of the matters. However, it is considered more appropriate to include the definition provided within the RMA. This is consistent with the approach for other RMA definitions within the DP.</p>	<p>Amend the definition of qualifying matter as follows:</p> <p><u>Qualifying matter</u> <i>Has the same meaning in the National Policy Statement on Urban Development.</i></p> <p><i>Means a matter referred to in section 771 or 770 of the RMA.</i></p> <p><i>The matters referred to in section 771 and 770 are listed below:</i></p> <ul style="list-style-type: none"> <i>(a) a matter of national importance that decision makers are required to recognise and provide for under section 6;</i> <i>(b) a matter required in order to give effect to a national policy statement (other than the NPS-UD) or the New Zealand Coastal Policy Statement 2010;</i> <i>(c) a matter required to give effect to Te Ture Whaimana o Te Awa o Waikato—the Vision and Strategy for the Waikato River;</i>

Specific Part/ Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
			<p>(d) <u>a matter required to give effect to the Hauraki Gulf Marine Park Act 2000 or the Waitakere Ranges Heritage Area Act 2008:</u></p> <p>(e) <u>a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure:</u></p> <p>(f) <u>open space provided for public use, but only in relation to land that is open space:</u></p> <p>(g) <u>the need to give effect to a designation or heritage order, but only in relation to land that is subject to the designation or heritage order:</u></p> <p>(h) <u>a matter necessary to implement, or to ensure consistency with, iwi participation legislation:</u></p> <p>(i) <u>the requirement in the NPS-UD to provide sufficient business land suitable for low density uses to meet expected demand:</u></p> <p>(j) <u>any other matter that makes higher density development as provided for by policy 3, as the case requires, inappropriate in an area, but only if section 77R is satisfied/any other matter that makes higher</u></p>

Specific Part/ Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
			<p><i>density, as provided for by the MDRS or policy 3, inappropriate in an area, but only if section 77L is satisfied.</i></p>
<p>New definition – Qualifying Matter Area</p>	<p>Amend</p>	<p>The concept of Qualifying matters was introduced within the RMA.</p> <p>As outlined in Appendix C to this submission, as defined by section 77I and 77O of the RMA, the National Grid Corridor framework is considered a qualifying matter as:</p> <ul style="list-style-type: none"> • it is a matter required to give effect to the NPSET being a national policy statement (other than the NPS-UD); and • it is a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure. <p>Given the role and importance of qualifying matter areas to the implementation of the RMA, while Transpower supports the definition of ‘qualifying matter’ within PC56, Transpower submits it would be of further benefit to plan users to provide a clear list as to what are qualifying matter areas in the DP, and specifically, provide explicit reference to the National Grid Yard and National Grid Subdivision Corridor as a qualifying matter area. This will make application of</p>	<p>Insert a definition for ‘Qualifying matter area’ as follows:</p> <p><u>Qualifying matter area</u> <u>Means a qualifying matter listed below:</u></p> <p>(a) <u>The National Grid Yard</u> (b) <u>The National Grid Corridor</u> (c) <u>..... (other qualifying matters to be listed)</u></p>

Specific Part/ Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
		<p>policies which refer to qualifying matters much clearer. This is particularly important where the provisions which implement the qualifying matters sit outside Chapter 4.</p> <p>To differentiate between the RMA provided definition of 'qualifying matter', a definition of 'qualifying matter area' is proposed.</p>	
Chapter 4 - Residential			
Chapter 4F Medium Density Residential Area			
<p>Amendment 53 4F 1 Introduction / Zone Statement <i>...Built development is provided for in the Medium Density Residential Activity Area through a range of permitted activities and development standards that permit three residential units per site and buildings of up to three storeys.</i> <u>Development standards also address:</u> <i>i. the impacts of built development on adjoining sites and the streetscape,</i> <i>ii. stormwater management, and</i> <i>iii. provision of open space for residents.</i></p> <p><i>If a proposed development does not meet the development standards, resource consent is required in order to:</i></p> <ul style="list-style-type: none"> <i>i. achieve a high quality built environment;</i> <i>ii. manage the effects of development on neighbouring sites;</i> <i>iii. achieve high quality onsite living environments; and</i> <i>iv. achieve attractive and safe streets and public space.</i> <p><i>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.</i></p> <p><i>Precincts and scheduled sites are listed under 4F 5 at the end of the chapter.</i></p>	Amend	<p>Transpower generally supports the Zone Statement but considers that it would be useful for it to note that the application of qualifying matters will impact the built development in some areas. This will also help tie in the reference to precincts and scheduled sites at the end of this section.</p>	<p>Amend 4F 1 Introduction / Zone Statement as follows:</p> <p><i><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></i></p>

Specific Part/ Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<p>Amendment 54 Objective 4F 2.1AA <i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i></p>	Support	Transpower supports the objective, noting it incorporates Objective 1 of the MDRS.	Retain Objective 4F 2.1AA.
<p>Amendment 56 Objective 4F 2.3 <i>The Medium Density Residential Activity Area provides for a variety of housing types and sizes that respond to:</i> <i>i. Housing needs and demand, and</i> <i>ii. The neighbourhood’s planned urban built character, including three-storey buildings</i></p>	Support	Transpower supports the objective, noting it incorporates Objective 2 of the MDRS.	Retain Objective 4F 2.3.
<p>Amendment 61 Policy 4F 3.2 <i>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.</i></p>	Amend	Within the Medium Density Residential Activity Area, qualifying matter areas may limit the amount of permitted medium density development possible on an allotment. While the policy directive within Policy 4F 3.2 is supported (and reflects Schedule 3A, Part 1, clause (6)(2)(a) of the RMA), Transpower supports reference to qualifying matter areas as they directly influence the capacity for intensification and residential development. This also ensures that the policy links back to the relevant direction in Chapter 1 of the DP.	<p>Amend Policy 4F 3.2 as follows:</p> <p><i>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.</i></p>
<p>Amendment 77 4F 4.2 Development Standards – General Submission Point</p>	Support	Transpower supports the introduction of the development standards, as reflected in Schedule 3A Part 2 of the RMA, noting that where activities/development occurs within the National Grid Yard, Rules 13.4.1 and 13.4.2 will prevail.	Retain 4F 4.2 Development Standards.
<p>Chapter 4G High Density Residential Activity Area</p>			

Specific Part/ Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
General Submission Point	Neutral	On the basis the extent of the HDRAA is not amended, Transpower is neutral on the extent (as notified) and nature of provisions on the HDRAA. However, should the zone extent be amended such that existing National Grid assets traverse the zone, Transpower seeks that the relief sought in its submission points to the MDRAA also apply to the HDRAA.	Should the HDRAA extent be amended such that existing National Grid assets traverse the zone, Transpower seeks that the relief sought in its submission points to the MDRAA also apply to the HDRAA.
Chapter 11 – Subdivision			
<p>Amendment 355 [Chapter 11 Subdivision (Rules)] 11.2.3 Restricted Discretionary Activities (b) Any subdivision located within a National Grid Corridor that complies with the standards and terms under Rule 11.2.3.2. <i>Non-notification</i> (i) In respect of Rule 11.2.3 (b), public notification of applications for resource consent is precluded. Limited notification will be served on the National Grid Operator as the only affected party under section 95B of the Act. <i>Note: Rule 11.2.3 (b) (i) prevails over Rule 17.2.2.</i></p>	Support	While not amended though the IPI, Transpower agrees with the retention of this rule, which is necessary to give effect to the National Grid Corridor being applied as a qualifying matter. The Section 32 (at section 7.2.3.1) notes 'The proposed plan change would continue the approach of the operative District plan for these areas'.	Retain operative rule
<p>Amendment 362 [Chapter 11 Subdivision (Rules)] 11.2.5 Non-Complying Activities (a) Any subdivision located within a National Grid Corridor that does not comply with the standards and terms under Rule 11.2.3.2.</p>	Support	While not amended though the IPI, Transpower agrees with the retention of this rule, which is necessary to give effect to the National Grid Corridor being applied as a qualifying matter. The Section 32 (at section 7.2.3.1) notes 'The proposed plan change would continue the approach of the operative District plan for these areas'.	Retain operative rule

Specific Part/ Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
HRZ - High Density Residential Zone			
Section 32 Evaluation Report			
2.2: Summary of Proposed District Plan Change 56			
<p>Qualifying Matters <i>Building heights and density are modified to accommodate the following qualifying matters:</i></p> <ul style="list-style-type: none"> • <i>Natural hazard risk associated with fault rupture, flooding, tsunami and coastal hazards (accounting for climate change and sea level rise).</i> • <i>Historic heritage, including for Jackson Street, areas currently in the Historic Residential Activity Area (Patrick Street and Riddlers Crescent), and five additional residential areas identified through the recent heritage review).</i> • <i>Sites of significance to Māori, including the Significant Cultural Sites identified in the operative District Plan and sites adjoining Marae, urupā and kokiri centres.</i> • <i>The National Grid (nationally significant infrastructure).</i> • <i>Public open space.</i> 	Support	Although not forming part of the IPI, Transpower supports reference to the National Grid as a qualifying matter within the Section 32, in proximity to which building heights and density are modified to accommodate the qualifying matter.	Retain the Section 32 Evaluation and reference to the National Grid as a qualifying matter.
7.2.3.1 Qualifying matters for the proposed plan change			
<p>Ensuring the safe or efficient operation of the National Grid (nationally significant infrastructure)</p> <p><i>The operative District Plan includes two overlays to identify the area in close proximity to the National Grid (the National Grid yard and National Grid Corridor. Resource consent is required for new development in the area identified by the overlay.</i></p> <p><i>The proposed plan change would continue the approach of the operative District plan for these areas</i></p>	Support	Although not forming part of the IPI, Transpower supports the s32 explicitly stating that the approach taken to development within the National Grid Yard and National Grid Corridor is continued.	Retain the Section 32 Evaluation and reference to the National Grid as a qualifying matter.

Appendix A: Supporting information

Introduction to Transpower

Transpower is a State-Owned Enterprise that plans, builds, maintains and operates New Zealand's National Grid, the high voltage electricity transmission network for the country. The National Grid links electricity generators directly to major industrial users and distribution companies, feeding electricity to the local networks that distribute electricity to homes and businesses. The role of Transpower is shown in Figure 2 below. The National Grid comprises towers, poles, lines, cables substations, a telecommunications network and other ancillary equipment stretching and connecting the length and breadth of the country from Kaikohe in the North Island down to Tiwai in the South Island, with two national control centres (in Hamilton and Wellington).

The National Grid includes approximately 11,000 km of transmission lines and over 170 substations, supported by a telecommunications network of around 300 telecommunication sites, which help link together the components that make up the National Grid.

Transpower's role and function is determined by the State-Owned Enterprises Act 1986, the company's Statement of Corporate Intent, and the regulatory framework within which it operates. Transpower does not generate electricity, nor does it have any retail functions.

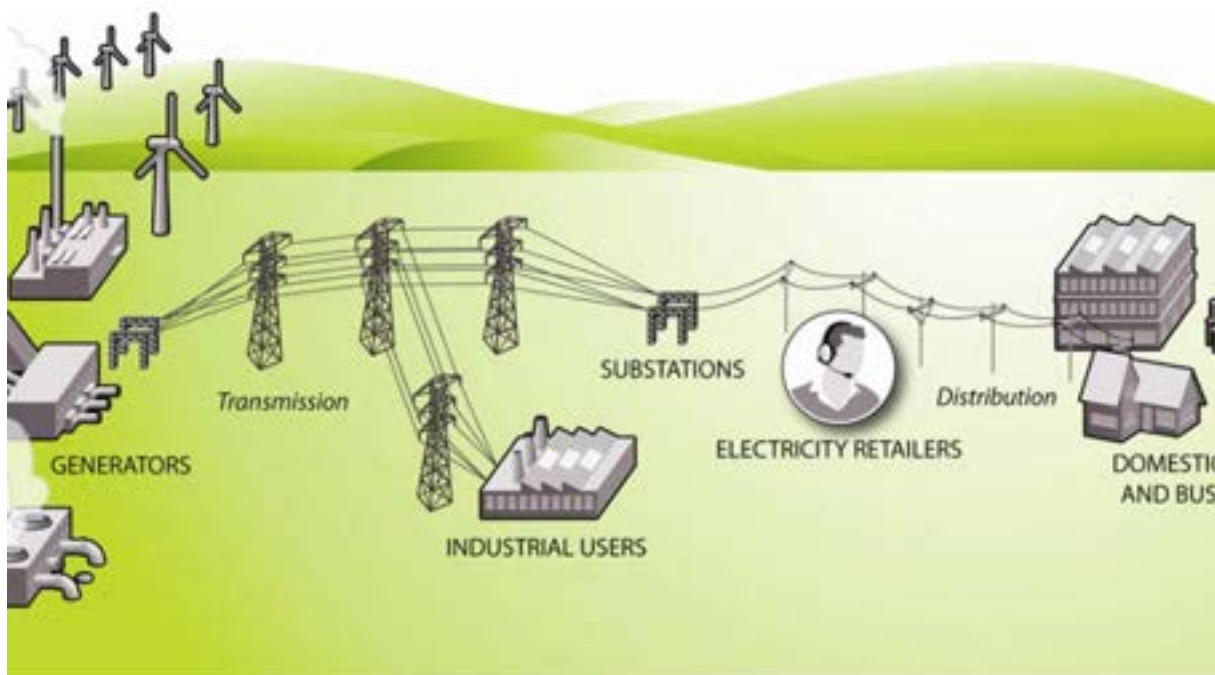


Figure 2. Role of Transpower in New Zealand's Electricity Industry (Source: MBIE)

It is important to note that Transpower's role is distinct from electricity generation, distribution or retail. Transpower provides the required infrastructure to transport electricity from the point of generation to local lines distribution companies, which supply electricity to everyday users. These users may be a considerable distance from the point of generation.

Transpower's role as outlined in its Statement of Corporate Intent for July 2022, states that:

Transpower is central to the New Zealand electricity industry, connecting New Zealanders to their power system through safe, smart solutions for today and tomorrow. Our principal commercial activities are:

- As grid owner, to reliably and efficiently transport electricity from generators to distributors and large users, and*
- As system operator, to operate a competitive electricity market and deliver a secure power system.*

In line with the above, Transpower needs to efficiently maintain and develop the network to meet increasing demand, to connect new generation, and to ensure security of supply, thereby contributing to New Zealand's economic and social aspirations. It must be emphasised that the National Grid is an ever-developing system, responding to changing supply and demand patterns, growth, reliability and security needs. As the economy electrifies in pursuit of the most cost efficient and renewable sources, the base case in Transpower's "Whakamana i Te Mauri Hiko" predicts that electricity demand is likely to increase around 55% by 2050. Whakamana i Te Mauri Hiko suggests that meeting this projected demand will require significant and frequent investment in New Zealand's electricity generation portfolio over the coming 30 years, including new sources of resilient and reliable grid connected renewable generation. In addition, new connections and capacity increases will be required across the transmission system to support demand growth driven by the electrification of transport and process heat. Simply put, New Zealand's electricity transmission system is the infrastructure on which New Zealand's zero-carbon future will be built. This work supports Transpower's view that there will be an enduring role for the National Grid in the future, and the need to build new National Grid lines and substations to connect new, renewable generation sources to the electricity network.

Transpower therefore has a significant interest in contributing to the process of developing an effective, workable and efficient District Plan where it may affect the National Grid. Intensification has the potential to significantly impact on the ability for Transpower to operate, maintain, upgrade and develop the existing electricity transmission network.

National Grid Assets within Hutt City

Within Hutt City, the following National Grid assets are within, or traverse, the District:

- Haywards to Melling A (HAY-MLG A) 110 kV double circuit transmission line on steel towers;
- Haywards to Melling B (HAY-MLG B) 110 kV double circuit transmission line on steel towers;
- Gracefield to Haywards A (GFD-HAY A) 110 kV double circuit transmission line on steel towers;
- Oteranga Bay to Haywards A (OTB-HAY A) 350 kV double circuit high voltage direct current transmission line on steel towers;
- Haywards to Takapu Road-A (HAY-TKR A) 110 kV double circuit transmission line on steel towers;
- Haywards to Judgeford-A (HAY-JFD A) 220 kV double circuit transmission line on steel towers;

- Bunnythorpe-Haywards A (BPE-HAY A) 220 kV single circuit transmission line on steel towers;
- Bunnythorpe-Haywards B (BPE-HAY B) 220 kV single circuit transmission line on steel towers;
- Haywards to Upper Hutt A (HAY-UHT A) 110 kV double circuit transmission line on steel towers.

There are also three substations within Hutt City, being Gracefield, Melling and Haywards.

Attached as **Appendix B** is a map of Transpower’s assets within Hutt City. Those assets within the intensification areas subject to PC56 are shown in Figure 3 (and in **Appendix E**).

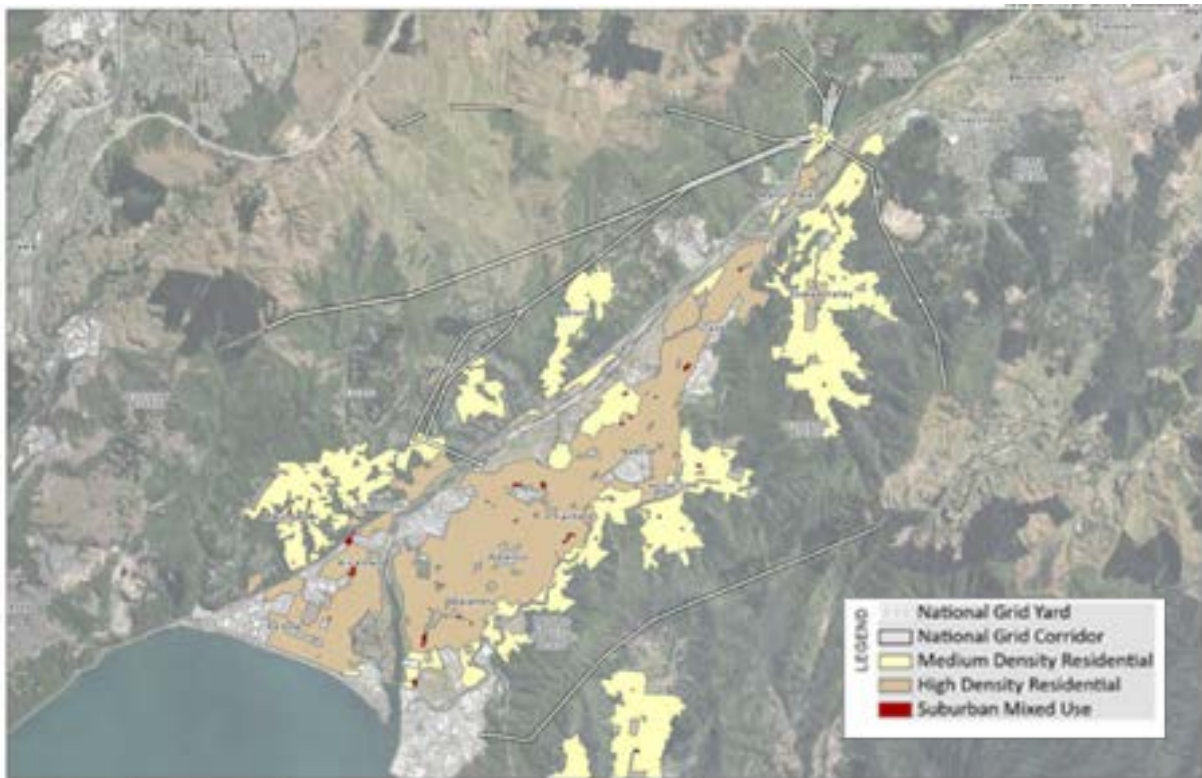


Figure 3. Existing National Grid assets (labelled National Grid Corridor) and PC56 proposed IPI intensification areas.

Statutory Framework

National Policy Statement on Electricity Transmission

The National Policy Statement on Electricity Transmission (“NPSET”) was gazetted on 13 March 2008. The NPSET confirms the national significance of the National Grid and establishes national policy direction to ensure decision-makers under the Resource Management Act (“RMA”) duly recognise the benefits of transmission, manage the effects of the National Grid and appropriately manage the adverse effects of activities and development close to the Grid. The NPSET only applies to the National Grid – the assets used or operated by Transpower – and not to electricity generation or distribution networks.

The NPSET sets a clear directive to councils on how to provide for National Grid resources (including future activities) when drafting all their plans. Thus, councils have to work through how to make appropriate provision for the National Grid in their district/city plans, in order to give effect to the NPSET.

The one objective of the NPSET is as follows:

To recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while:

- a. Managing the adverse environmental effects of the network; and*
- b. Managing the adverse effects of other activities on the network.*

The NPSET's 14 policies provide for the recognition of the benefits of the National Grid, as well as the environmental effects of transmission and the management of adverse effects on the National Grid. The policies have to be applied by both Transpower and decision-makers under the RMA, as relevant. The development of the National Grid is explicitly recognised in the NPSET.

Policies 10 and 11 of the NPSET provide the primary direction on the management of adverse effects of subdivision, land use and development activities on the transmission network. These policies are critical matters for a District Plan to address, and are specifically relevant to Plan Change 56. Policy 10 is as follows:

In achieving the purpose of the Act, decision-makers must to the extent reasonably possible manage activities to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading, and development of the electricity transmission network is not compromised.

Policy 11 relates to the development of buffer corridors, and is as follows:

Local authorities must consult with the operator of the national grid, to identify an appropriate buffer corridor within which it can be expected that sensitive activities will generally not be provided for in plans and/or given resource consent. To assist local authorities to identify these corridors, they may request the operator of the national grid to provide local authorities with its medium to long-term plans for the alteration or upgrading of each affected section of the national grid (so as to facilitate the long-term strategic planning of the grid).

Policy 12 requires the identification of the transmission network on territorial authority planning maps.

Section 75(3)(a) of the RMA requires that district plans must 'give effect' to a National Policy Statement. Case law has established that the words "give effect to" means to implement, which is a strong directive, creating a firm obligation on the part of those subject to it.

Regional Policy Statement

Operative Regional Policy Statement

The Wellington Regional Policy Statement ('RPS') was made operative in 2013. Section 75(3)(c) of the RMA requires that a District Plan must give effect to any Regional Policy Statement (as well as any NPS).

Of relevance to the National Grid are Objectives 9 and 10 and supporting Policies 7, 8 and 39. These are attached as **Appendix D**.

Objective 9 seeks to ensure that the Wellington region’s energy needs are met in ways that, amongst other matters, improve energy efficiency, maximise the use of renewable energy resources and reduce dependency on fossil fuels. Aotearoa New Zealand needs to be ready for the energy transformation that is coming through the electrification of the energy network. A modern, flexible, and resilient National Grid will need to provide a safe and secure supply of electricity to industrial and residential consumers under a wider than ever range of operating conditions. In addition to facilitating and protecting the existing grid network, new connections to major users – particularly to enable the decarbonisation of transport and heat process – will be needed.

Objective 9 is further complemented by Objective 10, which is centred on recognising and protecting the social, economic, cultural, and environmental benefits of regionally significant infrastructure. Regionally significant infrastructure (‘RSI’) includes, by definition, “the national electricity grid, as defined by the Electricity Governance Rules 2003”. Objective 10 of the RPS largely reflects policy 1 of the NPSET, noting that the NPS requires benefits to be ‘recognised and provided for’ whereas the RPS requires benefits of RSI to be ‘recognised and protected’.

Under Policy 7 of the RPS all District Plans across the region are required to include policies and/or methods that recognise the benefits of regionally significant infrastructure. Policy 8 extends this further by requiring that plans include policies and rules to protect such infrastructure from incompatible new subdivision, use and development occurring under, over, or adjacent to it. The explanation to Policy 8 specifically references Policy 11 of the NPSET and states that “in achieving protection for the transmission network, consultation occurs with the operator of the national grid to identify appropriate buffer corridors”.

Regard to the benefits and protection of regionally significant infrastructure from incompatible subdivision, use and development occurring under, over or adjacent to the infrastructure, is also required to be given under Policy 39 in considering any application for resource consent, notice of requirement or a change, variation or review of any District Plan in the region.

The above objectives and policies provide a clear directive to ensure that development does not compromise the National Grid, and that electricity transmission is appropriately recognised and provided for in plans. Transpower considers that the NPSET is given effect to in the RPS and through the qualifying matter provisions in Plan Change 56 (subject to the amendments sought by Transpower in its submission).

Proposed Plan Change 1 to the Regional Policy Statement

Also of relevance is the recently notified Proposed Plan Change 1 to the Regional Policy Statement 2022 (“**RPS PC1**”). Relevant policies are provided in **Appendix D** to this submission.

Section 74(2)(a) directs that a territorial authority must have regard to a proposed RPS when changing a district plan.

RPS PC1 contains amendments to take account of new national direction, specifically the NPS-UD and NPS-FM, as well as addressing issues relating to climate change, indigenous biodiversity, and high natural character.

No specific National Grid provisions are proposed. However, Policy 7 and Policy 39 (Recognising the benefits for renewable energy and regionally significant infrastructure) is introduced to the proposed Climate Change chapter which proposes the objective:

Objective CC.1 By 2050, the Wellington Region is a low-emission and climate-resilient region, where climate change mitigation and adaptation are an integral part of:

- (a) sustainable air, land, freshwater, and coastal management,*
- (b) well-functioning urban environments and rural areas, and*
- (c) well-planned infrastructure.*

Changes are proposed to RPS Policy 7 and Policy 39 to give greater recognition of low and zero carbon regionally significant infrastructure, and the benefits of regionally significant infrastructure where it contributes to reducing greenhouse emissions. The National Grid is key in providing for the transmission (and therefore delivery) of renewable energy and achieving a zero-carbon economy. In effect, New Zealand’s electricity transmission system is the infrastructure on which New Zealand’s zero-carbon future will be built.

Of specific relevance to PC56, RPS Policy 55 is amended to “provide for appropriate urban expansion” with specific recognition of the protection of regionally significant infrastructure as identified by RPS Policy 8 (which is not proposed to be amended). The identification of the National Grid as a qualifying matter is consistent with the amended policy approach within Policy 55.

Operative District Plan National Grid Provisions

For the purpose of this submission, where referred to as a collective set of provisions relating to land use and subdivision within the defined areas specific to the National Grid high voltage transmission network, these are referred to as the “National Grid corridors”. The National Grid corridors comprise the (district plan defined) National Grid Yard and the National Grid Corridor.

Operative District Plan

The Operative Plan includes land use and subdivision rules that regulate activities within a corridor around National Grid transmission lines and National Grid support structures.

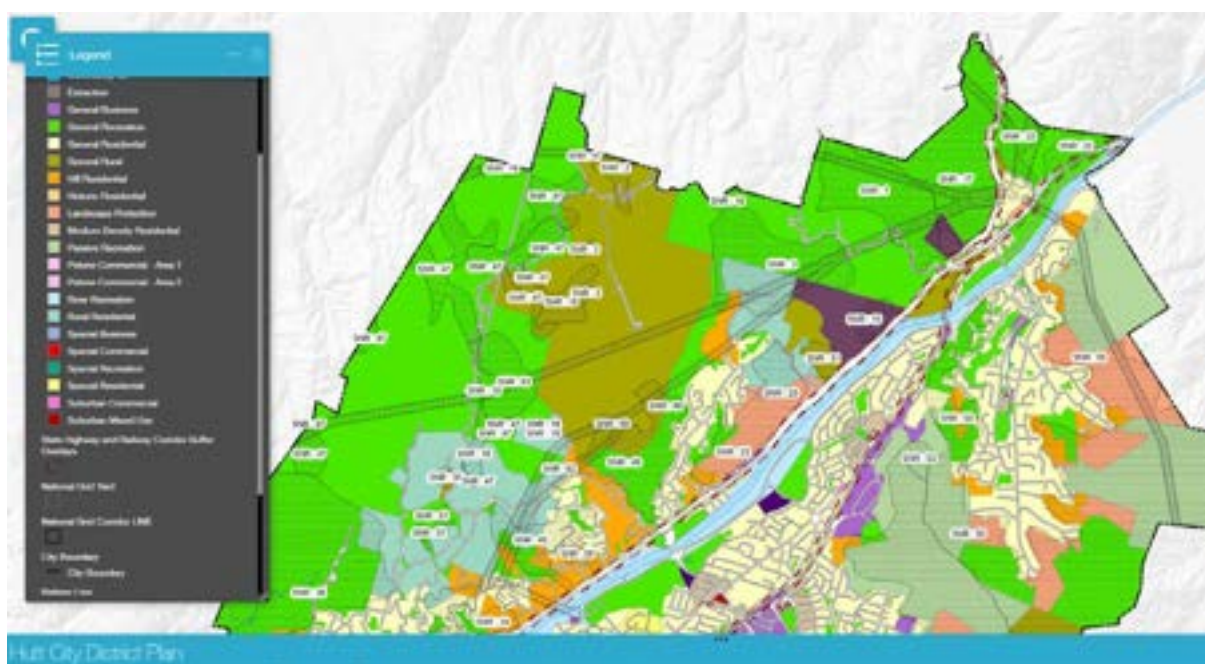


Figure 4a. Operative District Plan maps and National Grid assets - North

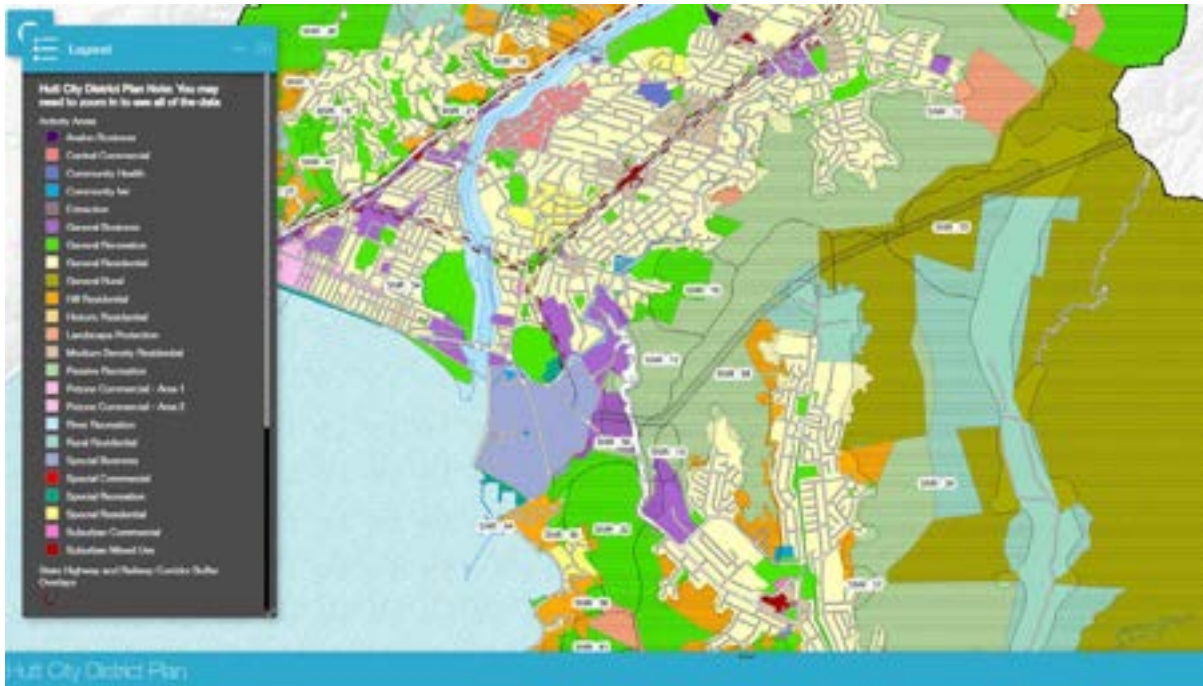


Figure 5b. Operative District Plan maps and National Grid assets - South

The National Grid Corridors are mapped (refer Figure 4a and 4b) in the form of a 'National Grid Yard' and a 'National Grid Corridor LINE'. The National Grid corridors traverse a range of operative zones/activity areas, including General Residential, Hill Residential, General Business, General Rural, Rural Residential, Landscape Protection, General Recreation, Passive Recreation and River Recreation Zone.

Land use is managed within the National Grid Yard, defined as the area 12 metres either side of the centreline and from the outer edge of a support structure, of a transmission line or edge of any support structure. Subdivision is managed within a defined 32-39 metre (as measured either side of the centreline) National Grid Corridor.

Chapter 13 relates to Network Utilities, including the National Grid. Rule 13.4.1 provides as a permitted activity:

In all activity areas, buildings and structures less than 2.5m in height and less than 10m² in area located within the National Grid Yard, that meet all the permitted activity conditions of that activity area, provided that they are not being used for a Sensitive Activity.

Rule 13.4.2 provides as a non-complying activity:

- a) *The establishment of sensitive land use activity, including the change of the use of an existing building or structure.*
- b) *The construction of a new, or addition to an existing, building or structure that does not meet permitted activity rule 13.4.1.*

Subdivision within the National Grid Corridor is managed in Chapter 11 under Restricted Discretionary Rule 11.2.3(b):

- (b) *Any subdivision located within a National Grid Corridor that complies with the standards and terms under Rule 11.2.3.2.*

The standards and terms under Rule 11.2.3.2 are:

(a) Any Subdivision located within a National Grid Corridor shall:

- (i) comply with the Standards and Terms for a Controlled Activity in Rule 11.2.2.1 and*
- (ii) demonstrate that each new residential allotment can provide a complying Shape Factor as required under Rule 11.2.2.1(a) or in the case of industrial and commercial activities, a suitable building platform which is fully located outside of the National Grid Yard.*

The subdivision defaults to a non-complying activity under Rule 11.2.5(a) where:

- (a) Any subdivision of land within the National Grid Corridor that does not comply with the standards and terms under Rule 11.2.3.2.*

The above rule framework is supported by a strong policy directive in 13.1.2:

- (a) To ensure the safe and efficient maintenance, operation, upgrade and development of the National Grid by avoiding the incompatible establishment of or changes to sensitive activities and incompatible buildings and structures within a defined National Grid Yard.*

The overall outcome sought is stated in the objective is 13.1.2:

- To ensure the operation, maintenance, upgrading and development of regionally significant network utilities is not compromised by other activities.*

In summary, the National Grid corridor approach in the operative District Plan comprises:

- A 12 metre wide National Grid Yard in which new or expanded Sensitive Activities (which includes residential activities) is a non-complying activity; and
- Subdivision within the 32 – 39 metre wide National Grid Corridor requires resource consent as a restricted discretionary activity where a complying Shape Factor / building platform is provided which is entirely outside the National Grid Yard, defaulting to non-complying where it is not achieved.

Plan Change 56 (August 2022)

PC56 proposes to delete the General Residential, Special Residential and Historic Residential Activity Areas and replace them with the Medium Density Residential Activity Area (“MDRAA”) and High Density Residential Activity Area (“HDRAA”), with a new objective, policy and rule framework applying to activities within those Activity Areas. The provisions relating to the National Grid are contained within separate district-wide provisions that apply to all Activity Areas (Chapters 11 and 13), rather than sitting within the Activity Area provisions. PC56 does not propose any changes to the existing National Grid Corridor approach contained in Chapters 11 and 13, including rules and activity status, or their application to the Activity Areas.

The National Grid as a Qualifying Matter

Sections 77I and 77O of the Resource Management (Enabling Housing Supply and other Matters) Amendment Act 2021 (“**the RMA**”) provides a specified territorial authority may make the MDRS and the relevant building height or density requirements under Policy 3 less enabling of development in relation to a qualifying matter. A qualifying matter is defined by section 77I and 77O of the RMA.

The National Grid Corridor rules framework clearly meets the definition of a qualifying matter as:

- It is a matter required to give effect to the NPSET being a national policy statement (other than the NPS-UD)⁴;
- It is a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure⁵; and
- Provisions that restrict development in relation to the National Grid are included in the Operative District Plan.

At a site-specific level, the Haywards substation within the Medium Density Residential Zone, is designated and therefore is a qualifying matter as it gives effect to a designation⁶.

Attached as **Appendix C** is an assessment (as required by section 77K(1)) to support the incorporation of the National Grid Corridors as an existing qualifying matter in the IPI.

⁴ Resource Management Act 1991, s 77I(b) a matter required in order to give effect to a national policy statement (other than the NPS-UD) or the New Zealand Coastal Policy Statement 2010

⁵ Resource Management Act 1991, s 77I(e) a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure

⁶ Resource Management Act 1991, s 77I(g) The need to give effect to a designation or heritage order, but only in relation to land that is subject to the designation or heritage order.

Appendix B: Map of National Grid assets

Appendix C: Section 77K(1) Assessment

Process for Existing Qualifying Matters – Section 77K RMA

(a) Identify by location (for example, by mapping) where an existing qualifying matter applies

The National Grid transmission lines are clearly identified on the Operative District Plan. When read together with the rules for National Grid corridors, the planning maps identify, by location, where the qualifying matter will apply.

(b) Specify the alternative density standards proposed for those areas where an existing qualifying matter applies

Within the National Grid Yard and National Grid Corridor, alternative height or density standards are not proposed. Rather the current controls which limit residential development are proposed to be applied.

(c) Identify why the Council considers that one or more existing qualifying matters apply to the identified areas

The National Grid corridors are a qualifying matter as they:

- Are a matter required to give effect to the NPSET being a national policy statement (other than the NPS-UD);
- Are a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.

At a site-specific level, the Haywards substation within the Medium Density Residential Zone is designated and therefore is a qualifying matter as it gives effect to a designation.

Giving effect to the NPSET

The NPSET confirms the national significance of the National Grid and addresses its effects. Importantly, it also addresses effects on the National Grid including the activities of others (for example residential development) and requires that these do not compromise the operation, maintenance, upgrading and development of the National Grid.

The NPSET mandates a corridor for this protection. Specifically, Policy 11 of the NPSET requires that local authorities consult Transpower to identify an appropriate buffer corridor within which sensitive activities (such as residential development) will generally not be provided for in plans and/or granted resource consent. This outcome is appropriate and was tested through a comprehensive section 32 analysis undertaken by the Ministry for the Environment (when the NPSET was developed) and a Board of Inquiry hearing.

Ensuring the safe or efficient operation of nationally significant infrastructure

Development under and near high voltage transmission lines presents risks to the safe and efficient operation of the National Grid and needs to be managed carefully. It is critical that any development near the National Grid occurs in an appropriate and safe way. Transpower seeks to ensure that risks such as electrical shocks are minimised to the greatest extent possible, access for vital maintenance and upgrade work is not constrained, and reverse sensitivity and direct effects are managed, so that its nationally significant infrastructure can continue to operate in the long-term, keeping the lights on across New Zealand.

Transpower is not opposed to residential development and understands the intent of the recent reforms to address issues with New Zealand's housing supply and affordability.

Transpower is working with developers and individuals across New Zealand on a daily basis in an effort to accommodate and support new development in a manner which takes the National Grid assets fully into account. If new land uses are properly designed and managed, effects on the safe and efficient operation of the National Grid can be reasonably managed.

Transpower prefers, wherever possible, to manage such risks and effects proactively. Proactive management through appropriate planning rules such as buffer corridors or setbacks is the most effective way of ensuring development occurs in a manner that is compatible with the National Grid, and is consistent with the policy direction in the NPSET and the resulting buffer corridor approach within district plans throughout New Zealand.

While assisting Councils to give effect to the NPSET, the National Grid corridors protect the safe and efficient operation of the National Grid by:

- ensuring that sensitive activities such as residential development will generally not be provided for in close proximity to the lines;
- partially minimising the risk of inadvertent contact with the lines including the risk of flashovers (where an electrical discharge 'jumps' the air gap between an object and the line);
- helping to reduce nuisance impacts on landowners and subsequent complaints about the lines;
- partially protecting the lines from activities and development that could have direct or indirect effects on them;
- partially protecting access to the National Grid by ensuring development activities cannot occur close to the National Grid and prevent Transpower's access to it; and partially enabling efficient and safe operation, maintenance, upgrade and development of the lines.

Based on the above, it is submitted there is no ambiguity as to whether National Grid Corridors are qualifying matters. See, for example, the Report of the Environment Committee on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill dated December 2021, which noted (emphasis added) at page 15: "*the qualifying matters set out in new section 77[1] include a matter of national importance and a matter required to ensure that nationally significant infrastructure operates safely or efficiently and avoid reverse sensitivity concerns. **This could include ensuring residential housing is safely set back from high voltage transmission lines, and other infrastructure such as airport noise areas, in order to avoid reverse sensitivity concerns***".

Transpower considers it is not an efficient use of resources for the National Grid Corridor provisions to be relitigated as part of Council's incorporation of the MDRS.

(d) describe in general terms for a typical site in those areas identified under paragraph (a) the level of development that would be prevented by accommodating the qualifying matter, in comparison with the level of development that would have been permitted by the MDRS and policy 3

The costs to the community of limiting development within the National Grid Corridor Yard and National Grid Subdivision Corridor is a reduced development yield. However, the amount of reduced yield is confined to the defined corridor width, and which needs to be assessed in context of the risks to the safe and efficient operation at a national and regional scale of the National Grid. However, the broader impacts of limiting development are significant and positive. In particular, the restrictions on development (which is confined to a defined corridor) provide for the safe and efficient operation of the National Grid, the benefits of which accrue beyond this area to the community as a whole.

Development in the National Grid Yard

The district plan provides for new sensitive activities as a non-complying activity within the National Grid Yard in any Activity Area. This means that the level of residential development that would be prevented by the qualifying matter is likely to be all residential development.

While resource consent can technically be applied for, an applicant is unlikely to meet the threshold test in section 104D of the RMA. Residential density will in practice be zero (that is, development would be completely excluded). As explained above, this restriction on development in the National Grid Yard is justified by reference to Policy 10 of the NPSET which requires decision makers *“to manage activities to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading, and development of the electricity transmission network is not compromised”* and Policy 11 of the NPSET which requires that local authorities *“consult Transpower to identify an appropriate buffer corridor within which sensitive activities (such as residential development) will generally not be provided”* for in plans and/or given resource consent.

Development in the National Grid Subdivision Corridor

Subdivision has the potential to significantly impact the National Grid. This is because subdivision provides the framework for future land use and, if poorly configured, can prevent access to the National Grid for maintenance and result in new allotments that cannot be safely built on.

As a result, all subdivision within the National Grid Subdivision Corridor requires resource consent. This Subdivision Corridor and the associated provisions enable Transpower to be recognised as an affected party that needs to be notified of, and consulted with on, any application. Once part of the consenting process, Transpower is then able to provide specialist technical and engineering input relating to the safe location of housing, including construction methodology. Transpower has a team dedicated to this task, along with an online enquiry portal (called ‘Pātai’).

The level of development that may be prevented by the National Grid Corridor (as a qualifying matter) is therefore difficult to assess in the abstract – a case by case assessment is required to determine whether proposed development can be carried out safely and sufficient access to structures enabled. As explained above, in some areas of the National Grid Subdivision Corridor the MDRS will be appropriate and can be fully enabled (that is, there will be no impact on density at all), but in other areas limits on density will be necessary.

Appendix D: Relevant provisions from the Regional Policy Statement for the Wellington 2013 and Proposed Plan Change 1 (2022)

Operative Regional Policy Statement 2013

Objective 9

The region's energy needs are met in ways that:

- (a) improve energy efficiency and conservation;*
- (b) diversify the type and scale of renewable energy development;*
- (c) maximise the use of renewable energy resources;*
- (d) reduce dependency on fossil fuels; and*
- (e) reduce greenhouse gas emissions from transportation.*

Objective 10

The social, economic, cultural and environmental, benefits of regionally significant infrastructure are recognised and protected.

Policy 7: Recognising the benefits from renewable energy and regionally significant infrastructure – regional and district plans

District and regional plans shall include policies and/or methods that recognise:

- (a) the social, economic, cultural and environmental benefits of regionally significant infrastructure including:*
 - (i) people and goods can travel to, from and around the region efficiently and safely;*
 - (ii) public health and safety is maintained through the provision of essential services:*
 - supply of potable water, the collection and transfer of sewage and stormwater, and the provision of emergency services;*
 - (iii) people have access to energy so as to meet their needs; and*
 - (iv) people have access to telecommunication services.*
- (b) the social, economic, cultural and environmental benefits of energy generated from renewable energy resources including:*
 - (i) security of supply and diversification of our energy sources;*
 - (ii) reducing dependency on imported energy resources; and*
 - (iii) reducing greenhouse gas emissions.*

Policy 8: Protecting regionally significant infrastructure – regional and district plans District and regional plans shall include policies and rules that protect regionally significant infrastructure from incompatible new subdivision, use and development occurring under, over, or adjacent to the infrastructure.

Policy 39: Recognising the benefits from renewable energy and regionally significant infrastructure – consideration

When considering an application for a resource consent, notice of requirement or a change, variation or review of a district or regional plan, particular regard shall be given to:

- (a) the social, economic, cultural and environmental benefits of energy generated from renewable energy resources and/or regionally significant infrastructure; and
- (b) protecting regionally significant infrastructure from incompatible subdivision, use and development occurring under, over, or adjacent to the infrastructure; and
- (c) the need for renewable electricity generation facilities to locate where the renewable energy resources exist; and
- (d) significant wind and marine renewable energy resources within the region

Proposed Plan Change 1, 2022

Policy 7: Recognising the benefits from renewable energy and regionally significant infrastructure – district and regional plans

District and regional plans shall include policies and/or methods that recognise:

(a) the social, economic, cultural and environmental benefits of regionally significant infrastructure, and in particular low and zero carbon regionally significant infrastructure including:

(i) people and goods can travel to, from and around the region efficiently and safely and in ways that support transitioning to low or zero carbon multi modal travel modes;

(ii) public health and safety is maintained through the provision of essential services: - supply of potable water, the collection and n transfer of sewage and stormwater, and the provision of emergency services;

(iii) people have access to energy, and preferably low or zero carbon energy, so as to meet their needs; and

(iv) people have access to telecommunication services.

(b) the social, economic, cultural and environmental benefits of energy generated from renewable energy resources including:

(i) security of supply and diversification of our energy sources;

(ii) reducing dependency on imported energy resources; and

(iii) reducing greenhouse gas emissions.

Explanation

Notwithstanding that renewable energy generation and regionally significant infrastructure can have adverse effects on the surrounding environment and community, Policy 7 recognises that these activities can provide benefits both within and outside the region, in particular if regionally significant infrastructure is a low or zero carbon development.

~~Energy generated from renewable energy resources and regionally significant infrastructure can provide benefits both within and outside the region. Renewable energy benefits are not only generated by large scale renewable energy projects but also smaller scale projects.~~

~~Renewable energy means energy produced from solar, wind, hydro, geothermal, biomass, tidal wave and ocean current sources.~~

~~Renewable energy generation and regionally significant infrastructure can also have adverse effects on the surrounding environment and community. These competing considerations need to be weighed on a case by case basis to determine what is appropriate in the circumstances.~~

~~Imported and non-renewable energy sources include oil, gas, natural gas and coal.~~

~~When considering the benefits from renewable energy generation the contribution towards national goals in the New Zealand Energy Strategy (2007) and the National~~

~~Energy Efficiency and Conservation Strategy (2007) will also need to be given regard. Regionally significant infrastructure is defined in Appendix 3.~~

Policy 55: Providing for appropriate urban expansion Maintaining a compact, well designed and sustainable regional form – consideration

When considering an application for a resource consent, or a change, variation or review of a district plan for urban development beyond the region's urban areas (as at ~~March 2009~~ August 2022), particular regard shall be given to whether:

~~(a) the urban proposed development is the most appropriate option to achieve Objective 22 contributes to establishing or maintaining the qualities of a well-functioning urban environment, including:~~

~~(i) the urban development will be well-connected to the existing or planned urban area, particularly if it is located along existing or planned transport corridors;~~

~~(ii) the location, design and layout of the proposed development shall apply the specific management or protection for values or resources identified by this RPS, including:~~

~~1. Avoiding inappropriate subdivision, use and development in areas at risk from natural hazards as required by Policy 29,~~

~~2. Protecting indigenous ecosystems and habitats with significant indigenous biodiversity values as identified by~~

~~Policy 23, 3. Protecting outstanding natural features and landscape values as identified by Policy 25,~~

~~4. Protecting historic heritage values as identified by Policy 22,~~

~~5. Integrates Te Mana o Te Wai consistent with Policy 42,~~

~~6. Provides for climate resilience and supports a low or zero carbon transport network consistent with Policies CC.1, CC.4, CC.10 and CC17.~~

~~7. Recognises and provides for values of significance to mana whenua / tangata whenua,~~

~~8. Protecting Regionally Significant Infrastructure as identified by Policy 8; and~~

~~(b) the proposed urban development is consistent with any Future Development Strategy, or the Council's regional or local strategic growth and/or development framework or strategy that~~

describes where and how future urban development should occur in that district or region, should the Future Development Strategy be yet to be released; and/or

(c) a structure plan has been prepared.; and/or

(d) Any urban development that would provide for significant development capacity, regardless of if the development was out of sequence or unanticipated by growth or development strategies.

Explanation

Policy 55 gives direction to the matters that must be considered in any proposal that will result in urban development occurring beyond the region's existing urban areas.

This includes ensuring that the qualities and characteristics of a well-functioning urban environment are provided for through clause (a), which includes recognising values or resources identified elsewhere in the RPS.

Clause (b) requires consideration to be given to the consistency of the development with the Future Development Strategy which will look to deliver well-functioning urban environments through a regional spatial plan. To provide for the interim period where the Future Development Strategy is in development, clause (b) also requires consideration to be given to the consistency with any regional strategic growth and/or development framework which is currently the Wellington Regional Growth Framework.

Clause (c) requires consideration to be given to whether a structure plan has been provided. A structure plan is a framework to guide the development or

redevelopment of an area by defining the future development and land use patterns, areas of open space, the layout and nature of infrastructure (including transportation links), and other key features and constraints that influence how the effects of development are to be managed.

Clause (d) requires consideration of any proposal that would add significantly to development capacity, regardless of whether it is out of sequence or unanticipated by growth or development strategies. This clause gives effect to Policy 8 of the National Policy Statement on Urban Development. Clause (d) should be considered in conjunction with Policy UD.3.

Urban development beyond the region's urban areas has the potential to reinforce or undermine a compact and well-designed regional form.

The region's urban areas (as at March 2009) include urban, residential, suburban, town centre, commercial, community, business and industrial zones identified in the Wellington city, Porirua city, Lower Hutt city, Upper Hutt city, Kāpiti coast and Wairarapa combined district plans.

~~Urban development is subdivision, use and development that is characterised by its planned reliance on reticulated services (such as water supply and drainage) by its generation of traffic, and would include activities (such as manufacturing), which are usually provided for in urban areas. It also typically has lot sizes of less than 3000 square metres.~~

~~Examples of growth and/or development frameworks or strategies in the region are:~~

- ~~• The Upper Hutt City Council Urban Growth Strategy~~
- ~~• Wellington City Northern Growth Management Framework~~
- ~~• Porirua City Development Framework~~

~~• Kapiti Coast: Choosing Futures Development Management Strategy and local outcome statements contained in the Kapiti Coast Long Term Council Community Plan~~

~~Policies 54 and 56 also need to be considered in conjunction with policy 55. In addition, there are also a range of 'related policies' in the Regional Policy Statement that set out matters to be considered in order to manage effects on natural and physical resources.~~

~~Structure planning integrates land use with infrastructure — such as transport networks, community services and the physical resources. Structure planning should also deliver high quality urban design.~~

~~The content and detail of structure plans will vary depending on the scale of development. Notwithstanding this, structure plans, as a minimum, should address:~~

- ~~• Provision of an appropriate mix of land uses and land use densities~~
- ~~• How environmental constraints (for example, areas at high risk from natural hazards) and areas of value (for example, indigenous ecosystems, rivers, streams and ephemeral streams, wetlands, areas or places with historic heritage, outstanding landscapes, or special amenity landscapes) are to be managed~~
- ~~• Integration with existing and proposed infrastructure services, such as, connections to existing and proposed transportation systems and provision of public and active transport linkages by undertaking an integrated transport assessment~~
- ~~• The integration of the development with adjoining land use activities including measures to avoid, remedy or mitigate reverse sensitivity effect~~
- ~~• Integration of social infrastructure and essential social services as necessary~~
- ~~• Development staging or sequencing How the region's urban design principles⁸ will be implemented~~

Policy 39: Recognising the benefits from renewable energy and regionally significant infrastructure – consideration

When considering an application for a resource consent, notice of requirement or a change, variation or review of a district or regional plan, particular regard shall be given to:

- (a) the social, economic, cultural, and environmental benefits of energy generated from renewable energy resources and/or regionally significant infrastructure, in particular where it contributes to reducing greenhouse gas emissions; and
- (b) protecting regionally significant infrastructure from incompatible subdivision, use and development occurring under, over, or adjacent to the infrastructure; and
- (c) the need for renewable electricity generation facilities to locate where the renewable energy resources exist; and
- (d) significant wind, solar and marine renewable energy resources within the region.

Explanation

Notwithstanding that renewable energy generation and regionally significant infrastructure can have adverse effects on the surrounding environment and community, Policy 39 recognises that these activities can provide benefits both within and outside the region, particularly to contribute to reducing greenhouse gas emissions.

~~The benefits of energy generated from renewable energy resources include:~~

- ~~• Security of and the diversification of our energy sources~~
- ~~• Reducing our dependency on imported energy resources — such as oil, natural gas and coal~~
- ~~• Reducing greenhouse gas emissions~~
- ~~• Contribution to the national renewable energy target~~

~~The benefits are not only generated by large scale renewable energy projects but also smaller scale, distributed generation projects.~~

~~The benefits of regionally significant infrastructure include:~~

- ~~• People and goods can efficiently and safely move around the region, and to and from~~
- ~~• Public health and safety is maintained through the provision of essential services — such as potable water and the collection and transfer of sewage or stormwater~~
- ~~• People have access to energy to meet their needs~~
- ~~• People have access to telecommunication services~~

~~Energy generation from renewable energy and regionally significant infrastructure (as defined in Appendix 3) can provide benefits both within and outside the region.~~

~~Renewable energy generation and regionally significant infrastructure can also have adverse effects on the surrounding environment and community. These competing considerations need to be weighed on a case by case basis to determine what is appropriate in the circumstances.~~

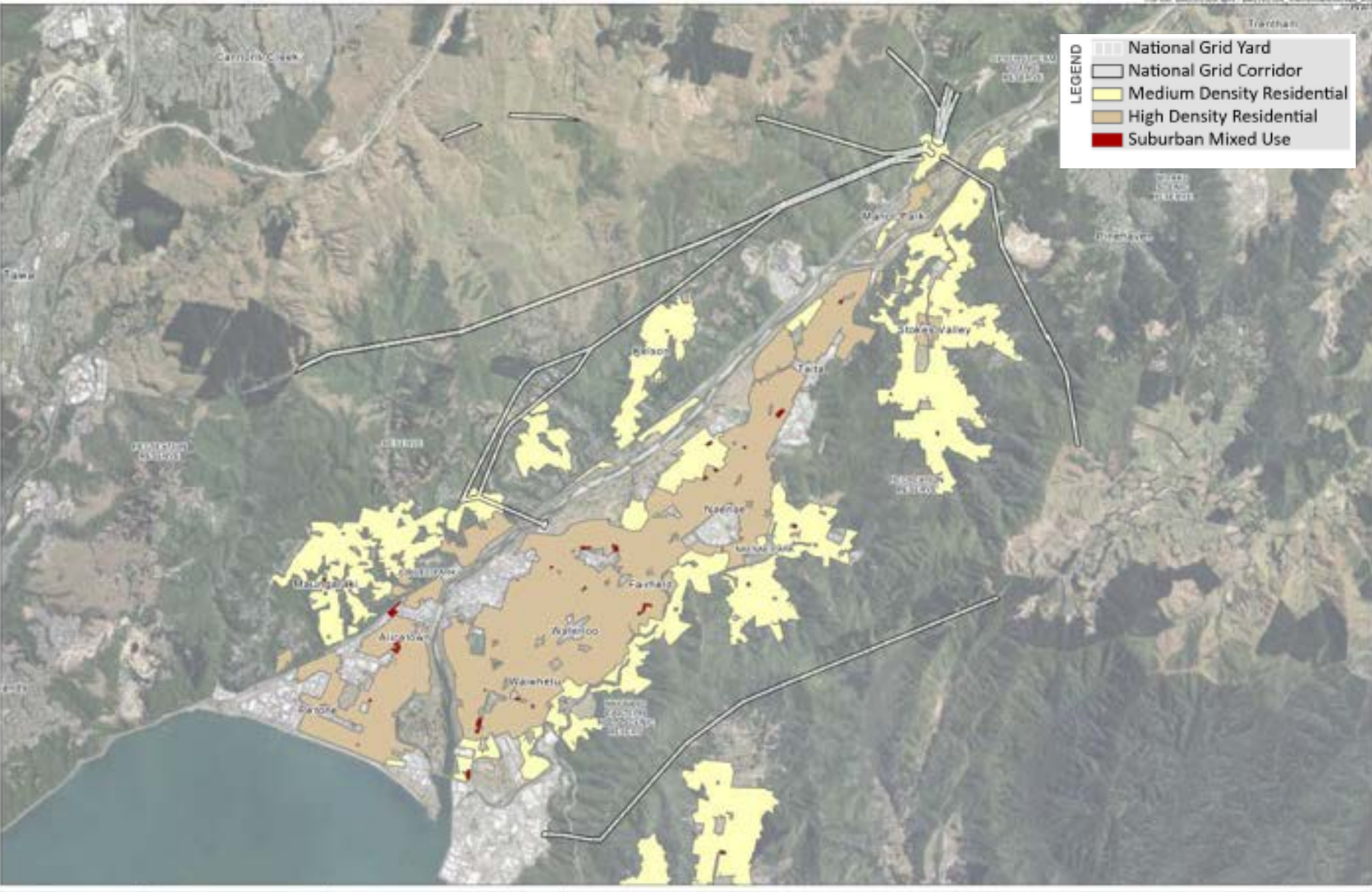
~~When considering the benefits from renewable energy generation, the contribution towards national goals in the New Zealand Energy Strategy (2007) and the National Energy Efficiency and Conservation Strategy (2007) will also need to be given regard.~~

~~Potential significant sites for development of Wellington region's marine and wind resources have been identified in reports 'Marine Energy — Development of Marine Energy in New Zealand with particular reference to the Greater Wellington Region Case Study by Power Projects Ltd, June 2008' and 'Wind Energy — Estimation of Wind Speed in the Greater Wellington Region, NIWA, January 2008'.~~

~~Policy 39(a) shall cease to have effect once policy 9 is given effect in a relevant district or regional plan.~~

~~Policy 39(b) shall cease to have effect once policy 8 is given effect in a relevant district or regional plan.~~

Appendix E: Plan Change 56 – Zoning Map as relating to the National Grid



Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Gilbert First Ruth	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 20 Street Taungata Rd, York Bay	
	Suburb Eastbourne	
	City Lower Hutt	Postcode 5013
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 027 4794316	Evening 027 4794316
	Mobile 027 4794316	
Email	ruth@gilbertpinfold.co.nz	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

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

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

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

(Please tick one)

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

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

Give details:

All of it as it applies to the Eastern Bays and Eastbourne.

(Please use additional pages if you wish)

6. My submission is:

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

I do not support the District Plan Change 56: Enabling Intensification in Residential and Commercial Areas as it applies to the Eastern Bays and Eastbourne. Medium density housing is not appropriate in many of these areas and I will go into reasons below. To apply this in a blanket way to these areas is inappropriate given the specific nature of these properties.

See attached additional pages in Word document.

(Please use additional pages if you wish)

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

Give precise details:

I request that the whole of the Eastern Bays to be excluded because of the roading in each bay being inadequate and to protect large areas of native bush.

I request that Eastbourne be excluded until there has been a full assessment and careful analysis of hazard areas, individual sites, climate change mitigation in terms of the access road (Marine Drive) and infrastructure.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

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

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

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

HCC Submission on Plan Change 56

I do not support the District Plan Change 56: Enabling Intensification in Residential and Commercial Areas as it applies to the Eastern Bays and Eastbourne. Medium density housing is not appropriate in many of these areas and I will go into reasons below. To apply this in a blanket way to these areas is inappropriate given the specific nature of these properties.

“Natural hazards”

Streams

The properties at nos. 20, 22 and 24 Taungata Rd, York Bay have a stream running through them, as does no. 1 Kaitawa Rd. They should therefore be exempt from this plan and zoned appropriately because of risk of “overland flowpath and inundation” of the stream corridor.

“We can’t increase the amount of housing in areas where there are **high risks of natural hazards (like near to streams)**,... Therefore, the district plan will not allow as much housing density and building height in these areas, but some building is still acceptable.

The qualifying matters that have been identified for Lower Hutt are:

- Areas at significant risk from natural hazards” (HCC website)

“The Stream Corridor, Overland Flowpath and Inundation area overlays have been modelled by Wellington Water. This is based on the High Intensity Rainfall Design System (HIRDS) version 4, modelled with a 20% increase in rainfall to account for climate change projections. This is consistent with the approach to flood modelling across the Wellington Region. The flood modelling undertaken identifies the following: Stream Corridors (High Hazard Areas), Overland Flowpaths (Medium Hazard Area); and Inundation Areas (Low Hazard Area). Stream Corridors are identified as High Hazard Areas because these contain the modelled extent of high-volume and flow of water in and adjacent to existing streams and waterways. Overland Flowpaths are identified as Medium Hazard Areas because these are areas where stormwater is modelled to be fast flowing or high volume during a storm event as it travels to lower lying land, waterways, or stormwater infrastructure.”

<https://hccpublicdocs.azurewebsites.net/api/download/7210cb015bf3423eb849e753bed7dbae/districtplann/3d0a8522144589c574ed5851007e1121671d6>

(HCC Memorandum: PROPOSED DISTRICT PLAN CHANGE 56: ENABLING INTENSIFICATION IN RESIDENTIAL AND COMMERCIAL AREAS SUMMARY OF INFORMATION FOR NATURAL HAZARD AREAS, dated 18 August 2022)

Coastal Hazard – Coastal inundation

Intensification of housing in the whole of Eastern Bays and Eastbourne would mean that in a weather event or natural disaster causing coastal inundation and flooding a much larger number of people will be affected and potentially unable to move in or out of the area due to Marine Drive being damaged, inundated or flooded. The infrastructure that is part of Marine Drive will also potentially be impacted (degraded and damaged) in these events and under this new medium

density environment that infrastructure degradation will affect more households. During 2022 this has typically happened about once a month in a southerly storm. We are sure that the NIWA modelling (as mentioned in the “Coastal Hazard – Coastal Inundation” section of the HCC memorandum) would show that Marine Dr would be cut off for a significant period of time during a 1 in 100 year event.

<https://hccpublicdocs.azurewebsites.net/api/download/7210cb015bf3423eb849e753bed7dbae/districtplann/3d0a8522144589c574ed5851007e1121671d6>

(HCC Memorandum: PROPOSED DISTRICT PLAN CHANGE 56: ENABLING INTENSIFICATION IN RESIDENTIAL AND COMMERCIAL AREAS SUMMARY OF INFORMATION FOR NATURAL HAZARD AREAS, dated 18 August 2022)

“A matter of national importance”

Indigenous forest.

There are significant stands of large old native trees in many of the properties in York Bay (nos. 2, 4, 6, 8, 10, 20, 22, 24 Taungata Rd and nos. 1, 3, 5, 7, ... Kaitawa Rd) and also in other affected properties in other Eastern Bays and Eastbourne. These include: puriri, totara, rata, karaka, kowhai, akeake, pohutukawa, mahoe, matipo, tikouka/cabbage tree). These well-established trees are home to increasing numbers of native birds (due in part to extensive local volunteer trapping in the area). These birds include: tui, kereru/wood pigeon, korimako/bellbird, ruru/morepork, piwakawaka/fantail, karearea/NZ falcon, pipiwharau/shining cuckoo, titipounamu/rifleman, tauhou/silvereye. Allowing intensification of dwellings in these areas will require the felling of this significant and well-established native forest and the consequent loss of the fauna that lives within it. This is “a matter of national importance” as we need to retain trees to help mitigate the negative impacts of climate change.

“77I Qualifying matters in applying medium density residential standards and policy 3 to relevant residential zones

A specified territorial authority may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in relation to an area within a relevant residential zone only to the extent necessary to accommodate 1 or more of the following qualifying matters that are present:

(a)

a matter of national importance that decision makers are required to recognise and provide for under section 6:

(j)

any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area, but only if section 77L is satisfied.”

(Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021)

https://www.legislation.govt.nz/act/public/2021/0059/latest/whole.html?search=sw_096be8ed81ba17f7_notified_25_se&p=1#LMS566117

Further notes:

Roading and Public Transport

We believe that if this intensification was allowed in York Bay, our roading would not be able to sustain that level of use. The road into the bay (Taungata Rd) is narrow with no footpaths. There is a stream on one side and high banks in places on the other as well as sloping driveways which means it would be impractical to widen the road. Council staff or contractors have previously informed the resident at no. 6 Taungata Rd that a Norfolk pine tree on road reserve outside her property could not be felled because it would cause the bank to become unstable and that would impact the road. Other Bays of the Eastern Bays have similarly narrow and steep roads with no footpaths.

Any further intensification on Taungata Rd would lead to more cars being parked on the north side of Taungata Rd. The north side of the road is already almost full of parked cars so there would be nowhere for these extra cars to park on-street and there is no requirement for off-street parking. There would be no way of charging electric vehicles – again this runs counter to objectives of reducing carbon emissions. Similarly for roads in the other Eastern Bays.

Public transport in the Eastern Bays and Eastbourne is inadequate to deal with this intensification of housing.

Zoning inaccuracies (historical)

All the properties in York Bay (and other Bays) that are now zoned to allow this medium density housing were previously zoned as “general residential” rather than “Hill residential”. This is an error that has never been rectified. Most of these properties are in fact on steep or “hilly” land, they are certainly not on flat land. This therefore makes them inappropriate for developing as medium density because of the steepness of the sections.

Resource Consent requirement

HCC have said that developments of 3 houses on one lot will not require a resource consent for these medium density properties. There is nothing in the RMA amended legislation to say that a resource consent is not required. There is discussion for controlled activities which clearly need a resource consent. However, if an activity is permitted it will still need to comply with yard and sunlight access plains which will need a resource consent to provide a developer with certainty when they submit a scheme plan. We believe that a resource consent will be required for these activities.

I seek the following decision from HCC:

I request that the whole of the Eastern Bays to be excluded because of the roading in each bay being inadequate and to protect large areas of native bush.

I request that Eastbourne be excluded until there has been a full assessment and careful analysis of hazard areas, individual sites, climate change mitigation in terms of the access road (Marine Drive) and infrastructure.

Ruth Gilbert and Terry Pinfold (20 Taungata Rd, York Bay, Eastbourne)

20 September 2022

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Collings		First Andrea	
Company/organisation				
Contact if different				
Address	Unit	Number 235	Street The Esplanade	
	Suburb Petone			
	City Lower Hutt		Postcode 5012	
Address for Service if different	Postal Address		Courier Address	
Phone	Day	0275381889		Evening
	Mobile 0275381889			
Email	gotta_no@hotmail.com			

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

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

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

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

(Please tick one)

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

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

Give details:

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

(Please use additional pages if you wish)

6. My submission is:

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

I am 100% against the listing of private residential properties as heritage under the proposed heritage areas included in this plan change, without the written consent of the homeowner.

A heritage area imposes significant restrictions on what the homeowner can and can't do to their own property without the council's consent while neighbouring houses can build up to 3 or 6 stories without consent impacting ~~on~~ privacy, and sunlight, of the heritage home. Evidence indicates that the value of a heritage home is significantly reduced and even more so if the neighbouring property is 3 or 6 stories high.

Classification of a personal property to be classed as heritage should not be the right of the council.

(Please use additional pages if you wish)

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

Give precise details:

I want the Council to adopt the following policy:

" That a property should only be classified as heritage in the District Plan with the express written consent of the property owner. "

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

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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



20/09/22
Date

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

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Rostron First Noel	
Company/organisation	Social Housing Advocate	
Contact if different		
Address	Unit Number 121 Street Wainuiomata Road	
	Suburb Wainuiomata	
	City Lower Hutt	Postcode 5014
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0272749976	
Email	dockterfreeman@gmail.com	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

DISTRICT PLAN CHANGE 56: ENABLING INTENSIFICATION IN RESIDENTIAL AND COMMERCIAL AREAS

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

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

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

(Please tick one)

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

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

Give details:

Buildings up to six storeys, subject to planning permission, within 1200m from the edge of the Lower Hutt CBD.

Buildings up to six storeys, subject to planning permission, 800m from the Petone commercial centre and all train stations

Buildings up to six storeys, subject to planning permission, in areas around Avalon and Moera commercial centres

Buildings up to four storeys, subject to planning permission, in areas around the commercial shopping centres in Stokes Valley, Wainuiomata and Eastbourne.

(Please use additional pages if you wish)

6. My submission is:

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

20 September 2022

Jo Miller
Chief Executive
Hutt City Council

Dear Jo

PROPOSED DISTRICT PLAN CHANGE 56
SUBMISSION

In my current employment I am required to find affordable housing for my clients. I realise there are 801 clients on the social housing register. Many are assessed at A19. Kainga Ora are currently trying to address this.

But in my opinion 4 to 6 storey high density socially irresponsible housing projects are not the solution.

These new multi-level high density housing projects block out the sun and rob communities of valuable trees and green nature space. They are creating choked and unworkable communities with a plethora of new problems in a city that is groaning under the sheer weight of overpopulous.

I realise the dream days of the kiwi 1/4 acre are long gone. But where 2 families, 2 houses and 2 average size sections were, there are now up to 32 families living jammed packed through the wall with no parking, no garden, different cultures, religions, values, ages and family structure. The Hutt Valley and other suburbs under this new government policy will become housing estates or ghettos in a very short time.

Socially responsible regulated, medium density, high quality, environmentally friendly, community consulted housing is what is needed NOT what companies like William's Corporation are building. I have seen the composite cladding this company is using. I see the lack of parking and green space. I understand the pressure on sewerage and water infrastructure.

The Infrastructure and service provision in the Hutt Valley simply has not kept up with the rate of population growth and high density 4-6 storey low quality prison block housing will clog and destroy our beautiful peaceful suburbs and create devastating social issues for our children in generations to come.

Companies like Williams Corp are making millions of dollars with their buy up, knock down, knock up cheap high density constructions. Their houses are ugly, dark, monolithic, poorly constructed shoe boxes that in my opinion will look very shabby in short time.

N Rostron
Social Housing Advocate
Lower Hutt &
Newtown

(Please use additional pages if you wish)

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

Give precise details:

Socially responsible
 Regulated standards of construction and amenities provision
 Medium density,
 High quality,
 Environmentally friendly,
 Community and marae consulted housing no higher than 2 storey in residential areas
 Infrastructure to support development
 Democracy regarding decisions affecting my community

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

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

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

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Barry First Philip	
Company/organisation	Hutt Voluntary Heritage Group	
Contact if different		
Address	Unit Number 17 Street Myrtle Street	
	Suburb Hutt Central	
	City Lower Hutt	Postcode 5010
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021 478 426	
Email	phil.barry@tdb.co.nz	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

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

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

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

(Please tick one)

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

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

Give details:

Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)

Chapter 14F Heritage Buildings and Structures

Specific amendments that the Group's submission relates to are also attached in a separate document.

(Please use additional pages if you wish)

6. My submission is:

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

In summary the Group's key views are expressed below.

The Group is against the listing of private residential properties as heritage under the proposed heritage areas included in District Plan Change 56, without homeowner consent.

There has been no direct consultation on PC56 by HCC with any of the property owners who are now subject to additional restrictions by being part of a new heritage precinct. Nor has there been adequate consultation with those currently under heritage restrictions that the restrictions remain, and that they are not able to intensify their properties in the way that owners of other properties can in accordance with the Act.

Section 32 of the RMA requires a cost-benefit analysis of the environmental, economic, social and cultural effects of the proposal and where practicable a quantification of this analysis. HCC has relied upon alleged impracticability to not have carried out a cost-benefit analysis. They stated that to do so would have added significant time and cost to the evaluation process and was not considered necessary.

Section 77J(3)(c) of the RMA requires HCC to assess the costs and broader impacts of imposing restrictions on development. This is not limited by reasonable or practical tests. HCC has failed to do this analysis, nor even provided the base level of information. A factor for incorporation in this analysis would have been whether restraining these areas contributes to an overall need to preserve heritage.

VHG submits that:

- a) Consultation on PC56 fails to meet the legislative requirements for consultation;
- b) PC56 fails to meet the mandatory requirements for enhanced Section 32 analysis; and
- c) PC56 inappropriately determines the incompatible development test by restricting development where there are no heritage values to protect and / or placing restrictions that would not protect the purported values .

As part of our submission we have attached a more detailed document that outlines the Group's concerns over the above provisions of District Plan Change 56 as well as research on other council's practices concerning built heritage properties.

(Please use additional pages if you wish)

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

Give precise details:

VHG submits that no new heritage areas be scheduled until such time as HCC has properly fulfilled the legislative requirements to do so. We note that Section 32A allows the hearing panel to examine the matters referred to in section 32, even if the original s32 analysis does not address them (or adequately address them).

Further, VHG submits that the Council should adopt the following policy:

That a property should only be added to the District Plan as heritage-designated with the express written consent of the property owner.

The Group wants the Council to include the above policy in the proposed District Plan Change 56

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

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

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

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Specific provisions of proposed DP56

Amendment 171 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new section 4G 5.2 Residential Heritage Precinct

Amendment 172 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new section 4G 5.2.1 Objectives

Amendment 173 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new Objective 4G 5.2.1.1

Amendment 174 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new section 4G 5.2.2 Policies

Amendment 175 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new Policy 5.2.2.1

Amendment 176 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new section 4G 5.2.3 Rules

Amendment 177 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new Rule 4G 5.2.3.1 Building height and density in the Residential Heritage Precinct

Amendment 178 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new section 4G 5.3 Heretaunga Settlement and Riddlers Crescent Heritage Precincts

Amendment 179 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new section 4G 5.3.1 Objectives

Amendment 180 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new Objectives 4G 5.3.1.1

Amendment 181 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new Objective 4G 5.3.1.2

Amendment 182 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new section 4G 5.3.2 Policies

Amendment 183 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new Policy 4G 5.3.2.1

Amendment 184 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new Policy 4G 5.3.2.2

Amendment 185 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new Policy 4G 5.3.2.3

Amendment 186 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new Policy 4G 5.3.2.4

Amendment 187 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new Policy 4G 5.3.2.5

Amendment 188 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new Policy 4G 5.3.2.6

Amendment 189 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new Policy 4G 5.3.2.7

Amendment 190 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new section 4G 5.3.3 Rules

Amendment 191 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new Rule 4G 5.3.3.1 Redevelopment, Alterations, Repair or Modification of Buildings or Structures in the Heretaunga Settlement Heritage Precinct and Riddlers Crescent Heritage Precinct

Amendment 192 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

- Add new Rule 4G 5.3.3.2 Accessory Buildings in the Heretaunga Settlement and Riddlers Crescent Heritage Precincts



Jo Miller
CEO
Hutt City Council

By email: district.plan@huttcity.govt.nz

20 September 2022

SUBMISSION FOR DISTRICT PLAN CHANGE 56 IN LOWER HUTT

1. This is a submission from the Hutt Voluntary Heritage Group (“**VHG**”) in relation to District Plan Change 56 (“**PC56**”) which the Council is required to notify under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act (“**Housing Supply Act**”).

BACKGROUND

2. The VHG is a group of Hutt residents who are committed to supporting heritage designation of private property by the Council only where the property owner has given their express written consent. Heritage designation imposes numerous constraints and burdens on the property owner. It is only right that the property owner’s consent should be obtained before any such designation applies.
3. The VHG welcomed the Housing Supply Act. While we recognise that increasing urban intensification will not have everyone’s support, increased urban intensification is necessary for New Zealand to address the chronic economic and social problems arising from the deterioration in housing affordability that has occurred in recent years.

INTRODUCTION

4. In the ten heritage precincts proposed by the Hutt City Council (“**HCC**”) in PC56 there are many homes that have little or no heritage value.¹ Homeowners in these heritage precincts have had decades to modify and alter their homes. Many houses have been modified to such an extent that they have little resemblance to the original property. Some have kept the original houses in immaculate condition, other houses have fallen into disrepair and some properties have been demolished with the original house replaced by completely new builds. The end result is confusion for homeowners at being scheduled for heritage, since they have now built a modern house on their property, or their house has been so modified over the decades that it bears little or no resemblance to its original state.

¹ Attached as Annex One to this submission are sample photos taken from the 10 heritage precincts.

SUBMISSION

5. VHG submits that -
 - a) Consultation on PC56 fails to meet the legislative requirements for consultation;
 - b) PC56 fails to meet the mandatory requirements for enhanced Section 32 analysis; and
 - c) PC56 inappropriately determines the incompatible development test by restricting development where there are no heritage values to protect and / or placing restrictions that would not protect the purported “values”.

Consultation

6. Schedule 1, Part 6 of the Resource Management Act 1991 (“**RMA**”) sets out how a local authority must notify an Intensification Planning Instrument (“**IPI**”). This Schedule requires notification to be undertaken in accordance with Section 82 of the Local Government Act 2002.
7. The consultation undertaken to date by HCC is not in accordance with the principles of consultation as outlined in Section 82, namely:
 - a) That the persons affected by the plan have not been provided with adequate access to relevant information in a manner and format that is appropriate to their needs; and
 - b) The persons have not been invited or encouraged to present their views.
8. There has been no direct consultation on PC56 by HCC with any of the property owners who are now subject to additional restrictions by being part of a new heritage precinct. Nor has there been adequate consultation with those currently under heritage restrictions that the restrictions remain, and that they are not able to intensify their properties in the way that owners of other properties can in accordance with the Act.
9. VHG held a public meeting in late August – after the proposed plan had been released. The meeting was attended by approximately 200 people, with some of those who attended learning at the meeting that their property was now part of the proposed areas. HCC officials were invited to this meeting but declined to participate because, we understand, the meeting was seen as a “political meeting” connected to the local body elections. It was not. It was directly related to the Proposed Plan.
10. As far as the VHG is aware, the Council has no public meetings planned to engage on the Proposed Plan.
11. We understand as partial notification for PC56, HCC sent a standard letter to all residents affected or possibly affected by the new medium and high-density rules. However, this letter did not specify what would happen for individual properties and made no reference to heritage status or restrictions.²

² We are aware that some residents in the new heritage areas received a letter in November 2021 that notified them their property was part of a proposed heritage zone as part of the scheduled District Plan review. However, this letter did not provide any information on the upcoming PC56 process and not all residents affected by PC56’s proposed areas would have received this letter.

12. Additionally, the period for submissions (1 calendar month) makes it difficult for most residents to engage with the detailed Proposed Plan Change and understand the detail of the changes for their properties.
13. In designing the consultation, HCC has failed to take in to account the mandatory considerations of section 82(4), namely:
 - a) The extent to which the current views and preferences of persons who will or may be affected by, or have an interest in, the decision or matter are known to the local authority; and
 - b) The nature and significance of the decision, including its likely impact from the perspective of the persons who will be affected.
14. Given the significance of the impact on the property owners within these new zones, an engagement plan should have included at least a targeted letter drop telling people in the proposed zones that their property would be subject to special rules, direct council officer contact with the property owners and detailed information on how to submit.
15. Given the significant restrictions of use of their private property, the comparison to their neighbours who could now enjoy significantly more freedom to develop their properties, and the expected financial impact on their properties as a result of the restrictions, the lack of consultation from HCC as to whether property owners wish to have their properties heritage-zoned fails the legislative test.

Section 32 analysis

16. Section 77J of the RMA sets out the mandatory requirements for the enhanced Section 32 analysis for new qualifying matters. Volume 2 fails to meet these mandatory requirements, namely it:
 - a) Does not set out adequately why these areas should be subject to a heritage-based qualifying matter;
 - b) Does not assess the costs and broader impacts of imposing the limits;
 - c) Does not demonstrate why the level of development is incompatible with the level of development provided for that area; and
 - d) Fails to assess the impact that limited development capacity will have on the provision of development capacity.

Evidence of heritage

17. HCC has relied upon an incomplete heritage analysis to determine heritage values sufficient for designation, and therefore as a qualifying matter. Volume 2 of PC56 makes a number of references to “heritage values” and the retention of heritage being of value to the community. However, it does not define what these “heritage values” are nor who values this particular heritage and to what extent. Annex One to this submission provides examples of the properties that lie within the so-called “heritage zones”.
18. The HCC Heritage Inventory Report (Sub-Report for Plan 56) was initially commissioned for the purposes of designating additional heritage zones and listing individual properties prior to the changes required by the Housing Supply Act. There is no consideration as to whether this report meets the requirements of the new Act.

19. Parliament, in its consideration of the Housing Supply Act, was clear in its intent that the qualifying matters should not be used to protect areas that do not meet the standards of heritage protection.
20. The incomplete report does not meet the standard required as it has not followed the notification requirements in the RMA. The Inventory Report stated that 'consultation' on this report was limited to historical groups and societies being asked for any information they had on items not currently listed.³
21. At the VHG meeting on PC56, Mayor Barry stated that he was advised the scheduling of additional heritage areas was needed to safeguard them to allow more restriction in the future. He referred to the PC56 changes as a "holding pattern". The VHG strongly argues that this is not the intent of the Housing Supply Act. Either the areas meet the standard of a new qualifying matter now or they do not.
22. The assertion was also made that these areas were likely to have additional restrictions placed on them when the scheduled District Plan review is completed next year. The District Plan review process is significantly more susceptible to political interference than the current independent panel.

Costs and benefits analysis

23. Section 32 of the RMA requires a cost-benefit analysis of the environmental, economic, social and cultural effects of the proposal and where "practicable" a quantification of this analysis.
24. HCC has relied upon alleged impracticability to not have carried out a cost-benefit analysis.⁴ They stated that to do so would have added significant time and cost to the evaluation process and was not considered necessary.
25. However, other councils have been able to carry out some analysis and quantification. For example, Auckland City Council quantified the possible impacts of what it determined as other qualifying matters as follows⁵:

Table 5: Possible agglomeration benefits

	Current regional population	2021 GDP per resident	Population in 2030	Population increase	Expected change in GDP per capita ¹³	GDP per capita 2030
With unqualified MDRS/Policy 3	1,702,700	\$ 71,978	2,067,186	21.4%	\$13,929	\$85,907
With qualified MDRS/Policy 3	1,702,700	\$ 71,978	2,048,129	20.3%	\$13,201	\$85,179
Difference			19,057			\$ 728

³ Hutt City Council Heritage Inventory Report, Sub-report for Plan Change 56, at page 9.

⁴ Proposed District Plan Change 56 – Enabling Intensification in Residential and Commercial Areas, Volume 2, at page 37.

⁵ Auckland Council, Proposed Plan Change 78 (to the Auckland Unitary Plan (Operative in part) – Section 32 Overview Evaluation Report, at page 77.

26. Even if HCC was able to demonstrate that quantification of the benefits of heritage zones at that level of detail was not possible, it could have provided a more detailed analysis of the likely costs.

Cost to individual property owners

27. Heritage designation imposes huge and well-known costs on the property owner. Insurers will charge increased premiums, increased excesses and may refuse to cover for the additional costs in repairing to the original standard and to cover further council consent fees (as discussed below). Further, when a heritage property has been designated as such modifications and additions to the exterior of the property can be subject to strict restrictions and lengthy resource-consent processes.
28. Peer-reviewed published empirical studies indicate that house prices fall in heritage areas. The average reduction in value of homes in heritage zones is around 10 to 30%. A 2020 study⁶ led by Dr David Bade, a senior specialist of built-heritage for Auckland Council, is the most recent, relevant and rigorous study that investigated the impact of heritage designations on properties. The Bade et al. study used Auckland as case study and found a statistically significant price penalty of around -9.6% for houses designated as heritage. The study also found that non-heritage designated properties in a radius of 50 meters around the heritage-designated house received a price premium of 1.7%. This research shows the huge negative impacts on property owners of heritage-designated properties: not only will homeowners with houses scheduled as heritage see a 10% decline in price but other properties within a nearby vicinity will experience a rise in their house price for being near "heritage."
29. PC56 could magnify the losses experienced by heritage-zoned houses by increasing the monetary advantages available to those not in heritage areas who are able to intensify their properties. The extent of value loss incurred by those in heritage zones could also depend on reduced access to sunlight and views for those properties surrounded by three or six-storey buildings.
30. The empirical evidence of reduced values for heritage zoned properties is reinforced by anecdotal evidence provided by real-estate agents who have reported that many potential buyers lose interest when they learn that a property is heritage listed. This reflects the lack of development prospects, as heritage rules mean the owner cannot make many changes to their house. It is also because heritage properties require considerable and regular maintenance and will be subject to strict rules which can act as a deterrent for potential buyers once they factor in cost and time.
31. The table below shows our understanding of the net additions of scheduled heritage properties in Hutt City as a result of PC56.

⁶ <https://www.sciencedirect.com/science/article/abs/pii/S0264837719317016>

Plan Change 56 Additional Heritage Properties

		Name	Current Plan	Additions	Removals	Net Additions	Total New Plan
Existing areas							
Heretaunga Settlement Heritage Precinct	Residential	HA02	40	0	5	-5	35
Jackson Street Heritage Precinct	Commercial	HA04	125	6	14	-8	117
Lower Hutt Civic Centre Heritage Precinct	Civic	HA05	12	0	1	-1	11
Riddlers Crescent Heritage Precinct	Residential	HA06	50	1	3	-2	48
New Residential Heritage Precincts							
Hardham Crescent State Housing Heritage Area	Residential	HA01	0	1	0	1	1
Hutt Road Railway Heritage Area	Residential	HA03	0	102	0	102	102
Moera Railway Heritage Area	Residential	HA07	0	16	0	16	16
Petone Foreshore Heritage Area	Residential	HA08	0	137	0	137	137
Petone State Flats Housing Area	Residential	HA09	0	23	0	23	23
Wainuiomata Terracrete Houses Heritage Area	Residential	HA11	0	6	0	6	6
Total Properties			227	292	23	269	496
Total Residential Properties			90	286	8	278	368

Source: Hutt City Council District Plan Change 56

32. With approximately 278 new residential heritage properties proposed by Hutt City in PC56 (an increase of just over 300%), at an average value of \$1m, a 10% loss in value would see a total of around \$27m in value lost by the designated property owners because of this plan, while a 30% loss would bring the adverse impact on those property owners to over \$80m. This is a huge cost that the PC56 fails to recognise or account for in the section 32 analysis.
33. There will be different impacts on private residences depending on whether they are in an existing heritage precinct or in one of the new precincts proposed in PC56. Residential properties located in one of the six new heritage zones – Hardham Cres, Hutt Rd Railway, Moera Railway, Petone Foreshore, Petone State Flats and Wainui Terracrete Heritage Areas – will be able to make changes to the exterior of the house. But the property owners will not have the option to build up or to build an extra dwelling (eg, a granny flat). Meanwhile, their neighbours will have the ability to build up to three, four or six storeys high.
34. Residential property owners are being forced to bear the cost of having heritage designations imposed on them for the benefit of the public. These costs come in many forms including rising insurance premiums, resource consent costs and declining property values. If the Council insists on imposing restrictions on residential property owners then the Council should be willing to pay for the public benefit.
35. Attached to this submission (Annex 2) is written confirmation of the advice VHG has received that heritage listing has a significant negative impact on the insurability of a property. The key points from the email are:
- All three insurance companies advised there would be an adverse impact;
 - NZI noted there would be a minimum of a 25% increase in premiums and a higher excess imposed for both Category 1 and Category 2 heritage-listed properties;
 - Vero said it wouldn't increase premiums but instead would not provide cover for the extra costs of repairing a heritage-listed property; and
 - Ando said it would adopt a case-by-case approach and didn't quantify the impact on premiums or cover.
36. The reason for the increased insurance premiums is damage to the heritage property may require the repair or reproduction of specific components of the building in a style and form of construction that most closely resembles the original architecture. Skilled and unique labourers may need to be engaged to complete this work which will result in increased costs being incurred.

37. PC56 Volume 2 assumes that individual property owners value heritage. But there has been no consultation with individual property owners to confirm that they want the heritage status, or to quantify any value to them. Therefore HCC's analysis overstates any possible benefit.

Incompatible with development

38. The enhanced Section 32 analysis requires HCC to demonstrate that the new HDRS and MDRS are incompatible with the qualifying matter. As stated in paragraph 22, the Mayor has indicated that this may not be the determining factor for the level of restriction that has been imposed. Rather the Mayor indicated that the property was being 'frozen' to allow the Council to undertake a full analysis. This is not permissible under the Housing Supply Act.
39. Additionally the analysis of options for restriction is not properly connected to the heritage values stated. For the properties that are identified as "contributing to the heritage values", the restrictions applied to them do not protect those purported values.
40. For example, Volume 2 stated in regard to the new areas that "heritage values are largely derived from the actual buildings of the area, and not just building heights and density".⁷ However, the restrictions imposed on properties in the six new heritage zones deal solely with building heights and density and do not apply the restrictions on changes to the exteriors of the properties that homes in the four existing heritage zones are subject to.
41. Furthermore this is contradicted by the analysis provided of other options, including restraint on height and density, and stated, "While this option would remove constraints on development, it would be at the cost of the historic heritage values."⁸
42. This confirms that the heritage analysis purportedly demonstrating there are heritage values to be protected is inadequate as there has not been adequate identification of heritage values. There cannot be an appropriate level of restrained development.
43. The Inventory Report provides that there are buildings within the heritage areas that are 'contributory' and 'non-contributory'. Examples of some of the buildings VHG assumes to be 'non-contributory' are attached at Annex 1. No allowance has been made in the analysis of possible restrictions to impose restraint only on those buildings with actual heritage value. Nor that the development of such buildings would in fact enhance the values of the area. HCC has instead provided a blanket approach across the new areas with no consideration of the appropriate balance required.
44. It is not sufficient to state that development of those sites may be allowed as a discretionary activity. There is a considerable cost to the property owner to apply for consent and therefore development will be hindered.

Section 77J analysis

45. Section 77J(3)(c) of the RMA requires HCC to assess the costs and broader impacts of imposing restrictions on development. This is not limited by 'reasonable' or 'practical' tests.
46. HCC has failed to do this analysis, nor even provided the base level of information. A factor for incorporation in this analysis would have been whether restraining these areas contributes to an overall need to preserve heritage.

⁷ Proposed District Plan Change 56 – Enabling Intensification in Residential and Commercial Areas, Volume 2, at page 70.

⁸ Proposed District Plan Change 56 – Enabling Intensification in Residential and Commercial Areas, Volume 2, at page 72.

47. The Hutt City Council already has a sizeable portfolio of heritage properties relative to other councils. Annex 3 to this submission provides research conducted by VHG into the heritage policies and practices of all 67 district councils in New Zealand. The research focused on individual heritage-designated properties and not heritage zones. The research found:
- a) 24 district councils either do not list any private residences (other than Heritage NZ Pouhere Taonga designated properties) or only do so with the consent of the owner.
 - b) Five councils - Hastings, Hurunui, Ruapehu, Waimate and Waitaki - explicitly require the property owner's consent before listing non-HNZPT heritage sites.⁹
48. This research also found Hutt City Council to have the following positions relative to other councils:
- a) 12th highest of all 67 councils in terms of the number of non-HNZPT private-residence heritage-listed sites;
 - b) 18th highest of all 67 councils in the number of non-HNZPT private residences heritage-listed per thousand people; and
 - c) 7th highest among district councils in the percentage of locally significant heritage listed sites that are private residences.
49. The conclusion we draw from this research is that Hutt Council already more than meets its obligations under the RMA to protect historic heritage. There is no need for the Council to seek heritage as a qualifying matter under the IPI and to add an extra six heritage zones and around 278 private homes as heritage-controlled.

⁹ In response to a LGOIMA request, Hurunui Council responded that the reason for requiring landowner consent was "... because the listing of a heritage building may become onerous and costly for the landowner in the future."

CONCLUSIONS

50. VHG submits that no new heritage areas be scheduled until such time as HCC has properly fulfilled the legislative requirements to do so. We note that Section 32A allows the hearing panel to examine the matters referred to in section 32, even if the original s32 analysis does not address them (or adequately address them).

51. Further, VHG submits that the Council should adopt the following policy:

“That a property should only be added to the District Plan as heritage-designated with the express written consent of the property owner.”

52. We will continue to observe and scrutinise the activities of the Council to ensure the Council does not seek to circumvent Parliament’s intention.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P Barry', with a long horizontal flourish underneath.

Philip Barry
Convenor
Hutt Voluntary Heritage Group

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<https://voluntaryheritage.wordpress.com/>

<https://www.facebook.com/voluntaryheritage>

Annex 1: Sample images of Hutt Heritage





Annex 2: Impact on insurance premiums

From: Debbie Hutton <debbie@albanyins.co.nz>

Sent: Friday, 21 May 2021 7:50 am

Subject: Heritage designation

Morning [REDACTED]

I've now had 3 responses from our 3 domestic insurers as follows;

Ando

Each property is taken on a case by case basis & would largely depend on what the class 2 designation entails. Please advise what the implications are on the client as part of the class 2 designation. What are the requirements of the council with regard to the property, it's appearance etc?

NZI

There are commonly three types of classification they may be given if Heritage/Council NZ designated – list can be found [Search the List](#). | [Heritage New Zealand](#);

- HNZ or council designated Category 1 & 2 – for places of special or outstanding historical or cultural significance or value
 - We require a satisfactory builders report and also a valuation taking into account the cost to re-build to council spec.
 - If accepted, higher excess will be imposed and minimum 25% loading
- Historic Area/precinct – groups of related historic places such as a geographical area with several properties or sites, or a cultural landscape. Emphasis is on the significance of the group. An example of this is the Oriental Parade Historic Area in Wellington.
 - We require a satisfactory builders report and also ~~recommend~~ a valuation taking into account the cost to re-build to council spec.
 - If accepted, higher excess will be imposed and minimum 25% loading
- Council Character Area
 - If within the Wellington region and meets pre-1935 criteria then;
 - o Satisfactory builders report and valuation required.
 - If within the Wellington region and does not meet pre-1935 criteria then declined.
 - Anywhere else in NZ requires referral to us and provided it is a normally acceptable risk, the character area would generally not play into our underwriting decision.

Ver0

In regards to the heritage Question If the home is pre 45 rewired , Re- gibboned and Heritage it would be rated as such no increase in the premiums but the following terms would apply

"Where the home is registered with the New Zealand Historic Places Trust, we will not pay for any additional costs or fees required to comply with any heritage covenant(s) that apply to the home".

So, 3 different responses. Although Ando still need to know exactly what heritage status it would fall under in order to confirm their underwriting stance, which is the one you particularly need. We would have difficulty even without heritage status in trying to place your property with Vero, as they don't like insuring much in the Wellington region.

I trust that this assists you. If you can provide more information, I can approach Ando again for you.

Please note, effective 15 March 2021 our Disclosure & Regulatory requirements have changed. For our Disclosure Statements, Terms of Business and other Regulation Documents please follow [this link](#).

[Disclosure & Regulation Documents \(albanyins.co.nz\)](#)

Best regards,



DEBBIE HUTTON
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New Zealand District Councils' Heritage Policies

12 June 2022

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Disclaimer

This report has been prepared by the Voluntary Heritage Group (VHG) with care and diligence. The statements and opinions given by VHG in this report are given in good faith and in the belief on reasonable grounds that such statements and opinions are correct and not misleading. However, no responsibility is accepted by VHG or any of its officers, employees, subcontractors or agents for errors or omissions arising out of the preparation of this report, or for any consequences of reliance on its content or for discussions arising out of or associated with its preparation.

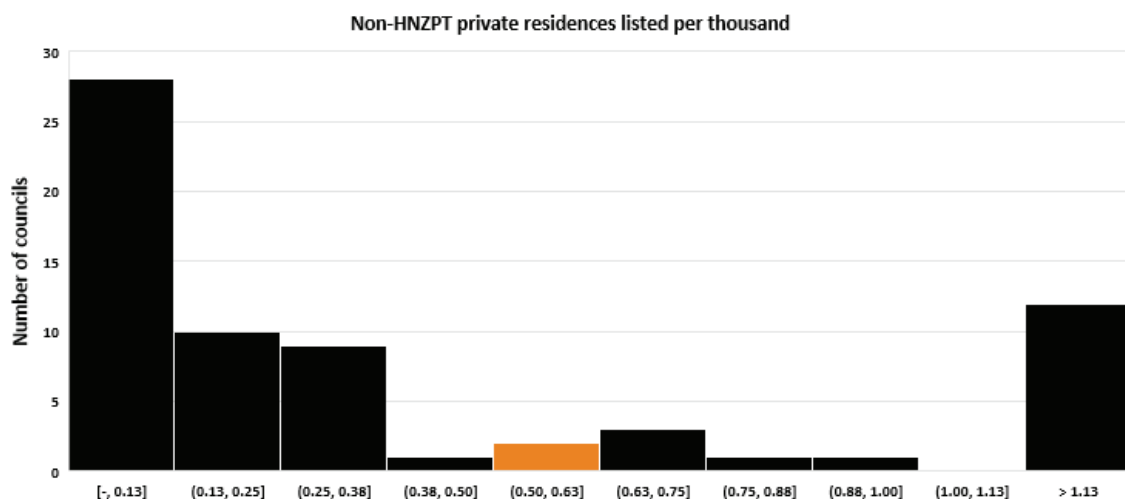
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Executive summary

- Total number of territorial authorities examined: 67 (all New Zealand district councils)
- Number of territorial authorities who responded to information requests: 59
- Number that do not list any properties other than Heritage New Zealand Pouhere Taonga (HNZPT) designated properties: 10
- Number that list additional properties, but do not list additional private residential properties: 9
- Confirmed to require owner consent: 5 (Hastings, Hurunui, Ruapehu, Waimate, Waitaki)
- Number that list additional private residential properties, but changes to them are permitted (with notice given to the council): approx. 5+

The chart below shows the frequency of non-HNZPT heritage-listed private residences per thousand people for each district council in New Zealand. The orange column indicates where Hutt City Council is positioned relative to the other councils. The graph below excludes heritage areas and precincts.



Hutt City Council is in the top third of councils for the number of non-HNZPT heritage-listed private residences per thousand people. The average for the district councils is 0.43 private residences listed per thousand people while Hutt City Council currently lists 0.54 private residences per thousand people. Appendix 1 presents the information on an individual council basis.

Rules surrounding heritage sites depend on how councils categorise the sites and the extent of the works proposed. Repairs and maintenance as well as internal alterations are typically permitted activities which do not require resource consents. Exterior alterations, additions or construction or new structures and demolition can be discretionary, restricted discretionary or even non-complying depending on the site's perceived significance to local heritage.

Smaller councils do not typically list residential buildings and many are unsure about whether they would need owner consent to list residential properties in the district plan.

Introduction

This report provides the results of research conducted into the heritage policies and practices of district councils in New Zealand. The research examines the policies and practices of all 67 district councils in relation to Heritage New Zealand Pouhere Taonga (HNZPT) and non-HNZPT heritage listed sites with a particular focus on non-HNZPT heritage-listed private residential properties. The numbers in this report do not include historic heritage areas and precincts.

The issues that have been explored for each district council are:

- How many heritage sites does the council list in its Plan in addition to those identified by HNZPT?
- How many heritage sites identified above (ie, not listed by Heritage New Zealand Pouhere Taonga) are private residences (houses)?
- Does listing of a heritage site by the council require the agreement of the landowner?
- Are there any specific rules for owners of private residences listed as a heritage site in regards to controlled or permitted activities?

This document was developed using council responses to LGOIMA requests. Of the 67 councils 59 responded to LGOIMA requests. Those councils that did not respond had information sourced directly from their respective district plans.

By conducting this research we will be able to determine how the heritage practices of Hutt City Council compare with other councils in New Zealand. We will update the analysis once the full extent of Hutt City's proposed new heritage listings is known. We will also identify potential fallback options for Hutt City Council to consider should the council deny landowners the right to not have their property listed as a heritage site.

Council breakdown

Ashburton

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
39	94	10
<i>Is owner consent required?</i>		
It would be expected that the landowners of prospective sites would be contacted and engaged with, however a listing could be pursued even if not supported by the landowner if there was strong enough justification for this.		
<i>Residential properties rules when listed by district authority</i>		
Rules relating to heritage sites are contained in Table 12-3 of the Heritage Chapter of the District Plan, there is no differentiation between private residences and other types of building or site.		

Auckland

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
532 (plus 8 Heritage Areas)	1,968 (plus 7 Heritage Areas)	Unsure
<i>Is owner consent required?</i>		
No, landowners do not have rights of veto.		
<i>Residential properties rules when listed by district authority</i>		
Yes, these are contained in the AUP Chapter D17 – Historic Heritage Overlay and Part 7 of the HGIDP.		

Buller

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
42	270	7
<i>Is owner consent required?</i>		
Landowners would be consulted. Any plan changes/amendments are undertaken by the West Coast Regional Council.		
<i>Residential properties rules when listed by district authority</i>		
No changes of use or subdivision of any historic/cultural item(s) listed in Part 14, which would adversely affect the heritage resource or detract from the values the item(s) are listed for will be allowed. No destruction of any historic/cultural item listed in Part 14.		

Carterton

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
16	47	1
<i>Is owner consent required?</i>		
The district plan consultation process is when heritage sites are listed or removed. This is a public process and owners can object or support. The council can proceed without the owner's consent.		
<i>Residential properties rules when listed by district authority</i>		
Interior maintenance is permitted so long as the owner uses original materials and does not detract from the character of the premises. Incentives to encourage landowners to protect historic heritage, such as rates relief and assistance with applications for protective covenants.		

Central Hawkes Bay

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
76	16	4
<i>Is owner consent required?</i>		
The Operative Plan is at least 20 years old. The rules in the Proposed District Plan around Historic Heritage sites have immediate legal effect from notification. Incentives are available to landowners but while consent is preferred it is not required. All resource consent applications relating solely to safety alterations for heritage sites will be processed free of charge to encourage the preservation of heritage sites in the District.		
<i>Residential properties rules when listed by district authority</i>		
Permitted, with notice given to the council for consent process.		

Central Otago

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
107	168	81
<i>Is owner consent required?</i>		
Yes that has been the practice		
<i>Residential properties rules when listed by district authority</i>		
Discretionary. The policy framework in the District Plan provides for a fee waiver for the processing of any resource consent required in relation to these rules.		

Chatham Islands

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
10	Unsure	Unsure
<i>Is owner consent required?</i>		
Unsure		
<i>Residential properties rules when listed by district authority</i>		
Unsure		

Christchurch

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
345	344	126
<i>Is owner consent required?</i>		
Assessed against the criteria for scheduling in section 9.3.2.2.1 of Christchurch district plan and will generally only be proposed for scheduling with the support of the current owner.		
<i>Residential properties rules when listed by district authority</i>		
Heritage dwellings are subject to the same planning rules as other scheduled heritage sites. There are a number of activities which are permitted for heritage sites and heritage settings subject to meeting standards and other activities have a Controlled, Restricted Discretionary, Discretionary or Non-Complying activity status.		

Clutha

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
63	22	6
<i>Is owner consent required?</i>		
The District Plan does not address this matter specifically. However, to be included in the District Plan would require a plan change, and it would be appropriate to consult with the landowners affected as part of the plan change process.		
<i>Residential properties rules when listed by district authority</i>		
Rule HER.1 of the District Plan sets rules around Registered Heritage Buildings (as defined by the District Plan):		
<ul style="list-style-type: none"> ▪ Redecoration or restoration is a permitted activity subject to criteria (Rule HER.1(i)); ▪ Any alterations for additions will first be considered a restricted discretionary activity and would likely be non-notified (Rule HER.1(ii)); ▪ Works to modify, destroy or detract from the character of a registered heritage building or structure is a discretionary activity and would likely be publicly notified including serving notice to Heritage New Zealand (Rule HER.1(iii)). 		

Dunedin

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
376	418	241
<i>Is owner consent required?</i>		
<p>The protection of historic heritage is a matter of national significance under the RMA and the DCC are required to protect it in accordance with its standing in the RMA and also any higher order documents (for example the Regional Policy Statement Chapter HCV-HH which also has policies which direct how heritage needs to be assessed and protected). The decision whether or not something meets the criteria for being scheduled is based on a heritage assessment, prepared by a suitably qualified expert. However, like all other District Plan matters under the RMA, landowners have the right to make submissions and be heard with respect to any plan changes that may affect their property and they may choose to seek an alternative heritage assessment to support their case. However, there are no other different mechanisms to object to scheduling and changes to plan provisions (including scheduling) do not need the “agreement” of the landowner.</p>		
<i>Residential properties rules when listed by district authority</i>		
<ul style="list-style-type: none"> - ‘Repairs and maintenance’ can be undertaken without consent provided any replacement materials are ‘like for like’. Restoration is also permitted. - Development activities such as subdivision and new development require Resource Consent and an assessment on the effect to existing heritage values is undertaken. - Modifications to elements of the building identified for ‘Protection Required’ (listed in the schedule entry) are not permitted without Resource Consent. An assessment is made on the effect to existing heritage values. - Demolition of a scheduled heritage building is identified as non-complying in most zones and requires Resource Consent. An assessment is made on the effect to existing heritage values and considers the viability of alternative options. 		

Far North

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
370	35	Unsure
<i>Is owner consent required?</i>		
<p>S12.5.4.15 – The council will ensure that, before seeking to include within the Plan any heritage resource that occurs on private land, consultation will be undertaken with the landowner affected.</p>		
<i>Residential properties rules when listed by district authority</i>		
Unsure		

Gisborne

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
261	120	34
<i>Is owner consent required?</i>		
<p>While landowner agreement is desirable, during the formal public consultation process, landowner agreement is not required.</p>		
<i>Residential properties rules when listed by district authority</i>		
<p>The rules for residential zones are under section DD1 of the Tairāwhiti Resource Management Plan, with specific rules under DD1.6.1 for the Residential Protection Zone.</p>		

Gore

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
6	24	0
<i>Is owner consent required?</i>		
For heritage buildings to be listed in the District Plan, they go through the RMA process for plan making. Under the RMA there is a requirement to protect historic heritage, and that legislation leads the process whereby sites get listed, as opposed to community selection or landowner agreement. That said landowners are a key stakeholder in the process that Council would engage with, and plan changes are public processes the community can engage in.		
<i>Residential properties rules when listed by district authority</i>		
It is a permitted activity to carry out any work on any scheduled heritage structure that is for the sole purpose of restoration, repair or maintenance. Such works shall be undertaken using the same type of material to that originally used, and must retain the original design, form and texture of the feature under repair. Exterior alterations or demolition is discretionary.		

Grey

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
34	1	0
<i>Is owner consent required?</i>		
Unsure. Old Plan initiated in 2005 and no new entries considered since then.		
<i>Residential properties rules when listed by district authority</i>		
No specific rules for private residences. Exterior alterations or demolition is discretionary.		

Hamilton

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
43	80	24
<i>Is owner consent required?</i>		
No, but to be scheduled – the identified sites are subject to a First Schedule process under the Resource Management Act 1991.		
<i>Residential properties rules when listed by district authority</i>		
Yes, refer to Chapter 19 of the Hamilton City Operative District Plan.		

Hastings

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
88	28	17
<i>Is owner consent required?</i>		
Yes. HRP4 – Encourage the use of non-regulatory incentives and assistance to facilitate the restoration and conservation of recognised heritage sites.		
<i>Residential properties rules when listed by district authority</i>		
Discretionary. Demolition non-compliant		

Hauraki

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
30	198	56
<i>Is owner consent required?</i>		
As part of the Draft District Plan process letters were sent to the owners of all sites proposed to be listed in the District Plan (whether already in the previous DP or newly proposed ones). They then had the opportunity to provide comment, which was considered by the District Plan Committee, and used to help formulate the Proposed District Plan. Landowners then had the opportunity to make a submission on the Proposed District Plan. We have not received any suggestions for the listing of additional sites since the DP became operative. Should we receive such a suggestion we would consult with the landowner before taking any action to include their site in the District Plan.		
<i>Residential properties rules when listed by district authority</i>		
Varies by category. Discretionary for Nationally or Regionally significant sites, permitted for locally significant.		
Note that Category C sites are listed in the District Plan only for information purposes – as being sites of local or neighbourhood significance. There are no protection or conservation rules applying, except that a photographic record be provided to Council prior to demolition or removal of listed buildings or structures. Category C has 118 sites listed of which 29 are private residences.		

Horowhenua

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
46	17	6
<i>Is owner consent required?</i>		
When Council last amended Schedule 2 of the District Plan in 2017/18, it made the decision to only list buildings/sites where the landowner was supportive. If Council was to choose to list buildings/sites in the future and the landowner was not supportive, then the plan change process is a public process and the landowner would have the opportunity to submit in opposition to their property being listed.		
<i>Residential properties rules when listed by district authority</i>		
Maintenance and repair permitted activities. Earthquake strengthening is controlled activity and requires resource consent.		

Hurunui

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
54	55	3
<i>Is owner consent required?</i>		
If someone or a group etc. were to propose the inclusion of a building as a new heritage feature via a private plan change application, Council wouldn't accept the private plan change without the landowner approval. This is because the listing of a heritage building may become onerous and costly for the landowner in the future.		
<i>Residential properties rules when listed by district authority</i>		
Discretionary		

Hutt City

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
55	59	31
<i>Is owner consent required?</i>		
No		
<i>Residential properties rules when listed by district authority</i>		
Interior alterations – permitted, exterior – restricted discretionary		

Invercargill

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
83	97 (plus 2 historic areas)	0
<i>Is owner consent required?</i>		
Yes, Council would typically require the agreement of the landowner in order to add their property to Council's heritage record.		
<i>Residential properties rules when listed by district authority</i>		
HH – R2: Repair and maintenance to preserved the integrity of historical buildings and structures is a permitted activity provided that such work is undertaken using the same type of materials to that originally used, and must retain the original design, form and texture of the feature under repair.		

Kaikoura

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
10	25	4

Is owner consent required?

This would be a decision based on heritage values and would need to be decided by RMA process which are subject to appeal to both Environment Court and High Court.

Residential properties rules when listed by district authority

Discretionary. Heritage rules are outlined in Chapter 15 of the District Plan no specific rule relate to private residences, the rule however will capture private residences.

Kaipara

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
79	26	15

Is owner consent required?

Unsure. Private property rights considered. Nearly all properties listed are privately owned.

Residential properties rules when listed by district authority

Permitted if not demolishing whole or most of property. Discretionary otherwise

Kapiti Coast

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
35	74	6

Is owner consent required?

No mention of landowner consent

Residential properties rules when listed by district authority

Unsure

Kawerau

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
0	0	0

Is owner consent required?

Unsure

Residential properties rules when listed by district authority

Discretionary

Mackenzie

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
31	55	10

<i>Is owner consent required?</i>
Unsure
<i>Residential properties rules when listed by district authority</i>
Preservation is encouraged but not mandated. Demolition or removal is a permitted activity after notice and photos are given to counsel. Alteration is a controlled activity

Manawatu

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
45	Unsure	25
<i>Is owner consent required?</i>		
Unsure		
<i>Residential properties rules when listed by district authority</i>		
Permitted (appears to suggest that even heritage NZ listings can be demolished) after giving resource consent and photographs taken		

Marlborough

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
101	44	20
<i>Is owner consent required?</i>		
Not necessarily. The criteria for inclusion in the PMEP is contained in Policy 10.1.4 of volume 1 of the PMEP. These do not include the views of the landowner.		
<i>Residential properties rules when listed by district authority</i>		
No different to other types of property or sites. Found in volume 2, chapter 2, rules 2.24-2.27. There are permitted, controlled, discretionary and prohibited activities that apply. Differs depending on whether Class A or B heritage sites.		

Masterton

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
31	185	39
<i>Is owner consent required?</i>		
Yes, the Council would prefer the approval and agreement of the landowner if the site/building is to be protected. The list of Historic Heritage sites outlined in the operative District Plan went through a public notification process and during that process only two sites were not included as the owners opposed its listing and status.		

Residential properties rules when listed by district authority

Most of the permitted and controlled activities are in regard to “minor repairs and maintenance of any heritage item”. There are standards that outlined the extent of the work that can be undertaken and to seek Council advice before commencing any works.

Matamata-Piako

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
49	43	10

Is owner consent required?

Unsure

Residential properties rules when listed by district authority

Interior – permitted, new construction or demolition – discretionary

Napier

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
92	80	0

Is owner consent required?

The process for protecting heritage sites/items in the District Plan is through the District Plan Review or Plan Change process. This process requires notification to the public and consultation with those affected by the proposed change, however, landowner approval is not required in order to change the District Plan to include that item in its heritage schedule. It must be proven, however, that the item/site is of sufficient heritage value (as assessed by a suitably qualified professional) to justify protection.

Residential properties rules when listed by district authority

The rules for owners of private residences that have been identified as historic heritage sites are the same as those for all historic heritage sites. If an activity is deemed permitted by the District Plan, then the owner can undertake that activity, in accordance with the District Plan, without having to engage with Council. If an activity is a Controlled Activity, then resource consent is required. There are no Controlled Activities for historic heritage sites in the Operative District Plan. Activities are either classed as Permitted, Restricted Discretionary, or Discretionary Activities. Heritage sites in the Operative District Plan are divided into two groups – Group 1 and Group 2. The activities that be carried out are determined by the group number a heritage item is in.

Nelson

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
155	221	124

Is owner consent required?

Regulatory protection under the Resource Management Act 1991 (RMA), is provided through the NRMP. The NRMP determines how items listed in the plan should be managed and whether a consent is required for any modifications to the building and/or site where the listed building is located.

If a site is not listed in the NRMP, it could be nominated to be added onto the NRMP's heritage schedule. A nomination can be put forth by any member of the public. While there is a system to assess nominations and add items to the schedule, this process would usually involve some sort of consultation with the landowner. The RMA does not require the agreement of the owner.

Residential properties rules when listed by district authority

Provisions detailing how heritage buildings are dealt with are found within the individual zone rule tables of the NRMP. The NRMP classifies heritage items into three categories which are A, B and C. Most of the rules relating to heritage items are related to either the alteration or demolition of an identified heritage item. The NRMP also encompasses rules that regulate the erection of new buildings within the site of a listed heritage item.

New Plymouth

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
89	80	4
<i>Is owner consent required?</i>		
Unnecessary if category B or C heritage site. Generally Council consults with landowners prior to any formal proposal to include sites in the district plan and we require their agreement.		
<i>Residential properties rules when listed by district authority</i>		
Only category A buildings, sites and areas are subject to heritage related rules in the New Plymouth District Plan. Category B's and C's are not regulated.		

Opotiki

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
25	0	0
<i>Is owner consent required?</i>		
Unsure		
<i>Residential properties rules when listed by district authority</i>		
Discretionary		

Otorohanga

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
25	0	0
<i>Is owner consent required?</i>		
Unsure		
<i>Residential properties rules when listed by district authority</i>		
Interior alterations – permitted, exterior – restricted discretionary		

Palmerston North

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
48	46	19
<i>Is owner consent required?</i>		
Unsure		
<i>Residential properties rules when listed by district authority</i>		
Interior alterations – permitted, exterior – restricted discretionary		

Porirua

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
56	37	13
<i>Is owner consent required?</i>		
The Council does not require the agreement of the landowner in order for a heritage site to be protected (scheduled) in the PDP. The Council must however follow the relevant process under the First Schedule of the Resource Management Act 1991 when proposing a change to the district plan, including adding new heritage sites. This process includes a requirement for consultation with landowners.		
<i>Residential properties rules when listed by district authority</i>		
Interior alterations – permitted, exterior – restricted discretionary		

Queenstown Lakes

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
100	210	67
<i>Is owner consent required?</i>		
No; however, it is preferable.		
<i>Residential properties rules when listed by district authority</i>		
Yes, specific rules can be found in Chapter 26 of our Proposed District Plan. Consent would be required to demolish or undertake alterations. The threshold for consenting changes depending if the site is a Category 1 or 2 site.		

Rangitikei

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
63	0	0
<i>Is owner consent required?</i>		
To update Schedule 3CA of the District Plan, we are required to go through a publicly notified plan change, or review process. The next review of the District Plan is scheduled to begin late 2022/2023. When we review the Heritage Section of the District Plan we will need to consider whether we implement the same approach as we currently have – mirroring the Heritage NZ List, or whether		

there are other sites which should be protected under the District Plan that are not listed by Heritage NZ.

Residential properties rules when listed by district authority

Interior alterations – permitted, exterior – restricted discretionary

Rotorua

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
21	38	7

Is owner consent required?

Historic Structures are identified when the District Plan is reviewed which typically is once every 10 years. Where a site is identified as a heritage building the land owner must be notified and they have the ability to submit and appeal the scheduling of the site. In practise there would normally be significant consultation with a land owner prior to this occurring. There is however no requirement for the land owner to give their agreement.

Residential properties rules when listed by district authority

Interior alterations – permitted, exterior – restricted discretionary

Ruapehu

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
34	82	7

Is owner consent required?

“Any nomination of a heritage item that is or is part of any private property must have the support of the owner(s), either as being the nominator or a supporting signatory”.... “If the owner’s support is not included in the nomination a reason for this must be provided and council will consult with the owner before public comment is invited or the nomination is assessed.”

Residential properties rules when listed by district authority

Identified for information only, not subject to rules

Selwyn

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
32	44	Unsure

Is owner consent required?

It is preferable but this is not an absolute requirement for scheduling. During the review process for the Selwyn District Plan, where a property owner objected to a recommendation for inclusion in the schedule by our heritage consultant, these were then peer reviewed to determine if their inclusion was appropriate. Furthermore, through the submissions process on the Proposed Selwyn District Plan, a property owner (or any member of the public) could submit in support or opposition to the proposed heritage schedule.

Residential properties rules when listed by district authority

Scheduled heritage items are subject to rules in the District Plan that restrict the degree of change to the item itself and to the setting. In terms of permitted activities, maintenance and repair of the item can be undertaken where the repair and maintenance do not alter the form, appearance and profile of the external fabric of the item. Cleaning (but not abrasive blasting) and repainting are also permitted. Where the work does alter the outward form, appearance and profile of item it ceases to be repair and maintenance and becomes an alteration which is a restricted discretionary activity. Seismic strengthening also requires a resource consent but as a controlled activity. In terms of the setting, new minor structures, repairs/replacement of paved areas and earthworks that do not permanently alter the shape of the land are permitted although larger scale changes are likely to require a resource consent as a restricted discretionary activity.

South Taranaki

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
67	28	5
<i>Is owner consent required?</i>		
The South Taranaki District Council consults with the landowner prior to placing heritage sites on the heritage schedule of the District Plan.		
<i>Residential properties rules when listed by district authority</i>		
Discretionary		

South Waikato

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
26	Unsure	Unsure
<i>Is owner consent required?</i>		
No		
<i>Residential properties rules when listed by district authority</i>		
Interior alterations – permitted, exterior – restricted discretionary		

South Wairarapa

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
52	129	16
<i>Is owner consent required?</i>		
No. Inclusion in the plan is based around objective heritage assessment and process under the RMA.		
<i>Residential properties rules when listed by district authority</i>		
Interior alterations – permitted, exterior – restricted discretionary		

Southland

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
45	9	5
<i>Is owner consent required?</i>		
Unsure. Consultation		
<i>Residential properties rules when listed by district authority</i>		
Alteration – discretionary. Demolition – non-compliant		

Stratford

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
12	17	1
<i>Is owner consent required?</i>		
The inclusion of a newly identified site in the District Plan would need to follow the prescribed process for changes to District Plans. While it's not a requirement, it is desirable to have a supportive landowner.		
<i>Residential properties rules when listed by district authority</i>		
Discretionary. The rules for heritage buildings are the same irrespective of them being residential or not.		

Tararua

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
53	0	0
<i>Is owner consent required?</i>		
No		
<i>Residential properties rules when listed by district authority</i>		
Interior alterations – permitted, exterior – restricted discretionary		

Tasman

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
128	25	9
<i>Is owner consent required?</i>		
Unaware of any such buildings been added recently; the policy provisions do not require land owner consent. Most buildings have been rolled over from the old district schemes and where identified a long time ago.		
<i>Residential properties rules when listed by district authority</i>		
Interior alterations – permitted, exterior – restricted discretionary		

Taupo

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
5	0	0
<i>Is owner consent required?</i>		
Anyone can propose a plan change to include a historic heritage site in the district plan or through the district plan review. Technically you don't need to have the landowners agreement to do this. However as the Council would need to consult with the landowner and the landowner has the opportunity to submit to this change to the district plan, it is uncertain whether such an inclusion would occur without the landowner's agreement.		
<i>Residential properties rules when listed by district authority</i>		
Interior alterations – permitted, exterior – restricted discretionary		

Tauranga

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
31	19	0
<i>Is owner consent required?</i>		
In most cases, we will consult those affected before notifying a plan change. The level of consultation required will depend on the nature of the plan change. We will produce a plan change document that includes an explanation of the proposed changes and a section 32 report. This report considers the appropriateness of the plan change and assesses the costs and benefits of the environmental, economic, social, and cultural effects anticipated from the plan change.		
<i>Residential properties rules when listed by district authority</i>		
Interior alterations – permitted, exterior – restricted discretionary		

Thames-Coromandel

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
184	Unsure	10
<i>Is owner consent required?</i>		
The Proposed District Plan does not have a policy to require agreement from the owner of a heritage building for the building to be listed in the Historic Heritage Schedule.		
In the review of the District Plan between 2013-2016, there were some submissions lodged by owners of properties who opposed the inclusion of particular buildings in the Historic Heritage Schedule. Council did approve the Historic Heritage Schedule without some of these buildings, notwithstanding the heritage consultant's professional opinion that the buildings should be in the Schedule. Examples of buildings deleted from the Schedule as a result of property owners' objections included the Kopu Station Hotel and the Sinclair bach at Wyuna Bay.		
<i>Residential properties rules when listed by district authority</i>		
Discretionary		

Timaru

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
129	0	0
<i>Is owner consent required?</i>		
Unsure		
<i>Residential properties rules when listed by district authority</i>		
Interior alterations – permitted, exterior – restricted discretionary		

Upper Hutt

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
18	9	0
<i>Is owner consent required?</i>		
<p>In respect of protection under the District Plan, landowner agreement is not required to propose to include a new item for protection under the District Plan. If the heritage item/site is deemed significant under s.6(f) of the Act, then it does not require the agreement of the landowner to list it in the district plan. The proviso is there would need to be evidence prepared by a suitably qualified and experienced person to support the heritage listing, not just that it was 'identified by the local community'.</p>		
<i>Residential properties rules when listed by district authority</i>		
<p>•Chapter HH – Historical Heritage – of the District Plan sets out the policy and rule framework with respect to heritage sites. The chapter is attached and the rules copied below.</p> <p>HH-R1 – Any repair or maintenance to the exterior of a significant heritage feature listed in Schedule (HH-SCHED1) – Permitted.</p> <p>HH-R2 – Any alterations or additions to any significant heritage feature listed in Schedule (HH-SCHED1), other than the partial or total demolition, destruction or removal of any such heritage feature. Council may impose conditions over design and appearance of the additions or alterations – Controlled.</p> <p>HH-R3 – The partial or total demolition, destruction or removal of any heritage feature listed in Schedule (HH-SCHED1) – Discretionary.</p>		

Waikato

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
59	94	31
<i>Is owner consent required?</i>		
No		
<i>Residential properties rules when listed by district authority</i>		
Interior alterations – permitted, exterior – restricted discretionary		

Waimakariri

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
80	26	1
<i>Is owner consent required?</i>		
<p>Section 6 of the Resource Management Act 1991 (RMA) identifies the protection of heritage values from inappropriate subdivision, use, and development as a matter of national importance. Accordingly, a Heritage Consultant reviewed all existing and nominated heritage items in the Waimakariri District and confirmed those scheduled in the Proposed District Plan as worthy of being listed. In mid-2020, the Council advised owners of identified historic heritage items, via a letter, of its intention of scheduling the items in the Proposed District Plan. The letter informed owners that:</p> <ul style="list-style-type: none"> the items had been assessed and deemed worthy of inclusion. the intention was to provide a greater level of protection to the item. the Proposed District Plan would be notified in mid-2021 for public submissions, and that the submissions and hearings process would be used to confirm the proposed heritage schedule in order to meet the Council's obligations under the RMA. contact information was also provided if owners wished to gain further information or raise concerns or objections. Council did have a hearing that resulted in some historic heritage items being removed from the schedule. 		
<i>Residential properties rules when listed by district authority</i>		
Interior alterations – permitted, exterior – restricted discretionary		

Waimate

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
25	124	11
<i>Is owner consent required?</i>		
Yes it is the practice that the landowner agrees to the heritage sites identified.		
<i>Residential properties rules when listed by district authority</i>		
Demolition or removal – Permitted activity with written consent and photos. Alteration – controlled activity.		

Waipa

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
74	167	6
<i>Is owner consent required?</i>		
None currently. Any sites listed in the District Plan must follow a public consultation and submission process. There is no statutory obligation under the Resource Management Act to obtain prior landowner agreement, but best practice is to consult with directly affected landowners prior to publicly notifying the listing of their sites, for public submissions.		

Residential properties rules when listed by district authority

Interior alterations – permitted, exterior – restricted discretionary

Wairoa

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
31	36	17

Is owner consent required?

If there are any sites identified by community on private land, it will have to go through a hearing process to make it official. The landowner will be consulted and be heard before the decision is made, just like a resource consent process.

Residential properties rules when listed by district authority

Discretionary

Waitaki

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
189	49	6

Is owner consent required?

As part of the current review of the district plan, landowner agreement is required for nominated Category B sites but is not required for Category A sites.

Residential properties rules when listed by district authority

The rules for owners of private residences identified as historic heritage sites are contained in Chapter 11 of the District Plan. As such there are no specific rules, but the general provisions do allow for a range of activities without resource consent.

Waitomo

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
20	2	0

Is owner consent required?

No

Residential properties rules when listed by district authority

Discretionary

Wellington

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
351	246	59

Is owner consent required?

All places that are to be listed in the District Plan (whether nominated by the community or not) must be shown to have significant historic heritage value. This is determined through an in-depth assessment of heritage values by heritage experts, against Council's criteria for listing. This assessment is provided to land owners for comment and consideration. Owner agreement to the heritage listing of a place is not required. It is a factor that is considered when a recommendation for listing is made by Council officers.

Residential properties rules when listed by district authority

Interior alterations – permitted, exterior – restricted discretionary

Western Bay of Plenty

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
---------------------	-------------------------	-------------------------------------

107

57

3

Is owner consent required?

It wouldn't require the landowner's permission, but they would have a say. To add a new built heritage feature to the District Plan, it would require a Plan Change. Before notifying any such Plan Change, the landowner would need to be consulted with, and if a Plan Change was to be notified, the landowner would be entitled to make a submission. A decision would then be made by Council and the landowner would be entitled to appeal this decision to the Environment Court.

Residential properties rules when listed by district authority

Interior alterations – permitted, exterior – restricted discretionary

Westland

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
---------------------	-------------------------	-------------------------------------

36

0

0

Is owner consent required?

Unsure

Residential properties rules when listed by district authority

Not specified

Whakatane

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
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96

0

0

Is owner consent required?

Unsure

Residential properties rules when listed by district authority

Not specified

Whanganui

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
85	243	101
<i>Is owner consent required?</i>		
<p>A heritage covenant under the HNZPT Act is a voluntary agreement between the landowner and HNZPT.</p> <p>The process of including site in a heritage schedule in a District Plan does not, strictly speaking, require the agreement of the landowner. As with any District Plan process under the Resource Management Act 1991 (RMA), the process is a public one and the landowner, and the rest of the community, have a right to have their views heard by the Council before any decisions are made.</p>		
<i>Residential properties rules when listed by district authority</i>		
Interior alterations – permitted, exterior – restricted discretionary		

Whangarei

<i>HNZPT listed</i>	<i>Non-HPTNZ listed</i>	<i>Residential Non-HPTNZ listed</i>
87	36	26
<i>Is owner consent required?</i>		
<p>During the plan change process, anyone can request that an item or building be listed as a scheduled heritage item or building in the Whangarei District Plan (with required evidence of why it should be scheduled). However, there is opportunity for others (including the landowners) to oppose this and put forward their case of why it shouldn't be listed.</p>		
<i>Residential properties rules when listed by district authority</i>		
Guidelines for owners of heritage properties on repair, maintenance and painting (including appropriate colour schemes) of scheduled built heritage sites. External alterations – restricted discretionary.		

Conclusions

This research finds Hutt City Council to have the following positions relative to other councils:

- 12th highest of all 67 councils in terms of number of non-HNZPT private residences heritage-listed sites;
- 18th highest of all 67 councils in number of non-HNZPT private residences heritage-listed per thousand people; and
- 7th highest among district councils in % of locally significant heritage listed sites that are private residences.

24 councils either do not list any non-HNZPT private residences or only do so with the consent of the owner.

The following councils explicitly require landowner consent before listing non-HNZPT heritage sites; Hastings, Hurunui, Ruapehu, Waimate and Waitaki. In response to the LGOIMA request Hurunui Council responded that the reason for landowner consent was “... because the listing of a heritage building may become onerous and costly for the landowner in the future.”

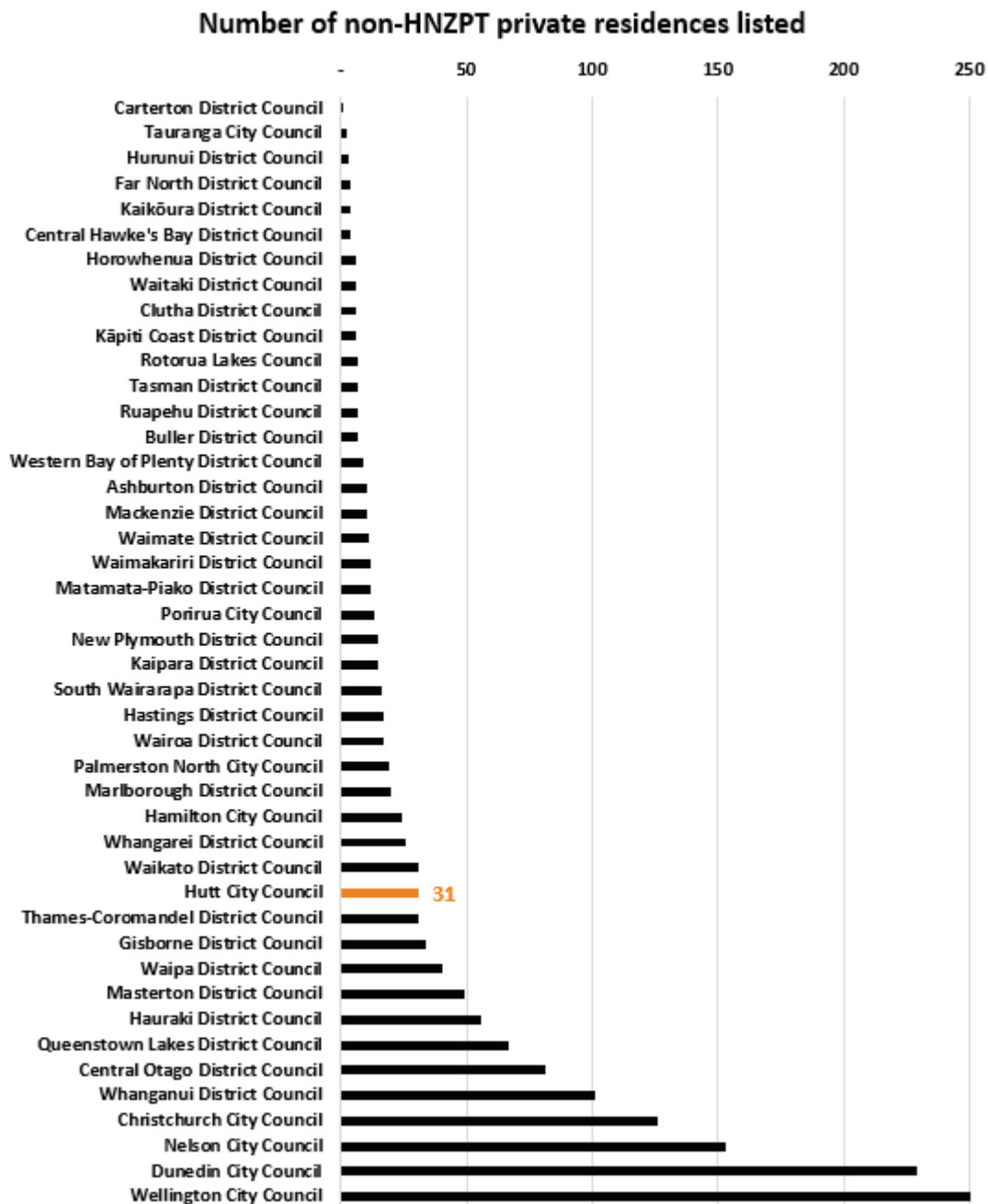
A few councils categorise non-HNZPT heritage sites listed in the district plan based on the significance of their heritage value to the local community or entire district:

- New Plymouth Council only subjects category A buildings, sites and areas to heritage related while category B's and C's are not regulated;
- Waitaki Council, under its current review of the district plan, requires landowner agreement for nominated category B sites but not for category A sites.

Rules surrounding heritage listed properties do not differ significantly between district councils as they are largely all derived indirectly from the Resource Management Act:

- Permitted activities do not require a resource consent – for heritage sites the activities classified as permitted include repairs and maintenance and interior alterations.
- The four activities that require the landowner to go through the resource consent process are controlled, discretionary, restricted discretionary and non-complying:
 - exterior alterations or construction of new structures that may impact on the visual sighting of the heritage site from the road can be either be controlled, discretionary or non-discretionary depending on the significance of the heritage site and extent of works required; and
 - demolition of the heritage site will typically be non-complying although can be restricted discretionary for certain councils should the heritage site have low significance to the district.

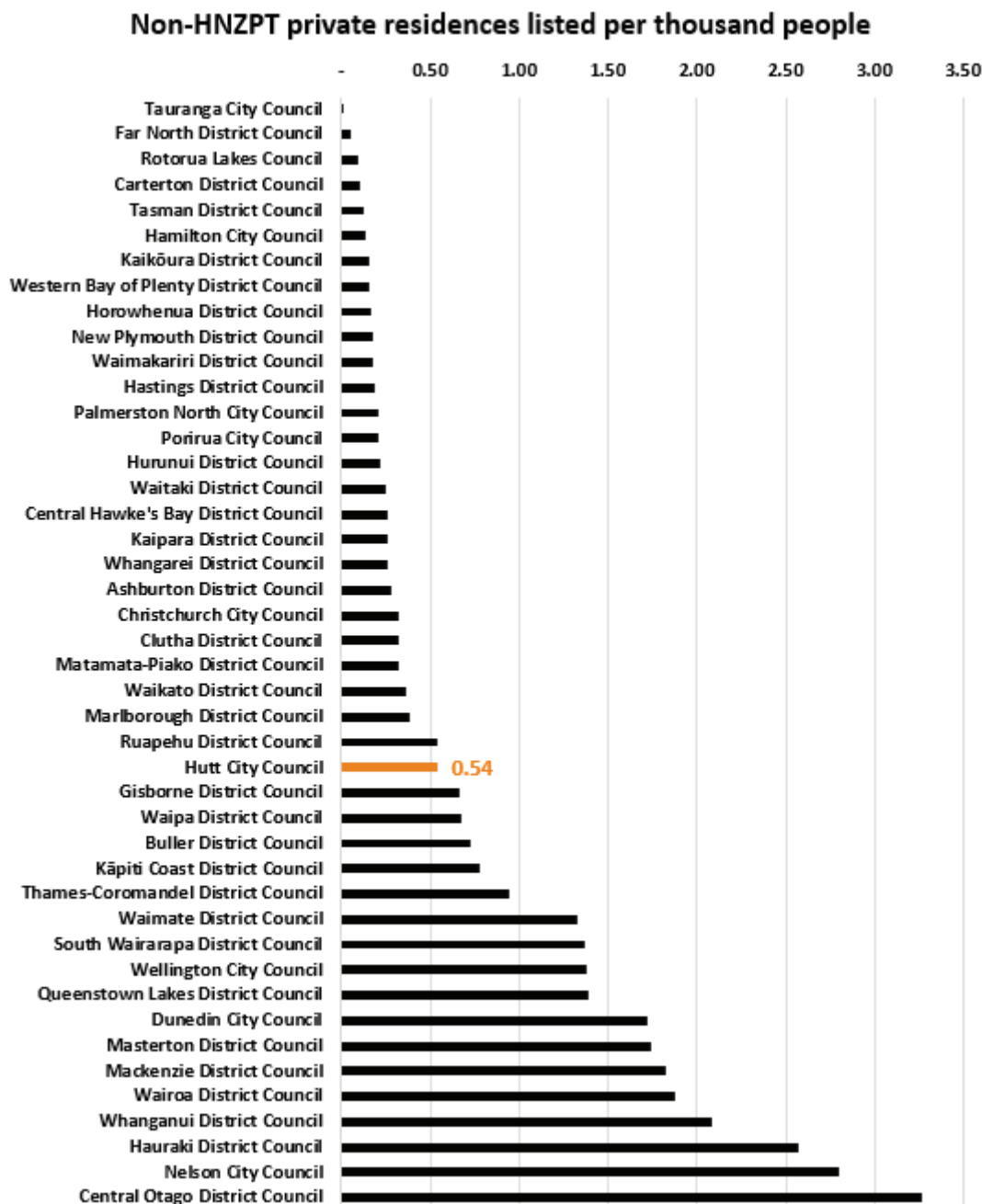
Appendix 1: Number of private residences listed



Zero private residences listed

Chatham Islands Council	Rangitikei District Council	Waitomo District Council
Gore District Council	South Waikato District Council	Westland District Council
Grey District Council	Southland District Council	Whakatāne District Council
Invercargill City Council	Stratford District Council	
Kawerau District Council	Taranua District Council	
Napier City Council	Taupō District Council	
Ōpōtiki District Council	Timaru District Council	
Ōtorohanga District Council	Upper Hutt City Council	

Appendix 2: Private residences listed per thousand people



Zero private residences listed

Chatham Islands Council	Rangitikei District Council	Waitomo District Council
Gore District Council	South Waikato District Council	Westland District Council
Grey District Council	Southland District Council	Whakatāne District Council
Invercargill City Council	Stratford District Council	
Kawerau District Council	Tararua District Council	
Napier City Council	Taupō District Council	
Ōpōtiki District Council	Timaru District Council	
Ōtorohanga District Council	Upper Hutt City Council	



Wellington Electricity Lines Limited
Plan Change 56

To Hutt City Council

Sent via email to: district.plan@huttcity.govt.nz.

FROM: Wellington Electricity Lines Limited
("WELL") PO Box 31049
Lower Hutt 5040

Date 20 September 2022



1.0 Introduction

- 1.1 Wellington Electricity Lines Limited ('WELL') appreciates the opportunity to provide comments in regard to Plan District *Plan Change 56: Enabling Intensification in Residential and Commercial Areas* (PC56).
- 1.2 WELL has provided preliminary feedback to other Councils within the Wellington Region in relation to the *Resource Management (Enabling Housing Supply and Other Matters) Amendment Act* and the National Policy Statement on Urban Development (NPS-UD).
- 1.4 In providing this feedback to Hutt City Council (HCC), concerns previously provided to other councils by WELL have been revisited in consideration of PC56, particularly in regard to the adverse effects of Reverse Sensitivity on key sites owned and operated by WELL.
- 1.5 In summarising this submission, WELL seeks to have protections in place for its electricity distribution network in consideration of intensified urban development in close proximity to key substation sites.
- 1.6 WELL wishes to ensure that any infrastructure issues are considered should anyone apply for a permitted activity high or medium density housing proposal.

2.0 Submission Context: Wellington Electricity Lines Limited

- 2.1 Wellington Electricity Lines Limited owns and operates electricity distribution network assets within the Wellington Region - inclusive of the Hutt Valley.
- 2.3 WELL owns distribution substations, lines and cables located in public road reserve, as well as on private property and along easements.
- 2.4 WELL owns and operates Regionally Significant Infrastructure across the HCC District as well as containing several critical substation sites within Hutt City's residential areas. In consideration of the critical role and service these substations sites provide to current and future residents of the City, WELL wishes to ensure that only appropriate housing development occurs within close proximity to such facilities so as to ensure its continued safe and efficient functioning.
- 2.5 By providing this feedback it is the intention that matters pertaining to WELL's infrastructure operation and development across Hutt City is recognised and protected in the wake of housing intensification – and furthermore, that proposed PC56 adequately recognises the potential effect of reverse sensitivity on the District's electricity supply network.
- 2..6 WELL appreciates that PC56 only allows for restricted feedback, and that submissions on the plan changes can only be provided within the scope of the Intensification Planning Instrument currently being notified by Council under the Intensification Streamlined Planning Process (as set out in section 80E of *the Resource Management (Enabling Housing Supply and other matters) Amendment Act 2021*).
- 2.7 In consideration of this scope – WELL has concentrated this submission on the use of *Qualifying Matters* as a mechanism which is available to ensure that high density housing



intensification on land abutting established electricity facilities is provided for so as to mitigate the actual and potential effects of reverse sensitivity.

- 2.8 Pursuant to the Resource Management Act 1991 (RMA) - WELL's electricity infrastructure is a significant physical resource that must be sustainably managed, and any adverse effects on that infrastructure must be remedied or mitigated – the impacts of PC56 currently being proposed is no exception to this management requirement.
- 2.13 Through this submission, WELL seeks to ensure protection of existing and lawfully established key substation sites which are located within the City's residential areas. The central point of protection stems from the actual and or potential effects of reverse sensitivity that will potentially be brought about through PC56, and which will significantly increase the intensity of sensitive land use in close proximity to established substation facilities.

3.0 Submission: Overview

- 3.1 Through PC56 Hutt City Council is revising its operative district plan so as to give effect to Government directives on urban intensification (*The National Policy Statement on Urban Development and Resource Management (Enabling Housing Supply and other matters) Amendment Act 2021*).
- 3.2 As PC56 proposals are now open to 'limited' stakeholder feedback, it is important to note that such planning direction will ultimately require WELL to undertake significant works within the existing sections of distribution network that currently services the District - as well as to strategically plan for the required network expansion that will need to be sequenced to enable connections to the area's ensuing residential and commercial land use growth.
- 1.4 Through making this submission WELL wishes to stress the importance that existing distribution assets in the rezoned medium and high-density areas will need to be protected; and secondly, that new infrastructure that will undoubtedly be required is appropriately considered and integrated into their respective plan variations.
- 1.8 Following this context, this submission concentrates on how PC56 will affect WELL's effective supply of electricity to service current community needs, as well as across the district as a whole.
- 1.9 In particular – this submission seeks to ensure that the two key substation sites (as identified in the table below) will not be unreasonably constrained through housing intensification on abutting residential land, and furthermore, that any such intensification will not result in the creation or exacerbation of Reverse Sensitivity effects.



<p>Naenae Zone Substation: 312 Oxford Terrace High Density Residential</p>	
<p>Wainuiomata Zone Substation: 5A The Strand Medium Density Residential</p>	

- 1.10 In this submission reverse sensitivity is taken to mean the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained.
- 1.11 Under the above meaning WELL's Wainuiomata Zone Substation and Naenae Zone Substation are examples of lawfully established activities. Intensifying sensitive residential land use on properties abutting these substation sites will increase the risk of reverse sensitivity – unless adequate recognition in PC56 is provided.

3.0 Naenae Zone Substation

- 3.1 Through this submission WELL wishes to raise Council's awareness of the critically important Naenae Zone Substation and seeks to have future residential intensification surrounding the site reflect the established operation of the substation facility – and thus mitigate the potential adverse effects of reverse sensitivity.
- 3.2 The Naenae Zone Substation is located in a residential setting on 312 Oxford Terrace and is supplied by two 33kV feeders. The Site contains two indoor 33/11 kV, 20 MVA transformers, each supplying an 11kV 1,200 A bus section.
- 3.3 The residential properties surrounding the substation are all determined to be contained in a **High Density Residential Zone** under PC56 thereby enabling a high intensity and bulk of buildings such as apartments and townhouses as close as 1.0m from the site boundary.



- 3.3 The Substation site is identified in the Operative Hutt City District Plan ('ODP') as being within the General Residential Zone and is not designated for electricity distribution purposes.
- 3.6 Notwithstanding the current land use zoning, under PC56 the site is to be contained in and surrounded by **High Density Residential Zone** and therefore can be expected to see significant residential intensification surrounding the property.
- 3.7 In consideration of the potential for further sensitive land use to establish on abutting land, WELL seeks Council's agreement to apply their discretion in treating the zone substation as a 'Qualifying Matter' under the NPSUD, and thus protect the critical electricity supply facility for the adverse effects of actual or potential reverse sensitivity.
- 3.8 Concern over reverse sensitivity has been raised to other territorial authorities within the Wellington Region by WELL as a component of preliminary feedback to the housing enabling legislation – however, as the intensity provisions have now come in to effect by HCC, WELL wish to take this opportunity to formally submit on this concern thus seeking effective and enduring protection to the Naenae Substation.
- 3.9 As the City grows, so too will the electricity supply load growth and hence demand on the Naenae Substation. Such growth will ultimately require upgrades to the substation (new transformer(s) and possibly feeder lines).
- 3.10 WELL consider that Council's ability to regulate intensification in the High Density Residential Zone through qualifying matters could be applied to such areas immediately abutting existing sites and facilities owned by WELL.
- 3.11 Further to the above, Section 771 of the legislation - (Qualifying matters in applying medium density residential standards and policy 3 to relevant residential zones) of *the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021* - allows Council to make development within pockets of the high density areas less enabling if it is considered inappropriate for the area to accommodate it.
- 3.12 In consideration of HCC's ability to allocate qualifying matters, WELL seek that intensified urban development is appropriately regulated through the qualifying matters provisions in the legislation on land which abuts critical Regionally Significant Infrastructure and associated facilities such as the Naenae Substation.
- 3.13 WELL does not wish to prohibit intensified development being undertaken adjacent to the facility as this is not the primary concern being expressed under this submission; rather, WELL seeks that any intensification of the above mentioned properties surrounding the substation are provided for as restricted discretionary development so as to adequately integrate appropriate feedback from WELL (as an affected party) and the provision of mitigation against the potential adverse effects of reverse sensitivity (i.e., noise mitigation, screening, health and safety).



4.0 Wainuiomata Zone Substation

- 4.1 Similar to the Naenae Substation site, WELL also owns and operates facilities in other intensification areas within the City which abut residential zones subject to PC56 and consequently proposed to be subject to intensification provisions.
- 4.2 WELL wishes to raise Council's awareness of the **Wainuiomata Zone Substation** and also seeks to have future residential intensification north, south and west of the site reflect the established operation of the critical distribution facility.
- 4.3 The Wainuiomata Zone Substation is located in a residential setting on 5A The Strand, and is supplied by two 33kV feeders. The Site contains two outdoor 33/11 kV, 20 MVA transformers, each supplying an 11kV 1,200 A bus section
- 4.4 Whilst the Wainuiomata Zone Substation not identified as a High Density Residential Zone under PC56, it does fall under the **Medium Density Residential Zone** whereby 3x 3-level residential units could be established as close as 1.0m from the facility's electrical distribution compound as a permitted activity (building eaves even more so).



- 4.5 WELL wishes to raise Council's awareness of the Wainuiomata Zone Substation and also seeks to have future residential intensification surrounding the site reflect the established operation of the critical distribution facility as a qualifying matter.

5.0 Decisions Sought

- 5.1 As indicated above, WELL acknowledges the scope available to submitters on PC56 is limited in consideration of the parameters set under the Intensification Streamlined Planning Process (ISPP).
- 5.2 Notwithstanding the submission scope available to WELL, it is sought that, as a mechanism, 'Qualifying Matters' be applied by Council in relation to the two substations sites identified



in this submission to the extent that neighbouring (abutting) High and Medium Density Zone properties cannot develop (as a permitted activity) multi-unit housing only 1.0m setback for the boundary.

- 5.3 WELL seeks that all activities and development must comply with the provisions of the underlying Residential Activity Area of the ODP.
- 5.3 WELL seeks that the two sites identified in this submission 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 thus enabling an effects assessment to be provided with appropriate reverse sensitivity mitigation being inherent to the development.
- 5.4 Should Council consider the ISPP process unable to adopt the sought relief, WELL alternatively seeks 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 ODP.

6.0 Conclusion

- 6.1 WELL has reviewed PC56 to the Operative Hutt City District Plan and has identified that the proposed provisions carry risks associated with reverse sensitivity.
- 6.1 The specific Sites identified in this submission are the Naenae and Wainuiomata Zone Substations.
- 6.3 WELL seeks that Council identify these Sites on the applicable planning maps with the land surrounding the sites being subject to Qualifying Matters so to enable development controls to be put in place through a Restricted Discretionary Activity status.
- 6.4 In the event that the ISPP process cannot assign Qualifying Matters to land within and surrounding the two identified sites, WELL seeks that the medium and high density performance standards indicate that permitted activity discretion can be given to the ODP Infrastructure chapter – particularly in regard to the avoidance of reverse sensitivity to Regionally Significant Infrastructure.

Signature for and on behalf of Wellington Electricity Lines Limited:

.....
 Tim Lester
 021 993 223
 tim.lester@edison.co.nz



Address for service:

Wellington Electricity Lines Limited
c/- Edison Consulting Group Ltd

PO Box 875

Hamilton 3240

Attention: Tim Lester

- WELL could not gain an advantage in trade competition through this submission.
- WELL is not directly affected by an effect of the subject matter of the submission that:
 - (a) adversely affects the environment; and
 - (b) does not relate to trade competition or the effects of trade competition.
- WELL wishes to be heard in support of their submission.
- WELL will consider presenting a joint case with other submitters, who make a similar submission, at a hearing.

Submission on publicly notified

proposed district plan change

Clause 6 of Schedule 1, Resource

Management Act 1991

To: Chief Executive, Hutt City Council 1. This is a submission from:

Full name Company/organisation Contact *if different* Address



Last First SMITH, Alan	
18 Penrose St	
Suburb Woburn	
City Lower Hutt	Postcode 5010
Postal Address	Courier Address
Day 566-3034	Evening
Mobile 0272856304	

2. Re PC 56

3. I COULD NOT gain advantage through trade competition through this submission

Address for Service

if different

Phone Email

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

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

If you could gain an advantage in trade competition through this submission:
I **am not** directly affected by an effect of the subject matter of that submission that–

Proposed District Plan Change No:	56
Title of Proposed District Plan Change:	Enabling intensification in residential and conservation areas

(a) (b)

adversely affects the environment; and
does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be

limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

EP-FORM-309 – Page 1 of 3 Hutt City Council www.huttcity.govt.nz 04 570 6666 August 2022

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

1. Scale of areas proposed for allowing up to 6-storey structures
2. Pathetic nature of proposed “heritage zones”
3. Undue haste on this by HCC

Give details:

6. My submission is:

1. As I understand it, recent law changes allow for “up to 6 storey” structures within 800m of train stations and 1200m of the CBD. PC56 proposes a blanket ‘6-storey zone’ right across the valley from the CBD edge (Cornwall St) to the Waiwhetu Stream. No plausible reason why areas outside the 800m and 1200m “circles” noted are included in PC56.

2. The “heritage zones” are pathetic e.g. More Railway, etc. An academic, non-Hutt notion of what “heritage” is.

3. The Mayor is on record as saying that the “heritage zones” are interim pending a full review of the HCC District Plan in 2023. So why the rush now?

(Please use additional pages if you wish)

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

EP-FORM-309 – Page 2 of 3 Hutt City Council www.huttcity.govt.nz 04 570 6666 August 2022

(Please use additional pages if you wish)

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

1. Cancel PC56 as drafted
2. Allow zone changes to enable 6-storey equivalent structures within 800m of train stations.
3. Ensure a fully resourced, adequately explained, and well-informed DP review from 2023 with the new incoming Council.

Give precise details:

(Please use additional pages if you wish)

8. I **wish** to be heard in support of my submission. *(Please tick one)*

9. If others make a similar submission,
I **will not** consider presenting a joint case with them at the hearing.

(Please tick one)

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

Privacy Statement

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

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

Where to send your submission

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

<p>Signature of submitter:</p> <p><i>(or person authorised to sign on behalf of submitter)</i></p>		<p>Date: 20 September 2022</p>
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RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	<i>Last</i>		<i>First</i>	
	Company/organisation			
Contact <i>if different</i>				
Address	<i>Unit</i>	<i>Number</i>	<i>Street</i>	
	<i>Suburb</i>			
	<i>City</i>		<i>Postcode</i>	
Address for Service <i>if different</i>	<i>Postal Address</i>		<i>Courier Address</i>	
Phone	<i>Day</i>		<i>Evening</i>	
	<i>Mobile</i>			
Email				

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

Proposed District Plan Change No:

Title of Proposed District Plan Change:

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

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

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

(Please tick one)

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

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

Give details:

(Please use additional pages if you wish)

6. My submission is:

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

(Please use additional pages if you wish)

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

Give precise details:

(Please use additional pages if you wish)

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

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

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

	Date
---	------

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

Privacy Statement

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

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

Where to send your submission

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

Proposed Plan Change 56: Submission from Property Owners in Rakeiora Grove, Korokoro

This submission is from the following Hutt City homeowners whose properties are included in the rezoning proposal:

Rebecca Leask Ben Young	38 Rakeiora Grove, Korokoro	puawaitanga@gmail.com ben_young_2000@yahoo.co.uk
Mette Mikkelsen Ben Steele	36 Rakeiora Grove, Korokoro	mettemik@gmail.com bmjsteele@gmail.com
Jane Anderson Kevin Anderson	34 Rakeiora Grove, Korokoro	kevin_jane_anderson@yahoo.co.nz
Alan Lee Agnes Lee	32 Rakeiora Grove, Korokoro	lee12nz@gmail.com
Dianne Keeman Mark Keeman	31 Rakeiora Grove, Korokoro	diannekeeman@gmail.com
Debbie Tse	29 Rakeiora Grove, Korokoro	debbietse@gmail.com
Jena Oberg Tim Miskimmin Billy Miskimmin	27 Rakeiora Grove, Korokoro	jenaoberg6@gmail.com Tim.miskimmin@gmail.com Billy.miskimmin@gmail.com
Mike Stewart Kylie Barton	25 Rakeiora Grove Korokoro	mike.modezen@gmail.com kyliemata@hotmail.com
Sally Gale Nick Gale	24 Rakeiora Grove, Korokoro	sallygale@gmail.com ngale2x@gmail.com
Heidi de Ronde	23 Rakeiora Grove, Korokoro	ihdivich@hotmail.com
Bob Williams	22 Rakeiora Grove, Korokoro	bob@bobwilliams.co.nz
Duncan Watts	21 Rakeiora Grove, Korokoro	djmwatts@gmail.com
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2. Conclusion
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Supporting Information

1. Opening Statement

This submission is in relation to properties in Rakeiora Grove, Korokoro, which bound London Road through to the bottom of Rakeiora Grove. These properties are illustrated in the image below taken from the Hutt Zone Map.



We acknowledge that the proposed District Plan Changes by the Hutt City Council (HCC) under District Plan Change 56 (PC56) are a mandated response to Government legislation under the National Policy Statement Urban Development 2020 v2 (NPS-UD). We also acknowledge that housing intensification is a reality and required to meet future growth of the Hutt Valley and urban growth in general.

However, this submission highlights various aspects of the application of these changes to the area highlighted that do not appear to have been considered in relation to specific aspects of the area that are entitled to be considered under legislation, and in some cases, are inconsistent with the application of these requirements elsewhere.

Different aspects of this submission relate to different properties in different ways. Where possible we have highlighted those properties, but in general most issues are relevant for this block as a whole and are discussed this way. However, we believe it is also important that specific issues and specific properties are considered by Council and that “fill the block” using *street boundaries alone* should not be applied, as streets as a “natural boundary” given the terrain of the area are not appropriate.

Rakeiora Grove is currently zoned as Hill Residential. PC56 proposes to change this zoning to High Density Residential. This zoning change represents a wholesale planning change in an area that we believe has marginal viability to deliver the intended housing benefits while opening the door for significant negative impacts to the environment, local residents, Korokoro residents and the residents of Petone in general. We also submit that the application of High Density Zoning to Rakeiora Grove creates an unreasonable expectation about what could be viable for development, in light of matters below.

Our submission is that:

1. Rakeiora Grove does not fit the criteria of Policy 3 of the NPS-UD, specifically it is not within HCC-defined walking distance of a rapid transport spot
2. Certain properties within Rakeiora Grove (#22, #24, #36, #38) would not be appropriate for High or Medium Density as they are subject to the overlay of Significant Natural Resource Area 27 and therefore should be protected as an important area of indigenous vegetation and habitat
3. The significance of the area to Māori needs to be considered
4. Several properties within Rakeiora Grove would not be appropriate for High or Medium Density due to the natural hazard risk of land slippage
5. Heritage should be taken into consideration – High or Medium Density would impact on the heritage listed property at #38 Rakeiora Grove - Taumata
6. The area is most suited to the current Hill Residential zoning rather than the proposed High Density Zone or application of a Medium Density Zone

We propose that these issues be addressed by removing the properties in Rakeiora Grove and the western side of London Road altogether from the new zoning rules and maintaining the current zoning of Hill Residential. We present various concerns to support this point which we believe are relevant under both the MDRS and NPS-UD and also suggest that this is most easily achieved by acknowledging that the area does not meet the criteria of Policy 3 of the NPS-UD, avoiding the need for qualifications altogether.

2. Rakeiora Grove does not fit the criteria of Policy 3 of the NPS-UD

Why Rakeiora Grove has been included in the proposal

We understand Rakeiora Grove has been identified as having potential for High Residential in relation to the requirement to deliver to Policy 3(c)(i) of the NPS-UD: *building heights of at least 6 storeys **within at least a walkable catchment** of the following: (i) **existing and planned rapid transport spots.***

This is based on the wording in the FAQs on the HCC PC56 website as follows, and further supported by a conversation with an HCC staff member.

For the most part, areas that are currently within the **Hill Residential Activity Area** zone and the **Landscape Protection Activity Area** zone won't be affected by proposed changes to the district plan. The only exception is for areas in Western Hill suburbs that are in a walkable distance of the city centre or train stations (1200 metres and 800 metres, respectively). This includes some areas in Korokoro, Maungaraki, Normandale, Harbour View and Tirohanga.

Based on conversations with that HCC representative, the walking distance has been applied 'as the crow flies', demonstrated by this measurement (from the closest end of the Petone Station train platform). Using this method alone is not consistent with the actual walking distance nor does it consider other factors such as terrain which are within the Council's own definitions of walkable distance.



HCC has defined what is considered a walkable distance and what impacts walkable distance

HCC has a level of control over what is considered a walkable distance to and from Lower Hutt's train stations, and whether this distance is the same in every direction or should be different due to differences in terrain, traffic, accessibility etc.¹ This is indicated by the Council statements from "Summary of new rules and what you can influence" as copied below.

What must be included in the District Plan	What can be influenced
For areas within a walkable distance of train stations, the CBD and the Petone commercial areas, residential buildings of at least six storeys must be allowed (although resource consent may be required).	What is considered a walkable distance to and from Lower Hutt's train stations, the CBD and Petone commercial areas. Whether this distance is the same in every direction or should it be different due to differences in terrain, traffic or accessibility etc.

¹ [Government changes to allow higher and denser housing | Have your say - Hutt City Council](#)

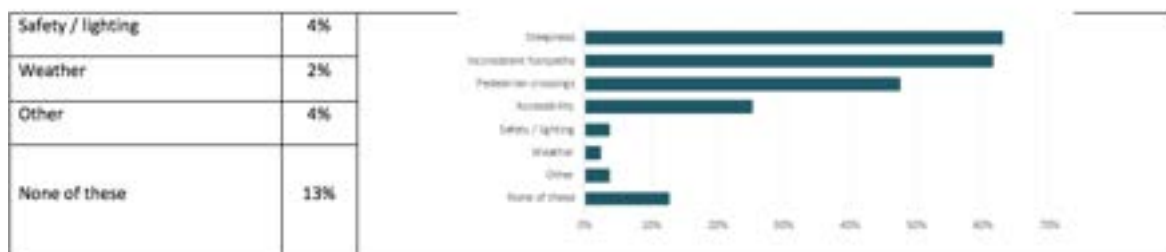
HCC has defined walkable distance for train stations to be 800m:

*...for areas in Western Hill suburbs that are in a walkable distance of the city centre or **train stations** (1200 metres and **800 metres**, respectively).²*

This has been explicitly defined in the Proposed District Plan Change 56 Volume 2 of 2, Section 32, 7.2.2 (105) – Table 8, p.28. Further, it is stated that *the distances are modified to account for the additional time taken to ascend or descend sloping paths*³.

HCC has also determined, via the Community Engagement Survey on Housing Intensification in Lower Hutt (Draft Plan Change 56) in May 2022, that walkable distance is also influenced by other factors. Specifically, steepness of the journey would impact 63% of respondents, inconsistent footpaths 61% and lack of pedestrian crossings 47%⁴.

Which of the following, if any, impact on the distance you would walk?	
Steepness of journey	63%
Inconsistent footpaths	61%
Lack of pedestrian crossings/traffic lights	47%
Accessibility (ramps on/off footpaths etc.)	25%



Rakeiora Grove is outside the criteria of walkable distance as defined by the HCC

While we appreciate that whether a distance is walkable will vary from person to person, it is the HCC definition that we are referencing here.

Based on conversations with a HCC representative, the walking distance has been applied ‘as the crow flies’ rather than using the Council’s own criteria of true walking distance and has not taken

² [District Plan Change 56: Enabling Intensification in Residential and Commercial Areas | Hutt City Council](#) – What do I need to know? – What does the plan change propose for residential zones?

³ Proposed District Plan Change 56, Section 32, Appendix 4, p.169

⁴ See pages 2-4:

https://hccpublicdocs.azurewebsites.net/api/download/587890ba7b2542ef8532867346c3a343/_extcomms/055654dc76522484cbcbde348f43bc417d3

into account the steepness of London Road or lack of pedestrian crossings in relation to Rakeiora Grove or the bottom of London Road.

The walking path from Platform 2 of the Petone train station goes:

- from the station across the pedestrian walkway
- across the bottom end of the Korokoro Road and London Road intersection in order to reach the footpath on the east side of London Road, a wide and busy intersection with some visibility restrictions and without a pedestrian crossing
- up the footpath on the east side of London Road
- across three lanes of London Road in order to reach Rakeiora Grove, where there is no pedestrian crossing, poor visibility and vehicles travelling both uphill and downhill at speed

Of the properties proposed as High Residential, those at the closest end of Rakeiora Grove are barely within 800m true walking distance of Platform 2 of the Petone train station (~750m).

However, London Road is steep, rising over 60 metres from the bottom of London Road to Rakeiora Grove. In the Community Engagement Survey, p.4: *The steep terrain of the western hills was noted as being more difficult to walk on, and thus impacted respondents' decisions to use public transport.*

HCC suggests that it has applied modification of distance due to slope, but this does not appear to have been done in this case.

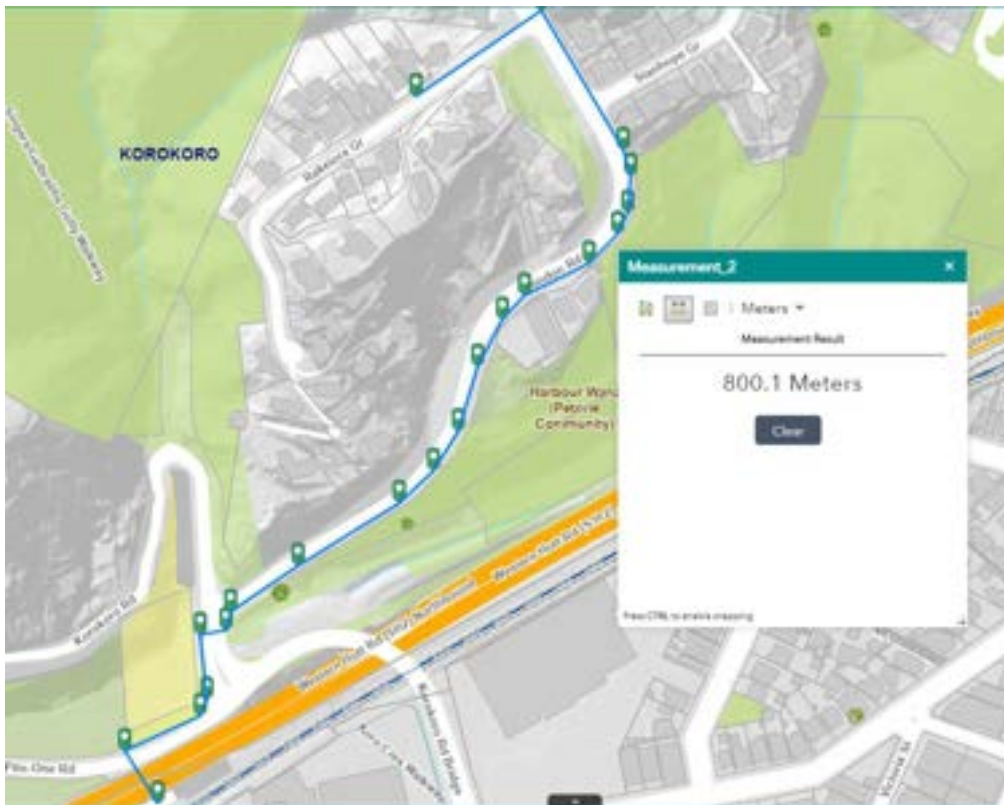
Additionally, there are no pedestrian crossings for either road crossing. This is particularly problematic where pedestrians, especially children, need to cross over London Road to Rakeiora Grove at the playground, a matter which has been raised with HCC councillors on previous occasions and has been of constant concern to local parents given the steep downhill grade, poor visibility and speed of vehicles.



The 800m distance is exceeded shortly further on. The properties at the far end of Rakeiora Grove are over 1km away. The following shows the distance of 1037.7m to the end of the cul de sac, and then to the furthest property at #38:



Properties that are clearly beyond the HCC-defined 800m are #5, 7, 9, 11, 13, 15A, 17, 19, 21, 22, 23, 24, 25, 27, 29, 31, 32, 34, 36, 38.



Rakeiora Grove does not fit within the HCC defined criteria of walkable distance – criteria that states 800m from a rapid transport spot adjusted for additional time to ascend/descend slopes – and therefore does not fall under Policy 3 of the NPS-UD.

Despite being outside the criteria, was Rakeiora Grove included to 'fill the block'?

We note references in Section 32 to the idea of filling the block, specifically:

The walkable catchments are then adjusted outwards to meet natural boundaries. This provides a plan that is easier to apply and provides more of a sense of natural justice by avoiding appearing arbitrary.⁵

And in Appendix 3 from community engagement surveys⁶:

A suggestion was made to include areas partially or completely surrounded by upzoning within the same zone to ensure neighbourhood consistency.	The recommended plan change has adopted this approach in areas where it was logical to do so.	The proposed zone boundaries have been adjusted by up to a block or within 100m-200m where necessary to meet natural boundaries such as streets and public space, including "filling in" small holes surrounded by another zone.
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There are properties within this proposed High Density block that are accessed by London Road, and are in closer proximity to the train station. Potentially, these properties were identified as being within walkable distance, and the zone was then adjusted outwards to include properties in Rakeiora Grove. This appears possible given only the eastern side of Rakeiora Grove has been included.

However, if this is the case, we do not believe it is consistent with intent of the community engagement feedback as:

- (a) Using streets to define the "in fill area" is not appropriate as street boundaries alone are not a "natural boundary" due to the terrain of the land. This is evidenced by the nature of the road itself which back tracks from London Road back down the hill. Although some property boundaries do touch London Road the land is too steep for access and almost vertical in most cases.
- (b) The area is not partially nor completely surrounded by other areas being up-zoned. In fact quite the opposite, all surrounding areas are remaining Hill Residential.
- (c) There is no "hole" in zoning that needs to be filled.

If "filling the block" has occurred, then the effect is counter to the argument supporting the concept in the first place which is to produce consistency and avoid being seen as arbitrary. "Filling the block" in this context *creates* a sense of arbitrariness and inconsistency which is counter to the intent of infilling and fails to acknowledge the underlying conditions. Some properties on Rakeiora Grove have been included but not all. Stanhope Grove has not been identified even though it is more accessible than any of Rakeiora Grove on foot. Distance and access to Rakeiora Grove properties is quite different to access for those off London Road and yet they have been included anyway.

Application of "filling the block" is not appropriate in this case.

⁵ Proposed District Plan Change 56 Volume 2 of 2, Section 32, Appendix 4, p.169

⁶ Proposed District Plan Change 56 Volume 2 of 2, Section 32, Appendix 3, p.164

3. Protection of the natural environment - Significant Natural Resource area 27

Certain properties within Rakeiora Grove (#22, #24, #36, #38) would not be appropriate for High Density or Medium Density development as they are subject to the overlay of Significant Natural Resource area 27.

About SNR27

The objective of Section 14E of the District Plan is:

To identify and protect significant natural, cultural and archaeological resources in the City from inappropriate subdivision, use and development.

Significant Natural Resource 27 (SNR27) is the Korokoro Recreation Reserve, running across Galbraith's Gully. The reserve was created as the area is:

*Regionally representative as one of the few examples of coastal Kohekohe-Karaka forest.
Rich bird, fish and invertebrate diversity.*

Four Rakeiora Grove properties have SNR27 as an overlay (#22, 24, 36, 38). The aerial shot below shows the significant bush cover on these properties.

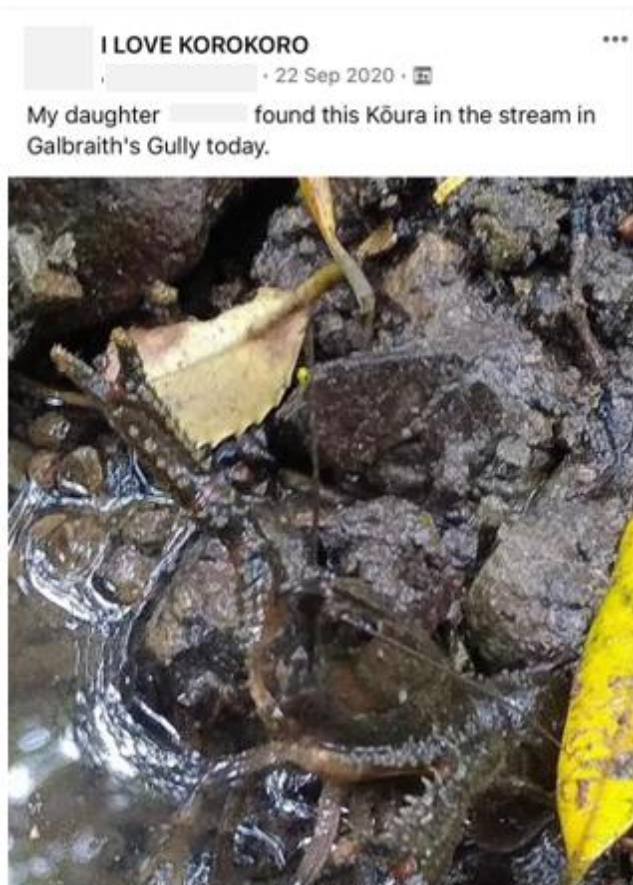


Impacts of up-zoning on the environment

Any subdivision or further development of these properties, as proposed in PC56, would be counter to the clear objective of Section 14E of the District Plan to protect this area of unique habitat from damage or destruction.

In order to subdivide or develop, trees would need to be removed from the protected area. This impacts flora and fauna, including loss of habitat for birds and lizards. Geckos have been sighted in the area which are an “absolutely protected species” under Section 3 of the Wildlife Act 1953. Native geckos, even those once considered common, are declining in the wild. A recent threat assessment conducted by the Department of Conservation (“Conservation status of New Zealand reptiles, 2021”) found that of the 135 taxa assessed, 49 were Threatened, 67 At Risk and just five Not Threatened.

These properties are on a steep bank, leading down to the stream Tuara-whatī-o-te Mana in Galbraith’s Gully – development could impact runoff to the stream as well as polluting the stream during construction. Thanks to past efforts of Council and local residents, the stream was assessed in 2020 as being in “a healthy state” by freshwater scientist Amanda Valois⁷. The stream is home to freshwater crayfish, various species of native fish and eels. Any High Density or Medium Density development in proximity to the stream would be a considerable threat to the status of this Significant Natural Resource.



⁷ As referenced in Korokoro News 2020

4. Natural Hazard Risk

Several properties within Rakeiora Grove would not be appropriate for High Density or Medium Density due to risk of land slippage.

Known risks of landslide in Hutt City

Landslides are identified as a risk in the current District Plan, Section 14H Natural Hazards, 14H1.1.1(c). The significance of this risk is such that zones have been created to deal with them and to “provide the necessary conditions of compliance”, including the current Hill Residential Activity Area that applies to all of Korokoro:

*Any proposed subdivision and development in steep areas will be managed to reduce vulnerability from landslide hazards which can be triggered by earthquakes or by excessive rainfall. **The steep slopes will be identified as Hill Residential Activity Areas, Landscape Protection Residential Activity Areas and Passive Recreation Activity Areas to provide the necessary conditions of compliance.***

*The **conditions of compliance manage those aspects of proposed subdivision or development which can increase the susceptibility of a slope to landslides. This includes conditions on vegetation clearance, removal of topsoil, excavation, and earthworks.** Before subdivision can occur, details are to be provided on topography, contour heights, cut and fill work, access, sewage and stormwater disposal, and an assessment of the subdivision in relation to any existing or potential natural hazards. The hazard assessment is to be carried out by an appropriately qualified and experienced person.*

When development in those areas susceptible to landslide is undertaken, slope stabilisation and appropriate building setbacks will be required. The New Zealand Building Code requires such precautionary measures are taken, as well as the provision for retaining walls, and foundation strengthening.

The current District Plan includes specific clauses for Hill Residential zones in order to mitigate the risks associated with earthworks (in Section 14I):

14I 2.2.1 (b)(i) – Consideration must be given to adverse effects on visual amenity values, and the value of the site as a visual backdrop to the city.

14I 2.2.1 (b)(ii) – Earthworks in these activity areas should be designed to retain the natural topography and protect natural features.

Through its current zoning as Hill Residential, Rakeiora Grove has already been identified as an area with high risk of landslide for which mitigation actions need to prevail. These mitigations / protections would be completely removed if the area was to be up-zoned from Hill Residential. Along the London Road edge of the proposed area there is an especially high risk of major slips, higher than many other places in Korokoro which are remaining as Hill Residential.

Evidence of landslide risk

The risk of landslide for the area we are discussing is real.

The recent rains resulted in multiple slips around Korokoro. A regular occurrence which is only going to get worse as extreme weather events increase due to climate change. Most of the properties discussed in this submission bordering the west side of London Road have been impacted by multiple slips over the years due to the steep hillside.

The slips indicated below, with accompanying pictures, occurred just this winter. Several were directly on the slopes of the Rakeiora Grove properties discussed and smaller slips occurred on Rakeiora Grove itself. The slip at location #6 is an especially worrying one as the whole side of the hill has slumped. Although it is difficult to see in a photo, it took out a lawn area above and a fence whose posts can be seen buried in the dirt.



2 Slips at Point (1):



Slip at Point (2):



Slips at Point (3):



Slip at Point (4):



Slip at Point (5):



Slip at Point (6):



View of Slips at Points (3)(4)(5) from Hutt Rd:

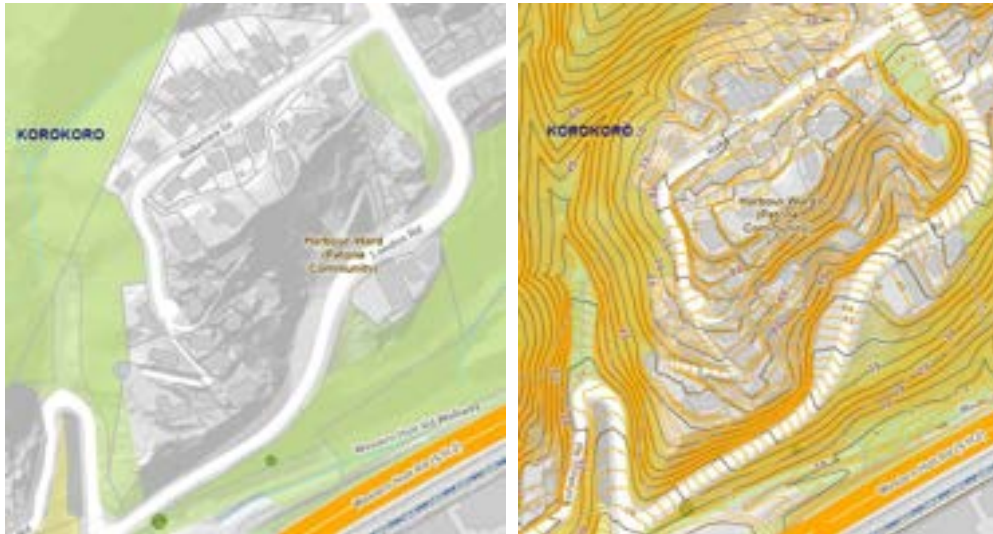


Slips at Point (7) – on Rakeiora Grove itself

Note these are 'permeants' - slip zones that slough rock year round, rain, shine, earthquakes or otherwise.



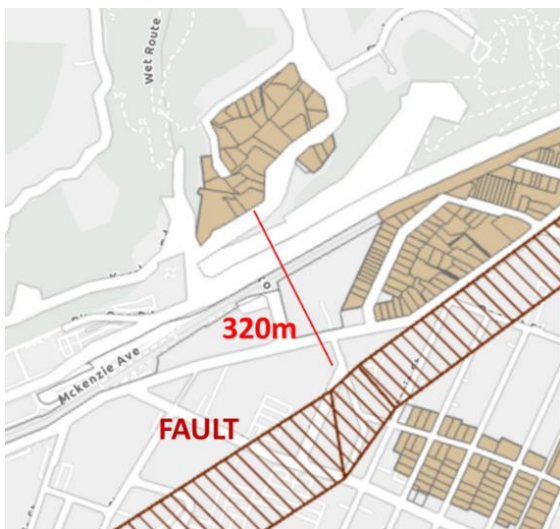
The slopes around the Rakeiora Grove section are steep, ranging from 45 degrees to almost vertical in some places, this terrain is indicated by the dark grey and dense orange contours on the maps below. This also highlights the natural boundary presented by the hillside on the west side of London Road and the inaccessibility to these properties from London Road.



Earthquake Risk

The area is in close proximity to the Wellington Fault line with all properties proposed to be rezoned within 500m of the fault line. Earthquakes, in addition to rainfall, are a key trigger for landslides. The risk of earthquakes to properties, the hill side and safety of local residents needs to be considered but there is *also* a risk of significant impact **to the entire suburb**.

There are only **three** roads into the entire suburb, Korokoro Road, London Road and Maungaraki Road at the top of the hill. Korokoro Road has been regularly recognised as unstable and prone to landslides with a major slip occurring just this year which completely blocked it. Maungaraki Road is also narrow and vulnerable and only provides access to neighbouring Maungaraki, which also could be impacted in a similar way in a major event. This leaves London Road as the **main access way** for the entire suburb, any development that increases a risk of blocking this access during a major event presents a significant risk to residents. This should be considered when applying zoning changes.



Avoid development in areas prone to landslide

In reference to the GNS Science Consultancy Report 2016/74 (May 2016), Review of Hazard Information for Hutt City,⁸ there is clear evidence that there is significant risk of landslide with steep slopes, especially when linked to development⁹:

The construction of earth dams, irrigation, building construction, services (i.e. stormwater, wastewater etc.), or pilings for houses can act as preparatory factors in the development of landslides....

Landslides can have a wide range of underlying causes, but there are generally two dominant triggers – rainfall and earthquakes. Landslides can be divided into four groups when determining the probability of a landslide occurring on a site. These groups include: rainfall-induced, earthquake-induced, endogenetic (no external trigger), and pre-existing landslides. Approximately 90% of all landslides are triggered by a rainfall event (NIWA, MWH, GNS and BRANZ, 2012)....

Riddolls (1977), Lawrence et al. (1982) and Brown and Associates (2005) have all reported on slope stability issues in the Hutt Valley. The reports consistently identified the relationship between the angle of the slope and the landslides – i.e. the steeper the slope the more likely it is that landslides will occur....

Brahaharan et al. (1994) discusses slope stability in the Hutt Valley, highlighting the impact of slope angle and its influence on the susceptibility of slopes to landslides. The greater the slope angle, the more susceptible a slope is.

A clear mitigation action in that report is to **avoid development in landslide prone areas** on the Western Hills¹⁰:

Neighbourhood	Hazard	Mitigation Options				
		Engineering	Building	Planning	Emergency Management	Infrastructure
Wainuiomata	Landslide	Slope reinforcement Drainage Rock-bolting Shot-crete Revegetation	Foundation design Storm-water design	Plan to avoid development in landslide prone areas Measuring and monitoring	Recovery plans Road closures Evacuation plans	Storm-water design Location of utilities
	Subsidence	Remedy land		Limit development Managed retreat	Response plans	
Waterloo	Ground Shaking	Foundation requirements Compliance with building standards	Foundation requirements Compliance with building standards		Response and Recovery plans	Design of utilities
Western Hills	Fault		Foundation requirements Compliance with building standards	Fault hazard avoidance zone	Response and Recovery plans	Design of utilities
	Landslide	Slope reinforcement Drainage Rock-bolting Shot-crete	Foundation design Storm-water design	Plan to avoid development in landslide zone areas Measuring and monitoring	Recovery plans Road closures Evacuation plans	Storm-water design Location of utilities

⁸ Hutt City Council DOC/16/75159: [681120d247826f614df1843114e3edc25c4c \(hccpublicdocs.azurewebsites.net\)](https://www.hccpublicdocs.azurewebsites.net/681120d247826f614df1843114e3edc25c4c)

⁹ Ibid. Section 2.5, p.25

¹⁰ Ibid, section 5.8.5

Precedent in other cities within Greater Wellington Region

In a Residential and Rural Chapter Review report for Upper Hutt City in 2020¹¹, a need was identified for specific resource consent rules and geotechnical assessment where there is a high slope hazard¹²:

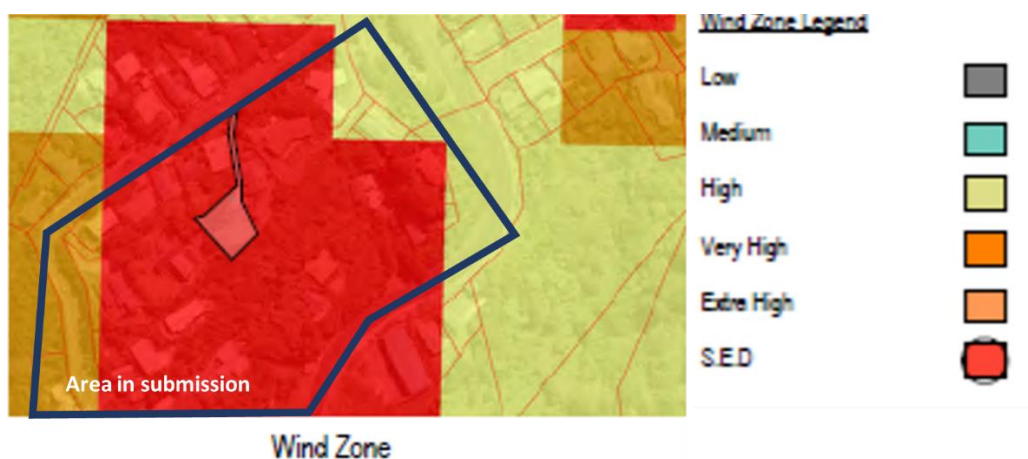
...ground with slope angle greater than 26 degrees would require a specific stability assessment from a geo-professional prior to development.

In that report, to serve as an example, areas marked as having high slope hazard were recommended for lower density¹³. This is similar to the rules applied under Hutt City's current District Plan for properties in Hill Residential zone. These rules would no longer apply if the proposed up-zoning went ahead.

Extremely High Wind

Council maps suggest a "Very High Wind Zone" under NZS3604 across almost all of Korokoro **but** a more precise map provided as part of a recent building consent for a new dwelling in the area shows a rating under NZS3604 of **over 60m/s** requiring a "**Special Engineering Design**", the highest bracket in the country. The engineering costs for this new moderately sized single-story dwelling were substantial, let alone any attempt at a building under NPS-UD Policy 3 or MDRS.

The risks associated with an extremely high wind area do not seem to have been considered in the re-zoning to High Density at all. As well as the dangers this presents to any new residents or existing residents it is particularly misleading for developers.



In summary:

Up-zoning Rakeiora Grove from Hill Residential would result in removal of protections and risk mitigation provisions in the District Plan in relation to natural hazard risks, for an area which is demonstrably high risk.

¹¹ [photofile.xlsx \(upperhuttcity.com\)](#)

¹² [ibid Section 2.1.2 p.6](#)

¹³ Ibid Section 7, Table 2, p.53

5. Protection of Historical Heritage - #38 Rakeiora Grove

High Density or Medium Density would impact the heritage listed property at #38 Rakeiora Grove. – Taumata.

#38 Rakeiora Grove is a heritage-listed building under the District Plan

38 Rakeiora Grove, “Taumata”, is an original homestead in Korokoro, built around 1916 by Rīpeka Wharawhara Love and Wī Hapi Pakau Love, descendants of two prominent Te Ati Awa families. Zoning this property and surrounding property as High Density is inconsistent even with government guidance on protection of historic heritage. Council have limited even the smallest of changes to this property, even those which are more in keeping with its history, so it is extremely inconsistent to now zone this property as High Density and included in the *only* area in Korokoro to be considered for a zone change.

The below photo was taken during the 1916 Anzac Day celebrations from Petone station, looking back towards 38 Rakeiora Grove “Taumata”, the Love Homestead. This illustrates the significance of the homestead and the untouched nature, even then, of Galbraith’s Gully which is visible to the left of the flagpole (*Photo courtesy of NZ History (NZ Government, nzhistory.govt.nz).*)



The heritage value of this home has been recognised, and is protected under the District Plan, Section 14F, Appendix Heritage 2.



In the recent (November 2021) Heritage Inventory Assessment for the property, the evaluation showed:

- a High level of significance in relation to: people (association with Ripeka Love); architectural style including a marae incorporated into the house; **surroundings of the building are important to understanding the significance of the place**; integrity and authenticity; and being a good representative of its type.
- A Moderate level of significance in relation to: association with its place in history; contributes to our understanding of residential building practices; technological value; its age; rarity – large intact homesteads are uncommon in the area.

Up-zoning would impact the heritage value and amenity for this property

It is important to note the specific mention in the above assessment of the significance of not just the house but its surroundings.

Taumata sits lower on the hill than its neighbouring houses. Any development of properties at #22, 24, 34 and 36 beyond their current footprint and height would substantially overshadow the house and surrounds. Development of #38 itself through subdivision would also significantly impact.

The house can still be seen prominently from Petone - if this were abutted up against a high density area that would change the context of its surroundings.



Land Slip Risk for Taumata

The original access to the Taumata homestead was via the bottom of Korokoro Road as illustrated in the photo below. This access was lost due to landslips during the Wahine storm and instead access changed to be via Rakeiiora Grove when that was built.



6. Other Comments

Acknowledging development is needed, but this area is neither needed to meet sufficiency of development, nor suitable

We appreciate the need for increased housing to meet demand nationally (and specifically in Lower Hutt), but understand that the Housing and Building Capacity Assessment completed for the Hutt¹⁴ identified a realisable capacity of only 11 dwellings in all of Korokoro. The cost of servicing the area highlighted in this submission to support High Density or even Medium Density does not seem a good return on investment for ratepayers, nor a viable proposition for developers. Expansion in Korokoro is also not required to meet sufficiency demand given the small capacity available.

And, critically, we submit the proposed area in Rakeiora Grove is unsuitable for a higher level of development (High or Medium) and should remain Hill Residential.

Removal of current amenity

We also would like to highlight that the home owners submitting this submission as well as those across all of Korokoro highly value the residential amenity and natural hillside environment that has been carefully curated and managed by Council for many years.

Korokoro has benefited from the Council's careful consideration and management of the sun and outdoor spaces through protections offered by Hill Residential Zoning. This re-zoning at the entrance to the suburb would destroy current amenity in the local area and be dramatically different to the surrounding suburb. For example, Hill Residential provides for 1000m² blocks which has seen Korokoro be subject to strict application of this rule during consent processes – the removal of this protection for a small pocket of the overall suburb appears incongruous.

This change would make a small number of properties in the suburb vulnerable to a loss of significant amenity due to topography in a way that would not apply to the same extent on the flat.

¹⁴ [Housing and Business Capacity Assessment Chapter 3 with Appendices \(wrlc.org.nz\), p.18](#)

Conclusion

NPS-UD Does not apply

Rakeiora Grove does not fit within the HCC defined criteria of walkable distance of 800m from a rapid transport spot, adjusted for additional time to ascend/descend slopes, and therefore does not fall under Policy 3 of the NPS-UD.

MDRS and NPS-UD Qualifying Matters

The Act provides for various qualifying matters as noted in Plan Change 56 - Section 32 Evaluation Part 3.3 25 Table 4, which allows the Council to reduce requirements **of both the MDRS (Medium Density) and Policy 3 of the NPS-UD (High Density)**. This submission has outlined how the designated area is **not appropriate for High Density or Medium Density** and that Council can vary from MDRS and NPS-UD due to the various provisions allowed for. A summary of these is provided below:

(a) The preservation of the natural character of the coastal environment ...

The area of Galbraith's Gully and Significant Natural Resource 27 is recognised by Council as "*one of the few examples of coastal Kohekohe-Karaka forest*". As a coastal environment its natural character should be preserved.

(b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.

The ridge line that runs through the middle of the designated area is visible to all in Petone. Current property nestles into the hill but development under MDRS/NPS-UD would see an obvious and imposing image against the skyline, impacting the scenic character and amenity of the area. The river, the harbour, and the hills either side of the valley form the essence of the Hutt Valley, they are outstanding natural features and landscapes that should be protected from inappropriate development. Auckland Council have specifically allowed for the protection of ridge lines as a Qualifying Matter within PC 78 Section 32 "Ridgeline Protection", we submit that Hutt Council should do the same.

(c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

Again, Significant Natural Resource 27 applies in this case. It represents an area of significant indigenous vegetation and fauna which is already identified by the Council as needing protection.

(e) The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.

We understand that the Korokoro Love Whānau, who have long standing ties to the area and continue to live locally, have made a submission due to the impact to an area significant to Maori. We request Council consider their submission as a qualifying matter. In assigning the High Density zone it appears that Council have not considered the impact to local Māori or the Love whānau's special relationship to the area (especially 38 Rakeiora Grove "Taumata") at all.

(f) The protection of historic heritage from inappropriate subdivision, use, and development.

38 Rakeiora Grove, "Taumata", is the original homestead in Korokoro and it, along with neighbouring property, is part of the area assigned as High Density, completely disregarding the historic heritage

which has been protected by the Council until this change. Taumata and surrounding property form an important part of Korokoro's historic heritage and should be protected.

(h) The management of significant risks from natural hazards

Landslides, slips, earthquakes and strong winds are risks within the designated area. The terrain is steep and unstable. Any further development poses a risk to current residents as well as residents of any new development. Removal of vegetation, cutting into the hillside and other development activities will contribute to the instability of the area. The land in this area should be protected from development to manage the significant risks posed by these natural hazards.

Open space provided for public use, but only in relation to land that is open space.

The designated area borders the London Road playground. An important open space regularly used by families in the neighbourhood. This playground slopes down from Rakeiora Grove parallel with London Road, dugout from the hill on its southern side. Property adjacent to the playground sits quite some height above the playground. Development of properties adjoining the playground would result in buildings that tower over the open space impacting sun, visual amenity and enjoyment of the area by the public.

We believe these qualifying matters are grounds for keeping the Hill Residential Zoning but also propose that these risks would most easily be mitigated by removing the properties in Rakeiora Grove and western side of London Road from the new zoning rules on the basis of not meeting the criteria for Policy 3, avoiding the need for qualifications altogether.

Decisions sought from Hutt City Council

The specific provisions of the proposal that our submission relates to are:	Our submission is that:	We seek the following decisions from Hutt City Council:
The proposed changes to apply the new High Density Residential zone to properties in Rakeiora Grove.	<p>Application of the High Density zone is inappropriate due to:</p> <ul style="list-style-type: none"> • Not walkable distance • Overlay of Significant Natural Resource area 27 • Topography – high risk of land slippage • Loss of amenity • Risk and loss of amenity specific to a heritage-listed property <p>A change to Medium Density would also be inappropriate for the same reasons.</p>	To maintain the current zoning of Hill Residential to properties accessed via Rakeiora Grove.

In the case that the above submission is not accepted:

The specific provisions of the proposal that our submission relates to are:	Our submission is that:	We seek the following decisions from Hutt City Council:
District Plan Sections 14H – Natural Hazards 1.1.1 (c)	<p>The protections that are currently applied to Hill Residential properties related to the risk of landslide due to steep slopes are specifically to reduce the “level of vulnerability experienced by people and their property in hazard prone areas” (14H 3).</p> <p>The removal of these protections for the properties in Rakeiora Grove and western side of London Road would lead to an unacceptable level of risk for HCC.</p>	To alter the proposed District Plan changes to ensure the <u>current protections</u> that are applied to Hill Residential properties at 14H 1.1.1(c), in relation to risk of natural hazards (landslide), will continue to be applied to the properties in Rakeiora Grove and western side of London Road.

The specific provisions of the proposal that our submission relates to are:	Our submission is that:	We seek the following decisions from Hutt City Council:
District Plan Section 14I – Earthworks 2.2.1(b)(i) and 2.2.1(b)(ii)	<p>The protections that are currently applied to Hill Residential properties related to earthworks are specifically to retain natural topography, protect natural features and to retain the value of these sites as a visual backdrop to the city.</p> <p>The removal of these protections for the properties in Rakeiora Grove and western side of London Road would allow development in direct opposition to these goals.</p>	<p>To alter the proposed District Plan changes to ensure the current protections that are applied to Hill Residential properties at 14I, in relation to earthworks, will continue to be applied to the properties in Rakeiora Grove and western side of London Road.</p> <p>Specifically: 2.2.1(b)(i) Consideration must be given to adverse effects on visual amenity values, and the value of the site as a visual backdrop to the city.</p> <p>2.2.1(b)(ii) The extent the proposed earthworks will alter the natural topography. Earthworks in these activity areas should be designed to retain the natural topography and protect natural features.</p>
District Plan Section 14E – Significant Natural Resources: Significant Natural Resource area 17 (SNR27)	The up-zoning of properties included within the overlay of SNR27 would directly negate the purpose for which the overlay was established.	To maintain the current zoning of Hill Residential to properties with the SNR27 overlay (#22, 24, 38, 36 Rakeiora Grove).
District Plan Section 14F – Heritage Buildings and Structures: Heritage listing for the property at #38 Rakeiora Grove	To up-zoning of the property at #38 Rakeiora Grove, and surrounding properties, would directly negate the purpose for which the heritage listing was applied.	To maintain the current zoning of Hill Residential to the heritage-listed property at #38 Rakeiora Grove and surrounding properties (determined based on expert input if required) that may impact the historical significance of that house.

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last <u>BASIL-JONES</u> First <u>MICHAEL</u>	
Company/organisation		
Contact if different		
Address	Unit	Number <u>18</u> Street <u>HECTOR ST.</u>
	Suburb	<u>PETONE</u>
	City	<u>LOWER HUTT</u> Postcode <u>5012</u>
Address for Service if different	Postal Address	Courier Address
	<u>PO Box 33303 Wellington Mail Centre Petone</u>	<u>18 Hector St Petone</u>
Phone	Day	Evening
	Mobile	<u>027 480 6933</u>
Email	<u>mikejones@xtra.co.nz</u>	

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

Proposed District Plan Change No: 56

Title of Proposed District Plan Change: enabling intensification in Residential

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

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

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

(Please tick one)

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

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

DPC56/161

Give details:

I am opposed to the listing of private residential properties as heritage under the proposed heritage areas included in the plan change without the owners consent.

(Please use additional pages if you wish)

6. My submission is:

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

Please see attached

(Please use additional pages if you wish)

I am opposed to the listing of private residential properties as heritage under the proposed heritage areas included in this plan change

I formerly owned a building in Jackson St commercial heritage area. Attached to the building was a pedestrian canopy designed to protect pedestrians from the weather.

Outside the building was a bus-stop. The council over the years had resurfaced the roadway on a number of occasions resulting an increase in camber from the roadway to the gutter. This caused buses to lean outwards towards the footpath when stopping. The canopy extended to the edge of the gutter.

As a result buses frequently came into collision with the canopy when stopping to pick up passengers.

The veranda was damaged on numerous occasions but unless you are able to catch the bus in "the act" of hitting the building the bus company denied liability.

The insurance company's engineer instructed that the canopy had been hit so many times it was a danger to the public and ought to be removed.

The council would not allow the canopy to be removed without a new canopy being erected in its place.

The new canopy had to be approved by Heritage at my cost. I wanted the canopy set back from the road a little bit so that the buses leaning inwards towards the footpath would not continue to hit it

Heritage would not agree to a new canopy being built unless the canopy was of the same dimensions as the original canopy. So as a consequence, we would have build a new canopy only to have it continue to be hit by vehicles.

Apparently neither the council nor my engineer were able to get Heritage to see common sense and allow a set back needed for the safety of the public.

It became a waste of time trying to deal with the bureaucracy so we sold the building

The heritage listing imposes:

Unacceptable restrictions on what the homeowner can do with their property

It unfairly escalate the costs to the homeowner in any improvements that they wish to make to the property by requiring them to obtain a heritage report at their cost.

I appreciate that buildings may not in the past, for instance have made provision for wheelchair access or for those with disabilities. But , I do not see why Heritage should even be able to consider but any alterations being made for their benefit let alone having the power to deny them or consider their intermate circumstances

Decisions made by heritage are sometimes patently wrong but there is really no simple way of challenging their the decisions. They appear to be able make decisions with right of appeal of consequences.

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


Give precise details.

That a property should only be ~~not~~ classified as heritage in the District Plan with express written agreement with the owner

(Please use additional pages if you wish)

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

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

Signature of submitter:  **will** **will not** consider presenting a joint case with them at the hearing.
(or person authorised to sign on behalf of submitter) 20-9-22
Date
(a signature is not required if you make your submission by electronic means)

Privacy Statement

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

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

Where to send your submission

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

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last	First
Company/organisation	Design Network Architecture Limited	
Contact if different		
Address	Unit	Number Street
	PO Box 30614	
	Suburb	
Address for Service if different	City	Postcode
	Lower Hutt	5040
	Postal Address	Courier Address
Phone	Day	Evening
	(04) 569 6109	
	Mobile	
Email	planning@designnetwork.co.nz	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

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

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

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

(Please tick one)

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

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

Give details:

As per attached document

(Please use additional pages if you wish)

6. My submission is:

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

As per attached document

(Please use additional pages if you wish)

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

Give precise details:

As per attached document

(Please use additional pages if you wish)

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

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

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

Laura Gaudin

20/9/2022
 Date

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

Privacy Statement

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

20 September 2022

**DISTRICT PLAN TEAM
HUTT CITY COUNCIL**

Dear Planning Team,

We put forward this submission to seek amendments to the following rules/standards of the Proposed District Plan:

- **Rule 4F 4.1.11 and Rule 4G 4.1.11 – Vegetation Removal**
Amend wording

These rules state the following:

The removal of exotic vegetation is a permitted activity if:
(i) The area from which vegetation was removed must be stabilised against erosion by vegetation cover or other methods.

We suggest that the wording of ‘must be’ and ‘if’ be reconsidered to read more clearly.

- **Rule 4F 4.2.4 and Rule 4G 4.2.5 – Setbacks**
Oppose in part

Similar to the wording in the Operative District Plan Yards rule, we request that these rules host an exclusion for ‘existing or proposed internal boundaries within a site’.

- **Rule 4F 4.2.6 and Rule 4G 4.2.8 – Outdoor Living Space**
Amend wording

These rules state that above ground floor level units are to have outdoor living space that ‘is at least 8m and has a minimum dimension of 1.8m’. We assume that this is meant to read as 8m².



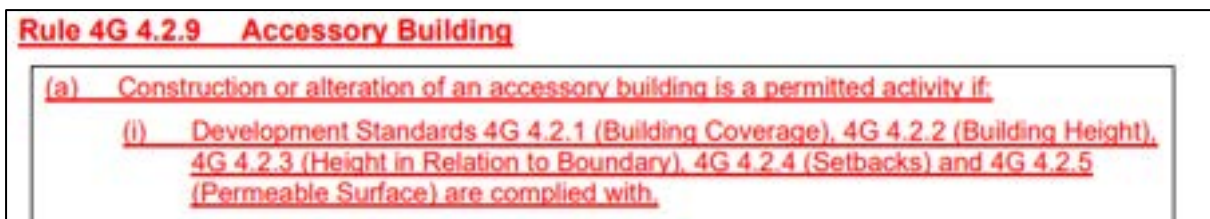


○ **Rule 4F 4.2.7 and Rule 4G 4.2.9 – Accessory Building**

Amend wording

These rules state that construction of an accessory building is a permitted activity if certain development standards are complied with:

E.g.



We request that the wording of this standard be altered to more clearly reflect whether the entire proposed development is required to comply with the development standards, or if these standards apply only to the accessory building itself.

We also seek clarification as to whether this standard means that only a maximum of one accessory is a permitted activity, and if so whether it is one accessory building per overall development or one accessory building per unit.

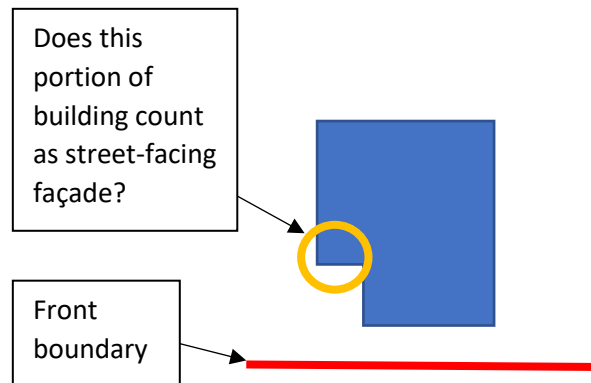
We also request that stormwater tanks be excluded from the definition for accessory building.

○ **Rule 4F 4.2.12 and Rule 4G 4.2.14 – Windows to Street**

Clarify

These rules refer to glazing of ‘the street-facing façade’. Does the street-facing façade apply to the full front elevation, even say if part of the elevation was set back further from the front boundary?

E.g.



We request that this be clarified, potentially through a definition being given for ‘street-facing façade’, or a set back dimension being highlighted for what counts as the façade for the purpose of these rules.

○ **Rule 4F 4.2.13 and Rule 4G 4.2.15 – Landscaped Area**

Clarify

If a site is being subdivided, how does this rule apply? Does the subdivision aspect mean that every proposed allotment then becomes a ‘developed site’, which would individually be required to comply with the 20% landscaped area? Or in cases of joint land use and subdivision applications would individual allotments be exempt from needing to comply provided the parent allotment (prior to subdivision) met the 20% landscape area standard?

○ **Rule 14H 2.2 – Additions to residential buildings in the Inundation Area**

Amend wording

<p><u>2. Additions to residential buildings that are within the Inundation Area, Overland Flow Path or Stream Corridor Flood Hazard Overlays are restricted discretionary activities where:</u></p> <p><u>a. Compliance with the requirements of 14H 2.4(1)(a) cannot be achieved.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>1. The matters in 14H 1.3.</u></p>
<p><u>3. Additions to residential buildings that are in the Inundation Area, Overland Flow Path or Stream Corridor Flood Hazard Overlays are restricted discretionary activities where:</u></p> <p><u>a. Compliance with the requirements of 14H 2.4(1)(b) cannot be achieved</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>1. The matters in 14H 1.4.</u></p>

Under point 2 reference is made to 14H 2.4(1)(a), and under point 3 reference is made to 14H 2.4(1)(b). We assume this is a typo in that these should read 14H 2.2(1)(a) and 14H 2.2 (1)(b) respectively.

- **Rule 14H 2.8 and Rule 14H 2.9 – New residential units in Coastal Hazard Areas**
Oppose in part

These rules state that a permitted activity allows for no more than two residential units. We suggest instead that up to three residential units can be a permitted activity provided that appropriate hazard mitigation is in place.

- **Rule 14H 2.10 – Commercial activities or retail activities that are within the Petone Commercial Activity Area and Suburban Mixed Use Activity Area and within the Medium or High Coastal Hazard Overlays**

Clarify

This rule specifically refers to the Medium and High Coastal Hazard Overlays. Could clarification please be provided as to whether commercial and retail activities in these activity areas are permitted when they are within a Low Coastal Hazard Overlay?

- **Amend definition of ‘Building / Structure’**

As part of the plan change, we suggest amending the definition of Building/Structure to exclude stormwater tanks up to a certain height (i.e., up to fence height being 2.00m).

Regards,



Laura Gaudin
Design Network Architecture Limited

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last		First	
Company/organisation	Petone Historical Society			
Contact <i>if different</i>	Sylvia Allan, on behalf of Petone Historical Society			
Address	Unit	Number	Street	
	Suburb			
	City		Postcode 5012	
Address for Service <i>if different</i>	Postal Address		Courier Address	
	Day 021 665 155		Evening	
Phone	Mobile 021 665 155			
Email	Petonehistories@gmail.com			

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

Proposed District Plan Change No:

Title of Proposed District Plan Change:

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

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

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

(Please tick one)

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

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

Give details:

Our submissions are provided in two attachments - one providing a general summary of major points our submissions deals with and the second a detailed table of specific submission points, including the decisions requested.
(our submissions are provided in pdf. A Word document can be provided on request)

(Please use additional pages if you wish)

6. My submission is:

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

See comment above.

(Please use additional pages if you wish)

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

Give precise details:

See comment above.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

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

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

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Where to send your submission

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

Petone Historical Society – Submission on Plan Change 56 – Enabling Intensification in Residential and Commercial Centres –

General Points

Background

Petone Historical Society (PHS) has a particular interest in these proposals. Petone was the first New Zealand Company settlement in the country, and has developed today's distinctive character over the past 180 years through a fine balance of gradual change and careful management of land use and development through the private sector and public agencies. The gradual rate of change has enabled protection and development to continue in parallel, to the stage where the historic commercial centre of Petone is regarded as the city's most vibrant hospitality and specialist retail area, and a number of the residential areas nearby have been recognised as having unique character, valued both locally and regionally (and in the case of Patrick St, nationally and internationally).

Main Submission Points

1. As an incorporated society PHS is not opposed to residential intensification *per se*. However, we are very concerned about the effect of the full intensification proposals on the very high heritage values of our area. For as long as Petone Historical Society has existed, and for some individual members even longer, we have been involved in endeavouring to ensure that our history (including its built form) is recognised and a reasonable level of protection is accorded through planning, as now required under s 6 of the Resource Management Act.
2. We have also worked closely with local businesses and previous councils to develop district plan provisions over decades which have enabled the evolution of our "main street", Jackson Street, into a modern economic force based on its historic character. The existing planning provisions have carefully balanced retaining our heritage street in a way that is complementary to a certain amount of "big box" retailing at the west end of Petone. We consider that our elected representatives have done our town a considerable disservice by now describing the various parts of our local business complex as a "metropolitan centre", rather than settling for a more appropriate "town centre". This has brought a certain compulsory potential intensity of development around all of Petone (given the presence of the North Island Main Trunk Railway which also functions as a transit line for the Hutt Valley), which is inappropriate given its current character and state.
3. The intensification now imposed upon us represents a potentially highly destructive force upon this evolving situation. Our submission seeks to capitalise on the "qualifying matter" of heritage, and retain at least what we have without significantly inappropriate

development jammed up against our traditional town centre, and without the destruction of areas and items of significant historic heritage.

4. We seek that the Jackson Street Heritage Precinct's maximum height development is what is currently in the Plan, and that it is identified as a "town centre" and not a metropolitan centre. We seek that its full length – from Victoria Street to Cuba Street is continued to be recognised as having heritage values in the Plan.
5. We are not opposing the high density residential area around Jackson St, but we are asking that it is no more than 4 storey development with a maximum height of 14m (that would include all areas that are more than 800m from Ava and Petone Stations on the railway line which would include residential areas to the north of Jackson Street and all the way to the beach). That is not a huge step up from the 3 storeys in the Jackson St commercial centre.
6. To do that the Petone centre needs to be reclassified from being a "metropolitan centre" to a "town centre", so we are asking for that. This is necessary as the NPS-UD requires that Plans provide for 6-storeyed development (22 m in this proposed Plan Change) around metropolitan centres, but there is more freedom for the Council to decide when a town centre is involved.
7. The commercially-zoned blocks adjacent to and behind the Jackson St heritage precinct have also been given a height of 22m, so we are asking that that is modified to 14m, to recognise the close relationship to the heritage precinct which has a maximum height of 10m. These blocks are all to the north of the precinct and, at 22m, have the potential to overshadow Jackson St.
8. We are seeking reinstatement of the Patrick St and Riddlers Cres Heritage Precincts as in the current Plan including their full extent and to maintain their current rules (as a backstop if our other submissions aren't accepted). Amongst the changes for Patrick St is the heritage listing as individual items of all Workers Dwellings. This changes the rules, with which there are real problems, so we are also asking for those rules to be reworded. We are also asking for fences to be included as structures in those two precincts (currently excluded because of a definition problem in the Plan).
9. We are also seeking the reinstatement of the full length of the former Jackson Street Heritage Precinct, from which the eastern end has been truncated in proposed Plan Change 56, and the reinstatement of the maximum height of 10m (as opposed to the proposed 22m height) for this area.
10. We are also asking for the 12m frontage height and angle plane control along Jackson St from the heritage precinct to the Hutt Road to retain its current limits. Those rules were put in place as part of recognising heritage values and the view along the street.

11. We do not have a position on the new proposed Heritage Precincts in Petone, except for the Hutt Road Railway Heritage Area, which we support. Most of that precinct was actually in our list of properties that we suggested to HCC when asked for our suggestions. We are asking that the full extent of the railway cottage development is included within that precinct.
12. The largest new proposed precinct includes Queen St through to Bolton Street, south of Jackson Street. This area does not seem to have any particular special attributes and it has seen many changes over the years, but these changes have been generally sympathetic because previous planning rules have largely mirrored the form of development already there. On that basis the whole of the residential area between Jackson St and the Esplanade could be recognised as having heritage values, as there is nothing to distinguish any part of that area from the outlined "Petone Foreshore Heritage Area" as currently proposed.
13. We are also asking for all the heritage rules to be changed throughout the Plan, including for the individually listed buildings. The current rules provide that, if you do an internal modification or redecorating that can be seen from the street, you need to get a consent. That seems unreasonable and it could well include exterior painting, which the Council give up trying to enforce years ago. However, apart from in Patrick St and Riddlers Cres precincts you can do any external modifications that do not require a building consent. That could include changing cladding, windows and doors, which can significantly change heritage values. These rules apply to all individually listed heritage items, and it is somewhat surprising that the city hasn't had more lost values because of that loophole.
14. We are supporting the improvements in the subdivision chapter which relate to heritage areas (elsewhere in the high and medium density residential areas there is no minimum size for allotments). We are seeking that these provisions are extended to individually listed properties, as otherwise they will have no protection from subdivision. We are seeing the damage that can be done to heritage items by subdivision already in Petone where some buildings have been shifted to free up land for development, or sections have been subdivided off and then lose the protections of the heritage rules. This reduces the context of the protected items, and there is no control over the new adjacent development.
15. The way the changes have been presented makes it very difficult for people to understand what is proposed and how the future system will work. There are provisions relating to natural hazards which will claw back a lot of the apparent intensification provided for, but we cannot know how that will work until we see some actual examples. PHS has not made submissions on those provisions as they are beyond our remit.

16. We present our detailed submissions in a separate table.

Petone Historical Society

20th September 2022

City of Lower Hutt District Plan, Plan Change 56 – Petone Historical Society

Detailed submission points table

Amendment No	Specific provision / matter	Position	Reason for submission	Decisions requested / relief sought
Amendment 4	New Policy 1 in 1.10.1A Urban Environment	Oppose in part	The proposed 6 storey height within the heritage area of Jackson Street, and within its walkable catchment is unreasonable, and will undermine the character and well-functioning nature of the historic area. We seek that areas adjacent to the Jackson Street Heritage Precinct (Petone Commercial Activity Area 1) beyond 800m from Ava Station and Petone Station on the railway line) have a maximum height of 4 storeys. This would provide for development that is closer to the heritage building maximum height of 3 storeys in Jackson Street heritage precinct itself.	Modify (b)(i) by adding <u>(except for the Jackson Street Heritage Precinct)</u> Modify (b)(ii) by removing the words “ and Petone Commercial Activity Areas ” Add the words “ <u>and the town centre of Petone Commercial Activity Areas</u> ” into (c) Add a new (e) “ <u>building heights no greater than provided for in Chapter 5B for the Jackson Street Heritage Precinct</u> ”
Amendments 5, 6, 7	Policies relating to residential development	Support in part	Our support for Policy 2 is subject to acceptance of our submission relating to Amendment 4. Our support for Policy 3 and 4 is unconditional.	Retain these policies.
Amendment 15	Deletion of Explanation and Reasons	Oppose	We oppose the deletion of the explanation relating to the Historic Residential Activity Areas, as the replacement provisions are unsatisfactory.	Disallow Amendment 15.
Amendment 16	Explanation and Reasons, High Density Residential Activity Area	Oppose in part	In line with our submission on Amendment 4, we seek that the explanation recognises a lower maximum building height of no more than 4 storeys in the vicinity of the Jackson Street Heritage Precinct.	Modify the last sentence of the second paragraph as follows: As a result, low to high density development, including a mix of standalone houses, detached dwellings, terraced housing and low-rise apartments of <u>up to at least six storeys, and in some areas up to 4 storeys,</u> are provided for.
Amendment 21	Policy 1 in 1.10.3 Residential Activity	Oppose in part	In line with our submission on Amendment 4, we seek that the high density residential area of central Petone is enabled at 4 storeys rather than 6 storeys.	Add Central Petone into (b).
Amendment 27	Policy 1.10.10 Heritage	Oppose in part	We seek that there is a step-down provision from the 6-storey and 4-storey development adjacent to all heritage areas, so that the character and heritage values of these areas are not adversely affected by overshadowing and walls of development directly along their boundaries.	In new (c), add “ <u>and adjacent to</u> ” between “in” and “areas” in the first line.
Amendment 46	Deletion of Historical Residential Activity Area	Oppose	We oppose the deletion of the explanation relating to the Historic Residential Activity Areas, as the replacement provisions are unsatisfactory.	Disallow Amendment 46
Amendment 49	Residential Area description	Support in part	We oppose the classification of Petone’s commercial centre as a “metropolitan centre” and seek that it be reclassified as a town centre. The concept of a metropolitan centre has been provided for in the zone standards in the National Planning Standards as follows:	Change “metropolitan centre” to “town centre” in the first paragraph.

			<p>Town centre zone</p> <p>Areas used predominantly for:</p> <ul style="list-style-type: none"> • in smaller urban areas, a range of commercial, community, recreational and residential activities. • in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs. <p>Metropolitan centre zone</p> <p>Areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for sub-regional urban catchments.</p> <p>Petone’s historic Jackson St has been carefully managed for over three decades so that it has been able to retain its vitality and it does attract visitors regionally, but that is because of its heritage character. Again, due to careful planning over 3 decades, some large-format retailing has come to occupy the adjacent Mixed Use and Industrial Zones. This “centre” however remains primarily small-scale and heritage-based and does not have the range of activities that is found in other “metropolitan” centres that have been identified in the region (or in other regions).</p>	
Amendment 52	Deletion of Historical Residential Activity Area	Oppose	We oppose the deletion of the Historic Residential Activity Areas, as the replacement provisions are unsatisfactory. This was an option to recognise a qualifying matter which has been effective for over 3 decades, and it remains an option should our other submissions not be successful.	Disallow Amendment 52
Amendment 92	Precincts and Scheduled Sites	Support in part	Although this section applies under the heading of Medium Density Residential Area, it lists areas which are in the High Density Residential Activity Area as well. This is confusing and those proposed areas that are within the High Density Residential Activity Area should be removed from this section. We also seek a small wording change.	Remove list of areas that are within the High Density Residential Activity Area. Delete “may” in the second to last sentence in this Amendment.
Amendments 93 to 98	Policy and Rules for Residential Heritage Precinct	Support in part	These provisions do little to protect heritage values and fabric in the identified areas, but they do restrict the intensity of development that may otherwise occur, thereby maintaining some of the existing character.	Retain these provisions.
Amendment 105	High Density Residential Area – Zone Statement	Oppose in part	<p>In line with earlier submissions, we seek removal of mention of Petone as a metropolitan centre, and its replacement with reference to Petone town centre. Along with this we seek mention of four storey development in its vicinity.</p> <p>We do not understand why there is reference to “at least” number of storeys. It makes no sense that this is not a maximum to indicate as the planned urban built character in the zone description. An alternative would be to say “up to 22m high” or any other maximum height that allows for 6 storeys.</p> <p>We also consider that the zone statement should indicate that parts of the High Density Residential Activity is subject to qualifying matters such as natural hazards and that other provisions in the Plan may also apply. Otherwise the plan is not providing for integrated management, as the RMA requires. That ties into the mention of health and safety in the first new Objective.</p>	<p>Replace “metropolitan centre” with “town centre” in the last line of the first paragraph.</p> <p>Add “Petone” after “Eastbourne” in the second to last line of the fourth paragraph and “parts of Petone” after “Eastbourne” in the seventh paragraph.</p> <p>In the 7th paragraph, replace “at least” with “up to” (3x).</p> <p>Delete reference to “Petone metropolitan centre” in the seventh paragraph.</p> <p>Add a paragraph that states that some parts of the High Density Residential Activity Areas are subject to qualifying matters, including natural hazards and this may reduce their development capacity.</p>

Amendment 107, 111, 112, 113	Various objectives in the High Density Residential Activity Area	Support	These are basic requirements for any residential areas.	Retain as notified
Amendment 108	Objective 4G2.2	Support in part	There seems to be a problem in the wording of this objective. The second sentence suggests that all non-residential activities are compatible with the zone, when most are strictly limited under the rules.	Add "Some" or "A limited range of" at the start of the second sentence.
Amendment 109	Objective 4G2.3	Support in part	It should be made clear that not all areas of the Activity Area are suited to six-storey buildings.	Add "in some areas" at the end of ii.
Amendment 114	Objective 4G2.8	Support in part	Add reference to the parts of Petone that are around the Jackson St heritage precinct (and beyond 800m from Petone and Ava Stations on the Railway line) to this objective.	Add "parts of Petone" after Eastbourne in the first line.
Amendments 115 to 129	Policies	Support	These are basic requirements for any residential areas.	Retain as notified
Amendment 130	Policy 4G 3.15 + new Policy request	Support in part	We fully support this policy relating to the Community Iwi Activity Area, and seek an additional policy relating to developments in proximity to areas of heritage value.	Add a new Policy 4G 3.15A that reads along the lines of "Manage development on sites adjoining sites within Residential Heritage Precincts (see amendment 171) and Jackson Street Heritage Precinct to avoid visual dominance on items of heritage value."
Amendment 148	Rule 4G 4.2.3 + Map change request	Support in part	This rule refers to building height overlays in the Plan maps. Consistent with our earlier submission points we request a Plan Map change to show the whole of Petone High Density Residential Activity Area beyond 800m of the two stations – Ava and Petone on the Railway line as a maximum height of 14m. This respects the relationship of adjacent residential areas with the Jackson Street and Patrick St heritage areas.	Change the Plan Maps to show the whole of Petone High Density Residential Activity Area beyond 800m of the Ava and Petone Stations on the Railway line as a Specific Height Control Overlay with a maximum height of 14m, therefore being covered by Rule 4G 4.2.3 (a)(i).
Amendment 151	Rule 4G 4.2.6 + new Rule request	Support in part	We fully support this rule relating to Marae in the Community Iwi Activity Area, and seek a new rule which repeats this rule in relation to the Jackson St Heritage Precinct and all other heritage precincts. This would also give effect to Objective 4G 5.3.1.2 in terms of the two older historic precincts as part of integrated management.	Add a new rule - Rule 4G 4.2.6A that applies to all sites which abut a heritage precinct (including the Jackson St Heritage Precinct) on boundaries shared with the precinct to the same effect as in Rule 4G 4.2.6. Matters of discretion would be limited to the effects of overshadowing and visual dominance on the values of the heritage precinct.
Amendments 152, 153, 154, 155, 157, 158, 159, 160,	Various rules, High Density Residential Activity Area	Support	These are basic requirements for any residential areas.	Retain as notified
Amendment 171	Residential Heritage Precinct	Support in part	This precinct (overlay within Residential Activity Areas) limits height and number of dwellings within these precincts. PHS has no view on most of these new precincts (they were mostly not identified by PHS when we were requested for our suggestions back in early 2021 – note that few of our suggestions were accepted by Council Officers, and of those that were, most have not been progressed further). The one area that we did suggest, and do support, is the Hutt Road Railway Heritage Area. This extends considerably beyond the actual Railway Cottages (well beyond the area requested by PHS), and we note that some of the Railway Cottages themselves have been omitted from the area, although included in our recommended list. The description of the area needs to be improved to fully describe the development encompassed, and the area extended to include omitted properties.	Retain the Hutt Road Railway Heritage Area as a heritage precinct. Add nos 1, 2, 2A Mill Road and 105 Hutt Road to the Precinct Area (this involves a Map change). Include a description that better explains the variety of development and heritage within the precinct. In the second to last paragraph, remove the word "may" as it is clear that this is what the objective, policy and rules do.
Amendment 178	Heretaunga Settlement and Riddlers Crescent Heritage Precincts	Support in part	These two Precincts have been in the District Plan since 1989 and 1994 respectively. PHS supports their continuation, but seeks that their extent in the operative Plan is carried over	Reinstate the full extent of the existing Historic Residential Activity Areas in the operative Plan as the Residential Historic Precinct. Show this on the Plan maps.

			<p>through this Plan Change. The reasons for their original extent were carefully worked out and these reasons have not changed. They have been in statutory Plans and administered as heritage precincts for so long that they should be regarded as having “settled” or “accepted” heritage values (eg, most properties are either original owners or have changed hands with new owners being aware of the heritage status). One excluded property in Patrick St has a relatively new house which has been built under the current design guide for the precinct. Two of the others pre-date the Workers Dwelling Act houses (ie, were part of the environment within which the Workers Dwelling Act houses were built. Modifying the extent of the Precinct does not recognise the importance of Patrick Street as a whole, or the RMA’s definition of “historic heritage” which includes the surroundings of natural and physical resources. This is an area of probable international significance, and it should not be changed.</p> <p>In a number of places, the introduction refers to “activity area”. We understand this is incorrect, and should be replaced with precinct. The introduction also refers to “acceptable” conditions. As the RMA seeks to protect historic heritage from “inappropriate” development any conditions should be referred to as “appropriate”.</p> <p>There is no reference to the management of development through a Design Guide. This needs to be added to the introduction, as it is an essential management tool.</p> <p>In Patrick Street (and possibly in Riddlers Crescent) there has been a problem with the council being unable to control fences. We seek that the rules for the Precinct include control of fences in accordance with the Design Guide.</p>	<p>Correct the terminology to refer to “precinct” rather than “activity area”.</p> <p>Change “acceptable” to “appropriate”.</p> <p>Add a reference to the relevant Design Guide.</p> <p>Ensure that the rules cover the management of front fences.</p>
Amendments 179 to 189	Objectives and Policies, Heretaunga Settlement and Riddlers Cres Heritage Precincts	Support	<p>We support these provisions, with one small change. We seek that reference to front fences is included with accessory buildings in Policy 5.3.2.4. The lack of control of height of fences (along with the current trend to much higher fences) has begun to adversely affect the character of historic streets. This has been raised with the Council, which promised to look at it. Nothing has been done.</p>	<p>Retain all provisions and add reference to front fences in Policy 5.3.2.4.</p>
Amendment 191	Rule 4G 5.3.3.1	Support in part	<p>We seek that front fences are included as structures under (a), and a new rule is added after (vi). This will enable the height and design of fences to be controlled, as is necessary to protect the historic character of the Precincts. At present, fences cannot be controlled as they are excluded from the definition of structures elsewhere in the Plan.</p> <p>We also seek removal of reference to redecoration in the words which follow the standards. As currently worded, an internal redecoration that can be seen from the street could be subject to control. This, along with exterior painting has never been controlled by the council under current rules, and the opportunity should be taken to bring the wording of the rules into line.</p>	<p>Add after “structure” “, <u>including front fences</u>” in (a).</p> <p>Add a new rule “<u>(vi) Maximum height of front fences: 1.4m. This rule does not apply to side fences or, for a corner site, one frontage.</u>”</p> <p>Remove the word “redecoration” from the paragraph following the standards.</p> <p>For the restricted discretionary provisions, add “and structures” after buildings in (i).</p> <p>Retain (b) as notified.</p>

			Matters of discretion in (i) should not be limited to buildings.	
Amendment 192	Rule 4G 5.3.3.2	Support	These requirements are appropriate to retain the heritage character of the precincts.	Retain as notified.
Amendment 206	Anticipated Environmental Results	Oppose	The content of this section consists of a single item, which appears to be in error. There should be a comprehensive list of expected AERs.	Add a comprehensive list of AERs.
Amendment 253, 254, 255	Petone Commercial Activity Area	Support in part	<p>The description of Petone Commercial Activity Area – Area 1 is not correct. This area is not “around” the whole length of Jackson St, but it is “around” the Jackson Street Heritage Precinct, as sought to be fully retained in a later submission. If mention is reinstated of the Precinct and the description of the Commercial 1 area as “in and around”, and one further change made, we support the remainder of the wording changes.</p> <p>The further change we seek relates to the assessment to be done for small commercial activities in the Petone Mixed Use Area. At present an analysis only need look at the Area 1 opportunities. The change made requires an applicant to provide a much wider assessment which could stretch to other locations within the Mixed Use Zone or anywhere else in the city.</p>	<p>In these three amendments, wherever they occur, replace the crossed out words “Historic Retail Precinct” with the words “Heritage Precinct”. Add “in and” in front of “around”.</p> <p>In the 6th line of the second to last paragraph in Amendment 255, reinstate reference to “within and around the Jackson Street Heritage Precinct”.</p>
Amendment 258, 259	Jackson Street Heritage Precinct	Support in part	<p>The Petone Historical Society fully supports the stated objective and policies in these two amendments. However, the extent of the heritage precinct as mapped has been reduced from that in the operative Plan, and no longer reaches to Cuba St (despite the correct heading being retained). The Jackson Street frontage between approximately Tory and Cuba St has been removed from the precinct. We oppose this change, which has not been discussed with PHS, nor the Jackson Street programme to our knowledge.</p> <p>We seek a map change to reinstate the full length of the precinct, and to reduce the heights which apply to these blocks (and the two areas of commercially zoned land which effectively continue the precinct, to the east of Cuba Street).</p> <p>The reason for the submission is that these blocks are an essential part of historic Jackson Street, and have always been part of the recognised precinct. While there has been some redevelopment, this has been done under the rules and design guides that apply to the Precinct. It is inappropriate to apply such controls and then take the area out of heritage recognition and protection. There are several remaining historic buildings within this area which require protection. The area proposed to be removed remains as part of Heritage New Zealand’s recognised Jackson Street Heritage Area.</p>	<p>Reinstate the full length of the Jackson Street Precinct as in the operative Plan on the Plan maps.</p> <p>Replace the 22m height control applied to this area with a height of 10m.</p>
Amendment 260	Petone Commercial Activity Area, Explanation and Reasons	Support	This is an appropriate addition	Retain as notified.
Amendment 261	Petone Commercial Activity Area, Explanation and Reasons	Oppose in part	The changes in this amendment fail to recognise that the Jackson Street frontage has had a height control which was put on at the same time that the heritage precinct was incorporated in the Plan, as part of heritage recognition of the full length of Jackson Street and the view to the Korokoro and Horokiwi hills.	Retain the lead-in and the second bullet-point in (d).

			The western end of Jackson Street was the first part of Petone which was substantially developed, and Jackson Street was developed progressively to the east, at times needing widening and straightening. Retention of this sight-line to the hills and sunlight to the street is an important qualifying matter which justifies retention of the height control along this frontage.	
Amendment 264, 265	Petone Commercial Activity Area - Area 1 Rules	Support in part	<p>These two new permitted activity rules are intended to be complementary to the existing restricted discretionary rule. However, given that this is a street where shop fronts are required, it is inappropriate to include “re-decoration” that is not visible from the road or the road frontage. It is inevitable that some re-decoration will be visible from the road. We seek removal of this reference.</p> <p>It is also unreasonable in (g) to make alterations that do not require a building consent a permitted activity in a heritage precinct, or where heritage is sought to be protected. Significant change to the character of a building can be made by changing windows, doors or replacing cladding, none of which requires a building consent. Further, by referring to the façade of a building or structure (ie the principal face), it appears that minor repairs, alterations and maintenance to other sides of the building’s exterior are not permitted. This would not seem to be the intention of the rule. We suggest a rewording here.</p> <p>The submission we are making here also apply throughout the heritage rules in other parts of the Plan. It would be appropriate, and is necessary to meet RMA s6 requirements to bring these outdated and confusing rules into line with better and more up-to-date provisions. We suggest that WCC’s rules should be looked at. However, the suggestions we have made will achieve a workable rule framework that is in line with the RMA and Plan policy.</p>	<p>Remove “Re-decoration” from (f).</p> <p>Reword (g) to read: “<u>Minor repair, alterations, and maintenance to the exterior of a building or structure</u>”.</p>
Amendment 268	Petone Commercial Activity Area - Area 1 Rules	Support in part	<p>Consistent with PHS’s other submissions, we seek that the part of Petone Commercial Area 1 which is outside the Jackson Street Heritage Precinct has a height limit which is 14m. This is appropriate in relation to the 10m height of the heritage area. The 22m proposed would allow buildings that are more than twice the height of buildings within the precinct to the north of the heritage area, causing overshadowing and adversely affecting the heritage values of the area.</p>	In (b)(ii), replace “22m” with “14m”.
Amendment 271	Petone Commercial Activity Area - Area 1 Rules	Support	Changes proposed here are complementary to the changes in Amendment 264 and 265.	Retain as notified.
Amendment 274	Petone Commercial Activity Area - Area 2 Rules	Support in part	We seek reinstatement of the 12m height limit and angle plane control along the Jackson St frontage in Area 2 for the reasons set out in an earlier submission	Add after “that overlay applies...” the following “ <u>except that along the road front boundary of Jackson Street the maximum height is 12.0m, with a recession plane of 45 degrees sloping inwards to a depth of 50m from the road frontage.</u> ”
Amendments 293, 294	Jackson St Area 2 Design Guide	Oppose	These are retrograde proposals. As we seek reinstatement of height and angle plane controls along the Jackson Street frontage in Area 2, we seek the reinstatement or relevant guidance.	Reinstate item 8 in Amendment 293 and the diagram and description in Amendment 294.
Amendments 342, 343, 344	Chapter 11 Subdivision	Support in part	We support the addition of an Objective and Policy that relates	Modify the wording in Amendment 344 to refer to

			to subdivision of properties with heritage values. The reference in policy (b) needs to be corrected. In addition, we seek that these provisions are extended to individually listed properties with heritage values, as without this, they will be able to be subdivided without consideration of the impacts on the heritage values. This change sought is consistent with a later submission relating to the subdivision rules. Policy wording will be an essential guide for the subdivision of land containing built heritage as a discretionary activity.	Heretaunga Settlement Heritage Precinct and Riddlers Crescent Heritage Precinct. Formulate additional policy to relate to subdivision of sites which have individually listed heritage items throughout the city, for heritage protection, regardless of zoning.
Amendment 347	Chapter 11 Subdivision	Support in part	We support the exclusion of heritage precincts from these minimum subdivision requirements. We seek that these provisions are extended to individually listed heritage items in all activity areas.	Modify the heading to read "...Riddlers Crescent heritage Precinct, and Historic Residential Precinct, and all sites containing items listed in Appendix 14F, Appendix Heritage 1 and 2."
Amendment 360	Chapter 11 Subdivision	Support in part	We support the requirement that all subdivision in heritage precincts are discretionary activities. The reference in (da) needs to be corrected. In addition, we seek that this provision is extended to individually listed properties with heritage values, as without this, they will be able to be subdivided without consideration of the impacts on the heritage values.	Modify the wording in Amendment 360 (da) to refer to Heretaunga Settlement Heritage Precinct and Riddlers Crescent Heritage Precinct. Add at the end of (da) " <u>all sites containing items listed in Appendix 14F, Appendix Heritage 1 and 2.</u> "
Amendment 391	Chapter 14F	Support in part	We generally support the changes proposed in this amendment. However, we seek further changes, as follows: <ul style="list-style-type: none"> As we are seeking reinstatement of the properties in Jackson Street that are currently part of the Patrick St Historic Residential Activity Area, reference to a small number of Jackson Street properties within this precinct needs to be added. Items (b) and (c) are poorly structured. The first sentence of (c) should be added to (b). The remainder of (c) should be reworded to recognise that exterior work which is controlled is not just limited to work on facades, but changes to the whole exterior of the building. As our earlier submissions have sought control of fences in Patrick Street Precinct and Riddlers Crescent this should perhaps be mentioned. A general item should also relate to subdivision. As we have sought control of subdivision of items listed in Appendix Heritage 1 and 2, and the Council has provided such provisions in relation to Appendix 3 items, this also needs to be captured. This provision excludes the Jackson Street Heritage Precinct. 	Make changes generally as set out in the 4 bullet-points in the adjacent box.
Amendment 392	Chapter 14F	Support in part	We support the Explanation and Reasons under Retention of Heritage Values. However, this is a very architectural statement. Often the setting of the items contributes to the heritage value of an item. This is particularly relevant for precincts, but it also applies to individual items. We ask that this is recognised.	Add at the end of the section, a further sentence which reads: " <u>However their setting also have heritage values</u> ".
Amendment 393	Rule 14F 2.1	Support in part	As in earlier submissions, there are problems with the rules that apply here. We seek the same changes as sought in relation to	Remove " Redecoration " from (i). Reword (ii) to read: " <u>Minor repair, alterations, and</u>

				<p><u>maintenance to the exterior of a building or structure”.</u></p> <p>Modify the rule so that it is clear that “structure” includes fences in relation to the Heretaunga Settlement Heritage Precinct and all items in Appendix Heritage 1 and 2.</p>
Map Changes		Oppose Map Changes Proposed	The Planning Maps for the Lower Hutt territorial area have been substantially changed. These are not identified as amendments that people can make submissions on. PHS is seeking the following changes (this may not be a complete list, but we have tried to capture all the matters shown on the maps which are covered earlier in this submission).	<ul style="list-style-type: none"> • Reinstatement of the full extent of the Historic Residential Activity Area in the current operative plan for the Patrick Street and Riddlers Crescent Areas. • Reinstatement of the full extent of the Jackson Street Heritage Area. Reinstatement of the 10 m height limit for this area. • In all areas of Petone which are more than 800m from Ava Station and Petone station on the Railway Line, show a maximum Specific Height Control Overlay of 14 m (this includes the High Density Residential Activity Area, Petone Commercial Area 1 (where a lower Height is not already shown) and Petone Commercial Area 2, as well as General Business and Suburban Commercial). • Along the full length of the Jackson Street frontage from Victoria Street to the Hutt Road, show a Specific Height Control Overlay, rising from 12 m at the frontage on the basis of an angle plane control to a maximum height 50 m from the frontage. • Extend the Railway Area Heritage Precinct (HA3) to take in all the railway cottages, as explained earlier in this submission.

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last	Mac Kay	First	Kathryn
	Company/organisation			
Contact if different	—			
Address	Unit	Number 121 Street Woburn Rd		
	Suburb	Woburn		
	City	Lower Hutt	Postcode	5010
Address for Service if different	Postal Address		Courier Address	
Phone	Day	045663304	Evening	
	Mobile	0274 421 445		
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2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in residential
and commercial areas

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

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

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

(Please tick one)

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

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

Give details:

Housing Intensification

(Please use additional pages if you wish)

6. My submission is:

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

Lower Hutt is defined by its leafy streets, ^{and well treed properties} and green areas. It was considered a highly desirable place to raise a family.

allowing developers to build 3 to 6 story buildings on any properties as of right, will destroy the character and charm of Lower Hutt. And the lives of many people!

(Please use additional pages if you wish)

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

Give precise details:

I want the council to abort this stupid, ill-thought out plan.

I want the council to reject ~~any~~^{any} central government directive regarding housing intensification in our city.

Retain Woburn and Bookcatt's "special character" designation.

I want at least 1 car park per dwelling.

(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)

KR MacKay

20/9/22

Date

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

Privacy Statement

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Where to send your submission

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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last <i>Grindle</i>	First <i>Elizabeth anne</i>
Company/organisation		
Contact <i>if different</i>	<i>1</i>	
Address	Unit	Number <i>12</i> Street <i>Lord St</i>
	Suburb	<i>Stakes Valley</i>
	City	<i>Lower Hutt</i>
Address for Service <i>if different</i>	Postal Address	Postcode <i>5019</i>
	Courier Address	
Phone	Day <i>943-6046</i>	Evening
	Mobile	
Email	<i>n/a</i>	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

enabling intensification in residential & commercial areas

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

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

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

(Please tick one)

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

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

Give details:

intensification in residential
or commercial areas

(Please use additional pages if you wish)

6. My submission is:

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

its not acceptable having
high rise buildings in our
suburbs. ~~It~~ It will potentially
lead to slum areas.

(Please use additional pages if you wish)

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

Give precise details:

Reject proposal for high riser
in our suburbs.

Reject the government interpenning
in our housing community.

Council should ~~now~~ require every
new building to have car parking
for each dwelling.

(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)

E. A. Jindell

10.9.22

Date

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

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Where to send your submission

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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Christeller First Fiona	
Company/organisation		
Contact if different		
Address	Unit Number 18 Street Taungata Road	
	Suburb York Bay	
	City Lower Hutt	Postcode 5013
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 029 472 3502	
Email	fiona.christeller@gmail.com	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

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

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

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

(Please tick one)

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

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

Give details:

I have made general comments and recommendations relating to:

- 1 to add design guides as a statutory part of the Plan and provide publicity to assist in using them
- 2 to create an urban design panel, possibly shared with neighbouring TA's, to consider and influence the urban environment within the 5 basic principles of planning, public space, community and sustainability.
- 3 to make all encroachment licences require Resource Consent
- 4 to further restrict densification in areas identified within the City Maps as Hazard areas, encourage densification where land is more suitable and inform property owners of medium and long term risk.

(Please use additional pages if you wish)

6. My submission is:

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

I understand that housing intensification is both a government requirement and necessary to meet the future needs of a growing society and to create a more sustainable urban form which contributes to the reduction of societal carbon emissions. Therefore, this submission does not question or criticize the basis of Plan Change 56.

However, the Plan Change seems to apply the new densification zone throughout all the operative General Residential zone of the city with only a few exceptions and without guidance on how to achieve the main objective of the new zone as stated: "Objective 4F 2.1AA well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future."

As an architect and urban designer, I believe that all development needs to be of the best design and quality possible and that to make good communities, each development needs to consider both site and context using the 5 design basic principles of: Planning; Placemaking; Public Spaces; Community and Sustainability. In my opinion the most effective way to achieve this is to provide and use Design Guides.

Plan Change 56 mentions the use of Design guides in several places, for example: "4F introduction: ... Council provides design guidance for residential developments through design guides that sit outside the plan." And "4F 4.2.1AA; When considering the matters in (vi), the Council will be principally guided by its Medium Density Design Guide."

I had difficulty finding the design guide on the Hutt City Website. On enquiry the Council's DP team stated: "The MDDG is still applicable and can be accessed from within the ODP rules....We will need to update the design guide to reflect the change in development parameters from PC56 and we will do this through a comprehensive review of the design guides through the full DP review process. There have been some minor tweaks proposed to the commercial DGs as part of the plan change to reflect the need to be more enabling." I was sent the link and I note that the MDDG has no publication date and is no longer fit for purpose.

My comments and recommendations are as follows:

- 1 Provide design guides for all developments – for both the permitted 3-house activity sites and for all other and larger developments which require resource consent.
 - a. Explanation – Excellent work has been undertaken by, for example Wellington City Council and Kainga Ora, to identify the basic conditions which create placemaking with the goal of making good communities. These design guides, aimed at providing good housing for mixed communities, equally applies to both publicly funded and private developments. https://isoplanadocs.s3-ap-southeast-2.amazonaws.com/figures/wellingtonProposed/64/02_00_Design_Guides_Residential_V05.pdf
<https://kaingaora.govt.nz/assets/Publications/Design-Guidelines/Simple-Guide.pdf> ;
<https://kaingaora.govt.nz/assets/Publications/Design-Guidelines/180730-HLC-AHPDG-Part-3-3a-Small-Homes-REV-A2.pdf> ;
https://kaingaora.govt.nz/assets/Publications/Design-Guidelines/Part-1b_The-Built-Environment_2021-06-03.pdf;
 - b. Recommendations – create a medium density residential design guide.
 - i. Adopt the Wellington City Council Design Guides suite, which would then simplify compliance across Territorial Authority boundaries.
 - ii. Make the design guide a statutory part of the District Plan rather than an optional extra.
 - iii. Make compliance with the design guide a requirement for all projects which require a resource consent process.
 - iv. Undertake an active publicity campaign to inform and encourage all developers and designers to use the design guide as an aide-memoire to create adaptable and live-able housing groups.
- 2 Create an urban design panel, possibly in conjunction with other near-by Territorial Authorities to consider the urban design impact of all development trends and projects, to ensure better quality and consistency within the built environment according to the 5 design principles listed above.
 - a. Explanation – urban design panels are essential to good urban design outcomes. This has been proven in Auckland and overseas. Consultation at the front end of the design process is especially useful when site constraints and development objectives are being considered.
 - b. Recommendations – create an urban design panel to assist developers and designers to produce good outcomes and encourage consultation as early as possible in the design process.
 - i. Make this consultation a resource consent requirement.
 - ii. Offer this consultation process as a free option to all developments, whether requiring Resource consent or not.
- 3 Make all encroachment licences a resource consent matter.
 - a. Explanation – the visual amenity and community use of street edges and communal spaces in our cities will become increasingly more important as outdoor living /open space and the amount of vegetation within sites decrease. With the removal of car-parking requirements in Plan Change 56, there is a high probability that developers will apply to Council for encroachment licences to provide car-parking and garages on road reserve. This will adversely impact on the quality and amenity of the streetscape, remove trees (climate change degradation) and reduce pedestrian and cycle-ways safety. To promote mode-shift, the environments we walk or cycle through or wait for a bus in, are a critical factor in making the decision which transport mode to use. Good edges and interfaces are essential in creating well-functioning communities.
 - b. Recommendations – all applications for encroachment licences require resource consent.
 - i. Council set up objectives for retaining street and public space amenity as densification takes place.
 - ii. Encourage on site planting of trees with an expected height over 3m.
- 4 Create additional restrictions / special areas within the DP medium and high density zones close to Wellington Harbour and the Hutt River which are within or adjacent to areas identified in the Hutt City Hazard Maps for Inundation, Flood, Tsunami, EQ fault and Liquefaction.
 - a. Explanation – Government is working on a strategy of managed retreat of coastal properties and as demonstrated by recent storms, the edge of Wellington Harbour is already susceptible to inundation and this will increase in the future. Potential flooding of the river and Tsunami are also real threats. The areas shown to be potentially affected on the Hazard Maps cover a large part of Petone and Alicetown, Seaview and parts of various Eastbourne Bays, yet with few exceptions the Plan Change allows full densification. Plan Change 56 – Section14H discusses this – with recommendations being lenient and therefore with potential liability for the Council.
 - b. Recommendations:
 - i. limit building heights and densities based on likely long term risk within the identified Hazard Map areas, by nominating these as special zones.
 - ii. In the process of improving the infrastructure of the city, prioritise upgrading infrastructure and public transport routes to encourage densification away from Hazard zones.
 - iii. Include an active publicity campaign to property owners in Natural Hazards affected areas, so that owners of these sites can make informed decisions about the risk of densification in the medium and long term - eg that managed retreat will be required at owner rather than public cost, insurance risk, etc
 - iv. In the immediate future, raise the height of the proposed Tupua Horo Nuku shared path to match the predicted sea-level rise over the next 2-3 decades. The additional capital cost would quickly be off set by reduced storm inundation maintenance costs.

(Please use additional pages if you wish)

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

Give precise details:

The District Plan Change is modified to include ALL my recommendations

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

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

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

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Where to send your submission

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

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last	Becker	First	Dawn	
	Company/organisation				
Contact if different					
Address	Unit	Number	37	Street	Vincent Str
	Suburb				Waterloo
	City		Lower Hutt		Postcode
Address for Service if different	Postal Address			Courier Address	
Phone	Day		Evening		
	Mobile				
Email	dawnlisa.becker@gmail.com				

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in residential and commercial areas

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

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

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

(Please tick one)

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

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

Give details:

intensification in residential areas of up to 6 storey dwellings and not requiring parking for residents

(Please use additional pages if you wish)

6. My submission is:

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

I oppose this provision because the area I live in has had a lot of 2 storey developments completed in the last year. Trees have been lost, privacy lost for adjoining properties and streets congested as now a lot of tenants are having to find parks on the street as they do not have off-street parking. Due to climate change we need more green spaces not less. Parking congestion creates danger for cyclists and difficulty for residents trying to get to their property. A lot of properties in this area are already cross-leased so sections are already small. Trying to squeeze more dwellings and up to 6 storeys with no parking is crazy and is going to cause problems everywhere. No privacy for neighbours in their own home, no parking and a huge strain on services that are already struggling.

(Please use additional pages if you wish)

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

Give precise details:

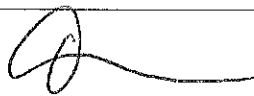
Please stop 6 storey dwellings in residential areas. Keep 6 storeys for commercial CBD area. Require new dwellings to have at least 1 off street park. Require replanting of trees/shrubs in new dwellings where existing trees have been removed.

(Please use additional pages if you wish)

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

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

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



20/9/22
Date

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

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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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Allan First Sylvia and Bill	
Company/organisation		
Contact if different		
Address	Unit Number 12A Street Bay St	
	Suburb Petone	
	City Lower Hutt	Postcode 5012
Address for Service if different	Postal Address	Courier Address
Phone	Day 021 665 155	Evening
	Mobile 021 665 155	
Email	sylviajallan@outlook.com	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

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

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

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

(Please tick one)

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

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

Give details:

Our submission relates to changes to Chapter 14H (Natural Hazards) and Chapter 11 (Subdivision) of the Plan. Please see attached Item 6.

(Please use additional pages if you wish)

6. My submission is:

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

Please see attached Item 6.

(Please use additional pages if you wish)

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

Give precise details:

Please see attached Item 6 for the relief sought. Basically we seek changes to the proposed PC 56 that would prevent any intensification of residential development above the current intensity in the medium and high coastal hazard areas. Mitigation of risk from sea level rise is not practicable, and false hope should not be given in the Plan.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

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

*(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

Submission on HCC proposed PC 56

Item 6, Allan Submission (See Form 5)

We have particular concerns relating to coastal inundation due to sea level rise, coupled with land sinking, along with inevitable ground water level changes affecting the lower part of the Hutt Valley. We do not accept that this has a "low" hazard ranking (as in Amendment 401). While it is unlikely that death will be caused, it is nevertheless an unavoidable and fully predictable hazard, with the only uncertainty remaining being the exact date at which it will not be possible to inhabit some parts of the district.

We do not accept that any of the items listed in Amendment 403 are realistic means of mitigation of coastal inundation effects, other than coast care, which lengthens the life of existing infrastructure.

We support the mapping of coastal inundation areas that the Council has undertaken (Amendment 404) and the recognition that these are qualifying matters in terms of the NPS-UD.

We support Amendment 410, but consider that Policy 14H 1.1.1 and 2 in Amendment 411 are not appropriate for the medium and high hazard areas of the Coastal Hazard Overlays. The NZ Coastal Policy Statement gives very clear direction that "increasing the risk of social, environmental and economic harm from coastal hazards" must be avoided, and "redevelopment, or changes in land use, that would increase the risk of adverse effects from coastal hazards" must also be avoided. This is very clear and strong direction from an instrument of national direction which is the equivalent of the NPS-UD, yet the policy in the proposed plan change (Amendment 411) suggests that mitigation "for subdivision, use and development" may be acceptable. New subdivision and development within areas of predictable inundation from sea level rise is extremely likely to involve buildings with a life that well exceeds the 50 years of a building consent. The increase in resident population in these areas, along with the infrastructure and individual and community investment made in achieving any new development, will increase the harm that our society will eventually have to deal with.

We accept that Amendment 418, which enables some additions to existing buildings, in the medium coastal hazards area may be appropriate. However, when it comes to new residential units in these areas, the policy in Amendment 420 indicates that measures may be able to be incorporated in a subdivision or building that reduce risks. While that may be so for rare and transient natural hazards like tsunamis, that is not the case with sea level rise. It is not reasonable to build up platforms, set minimum floor levels, or incorporate internal building methods such as flood doors, or the many other things that may be done to mitigate flood risk. Sea level rise does not go away, and will affect access as well as buildings themselves over time. Evacuation routes, relevant for tsunami evacuation, are irrelevant for coastal inundation.

We agree with Amendment 430. This small range of permitted activities is acceptable in relation to existing residential units. Amendment 432 and 433 however enables a doubling of densities (numbers of dwellings) in very vulnerable areas as permitted activities. We consider that permitted activities should not increase the number of dwellings exposed to risk, and that any increase in number of dwellings should be non-complying in the medium exposure areas, and prohibited in the high coastal hazard areas.

Turning now to subdivision... The rules in Amendment 423 and 433 relate to “sites”. There is no minimum size for a site in the High Density Residential Areas, and subdivision is a controlled activity (ie, consent must be granted). Amendment 340 requires subdivision in the medium and high coastal hazard areas “include mitigation measures to avoid any increase in risk to people or property, including neighbouring property.” For sea level rise, any type of mitigation which may be promoted at the time of subdivision will be ineffective. The risk cannot be managed. Subdivision in these areas should be a prohibited activity, to avoid increasing intensity of development and to give effect to the NZ Coastal Policy Statement.

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last	Bird	First	Hayley		
	Company/organisation					
Contact if different						
Address	Unit	Number	20	Street	Whites Line West	
	Suburb					
	Woburn					
Address for Service if different	City		Lower Hutt		Postcode	5010
	Postal Address			Courier Address		
Phone	Day		Evening			
	Mobile					
Email	0220478471					
	hayleybird42@gmail.com					

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in residential and commercial areas

3. I could could not gain an advantage in trade competition through this submission.

(Please tick one)

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

I am am not directly affected by an effect of the subject matter of that submission that-

- (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

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

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

Give details:

Intensification of residential housing
 & Limiting public parking on
 Street.

(Please use additional pages if you wish)

6. My submission is:

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

I do not support this. Lower Hutt
 has always been a beautiful
 place to be, the greenery & parks,
 a fantastic place to take the kids,
 putting 3 or 6 story houses is a ludicrously
 stupid idea, turning lovely streets into
 overpopulated dense areas, where people
 can't enjoy the peace, quiet & serenity
 of their own areas ^{homes} ~~home~~ oppose the
 idea of taking away parking
 spaces from the street, ^{all these houses should have at} currently it's a ^{least} parking
 fight in some areas to find a spot at ^{space}
 kindy & ^{school} ~~school~~ drop offs & pick ups
 we can't even use the amenities properly, which
 will run business as well.

(Please use additional pages if you wish)

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

Give precise details:

To make sure all new housing has
at least 1 private parking & space
& that houses are limited to 2
storeys only!

(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)

H Bird

20/9/2022
Date

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

Privacy Statement

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Where to send your submission

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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Smith First Anthony Phillip Dee	
Company/organisation	Not applicable	
Contact <i>if different</i>		
Address	Unit Number 8 Street Graham	
	Suburb Petone	
	City Lower Hutt	Postcode 5012
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 5685773	Evening 5685773
	Mobile 021519261 (preferred)	
Email	apdsmith@hotmail.com	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

ENABLING INTENSIFICATION IN RESIDENTIAL AND COMMERCIAL AREAS

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

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

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

(Please tick one)

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

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

Give details:

Intensification in areas of Petone that by the turn of the century are predicted to be subject to increasingly severe natural hazards from climate change.

(Please use additional pages if you wish)

6. My submission is:

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

I oppose proposed intensification about northern Petone, the area I live in, due to increasingly severe hazards from the effects of climate change.

The combined effects of climate change and land subsidence will cause rising sea levels in Petone. Climate change will result in increased frequency and severity of storm events.

Sea level rise will increase harm from flood, earthquake liquefaction, and tsunamis. Increasingly severe and frequent storms will bring increasingly frequent and severe flooding and land instability. Petone is already at-risk from these hazards and the combined effects of sea level rise and land subsidence will naturally cause greater vulnerability.

Predicted future sea levels are mapped in the link:

<https://mapping1.gw.govt.nz/GW/SLR/>

The map, published by Greater Wellington, uses data updated in 2021 and shows predicted high tide sea levels at the turn of the century. Taking predicted mean values, northern Petone is underwater most of the time, and completely inundated in storm surges.

Arising out of scenario analysis and asset valuation on the physical and liability risks from climate change, Climate Sigma's Managing Director, Belinda Storey has warned of insurance retreat, with specific reference to properties in Petone, citing time frames of 10 to 20 years. Should such insurance retreat occur in Petone, then intensification would result in large, otherwise avoidable economic loss.

The short (20 September) deadline for submissions reflects fast tracking of the intensification proposals. Data on hazards from climate change (NIWA-generated hazard overlays from June/July) are recent and the Council has not had time to adequately deliberate or consult on them. Further uncertainty arises from the absence of standardised methods for dealing with medium to high hazards.

The proposed intensification takes account of present day hazards but not recognise the severity of predicted future hazards from climate change in areas of Petone.

The proposals arise from a central government mandate for local government to implement intensification policies. These policies allow natural hazard risks to be taken into account. Furthermore, national climate change adaptation strategies are underway to ensure local government can implement adaptation options that are right for the risks their communities face, which could include managed retreat.

Nationally, Petone and South Dunedin are among the most vulnerable areas to increasing flood hazards from climate change. In both areas, scientists anticipate a combination of rising sea levels, rising ground water, and increased frequency and severity of rainfall events. These changes will likely contribute to a growing flood risk for parts of both areas. Both are relatively densely populated, have many businesses, and have large areas between 0.5-1.5 metres above mean sea level. In both areas there is a need to plan for these changes and act now to avoid the worst of the impacts. Planning has begun for the changes in South Dunedin by way of the the South Dunedin Future programme (a joint initiative of the Dunedin City Council and the Otago Regional Council). I submit that such systematic, coherent planning is also needed for the changes in Petone.

To conclude, given the likely increasing severity of future climate induced hazards in Petone and lack of commensurate adaptation policies or strategies, I submit the Council should not proceed with the proposed intensification.

(Please use additional pages if you wish)

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

Give precise details:

Withdraw proposals for intensification in northern Petone, pending the development of climate change adaptation options for the area.

Develop climate change adaption options for Petone, ahead of any substantive decisions on intensification.

In developing such options, consider policies and practices being developed in the South Dunedin Future programme.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

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

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

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

Privacy Statement

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Where to send your submission

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

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last <i>Biedermann</i> First <i>Maria</i>	
Company/organisation		
Contact if different		
Address	Unit	Number <i>10</i> Street <i>Ngahere St</i>
	Suburb	<i>Stokes Valley</i>
	City <i>Lower Hutt</i>	Postcode <i>5019</i>
Address for Service if different	Postal Address	Courier Address
Phone	Day <i>04 5702 233</i>	Evening <i>04-970 5856</i>
	Mobile <i>0211181 467</i>	
Email	<i>marbiedermann@aol.com</i>	

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

Proposed District Plan Change No: Title of Proposed District Plan Change: 3. I could could not gain an advantage in trade competition through this submission. *areas*
(Please tick one)

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

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

(Please tick one)

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

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

Give details:

Residential intensification of housing within suburbia / commercial / residential areas.

(Please use additional pages if you wish)

6. My submission is:

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

1 totally oppose this change to the District Plan of intensification in residential and commercial areas for the following reasons:

1. I firmly believe it's a money making venture for council and developers, that are on the cash grab treadmill.
2. The Council on an unethical pursuit to fulfill Labour promises at ANY cost.
3. It is totally unethical to have 6 story dwellings amongst single / 2 story homes which have a massive impact on current owners.
4. No consideration has been made for extra demand on aging services surrounding proposed sites. Who's going to pay for all the repairs to underground plumbing / sewerage systems? - The Ratepayer!
5. Totally destroys the character in which suburbia has been created.

(Please use additional pages if you wish)

* See next page

6. If dwellings are created without car parking, what is Council going to do to enable a better public transport system? This is totally unethical using ratepayers to fund Council's and Developers cash grab!
7. What free parking is Council going to provide around high intensification areas?
8. I TOTALLY disagree having a Council which bends over to Government and who don't fight or work on behalf of the people!

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

Give precise details:

Abort this proposal immediately!

(Please use additional pages if you wish)

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

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

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



20.9.22
Date

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

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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

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Poole First Sarah	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 115 Street Hine Rd	
	Suburb Wainuiomata	
	City Lower Hutt	Postcode 5014
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	
Email	sarah@mjh.co.nz	

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

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

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

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

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

(Please tick one)

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

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

Give details:

Not extending the medium density zones to cover a larger area and not increasing the permitted building heights in outer suburbs.

(Please use additional pages if you wish)

6. My submission is:

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

I oppose extending the medium density zones beyond central Lower Hutt and Petone. I also oppose the increased building heights beyond current limitations. Allowing high density housing in central areas will more than accommodate the population growth expected in Hutt City.

I support allowing high density housing in these central Lower Hutt and Petone areas, along with selected commercial areas because it will encourage development where there is already good access, services and amenities, including public transport. These are also areas where it is possible to walk or cycle to most services. It would also encourage more communal facilities that everyone can benefit from.

I oppose extending the medium density areas because it will encourage urban sprawl and will discourage people from using public transport, as it will become too difficult to catch multiple form of transport to get somewhere.

Extending the medium density areas will also create a lack of cohesiveness within the outer suburbs. It was dramatically alter the outer suburbs neighborhoods. I doubt there will be well thought out, easily accessible public facilities in these outer areas. This will put excessive pressure on existing amenities that are already struggling with current population growth.

Allowing 3 storey housing in the outer suburbs will create mini-tower blocks of flats that will not only block neighbors sunlight access planes but also deprive neighbors of the space and privacy that was most likely part of the reason that they have moved out of densely populated central areas in the first place.

To extend medium density areas and allow increased building heights in outer suburbs will create a hotch-potch un-planned and un-thought out mess that will only create problems in the future when amenities, such as water and facilities are over-loaded.

Increased density housing can be done in selective areas with care and planning and fore-thought. Not by a scatter-gun approach, where it will almost become lawless

In my opinion, it is totally illogical to turn our beautiful city into a free-for-all where our people and communities will suffer and mostly out of town developers will line their pockets with little thought for the future of our city.

(Please use additional pages if you wish)

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

Give precise details:

Do not extend medium density zones.
Do not allow 3 storey housing in the outer suburbs.
Allow high density housing in Central Lower Hutt and Petone.

(Please use additional pages if you wish)

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

9. If others make a similar submission,

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

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	20/9/2022
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change
 Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:*Drayton**Megan***Address:**

*33 Queen Street
 Lower Hutt*

*Petone
 5012*

Address for service if different:*As above*

Phone: 027 4727002

Email: meg.drayton@xtra.co.nz

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No: 56**Title of proposed Plan Change: Enabling Intensification in Residential and Commercial Areas**

3. I could not gain an advantage in trade competition through this submission.

4. If you could gain an advantage in trade competition through this submission: **N/A**I am am not directly affected by an effect of the subject matter of that submission that—

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition;

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

AMENDMENT 171 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

I am in favour of the establishment of a new Residential Heritage Precinct area identified as the Petone Foreshore Heritage Area. I value the maintenance and enhancement of the existing amenity, site density, heritage, character and community values that I believe the plan change would help maintain.

Ultimately I think that appropriate character retention is good for the social and economic wellbeing of Petone, and Lower Hutt, and that under the new planning rules and national policies being prepared, there are more than ample other opportunities for densification, urban development and affordable homes to be created.

Please see the following for specific changes sought to better enable this outcome.

Add new section 4G 5.2 Residential Heritage Precinct

4G 5.2 Residential Heritage Precinct

Note: This precinct covers areas in both the Medium Density Residential and High Density Residential Activity Area.

Several areas within the City contain a collection of buildings that, when considered together, hold significant heritage values. Development in these areas is restricted in order to preserve their distinct heritage values that provide connection, understanding or appreciation of the history and culture in the City.

The areas are:

In the High Density Residential Activity Area

- Hardham Crescent Heritage Area and Petone State Flats Heritage Area – Developed as part of a movement between the 1940s and 1960s for additional, larger social state housing. Both sites were built by the Department of Housing Construction and feature single and two-storey flats.
- Hutt Road Railway Heritage Area – This area is a result of a national rail system that was proposed during the 1870's. This led to a railway workshop being built in Petone to support operations. The Railway Department owned a significant portion of additional land around the site and constructed single-storey cottages to house the workers of the workshop. Despite the workshop moving to Woburn many of these cottages remained.
- Petone Foreshore Heritage Area – Poses a largely intact grouping of stylistic housing from early European settlement in Petone.

Building heights and density within these areas may need to be restricted to protect the historic heritage of the area.

AMENDMENT 173 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

Add new Objective 4G 5.2.1.1

Objective 4G 5.2.1.1 The historic heritage of residential areas in the Residential Heritage Precinct are protected from new development with inappropriate building heights and density.

AMENDMENT 175 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

Add new Policy 4G 5.2.2.1

Policy 5.2.2.1

Manage the impacts of new built development on the historic heritage of areas in the Residential Heritage Precinct by limiting building heights and density to the extent necessary to protect the historic heritage.

AMENDMENT 176 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

Add new section 4G 5.2.3 Rules

4G 5.2.3 Rules

Note: All activities and development within the Residential Heritage Precinct must comply with and are assessed against the provisions (including development standards) of the underlying Residential Activity Area unless specified otherwise below.

AMENDMENT 177 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)]

Add new Rule 4G 5.2.3.1 Building height and density in the Residential Heritage Precinct

Rule 4G 5.2.3.1 Building height and density in the Residential Heritage Precinct

(a) Construction or alteration of a building is a permitted activity in the Residential Heritage Precinct if:

(i) The height of the building does not exceed the maximum height of buildings that were on the site on 20 August 2022.

(ii) The number of dwellings on the site does not exceed the number of dwellings that were on the site on 20 August 2022.

(b) Construction or alteration of a building that does not meet the above permitted activity standard is a restricted discretionary activity

Discretion is restricted to:

(i) Impacts on the historic heritage values of the Residential Heritage Precinct from the form, bulk, height and density of the building.

(ii) Impacts on the Residential Heritage Precinct from the position of the buildings on the site and the design and materials associated with the building.

(iii) The consistency of the density of buildings on the site with the pattern of development associated with those buildings that contribute to the heritage values of the Residential Heritage Precinct.

Please see the table below

8. I wish to be heard in support of my submission.

9. If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Signature of submitter:



Date: 20.9.22

(or person authorised to sign on behalf of submitter)

(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

Foreshore Heritage Precinct

Amendment No	Specific Provision	Position	Reason for Submission	Decision Sought
Amendment 171	[Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)] 4G 5.2	Mainly Support	Heritage values are very important now and for future generations	Replace 'or' after understanding with 'and' and then retain the rest of the amendment
Amendment 173	173 [Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)] <i>Add new Objective 4G 5.2.1.1</i>	Support	The historic heritage of residential areas in the Residential Heritage Precinct needs to be protected from new development with inappropriate building heights and density.	Retain this amendment
Amendment 175	[Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)] <i>Add new Policy 4G 5.2.2.1</i>	Support	Managing the impacts of new built development on the historic heritage of areas in the Residential Heritage Precinct by limiting building heights and density is very important	Retain this amendment
Amendment 176	[Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)] <i>Add new section 4G 5.2.3 Rules</i>	Oppose	All activities and development within the Residential Heritage Precinct having to comply with and be assessed against the provisions (including development standards) of the underlying Residential Activity Area unless specified otherwise below means that demolition without consent would be possible within the Foreshore Precinct	Ensure that all proposed residential heritage precincts are protected from demolition without consent
Amendment 177	[Chapter 4G High Density Residential Activity Area (Precincts and Scheduled Sites)] <i>Add new Rule 4G 5.2.3.1</i>	Support	Keeping the current building heights and numbers of dwellings on each site is a key way of keeping such precincts intact	Keep the wording in all of this amendment.

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last <i>Gaudin</i>	First <i>Laura</i>	
Company/organisation			
Contact if different			
Address	Unit	Number	Street
	Suburb		
	City		Postcode
Address for Service if different	Postal Address		Courier Address
Phone	Day	Evening	
	Mobile <i>02041829250</i>		
Email	<i>laurargaudin@gmail.com</i>		

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I support there being heritage areas and precincts where particular heritage values are maintained through objectives, policies, rules, and design guides.

(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)

Laura Gardin

20/9/2022
Date

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Boyer First Brian	
Company/organisation	The Tuatoru and Sienna Trusts	
Contact <i>if different</i>		
Address	Unit	Number 12 Street Buick Street
	Suburb	Petone
	City	Lower Hutt Postcode 5012
Address for Service <i>if different</i>	Postal Address	PD Box 38757, Petone Mail Centre 9045
	Courier Address	12 Buick Street, Petone, Lower Hutt 5012
Phone	Day	Evening
	Mobile	021 956555
Email	24blackmore@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in residential and commercial areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

There is to us insufficient detail in respect of the proposed new historic heritage precincts. The information provided by HCC does not give us sufficient detail or certainty as house owners, or enable us to make an informed decision, about:

- proposed or possible future specific rules under the District Plan, in relation to alterations, additions, maintenance, etc;

- the cost to owners of ongoing compliance;

Continued on next page.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views.

We generally support the concept of the proposed new historic heritage precincts. It is essential now and for the future to preserve heritage buildings and areas.

We need to remember that it is precincts, or areas, that are proposed. The character of the properties and the identified areas themselves most certainly should be protected from change by owners who want to carry out change for reasons purely of profit or whim, and from nearby development which will overshadow or reduce the effect of the heritage.

If owners can elect whether their property is included, the risk is run that the precinct as a whole will be marred or cancelled out. There is a multitude of examples in Lower Hutt of what should have been protected, but was not. There is here an opportunity to do it well. There is very rarely, if ever, any opportunity to revisit planning decisions in a city. The balance may be a challenge to achieve, but the heritage and future of Lower Hutt requires us to try our best.

(Please use additional pages if you wish)

Continuation of Box No 5 - Submission on publicly notified proposed district plan change No 56

- any impact on value, compared with value before inclusion, or compared with properties in the neighbourhood but not included;
- the additional cost of maintenance or making desired or needed alterations;
- protection from negative aspects of development of properties adjoining or close by;
- the impact on insurability or the cost of insurance.

Any precincts put in place must provide benefit and amenity to the City and the community, but not at the cost of some property owners.

7. I seek the following decision from Hutt City Council:

Give precise details:

A decision which achieves the essential protection of heritage, but does not penalise those owners who, at this point in time, happen to be the owners.

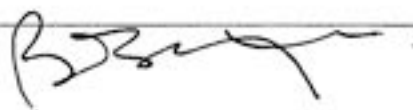
(Please use additional pages if you wish)

8. I
-
- wish**
-
- do not wish**
- to be heard in support of my submission.

(Please tick one)

9. If others make a similar submission,

- I
-
- will**
-
- will not**
- consider presenting a joint case with them at the hearing.

*(Please tick one)*Signature of submitter:
(or person authorised to sign on behalf of submitter)

20 September 2022

Date

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district_plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Form 5**Submission on publicly notified proposal for policy statement or plan, change or variation****Clause 6 of Schedule 1****Resource Management Act 1991**

To: Hutt City Council

Submission on: Panonitanga 56 / District Plan Change 56

Name of submitter: Fire and Emergency New Zealand

Address for service: C/- Beca Limited
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Fire and Emergency New Zealand (Fire and Emergency) is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (RMA).

This is a submission on behalf of Fire and Emergency New Zealand (Fire and Emergency) to Hutt City Council (UHCC) on Panonitanga 56 / District Plan Change 56 (hereafter, "PC56").

1 Context

The primary objective of Fire and Emergency is to reduce the incidence of unwanted fire and the associated risk to life and property. Fire and Emergency seek to:

- protect and preserve life
- prevent or limit injury
- prevent or limit damage to property and land, and
- prevent or limit damage to the environment¹.

Fire and Emergency's main functions² are—

¹ Fire and Emergency New Zealand Act 2017 section 10(a)(b)

² Fire and Emergency New Zealand Act 2017 section 11(2)

- a) to promote fire safety, including providing guidance on the safe use of fire as a land management tool; and
- b) to provide fire prevention, response, and suppression services; and
- c) to stabilise or render safe incidents that involve hazardous substances; and
- d) to provide for the safety of persons and property endangered by incidents involving hazardous substances; and
- e) to rescue persons who are trapped as a result of transport accidents or other incidents; and
- f) to provide urban search and rescue services.

Fire and Emergency also has secondary functions to assist in matters to the extent that Fire and Emergency has the capability and capacity to do so and the capability to perform their main functions efficiently and effectively. These secondary functions³ are:

- a. responding to medical emergencies; and
- b. responding to maritime incidents; and
- c. performing rescues, including high angle line rescues, rescues from collapsed buildings, rescues from confined spaces, rescues from unrespirable and explosive atmospheres, swift water rescues, and animal rescues; and
- d. providing assistance at transport accidents (for example, crash scene cordoning and traffic control); and
- e. responding to severe weather-related events, natural hazard events, and disasters; and
- f. responding to incidents in which a substance other than a hazardous substance presents a risk to people, property, or the environment; and
- g. promoting safe handling, labelling, signage, storage, and transportation of hazardous substances; and
- h. responding to any other situation, if Fire and Emergency has the capability to assist; and
- i. any other function conferred on Fire and Emergency as an additional function by the Minister in accordance with section 112 of the Crown Entities Act 2004.

With the wider mandate and changing nature of Fire and Emergency response, the volume of incidents that Fire and Emergency responds to has grown, as has the range of incident types.⁴

Fire and Emergency also faces broad challenges, such as the increasing frequency and severity of extreme weather events, increasing intensification of urban areas, and competing access to resources such as water and transport infrastructure. These challenges make the environment Fire

³ Fire and Emergency New Zealand Act 2017 section 12(3)

⁴ There is an increasing need to respond to a wide range of non-fire emergencies, where Fire and Emergency often coordinate with and assist other emergency services. These include responding to motor vehicle accidents, medical call-outs, technical rescues, hazardous substance incidents such as gas or chemical leaks, and accidents and other incidents at sea. In 2016/17, Fire and Emergency attended more medical emergencies than structure and vegetation fires combined. (Source: NZ Fire Service Annual Report 2016/17)

and Emergency operates in more complex and puts greater demands on Fire and Emergency as an organisation.

Territorial authorities have a role in ensuring that Fire and Emergency, as an emergency service provider, can continue to operate effectively and efficiently in a changing urban environment. This includes consideration and management of the actual and potential implications on emergency services when giving effect to the National Policy Statement on Urban Development 2020 (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Act 2021 (Enabling Act).

Fire and Emergency note that Policy 1 of the NPS-UD seeks planning decisions that contribute to well-functioning urban environments, which includes urban environments that, as a minimum, have good accessibility and are resilient to the likely current and future effects of climate change.

This submission seeks to enable Fire and Emergency to carry out its requirements under the Fire and Emergency New Zealand Act 2017 more effectively in the protection of people, property and the environment in the event of an emergency.

This submission addresses matters relating to activities required to be undertaken to enable an effective emergency response and to provide for the health and safety of people and communities in the Hutt City district. Issues of particular interest and relevance to Fire and Emergency broadly include:

- ensuring emergency services appliances and Fire and Emergency personnel can adequately access both built and natural environments across Upper Hutt City in the event of an emergency, and
- ensuring new development, including infill development, is adequately serviced by firefighting water supply, and
- maintaining and developing Fire and Emergency's property estate (e.g. fire stations) in strategic locations and at appropriate times to enable Fire and Emergency to continue to meet the demands and expectations of communities as they grow and change.

1.1 Emergency service access

Fire and Emergency requires adequate access to new developments, associated structures and the natural environment to ensure that they can respond in emergencies. This includes access in the event of fire, natural hazard, hazardous substances, medical or a rescue or assist.

Within the urban environment, the NPS-UD encourages higher residential densities, more varied housing typologies such as larger multi-unit development as well as a more compact urban form generally. Intensification and infill housing in the city are already challenging traditional access to properties for fire and other emergencies. This includes both vehicle access to the source as well as physical access by Fire and Emergency personnel to perform rescues and duties, where obstructions and site layout inhibit the use of lifesaving appliances such as ladders, hoses, and stretchers.

The changes consequential to the NPS-UD and the Enabling Act will create new challenges for emergency services. Fire and Emergency consider it is vital for the health, safety and wellbeing of communities that the needs of emergency services are taken into account as new urban development is being planned. It is also important that future development areas are designed to be well-functioning and resilient to ensure that communities are able to evacuate in the event of an emergency. If emergency response cannot access people in the event of an emergency, this will

not enable and provide for well-functioning and resilient communities and will not achieve Policy 1 of the NPS-UD.

Some of the implications of these aspects are set out in the following sections.

1.1.1 Pedestrian only developments

Fire and Emergency note that as a result of the NPS-UD, the requirement for onsite parking in all residential developments has been removed, increasing the number of developments that provide only pedestrian access on-site.

Fire and Emergency acknowledge that the New Zealand Building Code (NZBC) C5 specifies access and safety requirements for firefighting operations, where certain buildings must be designed and constructed so that there is a low probability of firefighters or other emergency services personnel being delayed in or impeded from assisting in rescue operations and performing firefighting operations. Buildings must also be designed and constructed so that there is a low probability of illness or injury to firefighters or other emergency services personnel during rescue and firefighting operations.

Of particular note, a performance requirement of C5 is that buildings must be provided with access for fire service vehicles to a hard standing from which there is an unobstructed path to the building within 20m of the firefighter access into the building and the inlets to automatic fire sprinkler systems or fire hydrant systems, where these are installed (among other requirements). These performance requirements do however not apply to detached dwellings, within household units in multi-unit dwellings, or to outbuildings and ancillary buildings, therefore there is a significant regulatory gap in the NZBC. Consequently, Fire and Emergency vehicular access requirements and firefighter access is not provided for within many types of developments of which UHCC are likely to expect.

While it is unclear how UHCC intend to manage such developments that intend to be pedestrian only, Fire and Emergency are concerned that the requirements of PC56 for pedestrian only access developments will not be adequate for responders to efficiently access properties in event of a fire or emergency or to use tools and equipment effectively if required. This has the potential to significantly increase the risk to life and property.

Until such time as there is a review of the NZBC to 'catch up' with the changing urban environment, Fire and Emergency consider that the Resource Management Act 1991 (RMA) needs to address this matter up front in order to manage the use, development and protection of natural and physical resources which enables people and communities to provide for their social, economic, and cultural well-being, and for their health and safety in accordance with Section 5 of the RMA.

To support effective and efficient access and manoeuvring of crew and equipment for firefighting, medical, rescue and other emergency response to pedestrian only access developments across Upper Hutt City (should such developments be provided for), Fire and Emergency seek:

- pedestrian accessways are designed to be clear and unobstructed,
- pedestrian accessways have a minimum width of:
 - 3m on a straight accessway.
 - 6.2m on a curved or cornered accessway, and a
 - 4.5m space to position the ladder and perform operational tasks.
- wayfinding for different properties on a development are clear in day and night,

- developments give effect to the guidance provided in Fire and Emergency's 'Designer's Guide' to Firefighting Operations Emergency Vehicle Access' (December 2021) (Firefighting Operations Emergency Vehicle Access Guide)⁵.

Where resource consent is required for sites with no on-site vehicle access, matters of discretion should include consideration of the extent to which emergency service vehicle access is provided for. Urban design guidelines should also consider and reflect good practice examples that, where no vehicle access is provided to a lot/site, that an unobstructed path must be provided either, between buildings on the same site or between buildings and the property boundary to provide for sufficient firefighter access to the site/buildings. This can then be assessed on a case-by-case basis and councils' urban design guides could assist in the regard.

1.1.2 Emergency vehicle access

Adequate fire appliance access to both the source of a fire (or other emergency) and a firefighting water supply is essential to the efficient operation of Fire and Emergency. The requirements for firefighting access are set out in the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (SNZ PAS 4509:2008)⁶, are further detailed in Firefighting Operations Emergency Vehicle Access Guide and prescribed in Acceptable Solutions Part 6 of C/AS1 and C/AS2.

These requirements are necessary for Fire and Emergency to be able to operate pumping appliances from a hard standing. Often, this can be done from the public road, and this is how Fire and Emergency prefers to operate where possible. Pumping appliances are vehicles used to pump water for firefighting (refer Appendix A of the Firefighting Operations Emergency Vehicle Access Guide). They carry a relatively small amount of water (1,350–2,000 litres) and have a limited length of hose. Accordingly, Fire and Emergency must have access to a water supply and must also be able to base operations near the building, so firefighters can reach the fire with water.

There are however a number of limitations and subsequent concerns Fire and Emergency have in relation to the requirements of the NZBC:

- Performance requirements in clauses C5.3 to C5.8 do not apply to detached dwellings, within household units in multi-unit dwellings, or to outbuildings and ancillary buildings and therefore there is a significant shortfall in access requirements for firefighter access to these particular buildings in the urban environment.
- For buildings to which C5 vehicle access requirements apply, Fire and Emergency observe developments that have obtained building consent (either via an "Acceptable Solution" or alternative solution developed if better suited to the particular building design and use) however the firefighting access provided for does not enable Fire and Emergency to effectively access a site in a fire or other emergency.

Fire and Emergency has strong concerns that even in situations where the NZBC applies, many recent developments are not compliant with the performance criteria of C5 and therefore do not

⁵ The Fire and Emergency Designers Guide to Firefighting Operations for emergency vehicle access provides help to ensure building designs comply with the NZBC C5 and can be found here: <https://www.fireandemergency.nz/assets/Documents/Business-and-Landlords/Building-and-designing-for-fire-safety/F5-02-GD-FFO-emergency-vehicle-access.pdf>

⁶ The New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 can be found here: <https://fireandemergency.nz/assets/Documents/Files/N5a-SNZPAS-4509-2008-NZFS-Firefighting-water-supplies-Code-of-practice.pdf>

comply with the NZBC (in particular 20m access to the building for firefighting or 75m hose length to the furthest point).

For this reason, UHCC need to carefully consider how emergency vehicle access will be provided for within new residential developments.

Given the statutory gap in the NZBC, significant consideration needs to be given to new district plan rules and a related policy framework to require adequate access to buildings including detached residential dwellings by emergency vehicles and personnel (i.e. SH risk group buildings not covered by the NZBC). It is requested that these requirements align with those of the NZBC so as to not be inconsistent.

For all other developments to which C5 applies, Fire and Emergency request that, where not already provided for, the district plan introduce rules that 'duplicate' the appropriate requirements of the Part 6: firefighting of C/AS1 and C/AS2. Fire and Emergency consider that this approach would prevent resource consents being issued that could not be implemented because the layout does not demonstrate compliance with the performance requirements and need to be redesigned to provide sufficient firefighter access. This could mitigate some risks, especially when activities that currently require resource consent move to permitted.

Further, Fire and Emergency seek the provision of adequate access through voluntary measures such as 'best practice' recommendations in the Residential Outcomes Framework. These proposed measures would encourage developments to consider early in their design the requirements of emergency services. Fire and Emergency recommends developments give effect to the guidance provided in the Firefighting Operations Emergency Vehicle Access Guide.

Adequate provision for emergency access will enable Fire and Emergency to:

- Get into the building and to move freely around their vehicles.
- Gain access to rear dwellings on long sites where hose run lengths become an issue.
- Ensure the safety of firefighters and enable firefighters to deal quickly to smaller undeveloped fires before they develop and endanger members of the public and the firefighters who may need to assist them in either rescues and/or firefighting.

1.1.3 Carparking

Fire and Emergency is already encountering new development where emergency vehicle access along the roading corridor has been challenging. Issues with emergency vehicle access in these locations can be caused by narrow roads / laneways, higher density typologies and a lack of off-street parking available resulting in cars parking along both sides of already narrow residential streets. Implications for emergency services include on-road obstructions, meaning emergency vehicles have difficulty or are unable to manoeuvre, as well as an inability to access buildings and locate fire hydrants in an emergency. Inadequate parking lengths along frontages also have been encountered generally from vehicles parking over footpaths in driveways, blocking access.

Fire and Emergency acknowledges that, where no off-street parking is required, there may also be no requirement to provide for vehicular access to a property. In these situations, emergency service staff would need to enter a property on foot and/or remove fences and other structures to provide access. Regardless, there needs to be sufficient clearance to access properties with heavy emergency equipment.

Despite Policy 11 and clause 3.38 of the NPS-UD, consent authorities can continue to consider the wider effects of car parking supply and demand in resource consent applications. This includes

where on-site car parking is provided voluntarily, that any such car parking is provided with dimensions that the spaces do not protrude onto footpaths or otherwise create obstructions. Given that section 104(1) requires a consent authority to have regard to 'any actual and potential effects on the environment of allowing [an] activity', an adverse effect of a particular activity could include adverse traffic effects on the local or wider road network.

Section 108AA of the RMA relates to requirements for conditions of resource consents. Section 108AA(1)(b) provides that a condition must not be included in a resource consent for an activity unless the condition is directly connected to one or both of: an adverse effect of the activity on the environment and/or an applicable district or regional rule, or a national environmental standard.

Fire and Emergency request that UHCC retain a policy framework that would enable such conditions to be imposed on a case-by-case basis, having regard to the effects of a particular activity. This could include, for example, matters of discretion relating to the safety of pedestrians and cyclists, surrounding car parking supply, and on and off-street amenity effects.

This will see that UHCC, and the community are still able to consider any positive or adverse effects, and ensure any adverse effects can be avoided, remedied and mitigated. This would likely be most appropriate for large development applications with a significant under-provision of parking for the type and location of the activity. Consideration should also be given to the requirements of a transportation assessment to determine the impact of development of the roading network. It could also be necessary to use a condition of consent to tie a development application to preparing or updating a comprehensive parking management plan.

1.1.4 Reduced setbacks

The minimum building setbacks from boundaries and between buildings in the Medium Density Residential Standards to 1m on side boundaries from buildings on all sides increase the risk of fire spreading and can inhibit Fire and Emergency personnel from getting to the fire source. The difficulty of access may also increase the time for fire to burn, thereby increasing the heat radiation in a confined area.

Clause C3 of the NZBC is relevant here whereby buildings must be designed and constructed so that there is a low probability of fire spread to other property vertically or horizontally across a relevant boundary. Achieving this functional requirement is however limited by the mechanisms by which this is achieved (i.e. Acceptable Solutions) and buildings of which such requirements apply.

It is therefore vital that the NZBC is enforced and complied with to reduce the risk of fire spread in the intensified urban areas. This includes careful consideration of requirements to use non-combustible building materials to slow the vertical and horizontal spread of fire.

Fire and Emergency encourage UHCC to consider integrating these considerations into the PC56 to align with the NZBC and prompt developments to consider fire risk mitigations early on in design. This should also be included as an advice note with the relevant side and rear boundary setback rules within PC56

1.2 Firefighting water supply

The primary objective of Fire and Emergency is to reduce the incidence of unwanted fire and the associated risk to life and property. To achieve this objective Fire and Emergency requires adequate water supply be available for firefighting activities.

It is critical for Fire and Emergency that water supply infrastructure is in place prior to any development commencing and that this water supply has adequate capacity and pressures available to service the future growth. Fire appliances carry a limited amount of water; therefore, it is

necessary that adequate water capacity and pressure be available to Fire and Emergency to control or extinguish a fire. In the urban areas of Upper Hutt City, water is sourced from the reticulated water supply network, however where reticulation is not available or limited (i.e. trickle fed), alternative water sources will be required. This may be in the form of dedicated water tanks or ponds for firefighting. Adequate physical access to this water supply for new development (whether reticulated or non-reticulated) is also essential.

Adequate capacity and pressure for each development can be determined through the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (SNZ PAS 4509:2008)⁷. SNZ PAS 4509:2008 is a non-mandatory New Zealand Standard that sets out the minimum requirements for firefighting water and access in order for Fire and Emergency to operate effectively and efficiently in an emergency. Fire and Emergency note that Council's Infrastructure Development Code requires the water supply network to comply with SNZ PAS 4509:2008.

Fire and Emergency consider it essential that urban development does not occur out of sequence with the delivery of key strategic infrastructure (network extensions or upgrades), or development is not enabled where there is potential or known infrastructure capacity constraints in relation to the Three Waters, in particular the water supply network (unless the urban development itself includes necessary upgrades).

To manage the cumulative effects on the water supply network, Fire and Emergency considers that all subsequent subdivision and development should be subject to development standards within the district plan requiring all applicants to demonstrate by way of providing evidence (i.e. hydrant flow testing) that their development can be adequately serviced for firefighting water supply in accordance with the Code of Practice across all zones. If this does not become part of the consenting regime, there will likely be development with inadequate firefighting water supply with potentially serious consequences for life and property. Particular consideration should be given to high rise buildings and the network's capacity to maintain pressures.

1.3 Demand on emergency services

Fire and Emergency has a Statement of Performance Expectations⁸ which sets out targets to delivering timely and effective fire response and suppression services as well as other services⁹. Community need for Fire and Emergency services has been increasing, thereby increasing Fire and Emergency's presence on the roads and need for fast and efficient access to incidents across the district.

Urban growth and intensification coupled with the increasing rate of extreme weather events and risk from natural hazards as a result of climate change and other environmental and demographic changes across communities is likely to result in a greater demand on emergency services and consequently can affect response times if not managed.

Fire and Emergency's response time commitments to the government and community are key determinants for the location of new, or expansion of existing fire stations. Fire stations therefore need to be strategically located within and throughout communities to maximise their coverage and

⁷ The New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 can be found here: <https://fireandemergency.nz/assets/Documents/Files/N5a-SNZPAS-4509-2008-NZFS-Firefighting-water-supplies-Code-of-practice.pdf>

⁸ Statement of Performance Expectations 2021/2022 can be found here: <https://www.fireandemergency.nz/assets/Documents/About-FENZ/Key-documents/FENZ-Statement-of-Performance-Expectations-2021-2022.pdf>

⁹ Fire and Emergency Act 2017 sections 10-12

maintain appropriate response times and efficiently provide for the health and safety of people and communities.

As urban areas develop and intensify, the ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is critical for the health, safety and wellbeing of people in the community. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA and therefore does not have the ability to designate land for the purposes of fire stations.

Provisions within the rules of the district plan therefore may be the best way to facilitate the development of any new emergency service facilities as the city grows. Ongoing, and more frequent engagement with Fire and Emergency in terms of growth projections and demographic changes will assist Fire and Emergency in understanding where there is a need for new emergency service facilities in the future. This will be particularly important during plan review and plan changes that seek to re-zone large portions of land to facilitate development.

There are seven stations within the Hutt City District, as described below.

Station	Physical address	Zone	PC56 hazard overlays
Stokes Valley Volunteer Fire Brigade	374 Stokes Valley Road	Medium Density Residential	Flood Hazard Overlay – Inundation Area
Avalon Station	955 High Street	High Density Residential	Flood Hazard Overlay – Inundation Area Flood Hazard Overlay – Overland Flow Path
Hutt City Station	39 Marsden Street	Retain existing zone – General Business	Flood Hazard Overlay – Inundation Area
Seaview Station	51 Parkside Road	Retain existing zone – Community Health	Flood Hazard Overlay – Inundation Area Flood Hazard Overlay – Overland Flow Path
Wainuiomata Volunteer Fire Brigade	34 Fitzherbert Road	Retain existing zone – General Recreation	Flood Hazard Overlay – Inundation Area
Wainuiomata Voluntary Rural Fire Force	23 The Strand	Suburban Mixed Use	Flood Hazard Overlay – Inundation Area
Eastborne Volunteer Fire Brigade	2 Makaro Street	Retain existing zone – General Recreation	N/A

Fire and Emergency's feedback is that:

To meet its statutory responsibilities, FENZ requires:

- adequate access and water supply for new developments and subdivisions to ensure that FENZ can effectively and efficiently respond to emergencies.

- the ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies;
- the ability to undertake training activities for the firefighters within the region.

Appendix A sets out detail of FENZ's feedback, including the amendments sought by FENZ to specific provisions of PC56, and the reasons for the amendments.

Fire and Emergency would welcome any questions or further engagement on matters raised in the submission within.

Fire and Emergency may wish to be heard in support of its submission depending upon the proposed amendments recommended to the Plan Change provisions as notified.

Signature of person authorised to sign on behalf of Fire and Emergency



Signature of person authorised to sign on behalf of **Fire and Emergency**

Date:	19/09/2022
Electronic address for service of person making submission:	fleur.rohleder@beca.com
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Appendix A: Fire and Emergency NZ specific feedback

The following table provides Fire and Emergency's feedback and sets out the decisions sought by Fire and Emergency, including specific amendments to provisions of Hutt City Council's PC56. These amendments are shown in **red** (for new text sought) and ~~strike through~~ (for deletion).

ID	Provision	Position	Feedback	Decision sought
Chapter 1: Introduction and scope of the plan				
1.10.1A Urban Environment				
1	<p>Objective</p> <p>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</p>	Support	FENZ supports this objective insofar as it promotes a well-functioning urban environment that provides for the health and safety of people and communities.	Retain as drafted.
2	<p>Policy 2</p> <p>The building heights and density of urban form in Policy 1 are modified only to the extent necessary to provide for the following qualifying matters:</p> <ul style="list-style-type: none"> a) recognize and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga, b) recognize and provide for the protection of historic heritage from inappropriate subdivision, use, and development, c) recognize and provide for the management of significant risks from natural hazards, d) ensure the safe and efficient operation of nationally significant infrastructure, 	Support with amendment	FENZ supports Policy 2 insofar as it allows for the modification of building heights and density to the extent necessary to recognise and provide for the management of significant risks from natural hazards. Subject to the relief sought in Chapter 3 'Definitions', Policy 2 shall allow the modification of urban form when providing for management of significant fire risk.	Retain as drafted.

ID	Provision	Position	Feedback	Decision sought
	e) protect the purpose of open space provided for public use, but only in relation to land that is open space, f) give effect to a designation or heritage order, but only in relation to the land that is subject to the designation or heritage order.			
Chapter 3: Definitions				
3	New definition	NEW	FENZ seeks the inclusion of a new definition for 'Natural Hazard', which expressly includes fire, to ensure reference to natural hazards throughout the plan prompt the consideration of fire risk.	New definition as follows: Natural Hazard <u>has the same meaning as in section 2 of the RMA (as set out in the box below):</u> <u>means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.</u>
1.10.11 Lessening Natural Hazards				
4	Objective To avoid or reduce the risk to people, property and infrastructure from natural and coastal hazards.	Support	FENZ supports this objective insofar as it seeks to avoid or reduce the risk to people, property, and infrastructure from	Retain as drafted.

ID	Provision	Position	Feedback	Decision sought
			natural hazards. Subject to the relief sought in Chapter 3 'Definitions', this Objective shall provide for the mitigation of fire risk.	
5	<p>Policy</p> <ul style="list-style-type: none"> aa) To manage subdivision, use and development that results in buildings 20m either side of the Wellington Fault. b) To limit the scale and intensity of development in areas susceptible to the landslide hazard. ca) To avoid subdivision, development and use in high flood hazard areas cb) To manage subdivision, development and use in medium flood hazard areas cc) To require mitigation for new development in low flood hazard areas. da) To manage subdivision, development and use in medium and high coastal hazard areas. db) To limit the density of development in medium and high coastal hazard areas. 	Support	<p>FENZ supports this policy insofar as it does not prohibit development within areas subject to hazard overlays. FENZ notes it has several stations located within flood hazard overlays. Therefore, allowing for activities in these areas, providing the hazard risk is appropriately mitigated, is supported by FENZ.</p> <p>Further, FENZ may have an operational and functional need to locate new stations within areas subject to hazard overlays, this can help reduce response times to fire events and protect the community more efficiently.</p>	Retain as drafted.
Chapter 4F: Medium Density Residential Activity Area				
6	<p>Objective 4F 2.1AA</p> <p>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</p>	Support	FENZ supports Objective 4F 2.1AA insofar as it promotes a well-functioning urban environment that provides for the health and safety of people and communities.	Retain as drafted.

ID	Provision	Position	Feedback	Decision sought
7	New objective and policy	NEW	FENZ seeks a new objective that promotes the provision of infrastructure within the Medium Density Residential Activity Area. Further, FENZ seeks the inclusion of a new policy that promotes all land use activities in the Medium Density Residential Activity Area being adequately serviced, particularly in relation to reticulated water supply and a water supply for firefighting purposes. This will give better affect to Objective X and provides a better policy framework for the new standard sought in this zone relating to the requirement to provide water supply.	Add a new objective and policy as follows: <u>Objective X Infrastructure</u> <u>Public health and safety is maintained through the appropriate provision of infrastructure.</u> <u>Policy X Servicing</u> <u>All development is appropriately serviced including wastewater, stormwater, and water supply with sufficient capacity for firefighting purposes.</u>
4F 4: Rules				
8	Rule 4F 4.1.7 Retirement Villages a) Retirement villages are restricted discretionary activities ... iv. The capacity of the network infrastructure for water supply, wastewater, stormwater and land transport to service the proposed development. ...	Support with amendment	FENZ supports Rule 4F 4.1.7 insofar as retirement villages are a restricted discretionary activity, and the matters of discretion allow for the consideration of the capacity of network infrastructure for water supply to service the proposed development. However, a reference to the provision of firefighting water	Add a new matter of discretion as follows: <u>x. An adequate firefighting water supply is provided in accordance with NZS 4404:2010 and the New Zealand Fire Service Firefighting Water Supplies</u>

ID	Provision	Position	Feedback	Decision sought
			<p>supply has not been included. Therefore, adequate consideration for the provision of a firefighting water is not covered.</p> <p>As such, FENZ seeks to extend the matters of discretion to expressly prefer to firefighting water supply, and access to that supply, in accordance with NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p><u>Code of Practice SNA PAS 4509:2008.</u></p>
9	<p>Rule 4F 4.1.11 Vegetation Removal</p> <p>a) The removal of indigenous vegetation:</p> <ul style="list-style-type: none"> i. That was planted within a domestic garden for amenity purposes and/or the use of amenity or screening, ii. Within 5 metres of a lawfully established dwelling, iii. Within 3 metres of a lawfully established accessory building with a gross floor area greater than 10m² , iv. To maintain existing open areas, tracks, accessways, fences and onsite services, v. To maintain existing network utilities, vi. To prevent loss of life, injury or damage to property, vii. To remove dead or diseased vegetation, or viii. In accordance with Tikanga Māori, is a permitted activity. 	<p>Support with amendment</p>	<p>FENZ supports Rule 4F 4.1.11 insofar as it permits the removal of vegetation in many circumstances. Furthermore, the rule permits the removal of indigenous vegetation to prevent loss of life, injury, damage to property.</p> <p>However, FENZ seeks to amend Rule 4F 4.1.11 to allow the removal of indigenous and exotic vegetation where the vegetation poses a fire risk to the environment and the health and safety of people.</p>	<p>Amend as follows:</p> <p>a) <i>The removal of indigenous vegetation:</i></p> <p><u>x. Where it poses a risk to the environment and health and safety of people</u></p> <p>b) <i>The removal of exotic vegetation is a permitted activity if:</i></p> <p><u>x. It poses a risk to the environment and health and safety of people</u></p>

ID	Provision	Position	Feedback	Decision sought
	b) The removal of exotic vegetation is a permitted activity if: ...		It is important that property owners and occupiers are able to remove flammable vegetation, as required, to provide sufficient clearance to mitigate the potential of fire risk/spread between flammable vegetation and property.	
4F 4.2: Development Standards				
10	Rule 4F 4.2.1 AA Number of Residential Units per Site a) Up to three residential units per site are a permitted activity. b) Four or more residential units per site are a restricted discretionary activity. Discretion is restricted to: ...	Support with amendment	FENZ supports Rule 4F 4.2.1 AA insofar as four or more residential units per site are a restricted discretionary activity. However, a reference to the provision of firefighting water supply has not been included. Therefore, adequate consideration for the provision of a firefighting water is not covered. As such, FENZ seeks to extend the matters of discretion to expressly consider the provisions of firefighting water supply, and access to that supply, in accordance with NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Add a permitted activity standard as follows: a) <i>Up to three dwellings per site are a permitted activity <u>where:</u></i> <u>x. Compliance is achieved with Rule 4G 4.2.X Firefighting Water Supply and Rule 4G 4.2.X Fire Appliance Access.</u> Add a new matter of discretion as follows: <u>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.</u>

ID	Provision	Position	Feedback	Decision sought
			<p>Furthermore, the establishment of up to three residential units is a permitted activity. However, the permitted activity standards do not require that these activities are sufficiently serviced.</p> <p>Furthermore, FENZ seeks that these activities are accessible to fire appliances.</p> <p>As such, FENZ seeks the inclusion of a permitted activity standard which requires compliance with proposed development standards Rule 4G 4.2.X Firefighting Water Supply and Rule 4G 4.2.X Fire Appliance Access.</p>	
11	<p>Rule 4F 4.2.2 Building Height</p> <p>a) Construction or alteration of a building is a permitted activity if:</p> <p>i. The building does not exceed a maximum height of 11m except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m where the entire roof slopes 15 degrees or more.</p> <p>...</p>	Support with amendment	<p>Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally.</p> <p>FENZ however seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the</p>	<p>Amend as follows:</p> <p><i><u>Rule 4F 4.2.2 does not apply to hose drying towers up to 15m in height.</u></i></p>

ID	Provision	Position	Feedback	Decision sought
			operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height. FENZ considers that the inclusion of an exemption for hose drying towers provides for the health and safety of the community by enabling the efficient functioning of FENZ in establishing and operating fire stations.	
12	Rule 4F 4.2.3 Height in Relation to Boundary a) Construction or alteration of a building is a permitted activity if the following height in relation to boundary requirements are met: ...	Support with amendment	As per the points raised in relation to building height standards, FENZ seeks an exemption for hose drying towers regarding height in relation to boundary standards.	Amend as follows: <i><u>Rule 4F 4.2.3 does not apply to hose drying towers up to 15m in height.</u></i>
13	Rule 4F 4.2.7 Accessory Building a) Construction or alteration of an accessory building is a permitted activity if: i. Development standards ... are complied with. ...	Support with amendment	FENZ supports Rule 4F 4.2.7 insofar as it permits the construction or alteration of an accessory building if the provided list of development standards is complied with.	Amend as follows: a) <i>Construction or alteration of an accessory building is a permitted activity if:</i> i. <i>Development standards ... <u>4F 4.2.X (Firefighting</u></i>

ID	Provision	Position	Feedback	Decision sought
			<p>FENZ seek to include compliance with the proposed firefighting water supply and fire appliance access standards.</p> <p>Therefore, subject to the relief sought regarding the inclusion of development standards for firefighting water supply and access for fire appliances, FENZ supports Rule 4F 4.2.7.</p>	<p><i><u>Water Supply), 4F 4.2.X (Fire Appliance Access) and are complied with.</u></i></p>
14	New rule	NEW	<p>FENZ seeks a new development rule that ensures all land use activities in this zone are adequately serviced in relation to firefighting water supply.</p> <p>It is vital that a sufficient water supply, and access to that supply, is provided onsite to ensure FENZ are enabled to effectively respond to a fire emergency.</p>	<p>Add a new rule as follows:</p> <p><i><u>Rule 4F 4.2.X Servicing</u></i></p> <ol style="list-style-type: none"> <i><u>1. Where a connection to reticulated water supply system is available, all developments must be provided with a water supply, including a firefighting water supply, and access to that supply.</u></i> <i><u>2. Where a connection to a reticulated water supply system is unavailable, or where an additionally level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory</u></i>

ID	Provision	Position	Feedback	Decision sought
				<p><u>water supply, including a firefighting water supply and access to that supply, can be provided to each lot.</u></p> <p><u>Further advice and information about how sufficient firefighting water supply, and access to that supply, can be provided can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</u></p>
15	New rule	NEW	<p>The existing and proposed rules and standards do not guarantee 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> <p>FENZ considers this would pose an unacceptable risk to any new buildings, its occupiers, and any surrounding vegetation, as well as neighbouring properties and occupiers.</p> <p>It is requested that driveways which would be used to access buildings more than 50m from the</p>	<p>Add a new rule as follows:</p> <p><u>Rule 4F 4.2.X Fire Appliance Access</u></p> <p><u>Any access to a site located in an area where no fully reticulated water supply system is available, or having a length greater than 50 metres when connected to a road that has a fully reticulated water supply system including hydrants, must be designed to accommodate a fire appliance design vehicle of at least 2.5 metres wide and 13 metres long and with a minimum gross mass of 25 tonne including:</u></p> <p><u>a) a gradient of no more than 15% at any point; and</u></p>

ID	Provision	Position	Feedback	Decision sought
			nearest legal road, or accessways to sites located outside of the reticulated area, be constructed to provide fire appliance access in accordance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. This will help ensure that FENZ has the ability to efficiently and effectively respond to emergencies on all sites within the district.	<p><i><u>b) a minimum clear passageway and/or vehicle crossing of at least 3.5 metres width at the site entrance, internal entrances and between buildings; and</u></i></p> <p><i><u>c) a minimum formed carriageway width of 4 metres; and</u></i></p> <p><i><u>d) a height clearance of at least 4 metres; and</u></i></p> <p><i><u>e) a design that is free of obstacles that could hinder access for emergency service vehicles.</u></i></p> <p><i><u>f) The provision of hardstand and turnaround areas with maximum gradient of 5% in all directions</u></i></p>
4F 5.1: Residential Heritage Precinct				
16	<p>Rule 4F 5.1.3.1 Building height and density in the Residential Heritage Precinct</p> <p>Construction or alteration of a building is a permitted activity in the Residential Heritage Precinct if:</p> <p>i. The height of the building does not exceed the maximum height of buildings that were on the site on 20 August 2022.</p> <p>ii. The number of dwellings on the site does not exceed the number of dwellings that were on the site on 20 August 2022.</p> <p>...</p>	Support with amendment	FENZ notes that other all activities and development within the Residential Heritage Precinct must comply with the underlying rules of the Residential Activity Area. Therefore, subject to the relief sought in the Residential Activity Area chapter, FENZ supports Rule 4F 5.1.3.1.	Retain as drafted.
4F 5.2: Scheduled Site 39 Fitzherbert Road, Wainuiomata Housing for the Elderly				

ID	Provision	Position	Feedback	Decision sought
17	<p>Rule 4F 5.2.1.1 Activities</p> <p>a) Housing for the Elderly including the construction or alteration of buildings is a restricted discretionary activity if it complies with the Development Standards under 4F 4.2. Discretion is restricted to:</p> <p>...</p>	Support with amendment	FENZ notes that other all activities and development within the Scheduled Site 39 Fitzherbert Road, Wainuiomata Housing for the Elderly must comply with the underlying rules of Residential Activity Area. Therefore, subject to the relief sought in the Residential Activity Area chapter, FENZ supports Rule 4F 5.2.1.1.	Retain as drafted.
Chapter 4G: High Density Residential Activity Area				
18	<p>Objective 4G 2.1</p> <p>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</p>	Support	FENZ supports objective 4G 2.1 insofar as it promotes a well-functioning urban environment that provides for the health and safety of people and communities.	Retain as drafted.
19	<p>Objective 4G 2.6</p> <p>Built development is adequately serviced by network infrastructure or addresses any infrastructure constraints.</p>	Support	FENZ supports objective 4G 2.6 insofar as it promotes built development that is adequately serviced by infrastructure.	Retain as drafted.
20	<p>Policy 4G 3.1</p> <p>Provide for residential activities, and those non-residential activities that support the community's social, economic and cultural wellbeing and manage any adverse effects on residential amenity.</p>	Support with amendment	<p>FENZ supports Policy 4G 3.1 insofar as it provides for non-residential activities within the High Density Residential Activity Area providing the activity supports the social, economic and cultural wellbeing of the community.</p> <p>However, FENZ seeks to amend Policy 4G 3.1 to provide for the establishment of emergency</p>	<p>Amend as follows:</p> <p><i>Provide for residential activities, and those non-residential activities that support the community's social, economic and cultural wellbeing and manage any adverse effects on residential amenity.</i></p> <p><i><u>Emergency facilities are provided for where the activity has an</u></i></p>

ID	Provision	Position	Feedback	Decision sought
			facilities where there is an operational or functional need to locate within the zone.	<u>operational or functional need to locate in the zone.</u>
21	New policy	NEW	<p>Fire and Emergency seeks a new policy that all land use activities in the High Density Residential Activity Area are adequately serviced, particularly in relation to firefighting water supply.</p> <p>This will provide a better policy framework for the new development standard requiring the adequate provision of firefighting water supply.</p>	<p>Add new policy as follows:</p> <p><u>Policy 4G 3.X Servicing</u> <u>Ensure all development is appropriately serviced including wastewater, stormwater, and water supply with sufficient capacity for firefighting purposes.</u></p>
4G 4 Rules				
22	<p>Rule 4G 4.1.1 Residential Activities</p> <p>Rule 4G 4.1.2 Home Occupations</p> <p>Rule 4G 4.1.3 Care Facilities, Residential Facilities, Boarding Houses, Hostels, Visitor Accommodation</p> <p>Rule 4G 4.1.4 Childcare Facilities</p> <p>Rule 4G 4.1.5 Health Care Facilities</p> <p>Permitted activities.</p>	Support with amendment	<p>FENZ supports rules 4G 4.1.1 to 4G 4.1.5 insofar as they permit the establishment of a range of facilities within the High Density Residential Activity Area. However, the permitted activity standards do not ensure these activities are sufficiently serviced upon establishment within the zone. Furthermore, FENZ seeks to ensure these activities are accessible to fire appliances in certain circumstances.</p> <p>As such, FENZ seeks the inclusion of a permitted activity</p>	<p>Add a permitted activity standard as follows:</p> <p>... are permitted activities where:</p> <p><u>x. Compliance is achieved with Rule 4G 4.2.X Firefighting Water Supply and Rule 4G 4.2.X Fire Appliance Access.</u></p>

ID	Provision	Position	Feedback	Decision sought
			<p>standard which requires compliance with proposed development standards Rule 4G 4.2.X Firefighting Water Supply and Rule 4G 4.2.X Fire Appliance Access.</p>	
23	<p>Rule 4G 4.1.6 Community Facilities, Marae, Education Facilities, Places of Assembly and Emergency Facilities</p> <p>a) Community Facilities, Marae, Education Facilities, Places of Assembly and Emergency Facilities except for Childcare Centres are restricted discretionary activities.</p> <p>Discretion is restricted to:</p> <p>...</p>	<p>Support with amendment</p>	<p>FENZ supports Rule 4G 4.1.6 insofar as community facilities, marae, education facilities and emergency facilities are a restricted discretionary activity.</p> <p>However, a reference to the provision of firefighting water supply has not been included. Therefore, adequate consideration for the provision of a firefighting water is not assured.</p> <p>As such, FENZ seeks to extend the matters of discretion to expressly consider the provision of firefighting water supply, and access to that supply, in accordance with NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p> <p>Furthermore, FENZ seeks a matter of discretion to allow</p>	<p>Add a new matter of discretion as follows:</p> <p><i>x. <u>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.</u></i></p> <p><i>x. <u>The extent to which the activity has an operational and functional need to locate within the area.</u></i></p>

ID	Provision	Position	Feedback	Decision sought
			<p>council to consider the operational and functional need for the activity to locate within the area.</p> <p>New fire stations may be necessary in order to continue to achieve emergency response time commitments in stations where development occurs, and populations change. In this regard it is noted that FENZ is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. FENZ considers that adding a new matter of discretion for Emergency Facilities will better provide for health and safety of communities by enabling the efficient functioning of FENZ in establishing and operating fire stations</p>	
24	<p>Rule 4G 4.1.7 Retirement Villages</p> <p>a) Retirement Villages are restricted discretionary activities. Discretion is restricted to:</p> <p>...</p> <p>iv. The capacity of the network infrastructure for water supply, wastewater, stormwater and</p>	Support with amendment	FENZ supports Rule 4G 4.1.7 insofar as retirement villages are a restricted discretionary activity, and the matters of discretion allow for the consideration of the capacity of network infrastructure for water supply to service the proposed development.	<p>Add a new matter of discretion as follows:</p> <p><i>x. <u>An adequate firefighting water supply is provided in accordance with NZS 4404:2010 and the New Zealand Fire Service</u></i></p>

ID	Provision	Position	Feedback	Decision sought
	<p>land transport to service the proposed development.</p> <p>...</p>		<p>However, a reference to the provision of firefighting water supply has not been included. Therefore, adequate consideration for the provision of a firefighting water is not covered.</p> <p>As such, FENZ seeks to extend the matters of discretion to expressly consider the provisions of firefighting water supply, and access to that supply, in accordance with NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p><u>Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</u></p>
25	<p>Rule 4G 4.1.11 Vegetation Removal</p> <p>a) The removal of indigenous vegetation:</p> <ul style="list-style-type: none"> i. That was planted within a domestic garden for amenity purposes and/or the use of amenity or screening, ii. Within 5 metres of a lawfully established dwelling, iii. Within 3 metres of a lawfully established accessory building with a gross floor area greater than 10m², iv. To maintain existing open areas, tracks, accessways, fences and onsite services, v. To maintain existing network utilities, vi. To prevent loss of life, injury or damage to property, 	<p>Support with amendment</p>	<p>FENZ supports Rule 4G 4.1.11 insofar as it permits the removal of vegetation in many circumstances. Furthermore, the rule permits the removal of indigenous vegetation to prevent loss of life, injury, damage to property.</p> <p>However, FENZ seeks to amend Rule 4G 4.1.11 to allow the removal of indigenous and exotic vegetation where the vegetation poses a fire risk to the</p>	<p>Amend as follows:</p> <ul style="list-style-type: none"> a) <i>The removal of indigenous vegetation:</i> <ul style="list-style-type: none"> <u>x. Where it poses a risk to the environment and health and safety of people</u> b) <i>The removal of exotic vegetation is a permitted activity if:</i> <ul style="list-style-type: none"> <u>x. It poses a risk to the environment and health and safety of people</u>

ID	Provision	Position	Feedback	Decision sought
	<p>vii. To remove dead or diseased vegetation, or viii. In accordance with Tikanga Māori, is a permitted activity.</p> <p>b) The removal of exotic vegetation is a permitted activity if:</p> <p>i. The area from which vegetation was removed must be stabilised against erosion by vegetation cover or other methods.</p> <p>...</p>		<p>environment and the health and safety of people.</p> <p>It is important that property owners and occupiers are able to remove flammable vegetation, as required, to provide sufficient clearance to mitigate the potential of fire risk/spread between flammable vegetation and property.</p>	
4G 4.2 Development Standards				
26	<p>Rule 4G 4.2.1 Number of Dwellings per Site</p> <p>a) Up to three dwellings per site are a permitted activity</p> <p>b) Four or more dwellings per site are a restricted discretionary. Discretion is restricted to:</p> <p>...</p> <p>v. The capacity of the network infrastructure for water supply, wastewater, stormwater and land transport to service the proposed development.</p> <p>...</p>	Support with amendment	<p>FENZ supports Rule 4G 4.2.1 insofar as four or more residential units per site are a restricted discretionary activity.</p> <p>However, a reference to the provision of firefighting water supply has not been included. Therefore, adequate consideration for the provision of a firefighting water is not covered.</p> <p>As such, FENZ seeks to extend the matters of discretion to expressly consider the provisions of firefighting water supply, and access to that supply, in accordance with NZ Fire Service</p>	<p>Add a permitted activity standard as follows:</p> <p>a) <i>Up to three dwellings per site are a permitted activity <u>where:</u></i> <i>x. <u>Compliance is achieved with Rule 4G 4.2.X Firefighting Water Supply and Rule 4G 4.2.X Fire Appliance Access.</u></i></p> <p><i>Add a new matter of discretion as follows:</i></p> <p><i>x. <u>An adequate firefighting water supply is provided in accordance with NZS 4404:2010 and the New Zealand Fire Service Firefighting Water Supplies</u></i></p>

ID	Provision	Position	Feedback	Decision sought
			<p>Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p> <p>Furthermore, the establishment of up to three residential units is a permitted activity. However, the permitted activity standards do not ensure these activities are sufficiently serviced with firefighting water supply. Furthermore, FENZ seeks to ensure these activities are accessible to fire appliances in certain circumstances.</p> <p>As such, FENZ seeks the inclusion of a permitted activity standard which requires compliance with proposed development standards Rule 4G 4.2.X Firefighting Water Supply and Rule 4G 4.2.X Fire Appliance Access.</p>	<p><u>Code of Practice SNA PAS 4509:2008.</u></p>
27	<p>Rule 4G 4.2.3 Building Height</p> <p>a) Construction or alteration of a building is a permitted activity if:</p> <p>i. The building is within a specific height control overlay shown on the District Plan map and does not exceed the maximum height shown for that overlay, or</p>	<p>Support with amendment</p>	<p>Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally.</p>	<p>Amend as follows:</p> <p><u>Rule 4G 4.2.3 does not apply to emergency facilities up to 9m in height and hose drying towers up to 15m in height.</u></p>

ID	Provision	Position	Feedback	Decision sought
	<p>ii. In any other case, the building does not exceed a maximum height of 22m.</p> <p>...</p>		<p>Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.</p> <p>FENZ seeks an exemption for emergency service facilities and hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. FENZ considers that the inclusion of an exemption for hose drying towers provides for the health and safety of the community by enabling the efficient functioning of FENZ in establishing and operating fire stations.</p>	
28	<p>Rule 4G 4.2.4 Height in Relation to Boundary</p> <p>a) Construction or alteration of a building is a permitted activity if the following maximum height in relation to boundary requirements are being met:</p> <p>...</p>	Support with amendment	As per the points raised in relation to building height standards, FENZ seeks an exemption for hose drying towers regarding height in relation to boundary standards.	<p>Amend as follows:</p> <p><i><u>Rule 4G 4.2.4 does not apply to hose drying towers up to 15m in height.</u></i></p>

ID	Provision	Position	Feedback	Decision sought
29	<p>Rule 4G 4.2.9 Accessory Building</p> <p>a) Construction or alteration of an accessory building is a permitted activity if:</p> <p>i. Development Standards ... are complied with.</p>	<p>Support with amendment</p>	<p>FENZ supports Rule 4G 4.2.9 insofar as it permits the construction or alteration of an accessory building if the provided list of development standards is complied with.</p> <p>FENZ seeks to include compliance with the proposed firefighting water supply and fire appliance access standards.</p> <p>Therefore, subject to the relief sought regarding the inclusion of development standards for firefighting water supply and access for fire appliances, FENZ supports Rule 4G 4.2.9.</p>	<p>Amend as follows:</p> <p>a) Construction or alteration of an accessory building is a permitted activity if:</p> <p>i. Development standards ... <u>4G 4.2.X (Firefighting Water Supply), 4G 4.2.X (Fire Appliance Access)</u> and are complied with.</p>
30	<p>New rule</p>	<p>NEW</p>	<p>FENZ seeks a new development standard that ensures all land use activities in this zone are adequately serviced in relation to firefighting water supply.</p> <p>It is vital that a sufficient water supply, and access to that supply, is provided onsite to ensure FENZ is able to effectively respond to a fire emergency.</p>	<p>Add a new rule as follows:</p> <p><u>Rule 4G 4.2.X Servicing</u></p> <p><u>1. Where a connection to reticulated water supply system is available, all developments must be provided with a water supply, including a firefighting water supply, and access to that supply.</u></p> <p><u>2. Where a connection to a reticulated water supply system is unavailable, or</u></p>

ID	Provision	Position	Feedback	Decision sought
				<p><u>where an additionally level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply, including a firefighting water supply and access to that supply, can be provided to each lot.</u></p> <p><u>Further advice and information about how sufficient firefighting water supply, and access to that supply, can be provided can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</u></p>
31	New rule	NEW	<p>The existing and proposed rules / standards do not guarantee 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> <p>FENZ considers this would pose an unacceptable risk to any new buildings, its occupiers, and any</p>	<p>Add a new rule as follows:</p> <p><u>Rule 4G 4.2.X Fire Appliance Access</u></p> <p><u>Any access to a site located in an area where no fully reticulated water supply system is available, or having a length greater than 50 metres when connected to a road that has a fully reticulated water supply system including hydrants, must be designed to accommodate</u></p>

ID	Provision	Position	Feedback	Decision sought
			<p>surrounding vegetation, as well as neighbouring properties and occupiers.</p> <p>It is requested that driveways which would be used to access buildings more than 50m from the nearest legal road, or accessways to sites located outside of the reticulated area, be constructed to provide fire appliance access in accordance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. This will help ensure that FENZ has the ability to efficiently and effectively respond to emergencies.</p>	<p><u><i>a fire appliance design vehicle of at least 2.5 metres wide and 13 metres long and with a minimum gross mass of 25 tonne including:</i></u></p> <p><u><i>a) a gradient of no more than 15% at any point; and</i></u></p> <p><u><i>b) a minimum clear passageway and/or vehicle crossing of at least 3.5 metres width at the site entrance, internal entrances and between buildings; and</i></u></p> <p><u><i>c) a minimum formed carriageway width of 4 metres; and</i></u></p> <p><u><i>d) a height clearance of at least 4 metres; and</i></u></p> <p><u><i>e) a design that is free of obstacles that could hinder access for emergency service vehicles.</i></u></p> <p><u><i>f) The provision of hardstand and turnaround areas with maximum gradient of 5% in all directions</i></u></p>
4G 5.2: Residential Heritage Precinct				
4G 5.2.3 Rules				
32	Rule 4G 5.2.3.1 Building height and density in the Residential Heritage Precinct	Support with amendment	Fire stations are typically single storied buildings of approximately 8-9m in height and are usually	Amend as follows:

ID	Provision	Position	Feedback	Decision sought
	<p>a) Construction or alteration of a building is a permitted activity in the Residential Heritage Precinct if:</p> <ul style="list-style-type: none"> i. The height of the building does not exceed the maximum height of buildings that were on the site on 20 August 2022. ii. The number of dwellings on the site does not exceed the number of dwellings that were on the site on 20 August 2022. 		<p>able to comply with the height standards in district plans generally.</p> <p>Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.</p> <p>FENZ seeks an exemption for emergency facilities and hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. FENZ considers that the inclusion of an exemption for hose drying towers provides for the health and safety of the community by enabling the efficient functioning of FENZ in establishing and operating fire stations.</p>	<p><u><i>Rule 4G 5.2.3.1 does not apply to emergency facilities up to 9m in height and hose drying towers up to 15m in height.</i></u></p>

4G 5.3 Heretaunga Settlement and Riddlers Crescent Heritage Precincts

ID	Provision	Position	Feedback	Decision sought
4G 5.3.3 Rules				
33	<p>Rule 4G 5.3.3.1 Redevelopment, Alterations, Repair or Modification of Buildings or Structures in the Heretaunga Settlement Heritage Precinct and Riddlers Crescent Heritage Precinct</p> <p>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:</p> <p>...</p>	<p>Support with amendment</p>	<p>FENZ supports Rule 4G 5.3.3.1 insofar as it permits the repair or modification of buildings or structures. However, the permitted activity height standards would be restrictive for emergency facilities.</p> <p>Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally.</p> <p>Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.</p> <p>As such, FENZ seeks to exclude emergency facilities and house drying towers from the relevant height standards set out in Rule 4G 5.3.3.1.</p>	<p>Amend as follows:</p> <p>iii. <i>Maximum Height in Relation to Boundary</i></p> <p>...</p> <p><u>Note: Emergency facilities up to 9m and hose drying towers up to 15m are excluded from this rule</u></p> <p>iv. <i>Maximum Height of Buildings and Structures:</i></p> <p><i>does not apply to emergency facilities up to 9m in height and hose drying towers up to 15m in height.</i></p> <p><u>Note: Emergency facilities up to 9m and hose drying towers up to 15m are excluded from this rule</u></p>

ID	Provision	Position	Feedback	Decision sought
4G 5.6 Scheduled Site 32A Hathaway Avenue, Boulcott Housing for the Elderly				
4G 5.6.2 Rules				
34	<p>Rule 4G 5.6.2.1 Activities</p> <p>a) Housing for the elderly including the construction or alteration of buildings is a restricted discretionary activity if:</p> <p>i. the Development Standards relating to Site Coverage, Height in Relation to Boundary, Yards, Permeable Surface and not those Development Standards relating to Building Height are complied with, provided that:</p> <p>...</p>	Support with amendment	<p>FENZ supports Rule 4G 5.6.2.1 insofar as activities within are a restricted discretionary activity.</p> <p>However, a reference to the provision of firefighting water supply has not been included. Therefore, adequate consideration for the provision of a firefighting water is not covered.</p> <p>As such, FENZ seeks to extend the matters of discretion to expressly consider the provisions of firefighting water supply, and access to that supply, in accordance with NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Add a new matter of discretion as follows:</p> <p><i>x. <u>The extent to which the activity complies with Rule 4G 4.2.X Firefighting Water Supply and Rule 4G 4.2.X Fire Appliance Access</u></i></p>
Chapter 5: Commercial				
Chapter 5A: Central Commercial Activity Area				
35	New objective and policy	NEW	FENZ notes that while PC56 mainly relates to the deletion of	Add a new objective and policy as follows:

ID	Provision	Position	Feedback	Decision sought
			<p>sections from Chapter 5A, there is a notable lack of an objective / policy framework to ensure development is sufficiently serviced, particularly regarding water supply, including firefighting water supply.</p> <p>As such, FENZ seeks a new objective that promotes the provision of infrastructure within the Central Commercial Activity Area. Further, FENZ seeks the inclusion of a new policy that ensures all land use activities in the Central Commercial Activity Area are adequately serviced, particularly in relation to reticulated water supply and a water supply for firefighting purposes. This will give better effect to Objective X and provides a better policy framework for the new standard sought in this zone relating to the requirement to provide water supply.</p>	<p><u>Objective X Infrastructure</u> <i>Public health and safety is maintained through the appropriate provision of infrastructure.</i></p> <p><u>Policy X Servicing</u> <i>All development is appropriately serviced including wastewater, stormwater, and water supply with sufficient capacity for firefighting purposes.</i></p>
36	New rules	NEW	FENZ seeks a new rule that ensures all land use activities in this zone are adequately serviced in relation to firefighting water supply.	<p>Add a new rule as follows:</p> <p><u>Rule 5A 2.1.X Servicing</u></p> <p><u>1. Where a connection to reticulated water supply</u></p>

ID	Provision	Position	Feedback	Decision sought
			<p>It is vital that a sufficient water supply, and access to that supply, is provided onsite to ensure FENZ are enabled to effectively respond to a fire emergency.</p>	<p><u><i>system is available, all developments must be provided with a water supply, including a firefighting water supply, and access to that supply.</i></u></p> <p><u><i>2. Where a connection to a reticulated water supply system is unavailable, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply, including a firefighting water supply and access to that supply, can be provided to each lot.</i></u></p> <p><u><i>Further advice and information about how sufficient firefighting water supply, and access to that supply, can be provided can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</i></u></p>

ID	Provision	Position	Feedback	Decision sought
37	New Rule	NEW	<p>The existing and proposed rules and standards do not guarantee 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> <p>FENZ considers this would pose an unacceptable risk to any new buildings, its occupiers, and any surrounding vegetation, as well as neighbouring properties and occupiers.</p> <p>It is requested that driveways which would be used to access buildings more than 50m from the nearest legal road, or accessways to sites located outside of the reticulated area, be constructed to provide fire appliance access in accordance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. This will help ensure that FENZ has the ability to efficiently and effectively respond to emergencies.</p>	<p>Add a new development standard as follows:</p> <p><u><i>Rule 5A 2.1.X Fire Appliance Access</i></u></p> <p><u><i>Any access to a site located in an area where no fully reticulated water supply system is available, or having a length greater than 50 metres when connected to a road that has a fully reticulated water supply system including hydrants, must be designed to accommodate a fire appliance design vehicle of at least 2.5 metres wide and 13 metres long and with a minimum gross mass of 25 tonne including:</i></u></p> <ul style="list-style-type: none"> <u><i>a) a gradient of no more than 15% at any point; and</i></u> <u><i>b) a minimum clear passageway and/or vehicle crossing of at least 3.5 metres width at the site entrance, internal entrances and between buildings; and</i></u> <u><i>c) a minimum formed carriageway width of 4 metres; and</i></u> <u><i>d) a height clearance of at least 4 metres; and</i></u> <u><i>e) a design that is free of obstacles that could hinder</i></u>

ID	Provision	Position	Feedback	Decision sought
				<p><u>access for emergency service vehicles.</u></p> <p>f) <u>The provision of hardstand and turnaround areas with maximum gradient of 5% in all directions</u></p>
38	Appendix 8 Design Guide	Support	Provides for 'any height' in regard to the future character of the area, which would enable the establishment of emergency service facilities.	Retain as drafted.
Chapter 5B: Petone Commercial Activity Area				
39	New objective and policy	NEW	<p>FENZ notes that while PC56 mainly relates to the deletion of sections from Chapter 5B, there is a notable lack of an objective / policy framework to ensure development is sufficiently serviced, particularly regarding water supply and a firefighting water supply.</p> <p>As such, FENZ seeks the inclusion of a new objective that promotes the provision of infrastructure within the Petone Commercial Activity Area. Further, FENZ seeks the inclusion of a new policy that ensures all land use activities in the Petone</p>	<p>Add a new objective and policy as follows:</p> <p><u>Objective X Infrastructure</u> <u>Public health and safety is maintained through the appropriate provision of infrastructure.</u></p> <p><u>Policy X Servicing</u> <u>All development is appropriately serviced including wastewater, stormwater, and water supply with sufficient capacity for firefighting purposes.</u></p>

ID	Provision	Position	Feedback	Decision sought
			<p>Commercial Activity Area are adequately serviced, particularly in relation to reticulated water supply and a water supply for firefighting purposes. This will give better effect to Objective X and provides a better policy framework for the new standard sought in this zone relating to the requirement to provide water supply.</p>	
40	New rule	NEW	<p>FENZ seeks a new development standard that ensures all land use activities in this zone are adequately serviced in relation to firefighting water supply.</p> <p>It is vital that a sufficient water supply, and access to that supply, is provided onsite to ensure FENZ is able to effectively respond to a fire emergency.</p>	<p>Add a new development standard as follows:</p> <p><i><u>Rule 5B 2.1.1.X Servicing</u></i></p> <ol style="list-style-type: none"> <i><u>1. Where a connection to reticulated water supply system is available, all developments must be provided with a water supply, including a firefighting water supply, and access to that supply.</u></i> <i><u>2. Where a connection to a reticulated water supply system is unavailable, or where an additionally level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an</u></i>

ID	Provision	Position	Feedback	Decision sought
				<p><u>alternative and satisfactory water supply, including a firefighting water supply and access to that supply, can be provided to each lot.</u></p> <p><u>Further advice and information about how sufficient firefighting water supply, and access to that supply, can be provided can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</u></p>
41	New Rule	NEW	<p>The existing and proposed rules and standards do not guarantee 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> <p>FENZ considers this would pose an unacceptable risk to any new buildings, its occupiers, and any surrounding vegetation, as well as neighbouring properties and occupiers.</p> <p>It is requested that driveways which would be used to access</p>	<p>Add a new development standard as follows:</p> <p><u>Rule 5B 2.1.X Fire Appliance Access</u></p> <p><u>Any access to a site located in an area where no fully reticulated water supply system is available, or having a length greater than 50 metres when connected to a road that has a fully reticulated water supply system including hydrants, must be designed to accommodate a fire appliance design vehicle of at least 2.5 metres wide and 13 metres long and with a minimum gross mass of 25 tonne including:</u></p>

ID	Provision	Position	Feedback	Decision sought
			<p>buildings more than 50m from the nearest legal road, or accessways to sites located outside of the reticulated area, be constructed to provide fire appliance access in accordance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. This will help ensure that FENZ has the ability to efficiently and effectively respond to emergencies.</p>	<p><i>a) a gradient of no more than 15% at any point; and</i> <i>b) a minimum clear passageway and/or vehicle crossing of at least 3.5 metres width at the site entrance, internal entrances and between buildings; and</i> <i>c) a minimum formed carriageway width of 4 metres; and</i> <i>d) a height clearance of at least 4 metres; and</i> <i>e) a design that is free of obstacles that could hinder access for emergency service vehicles.</i> <i>f) The provision of hardstand and turnaround areas with maximum gradient of 5% in all directions</i></p>
42	Appendix Petone Commercial 2	Support	<p>Buildings of any height are provided for except for limited areas around Te Puni Urupā. This would enable the establishment of emergency facilities within most areas of the Petone Commercial 2 area, which is supported by FENZ.</p>	Retain as drafted

Chapter 5E: Suburban Mixed Use Activity Area

ID	Provision	Position	Feedback	Decision sought
43	New objective and policy	NEW	FENZ seeks a new objective that promotes the provision of infrastructure within the Suburban Mixed Use Activity Area. Further, FENZ seeks the inclusion of a new policy that ensures all land use activities in the Suburban Mixed Use Activity Area are adequately serviced, particularly in relation to reticulated water supply and a water supply for firefighting purposes. This will give better affect to Objective X and provides a better policy framework for the new standard sought in this zone relating to the requirement to provide water supply.	Add a new objective and policy as follows: <u>Objective X Infrastructure</u> <u>Public health and safety is maintained through the appropriate provision of infrastructure.</u> <u>Policy X Servicing</u> <u>All development is appropriately serviced including wastewater, stormwater, and water supply with sufficient capacity for firefighting purposes.</u>
44	Rule 5E 4.2.1 Building Height a) Construction or alteration of a building is a permitted activity if: i. The building is within a specific height control overlay shown on the District Plan map and does not exceed the maximum height shown for that overlay, or ii. In any other case, the building does not exceed a maximum height of 12m. ...	Support with amendment	Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Amend as follows: <u>Rule 5E 4.2.1 does not apply to emergency facilities up to 9m in height and hose drying towers up to 15m in height.</u>

ID	Provision	Position	Feedback	Decision sought
			<p>FENZ seeks an exemption for emergency facilities and hose drying towers associated with emergency facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. FENZ considers that the inclusion of an exemption for hose drying towers provides for the health and safety of the community by enabling the efficient functioning of FENZ in establishing and operating fire stations.</p>	
45	New Rule	NEW	<p>FENZ seeks a new development standard that ensures all land use activities in this zone are adequately serviced in relation to firefighting water supply.</p> <p>It is vital that a sufficient water supply, and access to that supply, is provided onsite to ensure FENZ are enabled to effectively respond to a fire emergency.</p>	<p>Add a new development standard as follows:</p> <p><u><i>Rule 5E 4.2.X Servicing</i></u></p> <p><u><i>1. Where a connection to reticulated water supply system is available, all developments must be provided with a water supply, including a firefighting water supply, and access to that supply.</i></u></p>

ID	Provision	Position	Feedback	Decision sought
				<p><u>2. Where a connection to a reticulated water supply system is unavailable, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply, including a firefighting water supply and access to that supply, can be provided to each lot.</u></p> <p><u>Further advice and information about how sufficient firefighting water supply, and access to that supply, can be provided can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</u></p>
46	New Rule	NEW	The existing and proposed rules and standards do not guarantee 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>Add a new development standard as follows:</p> <p><u>Rule 5E 4.2.X Fire Appliance Access</u></p> <p><u>Any access to a site located in an area where no fully reticulated</u></p>

ID	Provision	Position	Feedback	Decision sought
			<p>FENZ considers this would pose an unacceptable risk to any new buildings, its occupiers, and any surrounding vegetation, as well as neighbouring properties and occupiers.</p> <p>It is requested that driveways which would be used to access buildings more than 50m from the nearest legal road, or accessways to sites located outside of the reticulated area, be constructed to provide fire appliance access in accordance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. This will help ensure that FENZ has the ability to efficiently and effectively respond to emergencies on all sites with the district.</p>	<p><u>water supply system is available, or having a length greater than 50 metres when connected to a road that has a fully reticulated water supply system including hydrants, must be designed to accommodate a fire appliance design vehicle of at least 2.5 metres wide and 13 metres long and with a minimum gross mass of 25 tonne including:</u></p> <ul style="list-style-type: none"> <u>a) a gradient of no more than 15% at any point; and</u> <u>b) a minimum clear passageway and/or vehicle crossing of at least 3.5 metres width at the site entrance, internal entrances and between buildings; and</u> <u>c) a minimum formed carriageway width of 4 metres; and</u> <u>d) a height clearance of at least 4 metres; and</u> <u>e) a design that is free of obstacles that could hinder access for emergency service vehicles.</u> <u>f) The provision of hardstand and turnaround areas with maximum gradient of 5% in all directions</u>

Chapter 6A General Business Activity Area

ID	Provision	Position	Feedback	Decision sought
47	New objective and policy	NEW	FENZ seeks a new objective that promotes the provision of infrastructure within the General Business Activity Area. Further, FENZ seeks the inclusion of a new policy that ensures all land use activities in the General Business Activity Area are adequately serviced, particularly in relation to reticulated water supply and a water supply for firefighting purposes. This will give better effect to Objective X and provides a better policy framework for the new standard sought in this zone relating to the requirement to provide water supply.	Add a new objective and policy as follows: <u>Objective X Infrastructure</u> <i><u>Public health and safety is maintained through the appropriate provision of infrastructure.</u></i> <u>Policy X Servicing</u> <i><u>All development is appropriately serviced including wastewater, stormwater, and water supply with sufficient capacity for firefighting purposes.</u></i>
48	Permitted Activity Condition 6A 2.1.1 c) Maximum Height of Buildings and Structures: i. Within a specific height control overlay shown on the District Plan map, is the height shown in that overlay, and ii. In any other case, is 12 metres	Support with amendment	Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Amend as follows: <i><u>Rule 6A 2.1.1 does not apply to emergency facilities up to 9m in height and hose drying towers up to 15m in height.</u></i>

ID	Provision	Position	Feedback	Decision sought
			<p>FENZ seeks an exemption for emergency facilities and hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. FENZ considers that the inclusion of an exemption for hose drying towers provides for the health and safety of the community by enabling the efficient functioning of FENZ in establishing and operating fire stations.</p>	
49	New Rule	NEW	<p>FENZ seeks a new development standard that ensures all land use activities in this zone are adequately serviced in relation to firefighting water supply.</p> <p>It is vital that a sufficient water supply, and access to that supply, is provided onsite to ensure FENZ are enabled to effectively respond to a fire emergency.</p>	<p>Add a new development standard as follows:</p> <p><u><i>Rule 6A 2.1.X Servicing</i></u></p> <p><u><i>1. Where a connection to reticulated water supply system is available, all developments must be provided with a water supply, including a firefighting water supply, and access to that supply.</i></u></p>

ID	Provision	Position	Feedback	Decision sought
				<p><u>2. Where a connection to a reticulated water supply system is unavailable, or where an additionally level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply, including a firefighting water supply and access to that supply, can be provided to each lot.</u></p> <p><u>Further advice and information about how sufficient firefighting water supply, and access to that supply, can be provided can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</u></p>
50	New Rule	NEW	The existing and proposed rules / standards do not guarantee that adequate site access is provided for fire appliances in scenarios where the driveway length exceeds hose run distances, or	Add a new development standard as follows: <u>Rule 6A 2.1.X Fire Appliance Access</u>

ID	Provision	Position	Feedback	Decision sought
			<p>sites are located outside of reticulated areas.</p> <p>FENZ considers this would pose an unacceptable risk to any new buildings, its occupiers and any surrounding vegetation, as well as neighbouring properties and occupiers.</p> <p>It is requested that driveways which would be used to access buildings more than 50m from the nearest legal road, or accessways to sites located outside of the reticulated area, be constructed to provide fire appliance access in accordance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. This will help ensure that FENZ has the ability to efficiently and effectively respond to emergencies.</p>	<p><u>Any access to a site located in an area where no fully reticulated water supply system is available, or having a length greater than 50 metres when connected to a road that has a fully reticulated water supply system including hydrants, must be designed to accommodate a fire appliance design vehicle of at least 2.5 metres wide and 13 metres long and with a minimum gross mass of 25 tonne including:</u></p> <ul style="list-style-type: none"> <u>a) a gradient of no more than 15% at any point; and</u> <u>b) a minimum clear passageway and/or vehicle crossing of at least 3.5 metres width at the site entrance, internal entrances and between buildings; and</u> <u>c) a minimum formed carriageway width of 4 metres; and</u> <u>d) a height clearance of at least 4 metres; and</u> <u>e) a design that is free of obstacles that could hinder access for emergency service vehicles.</u> <u>f) The provision of hardstand and turnaround areas with maximum gradient of 5% in all directions</u>

ID	Provision	Position	Feedback	Decision sought
Chapter 9A Community Health Activity Area				
51	New objective and policy	NEW	FENZ seeks a new objective that promotes the provision of infrastructure within the Community Health Activity Area. Further, FENZ seeks the inclusion of a new policy that ensures all land use activities in the Community Health Activity Area are adequately serviced, particularly in relation to reticulated water supply and a water supply for firefighting purposes. This will give better effect to Objective X and provides a better policy framework for the new standard sought in this zone relating to the requirement to provide water supply.	Add a new objective and policy as follows: <u>Objective X Infrastructure</u> <i><u>Public health and safety is maintained through the appropriate provision of infrastructure.</u></i> <u>Policy X Servicing</u> <i><u>All development is appropriately serviced including wastewater, stormwater, and water supply with sufficient capacity for firefighting purposes.</u></i>
52	Permitted Activity Condition 9A 2.1.1 c) Maximum Height of Buildings and Structures: 22 metres	Support	Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally. Hose drying towers being required at stations is dependent on locational and operational requirements of each station.	Retain as drafted.

ID	Provision	Position	Feedback	Decision sought
			<p>These structures can be around 12 to 15 metres in height.</p> <p>As such, FENZ supports Permitted Activity Condition 9A 2.1.1.</p>	
53	New Rule	NEW	<p>FENZ seeks a new development standard that ensures all land use activities in this zone are adequately serviced in relation to firefighting water supply.</p> <p>It is vital that a sufficient water supply, and access to that supply, is provided onsite to ensure FENZ is able to effectively respond to a fire emergency.</p>	<p>Add a new development standard as follows:</p> <p><i><u>Rule 9A 2.1.X Servicing</u></i></p> <ol style="list-style-type: none"> <i><u>1. Where a connection to reticulated water supply system is available, all developments must be provided with a water supply, including a firefighting water supply, and access to that supply.</u></i> <i><u>2. Where a connection to a reticulated water supply system is unavailable, or where an additionally level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply, including a firefighting water supply and access to that supply, can be provided to each lot.</u></i>

ID	Provision	Position	Feedback	Decision sought
				<p><i><u>Further advice and information about how sufficient firefighting water supply, and access to that supply, can be provided can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</u></i></p>
54	New Rule	NEW	<p>The existing and proposed rules / standards do not guarantee 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> <p>FENZ considers this would pose an unacceptable risk to any new buildings, its occupiers, and any surrounding vegetation, as well as neighbouring properties and occupiers.</p> <p>It is requested that driveways which would be used to access buildings more than 50m from the nearest legal road, or accessways to sites located outside of the</p>	<p>Add a new development standard as follows:</p> <p><i><u>Rule 9A 2.1.X Fire Appliance Access</u></i></p> <p><i><u>Any access to a site located in an area where no fully reticulated water supply system is available, or having a length greater than 50 metres when connected to a road that has a fully reticulated water supply system including hydrants, must be designed to accommodate a fire appliance design vehicle of at least 2.5 metres wide and 13 metres long and with a minimum gross mass of 25 tonne including:</u></i></p> <p><i><u>a) a gradient of no more than 15% at any point; and</u></i></p>

ID	Provision	Position	Feedback	Decision sought
			reticulated area, be constructed to provide fire appliance access in accordance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. This will help ensure that FENZ has the ability to efficiently and effectively respond to emergencies.	<p><i><u>b) a minimum clear passageway and/or vehicle crossing of at least 3.5 metres width at the site entrance, internal entrances and between buildings; and</u></i></p> <p><i><u>c) a minimum formed carriageway width of 4 metres; and</u></i></p> <p><i><u>d) a height clearance of at least 4 metres; and</u></i></p> <p><i><u>e) a design that is free of obstacles that could hinder access for emergency service vehicles.</u></i></p> <p><i><u>f) The provision of hardstand and turnaround areas with maximum gradient of 5% in all directions</u></i></p>
Chapter 10A: Community Iwi Activity Area				
55	<p>Rules for Community Iwi Activity Area 1</p> <p>a) All provisions of the Medium Density Residential Activity Area shall apply to the Waiwhetu Marae (Puketapu Grove, Waiwhetu), Te Mangungu Marae (Rata Street, Naenae), and Koraunui Marae (Stokes Valley)</p> <p>aa) All provisions of the High Density Residential Activity Area shall apply to Te Kakano O Te Aroha Marae (Moera).</p> <p>10A 2.1.1.1 Permitted Activity – Conditions</p>	Support in part	FENZ notes activities within the Community Iwi Activity Area must comply with all provisions of the underlying zones. As such, subject to relief sought in other chapters, FENZ supports these rules and permitted activity conditions.	Retain as drafted.

ID	Provision	Position	Feedback	Decision sought
	a) All conditions for Permitted Activities in the Medium Density Residential Activity Area shall apply to the Waiwhetu Marae, Te Mangungu Marae and Koraunui Marae. aa) All conditions for Permitted Activities in the High Density Residential Activity Area shall apply to Te Kakano O Te Aroha Marae.			
Chapter 11: Subdivision				
56	11.2.2 Controlled Activities All subdivisions in the following activity areas are Controlled Activities except where provided for as Permitted or Discretionary Activities: aa) Medium Density Residential Activity Area. ab) High Density Residential Activity Area. b) Hill Residential Activity Area c) Landscape Protection Residential Activity Area. f) General Business Activity Area. g) Special Business Activity Area. h) Rural Business Activity Area. i) General Rural Activity Area. ...	Support	FENZ notes there are currently provisions within the subdivision chapter (11.1.2 Engineering Standards) that require subdivisions to be appropriately serviced, including the provision of a water supply. Water supply standards and terms (11.2.2.1) require the provisions of a firefighting water supply that complies with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. Compliance with these standards is a matter of control for the activities listed under 11.2.2. This is strongly supported by FENZ. However, there is a risk that where subdivision is provided for as a permitted activity, that	Add a new permitted activity standard as follows: <i>x. <u>New allotments are supplied with a sufficient water supply for firefighting purposes, and access to that supply, in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</u></i>

ID	Provision	Position	Feedback	Decision sought
			<p>firefighting water supply matters are not appropriately considered. Therefore, FENZ seeks the inclusion of permitted activity standard that ensures all subdivisions are appropriately provided with a firefighting water supply, and access to that supply, in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	
57	11.2.2.3(b) Standards and Terms	Support with amendment	<p>The new NPS-UD encourages higher residential densities, more varied housing typologies such as larger multi-unit development as well as a more compact urban form. These changes will create new challenges for emergency services. FENZ considers it vital for the health, safety and wellbeing of communities that the access needs of emergency services are taken into account as new urban development is being planned.</p> <p>Adequate access to both the source of a fire (or other emergency) and a firefighting water supply is essential to the</p>	<p>Add a new access standard as follows:</p> <p><i><u>Any access to new allotments located in an area where no fully reticulated water supply system is available, or having a length greater than 50 metres when connected to a road that has a fully reticulated water supply system including hydrants, must be designed to accommodate a fire appliance design vehicle of at least 2.5 metres wide and 13 metres long and with a minimum gross mass of 25 tonne including:</u></i></p> <p><i><u>a) a gradient of no more than 15% at any point; and</u></i></p> <p><i><u>b) a minimum clear passageway and/or vehicle crossing of at</u></i></p>

ID	Provision	Position	Feedback	Decision sought
			<p>efficient operation of Fire and Emergency.</p> <p>As such, FENZ seeks the inclusion of a new standard requiring sufficient access for fire appliances to be provided for all new allotments where:</p> <ul style="list-style-type: none"> The length of the accessway exceeds hose run distances The site is located outside of the reticulated area. 	<p><u>least 3.5 metres width at the site entrance, internal entrances and between buildings; and</u></p> <p><u>c) a minimum formed carriageway width of 4 metres; and</u></p> <p><u>d) a height clearance of at least 4 metres; and</u></p> <p><u>e) a design that is free of obstacles that could hinder access for emergency service vehicles.</u></p> <p><u>f) The provision of hardstand and turnaround areas with maximum gradient of 5% in all directions</u></p>
Chapter 14C: Noise				
58	<p>14C 2.1.3 Suburban Mixed Use Activity Area (except Station Village and Boulcott Village)</p> <p>a) All activities must not exceed the conditions as specified measured anywhere within a residential activity area</p> <p>...</p> <p>14C 2.1.4 Suburban Mixed use Activity Area (Station Village and Boulcott Village)</p> <p>a) All activities in the Station Village and Boulcott Village commercial areas (identified in Appendix Noise 3) must not exceed the conditions as</p>	Oppose	<p>Due to urban growth, population changes and commitments to response times, FENZ may need to locate anywhere within the suburban mixed use environment.</p> <p>Noise will be produced on site by operational activities such as cleaning and maintaining equipment, training activities and noise produced by emergency sirens. Training may take place anywhere between 7:00am and</p>	<p>Amend as follows:</p> <p><u>Noise associated with the operation of emergency facilities, subject to appropriate controls, are exempt.</u></p>

ID	Provision	Position	Feedback	Decision sought
	<p>specified measured anywhere within a residential activity area –</p> <p>...</p>		<p>10:00pm. Cleaning and maintenance will generally take place during the day; however, it can take place after a call out which can occur at any time. Generally, FENZ has assessed that a fire station will be capable of meeting the standards set out in 14C 2.1.3 and 14C 2.1.4 with the exemption of noise created by emergency sirens.</p> <p>It is not possible for emergency sirens to comply with the relevant noise standards. Sirens play a crucial role in facilitating a prompt emergency response and can be the most effective means of communication in alerting volunteers who generally live and work in close proximity to fire stations. Sirens also provide assurance to the people who have made the call and the general public that help is on its way. Allowing noise associated with the operation of emergency services provides for the operational requirements of Fire and Emergency and enables it to meet its statutory obligations in a</p>	

ID	Provision	Position	Feedback	Decision sought
			<p>manner that provides for the on-going health and safety of people and communities.</p> <p>As such, Fire and Emergency has a locational, functional, and operational need to be exempt from noise generated by emergency sirens.</p> <p>Fire and Emergency therefore also seeks the addition of an exemption from noise standards under these rules to ensure that emergency service operations are enabled to meet its statutory obligations in a manner that provides for the on-going health and safety of people and communities.</p>	
Chapter 14H: Natural Hazards				
59	<p>Policy 14H 1.2 Structures and Buildings within the Wellington Fault Overlay Manage Structures and Buildings, within the Wellington Fault Overlay by ensuring that:</p> <ol style="list-style-type: none"> 1. The activity is located more than 20m from the Wellington Faultline, or 2. The activity, excluding additions to existing building, has an operational or functional need to locate within the Wellington Fault Overlay and 	Support	FENZ supports Policy 14H 1.2 insofar as it provides for structures and buildings within the Wellington Fault Overlay where there is an operational or functional need to locate within the area, and appropriate mitigation measures are implemented.	Retain as drafted.

ID	Provision	Position	Feedback	Decision sought
	<p>locating outside of these Overlays is not a practicable option; and</p> <p>3. The activity incorporates mitigation measures that ensure the risk from fault rupture to people and property is reduced or not increased; or</p> <p>4. For additions to existing buildings, the change in risk from fault rupture to people and property is reduced or not increased.</p>			
60	<p>Policy 14H 1.3 Additions to Buildings in an identified Inundation Area of the Flood Hazard Overlay</p> <p>Policy 14H 1.4 Additions to Buildings within the Overland Flowpaths and Stream Corridors of the Flood Hazard Overlays</p> <p>Policy 14H 1.8 Additions to buildings within the Medium Coastal Hazard Area and High Coastal Hazard Area</p>	Support	<p>FENZ notes it has existing stations located within identified Inundation Areas and Overland Flowpaths of the Flood Hazard Overlay. Furthermore, FENZ may have an operational and functional needs to locate within any are subject to a natural hazard overlay within the district.</p> <p>Therefore, FENZ supports Policy 14H 1.3, 14H 1.4, and 14H 1.8 insofar as they provide for additions to buildings within the natural hazard overlays providing appropriate mitigation measures are implemented.</p>	Retain as drafted.
61	Rule 14H 2.6 Additions to Buildings within the Coastal Hazard Overlays	Support	FENZ may have an operational and functional needs to locate within any are subject to a natural hazard overlay within the district.	Retain as drafted.

ID	Provision	Position	Feedback	Decision sought
			Therefore, FENZ supports Rule 14H 2.6 insofar as it provides for additions to buildings within the Coastal Hazard Overlay, providing appropriate mitigation measures are implemented.	

Designers' guide to firefighting operations

Emergency vehicle access

F5-02 GD



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Status of this document

This document is issued by Fire and Emergency New Zealand.

Recommendations for change

The document, its content and specific processes are not to be altered except through Fire and Emergency New Zealand document management processes.

Requests or recommendations for changes to this material should be sent to National Manager Response Capability.

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1. Context

Scope	We need to be able to reach your building with our different vehicles in a fire or other emergency. This chapter helps you understand the types of vehicles we use, and how you can provide access for them on your site.
Who this chapter is for	<p>This chapter outlines our position on appropriate considerations for building owners, building designers and other building practitioners, on emergency vehicle access to sites, both completed and under construction/refurbishment.</p> <p>It may also provide useful guidance for anyone undertaking planning of any kind that needs to consider emergency vehicle access.</p>
What is not included in this chapter	<p>This chapter is a guide to provide advice to the building industry on Fire and Emergency's operations and recommendations in relation to emergency vehicle access – it does not replace any mandatory/statutory requirements.</p> <p>We recommend you read it alongside other chapters in the guide. This is not an exhaustive guide to Fire and Emergency operations, but an overview of the relevant expectations building industry stakeholders can have of our operations.</p>
Legislative framework	<p>We aim to reduce the risk to both firefighters and building occupants through encouraging appropriate building design which allows us to achieve our statutory objective (under the Fire and Emergency New Zealand Act 2017) to reduce the incidence of unwanted fire and the associated risk to life and property. Our functions include responding to and suppressing fires and attending to other types of emergencies that may occur in a building.</p> <p>Read this guide alongside the:</p> <ul style="list-style-type: none"> • mandatory requirements of the New Zealand Building Code (Building Code) • requirements of New Zealand Standards (Standards), and • Building Act 2004. <p>This guide does not replace any part of the Building Code or Standards or other mandatory building requirements.</p> <p>We note that the Building Code Fire Safety C – Protection from fire clauses C1– C6 define the Building Code performance requirements of the Building Act 2004. Clause C5 is the performance requirement on 'Access and Safety for Firefighting Operations'.</p>

2. Definitions

The following definitions apply for the purposes of this chapter. Defined terms used throughout this document are consistent with the Building Act 2004, Building Code and Acceptable Solutions C/AS2.

Address point	This point is part of the data set administered by Land Information New Zealand, (LINZ). It is the address (point) where the building is commonly known to be located. It can be either a single point or a range of individual points as described on the LINZ data set.
Aerial device	Encompasses all the types of Fire and Emergency aerial components (turntable ladder, elevating platforms, elevating monitors, baskets, cages and booms).

Aerial vehicle	A specialised emergency vehicle that has an aerial device that hydraulically rises to suppress fire and/or effect rescue as well as support other operations.
Allowable bearing pressure	The calculated pressure required to counter compression forces exerted by dead loads (i.e. the minimum strength required to maintain stability under a weight load).
Appliance	An emergency vehicle that provides capability to Fire and Emergency's mandated functions.
Attendance point	<p>The place where the first attending Fire and Emergency pumping vehicle will stop and set up. There is only one attendance point, usually, at the building's primary entry point. Firefighters may be deployed to other firefighter access points from here.</p> <p>A full description of the attendance point can be found within F5-02 GD FFO Emergency vehicle access.</p>
Breathing apparatus (BA)	A device firefighters wear to provide breathable air in an atmosphere that is immediately dangerous to life or health. Also known as self-contained breathing apparatus (SCBA) or compressed air breathing apparatus (CABA).
Building hydrant system	Fixed water main pipe system, normally already charged with water and supplemented by Fire and Emergency pumps. This should not be confused with an in-ground hydrant connected to the town mains.
Canopy	Projecting hood supported on brackets, corbels or columns over a door, window or niche.
Carriageway	The driveable portion of a road (which may or may not include a sealed top surface layer).
Collapse zone	<p>The collapse zone is an area around the building measured as 1.5 times the height of the structure. This is the area which would be considered dangerous in the event of an outward failure of a facade element.</p> <p>In this document, the term 'collapse zone' only applies to pre-cast concrete panel (tilt-slab) and unreinforced masonry type construction.</p> <p>Use a pragmatic approach where practicable when designing, and when in doubt, consult Fire and Emergency.</p>
Fire engineering brief (FEB)	A formal process outlined in the International Fire Engineering Guidelines for all stakeholders to define and agree on the basis and scope of work for fire engineering analysis.
Firefighter access point	<p>The place where firefighters gain access to a building. This must comply with the New Zealand Building Code Clause C5.6:</p> <p>Buildings must be designed and constructed in a manner that will allow firefighters, taking into account the firefighters' personal protective equipment and standard training, to:</p> <ol style="list-style-type: none"> (a) reach the floor of fire origin, (b) search the general area of fire origin, and (c) protect their means of egress.

Fire and Emergency vehicular access

Vehicular access provided to Fire and Emergency vehicles should be consistent with Acceptable Solution C/AS2 Part 6 (relating to firefighting).

Buildings must be provided with access that allows appliances to reach a position that makes it convenient for firefighters to get into the building and access the inlets to fire sprinkler systems or building fire hydrant systems, where these are installed.

Occupants of risk group SI are more likely to require rescue by Fire and Emergency. An additional recommendation for this risk group is to allow access for the larger size of aerial vehicles to get as close to buildings as possible with space to 'jack' the vehicle.

If a building has a large footprint (which is most likely to occur for a single-storey building such as a warehouse) and is not protected with fire sprinkler systems, access to two sides of the building is required. This gives Fire and Emergency the ability to access the building in a number of places and means that their travel within the building is minimised to reach any fire source.

In addition, for the health and safety of our personnel, this access:

- should not involve a canopy, or other part of a structure to drive or park under
- should be located outside a horizontal collapse zone requirement of 1.5 times the height of a portal frame building
- should be within 135 metres of a firefighting water supply.

Where access meets these recommendations above, and is acceptable to Fire and Emergency, the 75 m hose run may be measured from this hard-standing point.

Hard-standing area (for Fire and Emergency vehicles)

A hard (roading) surface capable of withstanding the fully laden weight of a fire appliance from which fire operations for a structure are conducted. A hardstanding should be big enough for the fire appliance to enter, exit and manoeuvre and for firefighters to move around it to connect hose and safely access equipment. In most cases, the hardstanding will be the main road if the structure is close to it.

A full description of the hardstanding area can be found in this chapter (F5-02 GD FFO Emergency vehicle access).

Jacks

External outriggers and jacks fitted to aerial vehicles that extend to stabilise the vehicle when its centre of gravity shifts during the operation of the aerial device.

Overhang

The portion of a vehicle's body that extends forwards past the front wheels or backwards past the rear wheels. It relates to body swing, which is where a set of wheels when turning acts as a pivot point and the bodywork swings past that point. The longer the overhang, the greater the body swing.

3. Our operations

- Vehicle types** We use several different types of vehicles (also referred to as appliances). Each type of vehicle carries a different combination of equipment and has a specific function at an emergency incident. Most of our vehicles have a specially built body fitted on a commercial vehicle chassis, normally a truck.
- Vehicle types include pumping appliances, aerial appliances and a range of specialist function vehicles such as mobile command units, logistics and support vehicles, and water tankers.
- Timeliness** To fight a fire effectively, save lives and limit damage to property, we need to respond quickly and start applying water while the fire is still small. While automatic detection systems and good information help us respond quickly, good access is also vital.
- This highlights the importance of having designated hard-standings with all the provisions for a fast fire attack proximate to as many parts of a building as possible, that are free from obstructions.

4. Challenges

4.1. Fire and Emergency vehicles

- Capability of vehicles** Pumping appliances are vehicles used to pump water for firefighting. They carry a relatively small amount of water (1,350–2,000 litres) and a limited length of hose. This is why we must have access to a water supply and must also be able to base our operations near the building, so firefighters can reach the fire with water. Often, this can be done from the public road, and this is how we prefer to operate where possible. However, for large sites, sites with multiple buildings, or sites with large set-backs, our vehicles may have to operate from within your site, which is less favoured.
- Aerial appliances are larger and heavier than our other vehicles and may be on a two-, three, or even four-axle heavy vehicle chassis. Aerial appliances have limited reach and need to get close to buildings or structures to operate effectively. We will normally try to reverse these vehicles into position beside a building and, where possible, operate from building corners.
- For these reasons, we recommend that you provide access and working space for Fire and Emergency vehicles on your site.

- Vehicle dimensions** Each vehicle type has different dimensions. Table 1 below shows maximum vehicle dimensions of Fire and Emergency's current fleet of vehicles.

Table 1 – Maximum parameters for Fire and Emergency vehicles

Dimension	Maximum dimensions
Gross vehicle mass	25 t
Maximum overall length	12.6 m
Maximum overall width	2.55 m (6.5 m when stabilisers are deployed)
Required free height	4 m

4.2. Access requirements

Carriageway widths

Carriageways should be wide enough to allow our vehicles to get through them easily and to allow us to carry out emergency operations. This means that when our vehicle is parked, we can easily open and exit the doors, access equipment from its compartments and safely connect the hose to the pump.



Figure 1 – A pumping appliance showing width required for hose

To accommodate a Fire and Emergency vehicle, carriageways should have a minimum width of 4 m. This can be reduced to a minimum width of 3.5 m at entrances, provided tight turns are not required (see Figure 2 below).

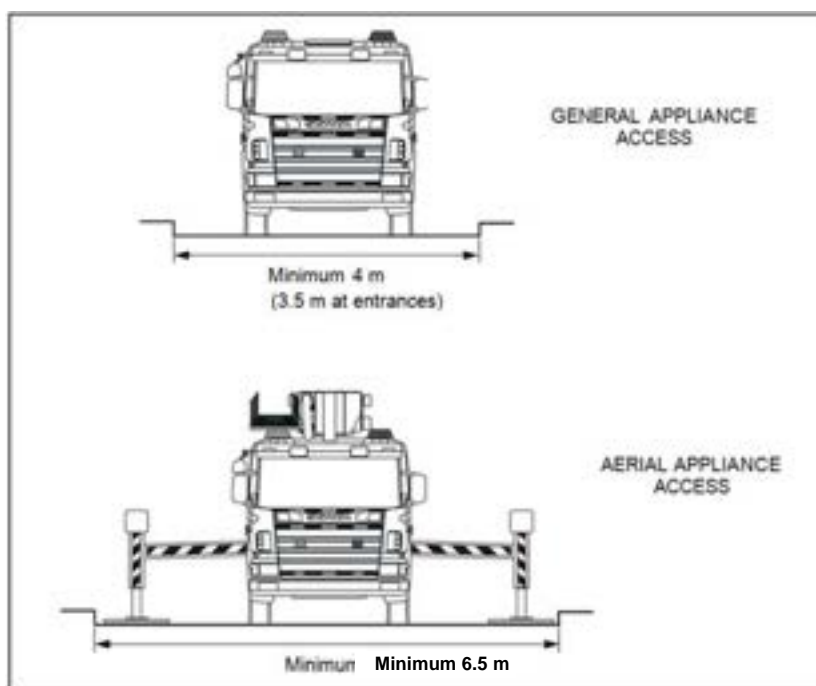


Figure 2 – Minimum carriageway widths along straight sections

Curved carriageway sections should allow for expected vehicle body swing. The minimum distance between the inner and outer arcs should be not less than 5.0 m for pumping vehicles and 7.3 m for aerial vehicles (see Figure 3).

For pumping vehicle access, the minimum inner radius should be 6.3 m and the outer radius 11.3 m. For aerial vehicle access, the minimum inner radius should be 5.2 m and the outer radius 12.5 m (see Figure 3).

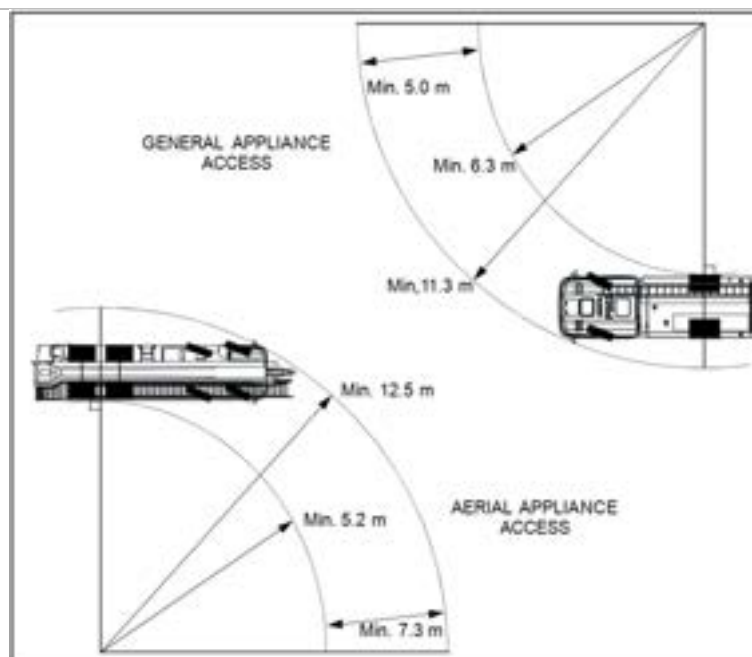


Figure 3 – Minimum carriageway widths – curved sections

The radius dimensions above are for wall-to-wall clearance from body overhang, and do not represent the vehicle's wheel tracks.



Figure 4 – Showing long rear overhang



Figure 5 – Showing long front overhang

Kerb dimensions

Kerbs built along the edges of a carriageway should be no higher than 250 mm and should be free of vertical obstructions at least 300 mm back from the kerb face to allow clearance for front and rear body overhang.

This means that if absolutely necessary, we can mount the kerb with our vehicles, although this is a last resort due to the additional hazards.

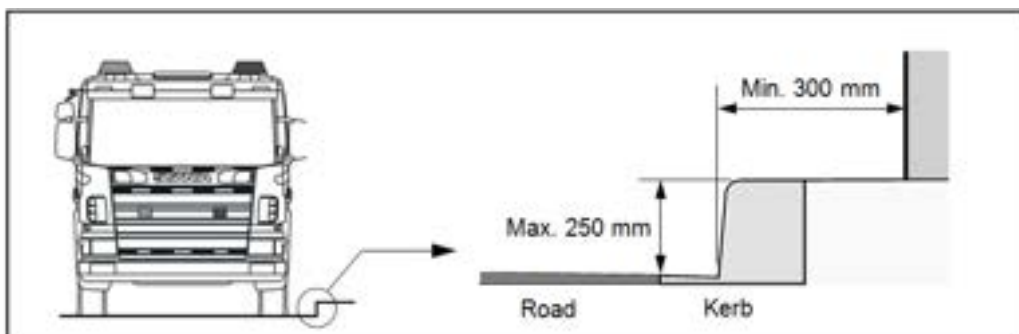


Figure 6 – Carriageway kerb clearance dimensions

Turning areas

Any carriageway with a dead end needs a turnaround area so that our vehicles don't have to do multi-point turns to turn around. This is so we can move our vehicles quickly in an emergency to protect them.

Fire and Emergency vehicles need to be able to turn a full 360° within a 25 m circle (wall-to-wall clearance) to meet Waka Kotahi NZ Transport Agency requirements. The minimum turning radius of turnaround areas should be no less than 11.3 m for pumping vehicles and 12.5 m for aerial vehicles (see Figure 3).

The Waka Kotahi NZ Transport Agency's Road and traffic guidelines for New Zealand on-road tracking curves for heavy motor vehicles (RTS 18) as indicated in Table 1, should be considered. Table 2 below summarises the tracking curves and their radii for design vehicles.

Table 2 – Turn radii and tracking curve sheet numbers for the design vehicles at various radii (Source: <https://www.nzta.govt.nz/assets/resources/road-traffic-standards/docs/rts-18.pdf>)

Vehicle	Radius of turn				
	10 m	12.5 m	15 m	20 m	25 m
8 m rigid truck	1	2	3	4	5
11.5 m rigid truck		6	7	8	9
Semi-trailer*		10	11	12	13
Tour coach		14	15	16	17

Table 3 – Fire and Emergency fire vehicle types in relation to the Waka Kotahi NZ Transport Agency on-road tracking curves

Fire and Emergency fire vehicle type	Waka Kotahi on-road tracking curve
Pumping appliance	8 m medium rigid truck
Aerial appliance	12.6 m rigid truck

Change of level The only acceptable means of providing access through a change of level is a ramp that meets the requirements set out below. Fire and Emergency vehicles are not designed to drive up or down steps.

Access ramps Ramps should not delay vehicle response and should provide entry and exit clearances for Fire and Emergency vehicles.

Gradients for straight ramps Fire and Emergency prefers a ramp gradient of 1:8 or less for straight ramps. The maximum straight ramp gradient our vehicles can negotiate is 1:5.

Gradients for curved ramps Access ramps that follow a curved or circular profile in plan view should have a maximum gradient no greater than 1:10 (measured along the centre line). The vehicle chassis will twist and flex when driving up a curved ramp, so we need a lower gradient.

Change of ramp gradients Access ramps should have a smooth transition between the main ramp gradient and entry and exit gradients. A minimum 4.0 m long 1:15 transition grade is best for both ramp approach and departure (see Figure 7 below).

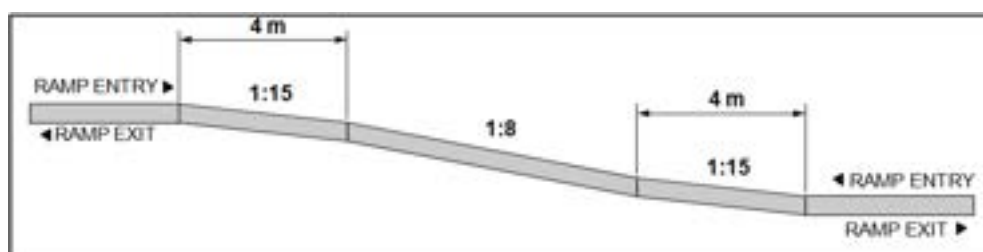


Figure 7 – Maximum access ramp gradients

Reduced gradient clearance When a change of gradient includes a recessed threshold such as a gutter (e.g. for storm water drainage), the reduced approach and departure clearance should be allowed for in the design of the access way (see Figure 8).

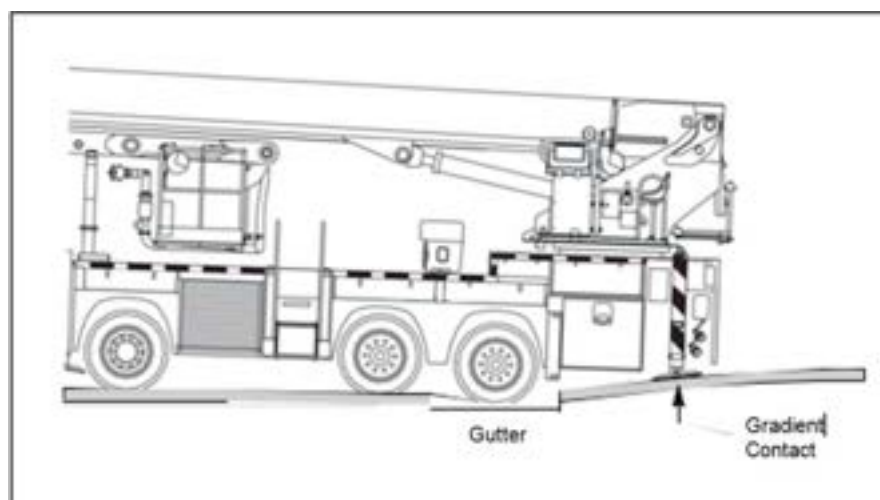


Figure 8 – Reduced gradient clearance due to gutter

When wheels go into a gutter, the body slants downwards, reducing the effective underbody clearance height at both the front and rear overhanging sections. The clearance is even smaller when the gutter is deeper and/or when the overhang is longer.

Building and structure We need vehicle access routes to have an unobstructed clearance height of at least 4.0 m so that vehicles can pass through openings. This includes clearance from

clearance height

building construction, archways, gateways/doorways and overhanging structures (e.g. ducts, pipes, sprinklers, walkways, signs, structural beams, trees, hanging cables, etc.).

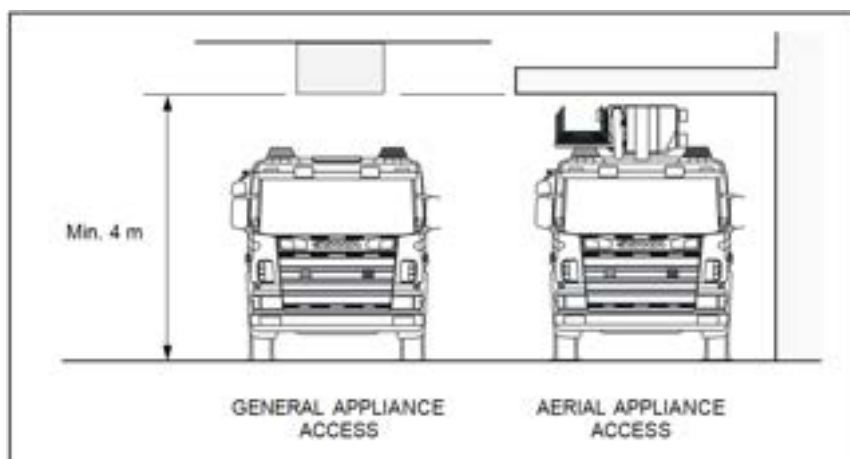


Figure 9 – Building and structure clearance heights

Note: Special considerations apply where there are both height restrictions and gradient changes. In some cases, height clearance will need to be more than 4.0 m so the vehicle can make the gradient change.

Ensuring clear access

We need clear access routes for our vehicles at all times.

Site managers should ensure that nothing blocks or partly blocks the carriageways for our vehicles. We need to be able to drive through access routes during all weather conditions. This means we need some form of hard-standing so our vehicles don't get bogged down. If a vehicle gets stuck, it creates two problems, we can't use it, and it may stop other vehicles getting through.

Perimeter security points (e.g. sliding/swinging gates, boom gates, bollards and vehicle security barriers) should not make it difficult for vehicles to gain access.



Figure 10 – Clear access available to a site

Site entrances, internal entrances and space between buildings should be at least 3.5 m wide and 4 m high.

The following common occurrences often make access difficult:

- Overhanging vegetation which restricts height clearances
- Overgrown vegetation which restricts width access and clearances

- Illegally parked vehicles in long driveways, narrow rights of way or halfway onto kerbs in small streets.

Contact us at designers.guide@fireandemergency.nz to discuss.

4.3. Vehicle weights (loads)

Static loads of vehicles

Carriageways need to be able to withstand the load of a Fire and Emergency vehicle, particularly if they are supported, elevated or reinforced by structural members (e.g. suspended floors, ramps, wharfs, aprons, etc.).

Figure 11 shows the vehicle loads exerted through the wheels that are used to determine forces acting through load-bearing structural members. Wheelbase distances between the front and back axles range from 3.7 to 5.5 m for pumping vehicles and 4.4 to 5.6 m for aerial vehicles. Designers should consider the distances between the wheels – both longitudinal and lateral – when calculating point loads for the wheels.

Note: Axle loads, such as those shown in Figure 11, are not always evenly distributed over all wheels.

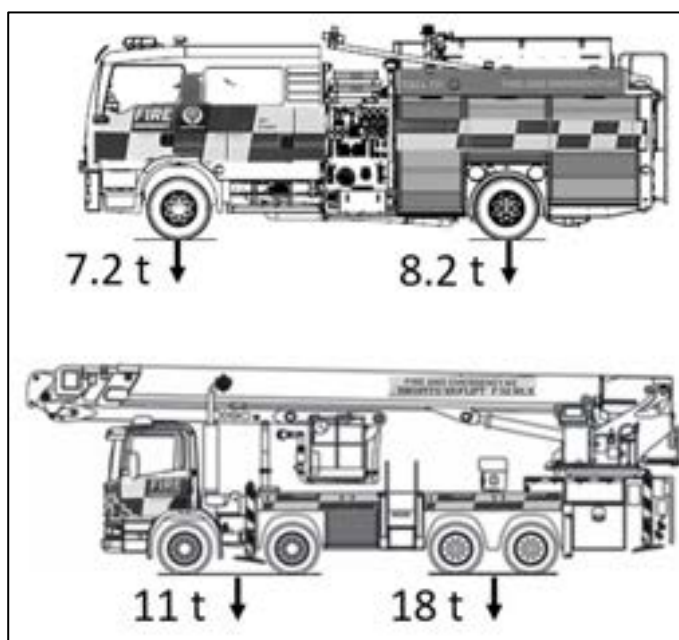


Figure 11 – Axle loads of vehicles

In general, access routes should be able to withstand a laden weight of up to 25 tonnes with an axle load of 8 tonnes or have a load-bearing capacity of no less than the public roadway serving the property, whichever is lower.

Roadway pavements designed for aerial vehicles must withstand a vehicle with multiple axles spaced at no less than 2.5 m centres and each carrying 8.2 tonnes.

The hardness of the carriageway surface should withstand static pressure of no more than 850 kPa from a vehicle's tyres.

Note: Pavements Fire and Emergency vehicles use for access should be designed according to Waka Kotahi NZ Transport Agency's HN-HO-72 traffic loading specifications, to meet the load-bearing requirements.

Dynamic loads (on aerial vehicles)

Aerial vehicles are fitted with stabilisers that prevent the vehicle from overbalancing when the aerial device is operating. Aerial vehicles will either have two stabilisers at the rear only, or more commonly, two front and two rear stabilisers (see Figure 12).

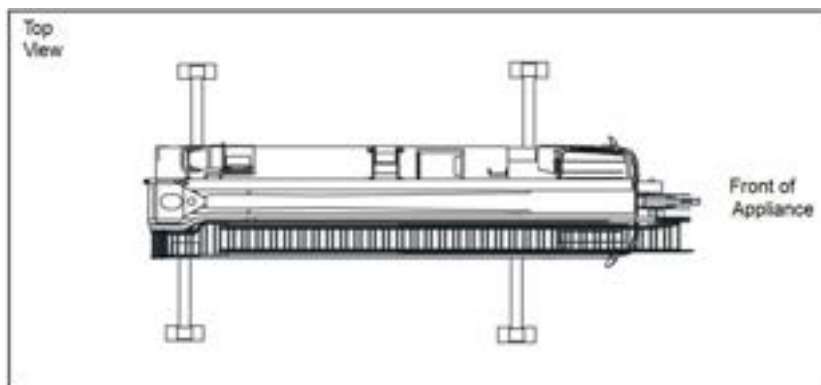


Figure 12 – General stabiliser arrangement on aerials

Extending and rotating the aerial device changes the vehicle's weight distribution and creates other forces, such as torsion moment forces. These exert dynamic forces through the stabiliser.

Note: The changing distribution of weight can cause up to 70 percent of the total vehicle weight to be borne by a single stabiliser.



Figure 13 – Highlights the space requirements for jacking stabilisers

The maximum dynamic loads and pressures exerted through a single stabiliser of the Bronto Skylift F44 RLX, with a fully loaded cage (500 kg), at maximum extension/outreach and under worst-case rotation angle, are:

- maximum stabiliser force: 200 kN
- maximum footplate pressure: 11 kg/cm² (1079 kPa)
- maximum bearing plate (block) pressure: 2.8 kg/cm² (274 kPa).

Consider the maximum exerted pressures above when calculating the minimum Allowable Bearing Pressure (ABP) for the carriageway or hard-standing area.

4.4. Site access and security features

Security features can delay site access

Many sites have security measures in place that restrict public access. These are to meet legal requirements for health and safety in the workplace and to keep the site and its staff secure.

However, enhanced security measures often delay firefighters when they investigate fire calls. Features such as security gates, high fences and bollards delay our vehicle access.

Security features can also translate to issues with physical access to buildings, including to locations where firefighters are required to interface with fire systems. Where enhanced security measures are present, this is likely to delay our investigation of the fire call.

There are solutions to overcome the issues presented by enhanced security and these include automatic unlocking or opening of security features upon a fire alarm activation. These may also have a time delay built into the system, so the site remains secure for longer, accounting for our response time. A master lock control switch could also be provided for our use in an area we can access such as a fire control centre (FCC).

Alternatively, where the building fire alarm is connected directly to Fire and Emergency, keys to the site may be provided to us.

Another option is a lockbox on site provided that information regarding its location and its access is provided to us ahead of time. On-site security staff, or contracted security staff who respond automatically in the event of a fire alarm activation, may also be able to provide access for us.

If you have any concerns about responding Fire and Emergency crews having timely access to a site, contact designers.guide@fireandemergency.nz to discuss options.

4.5. Vehicle hard-standing

Vehicle hard-standing requirements

A vehicle hard-standing is a designated area that can withstand the laden weight and associated loads of the Fire and Emergency vehicle and its crew and facilitate firefighting operations.

For our vehicles to work effectively, the hard-standing must be as close as possible to both the water supply and the structure to be protected. We encourage you to follow the guidance within this document. If you can't meet the criteria in this chapter, email designers.guide@fireandemergency.nz for help.

Under Clause C5.3 of the Building Code:

Buildings must be provided with access for fire vehicles to a hard-standing from which there is an unobstructed path to the building within 20 m of:

- (a) the firefighter access into the building, and
- (b) the inlets to automatic fire sprinkler system or fire hydrant systems, where these are installed).

This is to enable firefighter to get into the building and to move freely around our vehicles.

Under Clause C5.4 of the Building Code:

Access for fire vehicles in accordance with clause C5.3 must be provided to more than 1 side of firecells greater than 5,000m² in floor area that are not protected by automatic fire sprinkler system.

The hard-standing should:

- comply with Section 4.2 of this chapter regarding access requirements
- enclose a rectangle at least 4.0 m wide and 11 m long
- not have a gradient of more than 1:50
 - Stabilisers used on aerial vehicles limit hard-standing gradients. Aerial vehicles can only use their stabilisers and operate if the ground slope is within +/- 5°
- be outside the collapse zone (see 'Collapse zone' in the Definitions section for details)
- be in the open air and have no overhead obstructions along its entire area
- be within 135 m of a pressurised water supply, or within 6 m of an open water source, due to equipment limitations (supply hose)
 - This distance should not include any sharp angles
 - This distance should be measured taking into consideration obstructions such as buildings, fences, waterways and storage or parking areas. See [Appendix B](#) for examples.

Note:

- Hose runs can be measured from this point, provided all the requirements above are satisfied.
- The above hard-standing requirements do not apply to the following classified uses (as defined in Clause A1 of the Building Code):
 - backcountry huts
 - detached dwellings
 - within household units in multi-unit dwellings
 - outbuildings
 - ancillary buildings.

Attendance point

Our policy is to respond to a single attendance point. The attendance point is generally at the building's main entrance and is often (but not always) the same as the address point. This location should include the alarm panel, building hydrant/sprinkler inlets, a suitable firefighter access point, etc.

If there is a remote place within the building which cannot be reached by hose within 75 m of the attendance point, a common solution is to provide a building hydrant system. In certain situations, this is even mandated by prescriptive guidance (for example Acceptable Solution C/AS2, paragraph 2.2.1 and associated tables)).

Note: This attendance point should not be confused with a firefighter access point or vehicular hard-standing, which may be remote from the attendance point and provided with a building hydrant outlet. It may also provide a mimic fire alarm panel or other fire safety features.

The attendance point should also include all the requirements for a hard-standing area and meet clauses C5.3 and C5.7 of the Building Code.

When identifying an attendance point, factor in the following:

- Operational procedures do not allow firefighters to drive vehicles down narrow lanes, under canopies or through flood water

- It is our policy not to park a vehicle under a canopy, or within the collapse zone in certain circumstances (see 'Collapse zone' under Definitions)
- Location of and ease of access to fire alarm panel
- Location of and ease of access to the controls for fire safety systems
- Inlets for fire sprinkler and/or building hydrant (riser) systems.

See [Appendix B](#) for examples.

Safer siting areas

We often strategically place our vehicles at building corners, particularly our aerial vehicles.

This is because the corners are generally safer if the building collapses outwards, and we can usually use our aerials across two faces of the building providing for better coverage and observation.

5. Recommendations

Fire and Emergency recommended approach

We need you to consider how you could provide access for firefighting vehicles in the course of your work. Our requirements may differ case by case, basis and you should discuss any queries you have with us.

We recommend you consider the following points:

Consider the dimensions of our vehicles

- Access gates, driveways should meet the minimum dimensions outlined.
- Driving surfaces should be designed to support the weight of our vehicles.

Consider the manoeuvrability of our vehicles

- Dead ends and turning circles should meet the requirements discussed in this chapter.
- Straight ramps designs should take in into account our vehicles' needs, particularly at ramp entry and exit points.
- Curved ramps should be carefully considered in relation to our vehicles' weights and clearances including vehicle overhangs.
- Recesses such as storm water drains should be carefully placed to consider our vehicle movements.

Consider hard-standing recommendations

- Hard-standings should be at the correct distance from building, firefighting systems/inlets and firefighting water supplies.
- Consider vehicle loading requirements for attendance and hard-standing points.
- Allow working space for firefighters in and around our vehicles. Consider:
 - doors opening
 - firefighters exiting vehicles with PPE and BA on
 - whether firefighters can access important equipment around our vehicles, such as ladders and hoses.
- Allow working space for the deployment of stabilisers on our aerial vehicles.

Consider how we will access the site in an emergency

- Consider how any site security could affect our access, particularly outside business hours.

- Keep access routes always clear, particularly from vegetation, parked cars and temporary structures, etc.
 - Speed is critical – the sooner we start firefighting operations, the more likely we are to limit the consequences.
-

5.1. Completing the firefighting facilities checklist

Completing the checklist

When completing F5 SC Part C: 2 Access to site and 3 Access to building of the firefighting facilities checklist (FFFC), you should state what access you have given us to key facilities and the attendance point. This will allow us to understand the proposed layout and ensure that this access meets our operational needs for firefighting.

Remember that facilities are put in place for our use in emergency situations and the location of those facilities should be decided in consultation with us.

6. Related information

6.1. Designers' guide to firefighting operations

- F5 01 GD FFO Introduction
- F5-02 GD FFO Emergency vehicles access
- F5-03 GD FFO Radio communications
- F5-04 GD FFO Fire alarm panels
- F5-05 GD FFO Building hydrant systems
- F5-06 GD FFO Automatic sprinkler systems
- F5-07 GD FFO Stairs in buildings
- F5-08 GD FFO Lifts
- F5-09 GD FFO Fire Control Centres
- F5-10 GD FFO Evacuation and rescues
- F5-11 GD FFO Water supplies
- F5-12 GD FFO Construction, refurbishment and demolition sites
- F5-13 GD FFO Multi-tiered vehicle stacking buildings
- F5-14 GD FFO Firefighting shafts in taller buildings

6.2. Legislation

- [Fire and Emergency New Zealand Act 2017](#)
- [Building Act 2004](#)
- New Zealand Building Code (Building Regulations 1992 > New Zealand Building Code > [C Protection from fire](#))
- [Health and Safety at Work Act 2015](#)

6.3. Standards

- SNZ PAS 4509:2008 Firefighting water supplies code of practice
- NZS 4510:2008 Fire hydrant systems for buildings
- NZS 4512:2021 Fire detection and alarm systems in buildings
- NZS 4541:2020 Automatic fire sprinkler systems

6.4. References

- Waka Kotahi NZ Transport Agency guidelines:
 - [Vehicle mass and dimension rules](#)
 - HN-HO-72 – [Waka Kotahi NZ Transport Agency Bridge manual \(2013\)](#)
Note: This standard covers the requirements for all pavements bearing a heavy load such as a fire appliance.
 - [Road and traffic guidelines – New Zealand on-road tracking curves for heavy motor vehicles \(RTS 18\)](#)
- Acceptable Solution C/AS2 > [New Zealand Building Code Compliance C Protection from fire](#)
- [New Zealand Building Code handbook \(third edition, amendment 13\)](#)

Note: The legislation, standards and references referred to in this guide (including those listed above) are relevant at the time that this document was published. Note however that the legislation/links may have been updated since this document was published.

Appendix A – Images

Pumping appliances

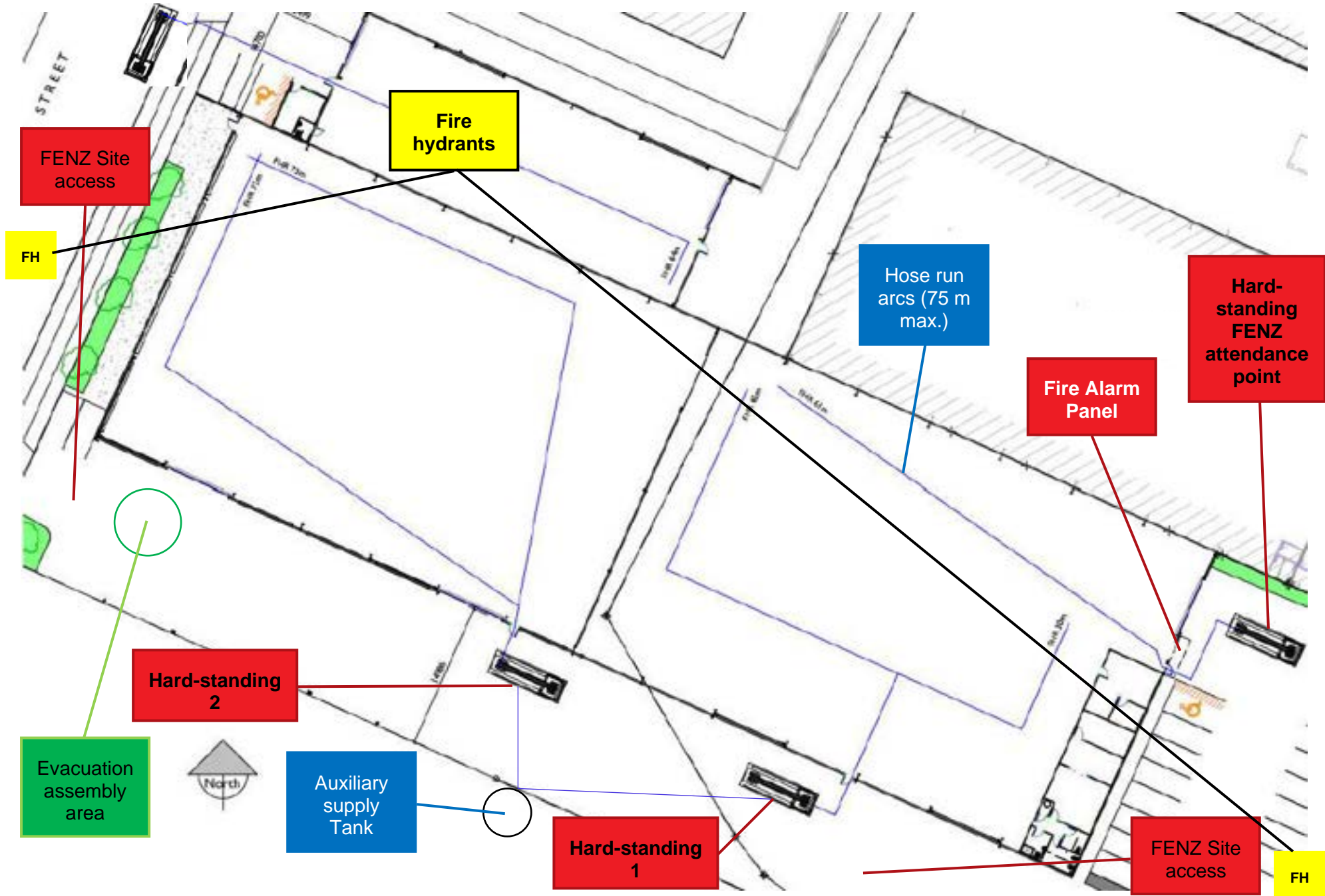


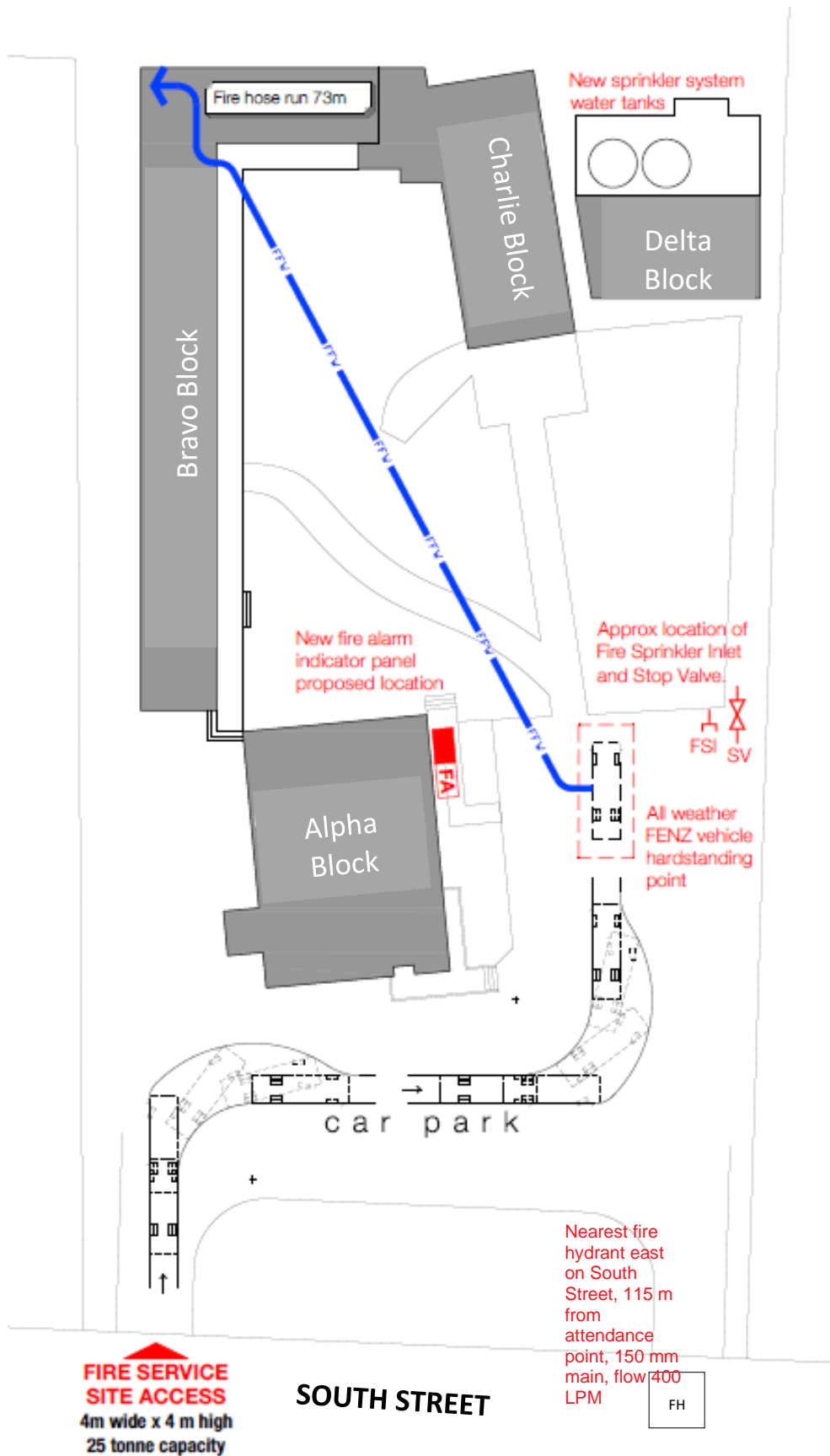
Aerial appliances





Appendix B – Site layout examples





Document information

Owner	National Manager Response Capability
Last reviewed	10 December 2021
Review period	Every second year

Record of amendments

Date	Brief description of amendment
December 2021	Format update and SME content review
March 2018	Initial version

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Beswick First Nick	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 7 Street Wood St	
	Suburb Wainuiomata	
	City Lower Hutt	Postcode 5014
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	
Email	nick@mjh.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Not extending the medium density zones to cover a larger area and not increasing the permitted building heights in outer suburbs.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose extending the medium density zones beyond central Lower Hutt and Petone. I also oppose the increased building heights beyond current limitations. Allowing high density housing in central areas will more than accommodate the population growth expected in Hutt City.

I support allowing high density housing in these central Lower Hutt and Petone areas, along with selected commercial areas because it will encourage development where there are good services and amenities, including public transport. There is good accessibility.

I oppose extending the medium density areas because it will encourage population spread to areas that are not well serviced, even at present, by facilities including public transport.

Allowing 3 storey housing in the outer suburbs will deprive neighbors of the space, sun and privacy that was so attractive in the first place.

To extend medium density areas and allow increased building heights in outer suburbs will create an un-planned, scattered sprawl that will only put pressure on already struggling amenities.

The only ones to benefit from increased medium density areas and building heights will be developers (probably from out of town) and the council. It will certainly not benefit the existing Hutt City residents.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Do not extend medium density zones.
Do not allow 3 storey housing in the outer suburbs.
Allow high density housing in Central Lower Hutt and Petone.

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	20/9/2022
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last <i>Havler</i>	First <i>John</i>
Company/organisation	<i>c/- Design Network Architecture Limited</i>	
Contact if different		
Address	Unit	Number Street <i>c/- PO Box 30614</i>
	Suburb	
Address for Service if different	City <i>Lower Hutt</i>	Postcode <i>5040</i>
	Postal Address	Courier Address
Phone	Day <i>(04) 569 6109</i>	Evening
	Mobile	
Email	<i>planning@designnetwork.co.nz</i>	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Amend the District Plan zoning maps so that the following sites in Naenae are re-zoned from Hill Residential to Medium Density Residential:

- * 452 Cambridge Terrace (Lot 7 DP 451628)
- * 33 Kowhai Street (Lot 2 DP 443511)
- * 35 Kowhai Street (Lot 1 DP 443511)

(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)

Lawalandin (Design Network Architecture Ltd)
on behalf of John Hayler

20/9/2022
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

SUBMISSION ON PLAN CHANGE 56 TO THE HUTT CITY DISTRICT PLAN

To: Hutt City Council
Att: Chief Executive
30 Laings Road
Lower Hutt

district.plan@huttcity.govt.nz

Name of Submitter: Oyster Management Limited

Address: c/- MinterEllisonRuddWatts
PO Box 105249
AUCKLAND 1143
Attention: Bianca Tree

bianca.tree@minterellison.co.nz
henry.sullivan@minterellison.co.nz

Introduction

1. Oyster Management Limited (**Oyster**) appreciates the opportunity to make a submission on Plan Change 56 to the Hutt City District Plan (**PC 56**). PC 56 was notified by Hutt City Council (**Council**) on 18 August 2022.
2. Oyster supports PC 56 in part. Oyster's comments on PC 56 and relief sought are set out in full in the table at **Appendix A**. Oyster supports PC 56 to the extent that it enables well-functioning urban environments in the Petone Commercial Activity Area 2, the Central Commercial Activity Area, and the General Business Activity Area.
3. Oyster could not gain an advantage in trade competition through this submission.

Background to Oyster and its Hutt City properties

4. Oyster is a commercial property fund manager that manages a portfolio of office, retail, large format retail, and industrial properties throughout New Zealand. Oyster manages approximately \$2 billion in assets.

5. Oyster's office assets comprise of commercial business parks and CBD offices. Its retail assets include regional shopping centres, outlet centres, suburban convenience centres, large format retail, and supermarkets, and its industrial assets comprise of logistic, manufacturing, and warehouse facilities in established industrial areas.
6. In Hutt City, Oyster's portfolio includes an office building at 106-110 Jackson Street, Colonial House office building at 270 High Street, and an industrial property at 75 Wainui Road.
7. Oyster's properties are shown in the planning maps attached as **Appendix B** to this submission.
8. This information is provided to give context to the matters raised and relief sought in Oyster's submission.

Reasons for the relief sought

9. The specific provisions subject to this submission and reasons for the relief sought is set out in the table at **Appendix A** to this submission.
10. In addition to the specific reasons in Appendix A, Oyster supports the proposed changes to the provisions in Chapter 5A Central Commercial Activity Area, Chapter 5B Petone Commercial Activity Area, Chapter 6A General Business Activity Area, Chapter 14H Natural Hazards, and Chapter 14M Wind in PC 56 where those changes:
 - (a) will give effect to the objectives and policies of the NPS-UD;
 - (b) will contribute to well-functioning urban environments;
 - (c) are consistent with the sustainable management of physical resources and the purpose and principles of the Resource Management Act 1991 (**RMA**);
 - (d) will meet the requirements to satisfy the criteria of section 32 of the RMA;
 - (e) will meet the reasonably foreseeable needs of future generations; and
 - (f) are consistent with sound resource management practice.

Relief sought

11. The relief sought by Oyster is set out in the table at **Appendix A** to this submission.
12. In addition to the specific relief sought in Appendix A, Oyster seeks such additional or consequential relief to give effect to the matters raised in this submission.
13. Oyster wishes to be heard in support of its submission.
14. If others make a similar submission, Oyster will consider presenting a joint case with them at a hearing.

DATED this 20th day of September 2022

Oyster Management Limited by its
solicitors and duly authorised agents
MinterEllisonRuddWatts



Bianca Tree

Address for service of submitter

Oyster Management Limited c/- MinterEllisonRuddWatts
P O Box 105249
AUCKLAND 1143
Attention: Bianca Tree

Telephone No: (09) 353 9700

Fax No. (09) 353 9701

Email: bianca.tree@minterellison.co.nz
henry.sullivan@minterellison.co.nz

Appendix A – Submission on behalf of Oyster Management Limited on Plan Change 56 to the Hutt City District Plan (PC 56)

	Chapter / Sub-part	Specific provision / matter	Position	Submission and reasons	Decisions requested / relief sought
1.	Chapter 5A Central Commercial Activity Area	AMENDMENT 211 Amend policies of section 5A 1.1.1 Capacity of the Central Commercial Activity Area	Support	Oyster supports the removal of the current Policy (d) because it removes consideration of character, qualities, and amenity which may inhibit the development potential of certain sites. Oyster supports the insertion of the new Policy (d) because it provides for maximising development potential and supporting a quality urban environment, which gives effect to the direction in the National Policy Statement on Urban Development 2020 (NPS-UD) to provide for well-functioning urban environments.	Retain AMENDMENT 211 as notified.
2.		AMENDMENT 223 Delete Permitted Activity Condition 5A 2.1.1(a) Maximum Height of Buildings and Structures	Support	Oyster supports the removal of the maximum height for buildings and structures. Removing the maximum permitted height limit enables development as anticipated in a tier 1 urban environment under the NPS-UD.	Retain AMENDMENT 223 as notified.
3.		AMENDMENT 235 Delete Appendix Central Commercial 2 - Maximum Height	Support	Oyster supports the deletion of Appendix Central Commercial 2.	Retain AMENDMENT 235 as notified.
4.		AMENDMENT 239 Amend Central Commercial Design Guide – Section 1.7 Character and Context Description – Core Precinct – Table	Support	Oyster supports the amendment to the Core Precinct table. The amendment is necessary to provide consistency with the removal of height limits in AMENDMENT 223 above.	Retain AMENDMENT 239 as notified.
5.	Chapter 5B Petone Commercial Activity Area	AMENDMENT 261 Amend policies of section 5B 1.2.3 Area 2 - Character and Building Form and Quality within Area 2 - Petone Mixed Use	Support	Oyster supports the removal of Policy (d). Removing Policy (d), which provides for the management of building height, enables development as anticipated in a tier 1 urban environment under the NPS-UD.	Retain AMENDMENT 261 as notified.
6.		AMENDMENT 273 Amend Permitted Activity Rule 5B 2.2.1(l)	Oppose	Oyster opposes the amendment to Rule 5B 2.2.1(l). Oyster considers that the 5% increase in gross floor area is sufficient to control additions that increase the height of a building and therefore the amendment is unnecessary.	Delete AMENDMENT 273.
7.		AMENDMENT 274 Amend Permitted Activity Condition 5B 2.2.1.1(a) Maximum Height and Recession Plane of Buildings and Structures	Support	Oyster supports the removal of the maximum permitted height limit and recession plane. Removing the maximum permitted height limit and recession plane enables development as anticipated in a tier 1 urban environment under the NPS-UD.	Retain AMENDMENT 274 as notified.
8.		AMENDMENT 280 Delete Restricted Discretionary Activity Rule 5B 2.2.2(b)	Support	Oyster supports the deletion of Rule 5B 2.2.2(b) as it will allow alterations and certain additions to buildings as a permitted activity under Rule 5B 2.2.1(l) (see above).	Retain AMENDMENT 280 as notified.
9.		AMENDMENT 288 Delete Appendix Petone Commercial Appendix Petone Commercial 8	Support	Oyster supports the deletion of Appendix Petone Commercial 8. The deletion is necessary to provide consistency with the removal of height limits in AMENDMENT 274 above.	Retain AMENDMENT 288 as notified.

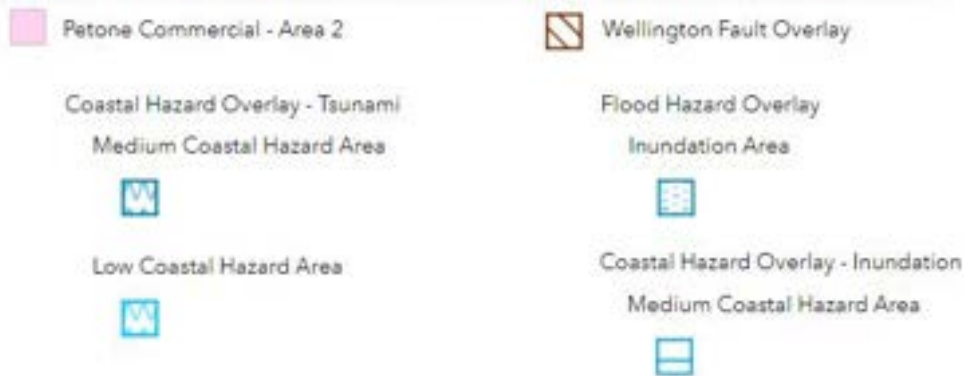
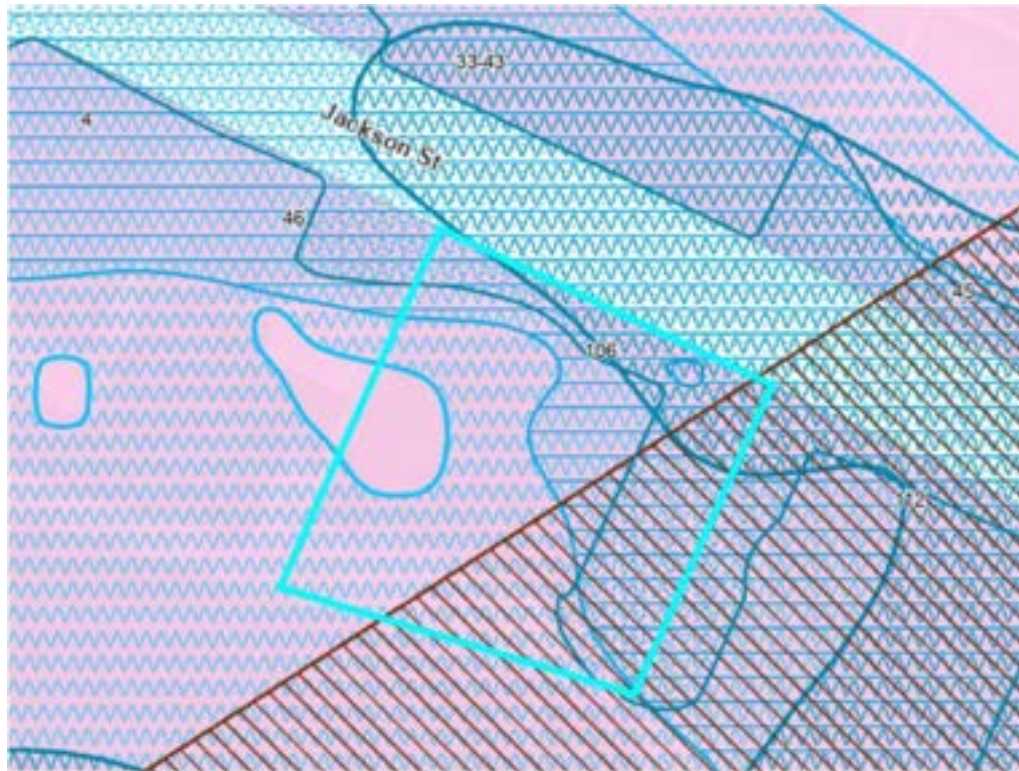
	Chapter / Sub-part	Specific provision / matter	Position	Submission and reasons	Decisions requested / relief sought
10.		AMENDMENT 290 Amend section 1.7 of Appendix Petone Commercial 2 – Character and Context Description - Summary Table	Support	Oyster supports the amendment to section 1.7 of Appendix Petone Commercial 2. The amendment is necessary to provide consistency with the removal of height limits in AMENDMENT 274 above.	Retain AMENDMENT 290 as notified.
11.		AMENDMENT 294 Delete image and caption from section 2.4 of Appendix Petone Commercial 2 – Jackson Street Design Objective – Guidelines	Support	Oyster supports the deletion of the image and caption from section 2.4 of Appendix Petone Commercial 2. The deletion is necessary to provide consistency with the removal of height limits in AMENDMENT 274 above.	Retain AMENDMENT 294 as notified.
12.	Chapter 6A General Business Activity Area	AMENDMENT 323 Amend Permitted Activity Condition 6A 2.1.1(c)	Oppose in part	<p>Oyster opposes the amendment to Permitted Activity Condition 6A 2.1.1(c) to the extent that it provides that a 12m height limit will apply to sites in the General Business Activity Area where there is no specific height control overlay applying to the site.</p> <p>The 12m height limit will apply to Oyster’s property at 75 Wainui Road because there is no specific height control overlay applying to the site under the District Plan.</p> <p>Oyster considers that the maximum permitted height limit at 75 Wainui Road should be 22m. Increasing the height limit for the General Business Activity Area to 22m is necessary and appropriate to enable efficient use of business land to give effect to the NPS-UD.</p> <p>It is also noted that the 22m height would be consistent with the proposed height limit for the High Density Residential Activity Area. The High Density Residential Activity Area and the General Business Activity Area have a similar interface with the proposed Medium Density Residential Activity Area.</p> <p>75 Wainui Road also has a natural buffer from surrounding residential properties due to Waiwhetu Stream. This natural buffer will mitigate any effects on surrounding residential properties from increased height at 75 Wainui Road and the surrounding General Business Activity Area.</p>	<p>Amend Permitted Activity Condition 6A 2.1.1(c) as follows: (ii) In any other case, is <u>4</u>22 metres.</p> <p>Alternatively, apply a specific height control overlay of 22m to 75 Wainui Road and neighbouring properties in the General Business Activity Area.</p>
13.	Chapter 14 Natural Hazards	AMENDMENT 401 Add opening paragraphs of introduction for Chapter 14H Natural Hazards	Support in part	Oyster supports the addition of the Introduction to the Chapter 14H Natural Hazards to the extent it provides for the introduction of natural hazard overlays relating to fault lines and flooding.	Retain AMENDMENT 401 as notified.
14.		AMENDMENT 402 Add Coastal Hazards section of introduction for Chapter 14H Natural Hazards	Support in part	Oyster supports the addition of the Introduction to the Chapter 14H Natural Hazards to the extent it provides for the introduction of coastal hazard overlays relating to tsunami and coastal inundation.	Retain AMENDMENT 402 as notified.
15.		AMENDMENT 405 Add Qualifying Matters section of introduction for Chapter 14H Natural Hazards	Support in part	Oyster supports the addition of the Qualifying Matters section to the Introduction for Chapter 14H Natural Hazards to the extent it provides that Policies 14H 1.3 – 1.13 and Rules 14H 2.2 – 1.10 will only apply to listed Activity Areas. Oyster supports Policies 14H 1.3 – 1.13 and Rules 14H 2.2 – 1.10 not applying to the General Business Activity Area.	Retain AMENDMENT 402 as notified but correct the numbering as follows: “Policies 14H 1.3 – 1.13 and Rules 14H 2.2 – <u>4</u> 2.10”
16.		AMENDMENT 411 Add new Policy 14H 1.1	Support in part	<p>Oyster supports the addition of Policy 14H 1.1 to the extent that it provides for subdivision, use, and development that <i>does not increase the risk</i> to people, property, or infrastructure.</p> <p>Oyster considers that “<i>Limiting</i> the scale of subdivision, use, and development” is not appropriate where sufficient mitigation is provided. “<i>Managing</i> the scale of subdivision, use, and development” is more appropriate as it anticipates that risks to people, property, or infrastructure can be mitigated.</p>	Retain AMENDMENT 411 with the following amendment (or words to similar effect): 1. Limiting <u>Managing</u> the scale of subdivision, use and development on sites within the medium and high Natural Hazard

Chapter / Sub-part	Specific provision / matter	Position	Submission and reasons	Decisions requested / relief sought
				Overlays and the medium and high hazard areas of the Coastal Hazard Overlays.
17.	AMENDMENT 412 Add new Policy 14H 1.2	Support	Oyster supports the addition of Policy 14H 1.2 to the extent that it provides for structures and buildings within the Wellington Fault Overlay where the risk to people and property is not increased.	Retain AMENDMENT 412 as notified.
18.	AMENDMENT 413 Add new Policy 14H 1.3	Support	Oyster supports the addition of Policy 14H 1.3 to the extent that it provides for additions to buildings within identified Inundation Areas where the <i>risk to people and property is not increased</i> .	Retain AMENDMENT 413 as notified.
19.	AMENDMENT 415 Add new Policy 14H 1.5	Support	Oyster supports the addition of Policy 14H 1.5 to the extent that it provides for new residential units, commercial activities, or retail activities within the identified Inundation Areas within identified Inundation Areas where the <i>risk to people and property is not increased</i> .	Retain AMENDMENT 415 as notified.
20.	AMENDMENT 418 Add new Policy 14H 1.8	Oppose in part	Oyster opposes the addition of Policy 14H 1.8 to the extent that it only provides for additions to buildings within the Medium and High Coastal Hazard Area where the risk from the coastal hazard is low. Oyster considers that Policy 14H 1.8 should provide for additions where the <i>risk is not increased</i> to be consistent with other policies in the Natural Hazards chapter. It is appropriate to enable additions to existing investment where the risk is not increased.	Amend Policy 14H 1.8 as follows: Enable additions to buildings within the Medium Coastal Hazard Area and High Coastal Hazard Area, where 1. They enable the continued use of the existing building; and 2. The risk from the coastal hazard is low <i>not increased or is reduced</i> due to either: • proposed mitigation measures; or • the size and the activity of the addition.
21.	AMENDMENT 422 Add new Policy 14H 1.12	Support	Oyster supports the addition of Policy 14H 1.12 to the extent that it provides for the development of existing buildings that are within the Petone Commercial Activity Area and any Coastal Hazard Overlay.	Retain AMENDMENT 422 as notified.
22.	AMENDMENT 423 Add new Policy 14H 1.13	Oppose in part	Oyster opposes the addition of Policy 14H 1.12 to the extent that it requires construction of a new building that will be occupied and is in the Petone Commercial Activity Area and any Coastal Hazard Overlay to incorporate measures to not increase the risk to people or property. Oyster considers that this policy is too narrowly framed as the construction of a new building may not require the implementation of measures to prevent an increase of risk to people or property.	Amend Policy 14H 1.13 as follows: 1. The activity, building or subdivision incorporates measures that <i>reduces or does not increase</i> the risk to people, and property.
23.	AMENDMENT 425 Add new Rule 14H 2.1 Structures and buildings within the Wellington Fault Overlay	Support	Oyster supports the restricted discretionary activity status for structures and buildings within the Wellington Fault Overlay that do not comply with the relevant standards.	Retain AMENDMENT 425 as notified.
24.	AMENDMENT 427 Add new Rule 14H 2.3 New residential units, commercial activities or retail activities in the Inundation Area of the Flood Hazard Overlay	Support	Oyster supports the restricted discretionary activity status for new residential units, commercial activities or retail activities that are within the Inundation Area that do not comply with the relevant standards.	Retain AMENDMENT 427 as notified.
25.	AMENDMENT 430 Add new Rule 14H 2.6 Additions to buildings within the Coastal Hazard Overlays	Support in part Oppose in part	Oyster supports the addition of new Rule 14H 2.6 to the extent that 1(a) provides that additions to a building in the Low Coastal Hazard Area are permitted. Oyster opposes the inclusion of "Low Coastal Hazard Area" in 1(b). It is unnecessary to provide for specified additions to buildings as permitted in the Low Coastal Hazard Area under 1(b) because 1(a) already provides that <i>all</i> additions to buildings Low Coastal Hazard Area are permitted.	Amend Rule 14H 2.6 as follows (or words to similar effect): 1. Additions to Buildings within the Coastal Hazard Overlays are a permitted activity where:

	Chapter / Sub-part	Specific provision / matter	Position	Submission and reasons	Decisions requested / relief sought
					a. The additions are to a building in the Low Coastal Hazard Area; or b. The additions are to buildings for any of the following in either the Low Coastal Hazard Area , Medium Coastal Hazard Area or High Coastal Hazard Area:
26.		AMENDMENT 434 Add new Rule 14H 2.10 Commercial activities or retail activities that are within the Petone Commercial Activity Area and Suburban Mixed Use Activity Area and within the Medium or High Coastal Hazard Overlays	Support	Oyster supports the restricted discretionary activity status for commercial activities or retail activities that are within the Petone Commercial Activity Area and the Medium or High Coastal Hazard Overlays that do not comply with the relevant standards.	Retain AMENDMENT 434 as notified.
27.	Chapter 14M Wind	AMENDMENT 446 Add new Rules 14M 2.1(a) and 14M 2.1(b) as restricted discretionary activities	Support	Oyster supports the restricted discretionary activity status for the construction, alteration of, and addition to buildings and structures with a height greater than that specified in Table 14M 2.1.1 and for alterations to or removal of existing off-site wind mitigation measures required by a resource consent.	Retain AMENDMENT 446 as notified.

Appendix B – Plan Change 56 maps showing Oyster’s properties

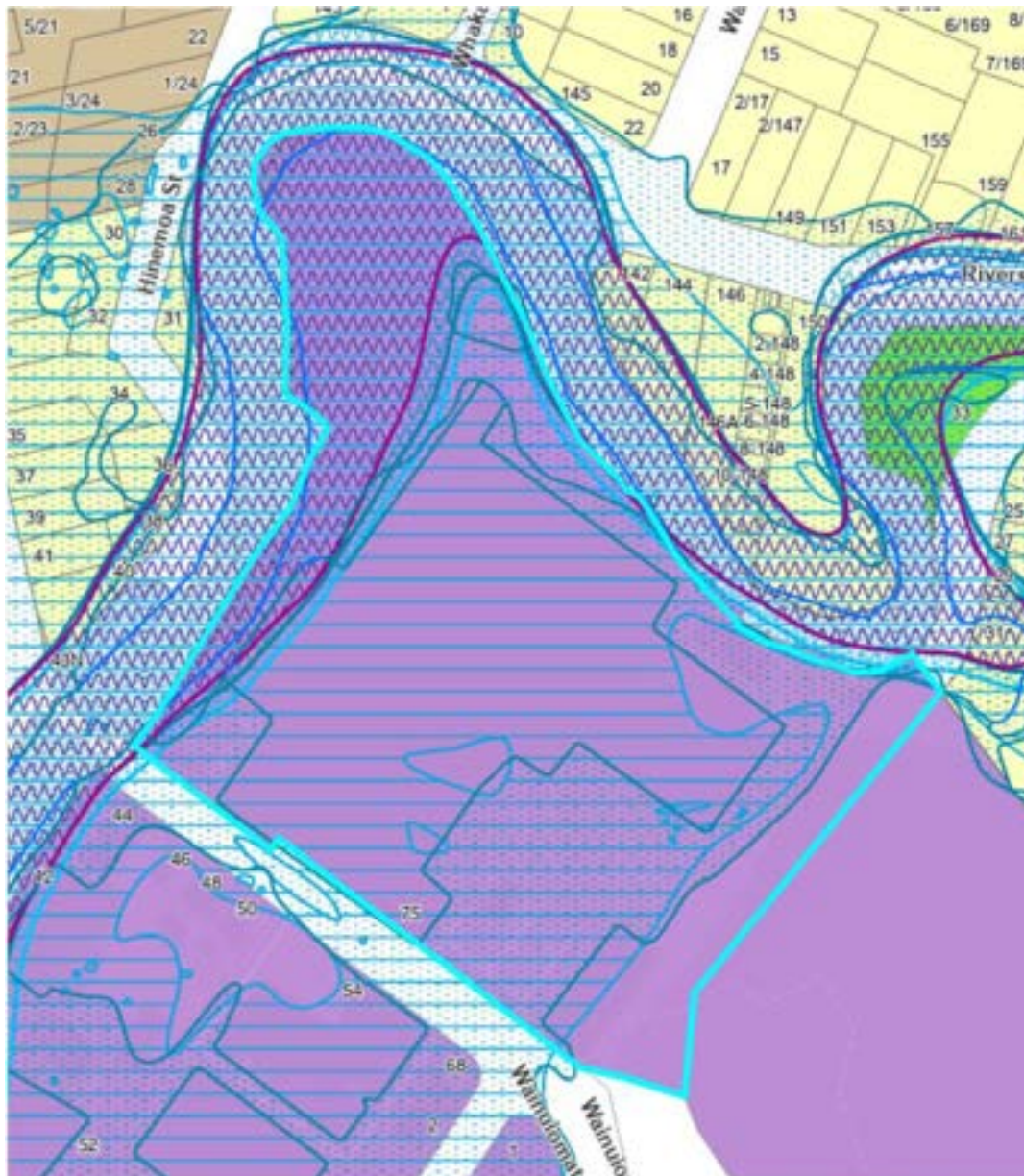
106-110 Jackson Street, Petone



Colonial House, 270 High Street, Hutt Central



75 Wainui Road, Waiwhetu



- | | | |
|---|--|--|
|  General Business |  Flood Hazard Overlay |  Coastal Hazard Overlay - Tsunami |
|  Coastal Hazard Overlay - Inundation |  Inundation Area |  High Coastal Hazard Area |
|  Medium Coastal Hazard Area |  Overland Flow Path |  Medium Coastal Hazard Area |
| |  Stream Corridor |  Low Coastal Hazard Area |

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	<i>Last</i> Horrocks		<i>First</i> Jo	
Company/organisation	Toka Tū Ake - EQC			
Contact <i>if different</i>				
Address	<i>Unit</i>	<i>Number</i>	<i>Street</i>	
	<i>Suburb</i>			
				<i>Postcode</i>
Address for Service <i>if different</i>	<i>Postal Address</i>		<i>Courier Address</i>	
	PO Box 311, Wellington 6140			
Phone	<i>Day</i>		<i>Evening</i>	
	<i>Mobile</i>			
Email	resilience@eqc.govt.nz			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

1. AMENDMENT 30 [Chapter 1 (1.10.11 Lessening Natural Hazards)]
2. AMENDMENT 49 [Chapter 4 Residential] - (g) High Density Residential Activity Area
3. AMENDMENT 404 [Chapter 14H Natural Hazards (Introduction)] - Add Overlays section
4. AMENDMENT 412 [Chapter 14H Natural Hazards (Issue, Objective and Policies)] – Add new policy 14H 1.2
5. AMENDMENT 427 [Chapter 14H Natural Hazards (Rules)] – Add new Rule 14H 2.3 New residential units, commercial activities or retail activities in the Inundation Area of the Flood Hazard Overlay
6. AMENDMENT 433 [Chapter 14H Natural Hazards (Rules)] - Add new Rule 14H 2.9 New residential units in the High Coastal Hazard Area

6. Our submission is:

- Amend chapter 1.10.11 Lessening Natural Hazards 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 Chapter 4 Residential - (g) High Density Residential Activity Area with regards to intensification in Petone and Eastbourne. Petone and Eastbourne are at risk from multiple natural hazards and high-density residential zones should be avoided in these areas.
- Amend Chapter 14H Natural Hazards (Introduction) - Add Overlays section and planning maps to include liquefaction and slope stability hazard overlays.
- Retain policy 14H 1.2 as written
- 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
- Remove Rule 14H 2.9 New residential units in the High Coastal Hazard Area. Intensification and further development within high hazard areas should be avoided. Replace with New Residential units in the High Coastal Hazard Area are prohibited.
- 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.

1 – (amendment 30) and 3 (amendment 404). Amend.

The Hutt Valley is at high risk of earthquake shaking due to the proximity of the Wellington Fault and other active faults in the region. While the Hutt City proposed district plan change limits development close to the Wellington Fault to reduce risk to life and property close to the fault, the plan does not consider further-field effects of ground shaking. Liquefaction and earthquake induced landslides are of particular concern in Lower Hutt due to soft, liquefaction-prone soils in the southern part of the Hutt Valley, and the steep slopes at the edges of the Hutt Valley and in Wainuiomata.

Liquefaction:

Most of Petone, Alicetown, Moera, and Seaview, and parts of Melling, Woburn and Wainuiomata have soils which are classified as being at high risk of liquefaction in the Greater Wellington Regional Council liquefaction hazard map¹ (Figure 1). Several of these areas overlap with the high-density residential development zones in the proposed plan change.

¹ <https://data-gwrc.opendata.arcgis.com/datasets/9d2074c4bc5b40e1b4352abd1f2e1ebf/explore>



Figure 1: Liquefaction susceptibility map showing high (orange), medium (yellow) and low (blue) susceptibility to liquefaction in Lower Hutt. Data from Greater Wellington Regional Council

A provisional Tonkin & Taylor report on the impact of liquefaction in Lower Hutt has found that Petone and other southern suburbs of Lower Hutt are likely to have increased damage from liquefaction. A key finding from T&T is that certain building types are more susceptible to damage from liquefaction. Increased floor size (i.e. above 100m²), height above one story and an irregular footprint increase the risk of liquefaction damage². Severe liquefaction under the foundations of a building during an earthquake can cause it to sink, becoming uninhabitable and requiring complete rebuilding, even if the building does not suffer damage from shaking. As buildings of up to 22 m tall are permitted in the high-density residential zone, there will be an increased risk of damage and disruption from liquefaction. Damage could be reduced by limiting the floor area, requiring only single story and regular shape.

While foundation types as specified in the Building Act can reduce damage from liquefaction, it is important to also reduce risk by appropriate zoning. Property damage and associated disruption to life and wellbeing can be further reduced by avoiding intensification in areas at high risk of liquefaction.

On the 5th August 2022 a presentation by T&T was given to the Hutt City Council outlining the liquefaction hazard in Lower Hutt³. This presentation emphasized that targeted intensification in locations in the Hutt Valley with lower liquefaction hazard will result in lower building loss and lower rebuild costs in the wake of an earthquake, than if intensification is untargeted and spread across Lower Hutt². T&T modelling of the current intensification areas shows that the resilience of Hutt City is greatly reduced, with a mean loss of \$99,000 per property and 4,100 rebuilds. With more targeted intensification to the north of the CBD these losses are reduced to \$87,000 per property and 3,000 rebuilds (refer to Appendix 1).

As such, a regulatory Liquefaction hazard overlay, such as that available from the Greater Wellington Regional Council should be included in the planning maps. Liquefaction risk should be included in the Natural Hazards section of the plan, with rules implemented to restrict development in high-risk areas. Guidance from MBIE/MFE⁴ on planning and engineering for potentially liquefaction-prone land should be used as a basis to develop policies and rules.

² See attached appendix a, containing results from upcoming Tonkin & Taylor liquefaction report

³ Tonkin & Taylor "Earthquake Loss Modelling, Lower Hutt", Hutt City Council, 2022

⁴ <https://www.building.govt.nz/assets/Uploads/building-code-compliance/b-stability/b1-structure/planning-engineering-liquefaction.pdf>

Slope Stability:

Lower Hutt is at risk of both earthquake and rain-induced landslides, due to the high rainfall, earthquake risk, and high density of slopes steeper than 20°. As demonstrated by the numerous recent storm-induced landslides in the Wellington and Nelson regions, climate change is likely to increase the frequency and intensity of rainfall events likely to trigger landslides. A rupture of the Wellington Fault is also likely to trigger landslides on slopes close to the fault, including suburbs of Lower Hutt on the eastern and western hills of the Hutt Valley.

The proposed district plan currently only considers slope instability in rules for earthworks. We recommend a Landslide Hazard overlay is included in the Plan, with policies restricting development within high-hazard areas to preclude inconsistent application of earthworks rules and prevent subdivision and development on slopes prone to failure.

2 – (amendment 49). Oppose in Part

The proposed plan change has extensive areas zoned for High Density Residential development, including the majority of Petone and parts of Eastbourne, suburbs which are at risk from multiple natural hazards including flooding, coastal inundation, liquefaction, and tsunamis.

Several of these hazards are likely to increase in risk with the impact of climate change. Sea level rise will increase the extent of coastal inundation during a storm, and there is likely to be an increase in the frequency and intensity of storms which cause coastal and river flooding. Increased sea levels may also raise the ground water level, increasing the liquefaction potential. Additionally, an earthquake on the Wellington Fault is expected to cause up to 1.9 m of subsidence in Petone⁵ (Figure 2), leaving part of the suburb below current sea level and greatly increasing flooding risk.

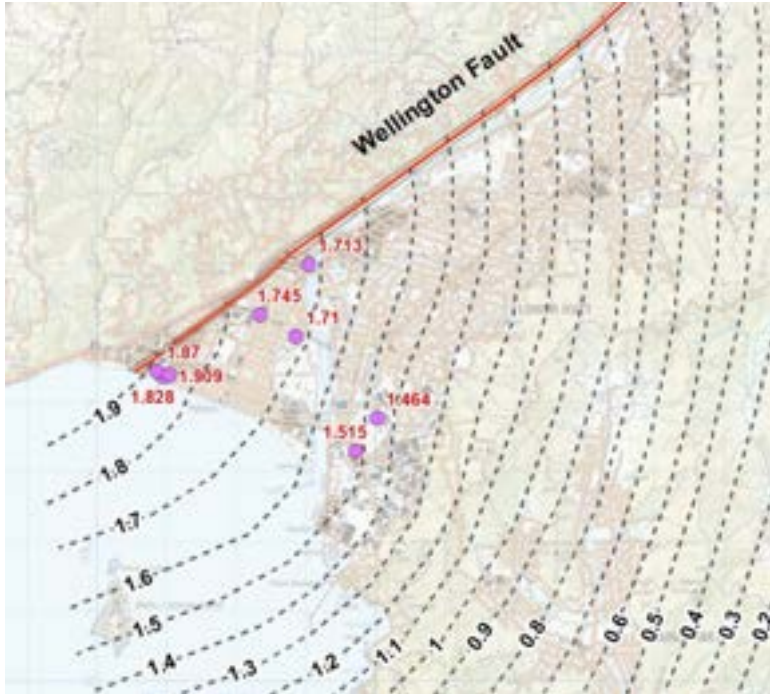


Figure 2: Contours of expected subsidence across lower Hutt in the wake of a Wellington Fault earthquake, including expected subsidence at specific points (pink dots). From Townsend et al (2015).

While the risks from flooding, coastal storm surges and liquefaction are largely to property and wellbeing, tsunamis are a low probability, high impact hazard which relies on efficient evacuation of likely inundation areas to save lives. The suburb of Petone is almost entirely contained within Greater Wellington Regional Council's orange tsunami evacuation overlay, so evacuation of all residents will be

⁵ Townsend, D.B.; Begg, J.G.; Van Dissen, R.J.; Rhoades, D.A.; Saunders, W.S.A.; Little, T.A. 2015. Estimating Co-Seismic Subsidence in the Hutt Valley associated with Rupture of the Wellington Fault, GNS Science Report 2015/02. 73 p.

necessary in the event of a tsunami.

Modelling by GNS Science of tsunami evacuation indicates that residents in eastern Petone may take up to 45 minutes to reach a safe zone because evacuation eastward is blocked by the Hutt River⁶ (Figure 3), while a local source tsunami may take as little as five minutes to reach shore⁴. In addition, research into evacuation rates in Aotearoa New Zealand⁷ found that in 2015 around one third of people did not intend to evacuate or evacuate fast enough, and a similar response occurred in Kaikoura in 2016. Increasing residential density in Petone will increase the number of people at risk from tsunami and potentially cause congestion and deaths in the event of an evacuation.

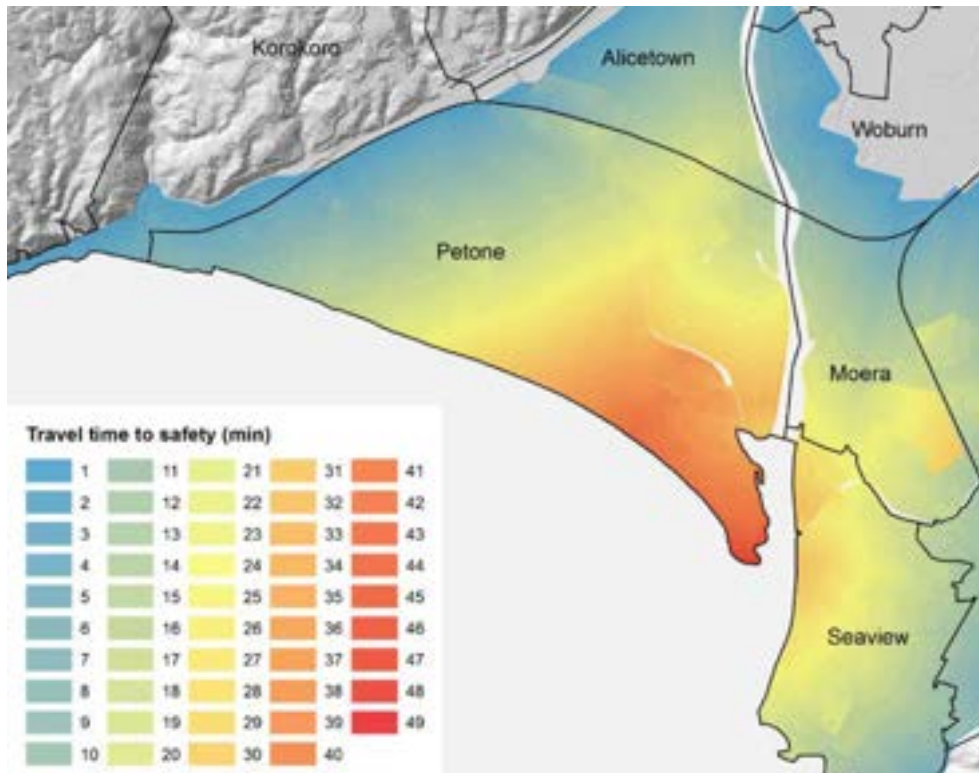


Figure 3: Modelled evacuation times for parts of Lower Hutt into tsunami safe zones. From Lucovic et al (2017).

Given the current level of risk from multiple natural hazards in Petone, and the likelihood that the risk will increase in the near future with climate change, Toka Tū Ake **opposes long term planning for high-density residential intensification in Petone**. It is understood that Petone offers convenient access to public transport networks and local commercial zones, but there are other areas of Lower Hutt which offer similar benefits for intensification, and do not put residents at the same level of risk to life and property.

We encourage the use of natural hazards as a qualifying matter to avoid intensification within areas subject to natural hazard risk.

4 – (amendment 412). Support

Toka Tū Ake EQC supports exclusion zones of 20m or more around the Wellington Fault, wherein development is restricted, and residential buildings are not permitted.

5 – (amendment 427). Amend

The proposed changes to the district plan specify that new residential units, commercial activities or retail activities are permitted activities within the inundation area of the Flood Hazard Overlay provided that the finished floor levels of the building are located above the 1% Flood Annual Exceedance

⁶ Lukovic B, Heron DW, Wang X, Power WL. 2017. Evacuation time estimates for local source tsunami for Wellington suburbs. Lower Hutt (NZ): GNS Science. 159 p. (GNS Science Report; 2017/05). doi:10.21420/G2FW2V

⁷ Dhellemmes et al, 2021. Tsunami awareness and preparedness in Aotearoa New Zealand: The evolution of community understanding. International Journal of Disaster Risk Reduction 65.

Probability Level, including an allowance for freeboard.

Toka Tū Ake EQC supports the use of freeboard specifications to minimize property damage from flooding in at-risk areas. However, it is important to specify the amount of freeboard allowance required to minimize risk from flooding. New Zealand Planning Standard 4404:2010 requires that habitable buildings have 0.5 m of freeboard above the 1% AEP flood level, commercial and industrial buildings have 0.3 m freeboard, and uninhabited structures such as garages have 0.2 m freeboard. The Lower Hutt district plan should specify the level of freeboard required for different building types, to avoid confusion and inconsistent application of rules.

Flooding and coastal inundation events can have severe negative impacts on residents even when buildings are not structurally damaged. There may be damage to outdoor areas and residences may become inaccessible. Those properties within the Flood Hazard Overlay should have the flood risk included in Land Information Memorandums, rather than primarily relying on the District Plan to communicate this risk. Warning systems should also be in place for those living in the Flood Hazard Overlay, so they can understand the hazard, plan for evacuation, and know what to do when a warning is provided.

6 – (amendment 433). Oppose

Residential development should not be permitted within any hazard overlay where the hazard is qualified as High in the District Plan (Figure 4).

The Hutt City Proposed Plan Change 56 contains some areas of proposed high density residential zone which overlap with the mapped High Coastal Hazard zone. Rule 14H 2.9 specifies that within the High Coastal Hazard Zone only two residential buildings are allowed instead of three, but this does not adequately reduce the risk to lives and property from coastal surges and tsunami.



Figure 4: Hutt City Council plan change 56 maps, showing high density residential zones (brown), intersecting with High Coastal hazard zones (tsunami and storm inundation, purple overlay) in Petone and Moera.

Sea level rise and potential seismically induced subsidence⁸ in these areas will increase the risk of coastal inundation from storm surges and tsunamis. Intensification of these high-risk areas will put more peoples' lives, wellbeing, and property at risk from coastal hazards in the future.

Figure 5 from Greater Wellington's sea level rise modelling shows the extent of inundation that may be expected from 1.4m of sea level rise. This goes beyond the high coastal hazard zone shown in the plan change maps, into the area north of Jackson Street to Alicetown. Figure 5 shows that with the expected

⁸ The NZ SeaRise project shows sea level rise and vertical land movement under potential climate change scenarios, available online at searise.nz/maps-2

1.4m in sea level rise, the consequences for Petone, Alicetown and Moera are considerable.

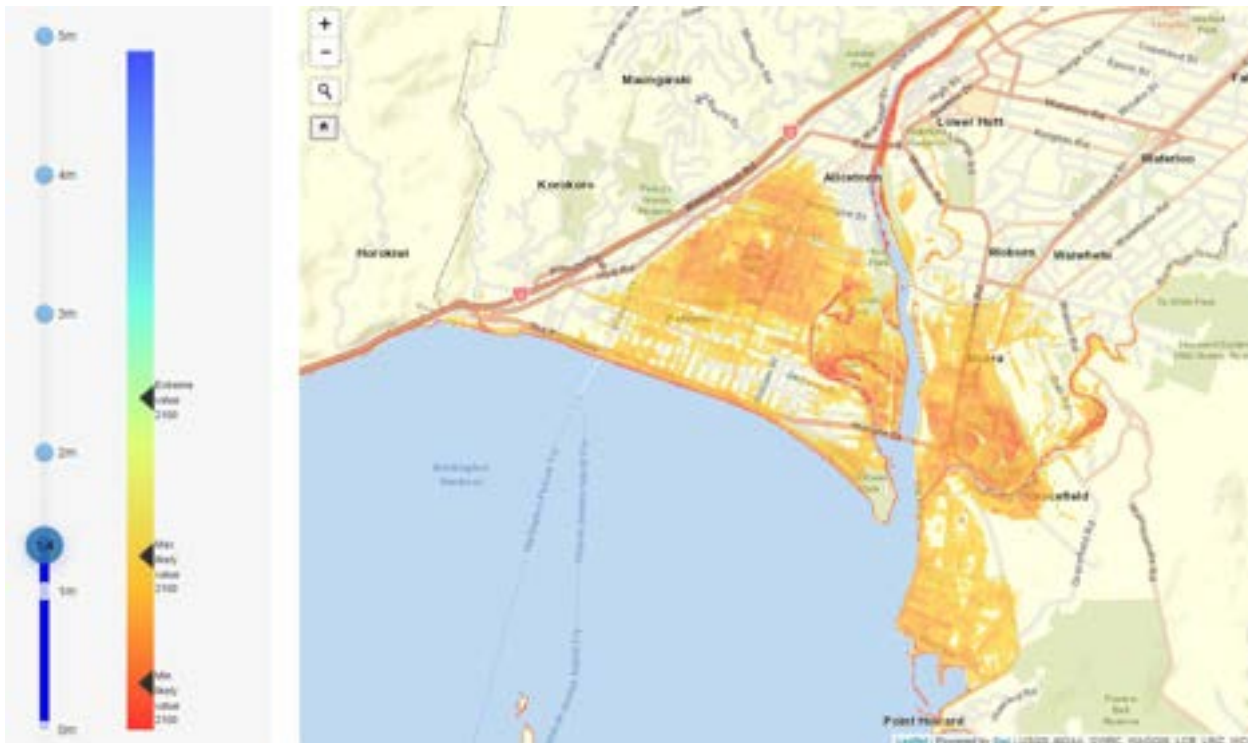


Figure 5: The area of Petone with modelled 1.4m sea level rise (based on sea level rise is very likely to rise up to ~1.3m by 2100). (Greater Wellington <https://mapping1.gw.govt.nz/GW/SLR/>)

Figure 6 from Greater Wellington’s storm surge modelling shows the extent of inundation that may be expected from 1.5m of sea level rise. Similar to Figure 5, Figure 6 shows that the entire area of Petone, Moera and the southern part of Alicetown will be affected by inundation from storm surge. The consequences of this salt water inundation will be considerable for those living in these locations.

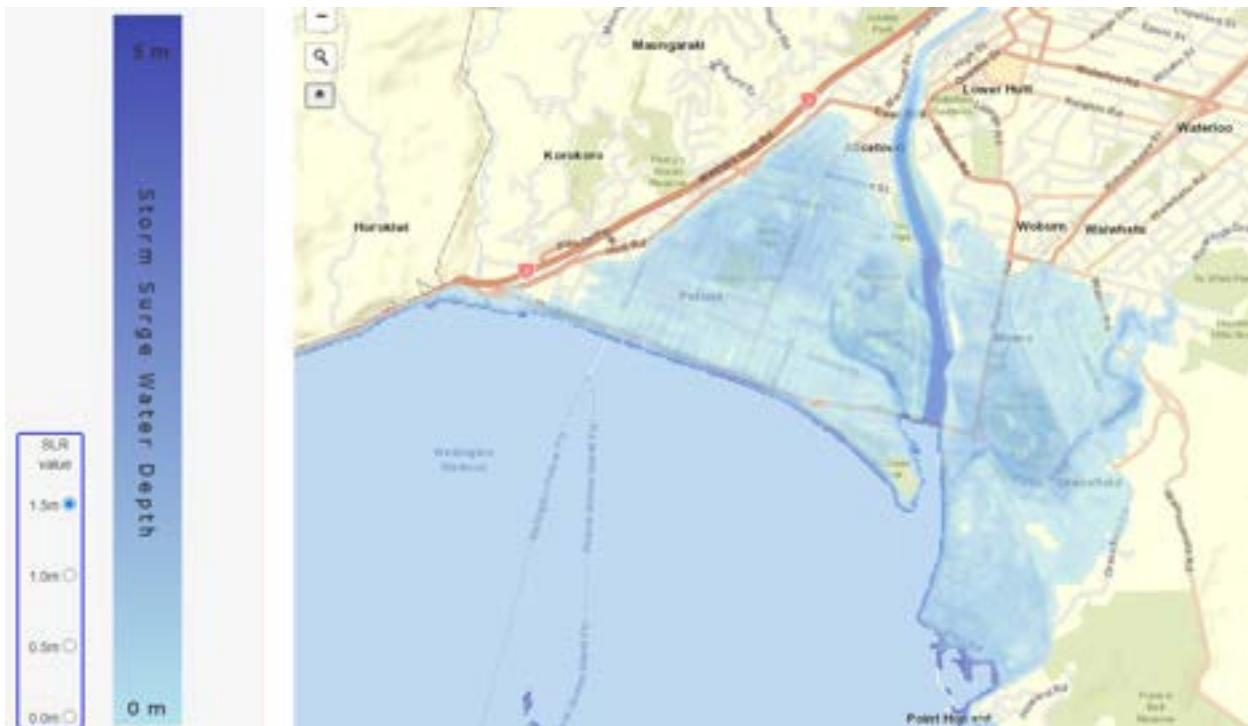


Figure 6: The area of Petone with modelled storm surge including 1.5m sea level rise (Greater Wellington <https://mapping1.gw.govt.nz/GW/SLR/>)

While not shown in Figures 5 or 6, the road to Eastbourne is also regularly impacted by coastal inundation, and these disruptions will only increase with climate change. 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.

Rather than allowing for further development in Petone and Eastbourne, any further development should be avoided (prohibited) in the High Coastal Hazard Zone, so the risk is not increasing, and legacy planning issues are avoided in the future. The High Coastal Hazard Zone should also be 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.

7. I seek the following decision from Hutt City Council:

1. Amend chapter *1.10.11 Lessening Natural Hazards* 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.
2. Oppose *Chapter 4 Residential - (g) High Density Residential Activity Area* with regards to intensification in Petone and Eastbourne. Petone and Eastbourne are at risk from multiple natural hazards and high-density residential zones should be avoided in these areas.
3. Amend *Chapter 14H Natural Hazards (Introduction) - Add Overlays* section and *planning maps* to include liquefaction and slope stability hazard overlays.
4. Retain *policy 14H 1.2* as written
5. 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
6. Remove *Rule 14H 2.9 New residential units in the High Coastal Hazard Area*. Intensification and further development within high hazard areas should be avoided. Replace with *New Residential units in the High Coastal Hazard Area are prohibited*.
7. 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.

8. I **do not wish** to be heard in support of my submission.
 (Please tick one)

I **will not** consider presenting a joint case with them at the hearing.
 (Please tick one)

Signature of submitter:
 (or person authorised to sign on
 behalf of submitter)



20/09/2022

Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Appendix 1 – T&T poster on liquefaction losses in Lower Hutt

Earthquake Loss Modelling of Lower Hutt to Inform Future Growth Planning

Lacrosse, V., McDougall, N., van Ballegooy, S., Bird, E.

Overview

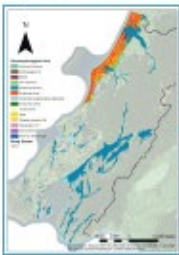
A series of earthquake loss modelling scenarios are being run to compare different options for growth in Lower Hutt. For different earthquake scenarios, the modelling gives estimates of the number of houses sustaining different severities of damage due to both shaking and liquefaction, the number of houses needing to be rebuilt, and hence the number of displaced individuals. The loss modelling scenarios are also used to compare:

- The performance of different building types, building shapes and foundation types
- The impact of sea level rise on future potential increased liquefaction damage to the housing stock
- The difference in expected building damage depending on where future intensification occurs and hence the benefit associated with avoiding intensification in certain areas.

Applying Damage Functions

In the last two years, new shaking and liquefaction building damage functions have been created. They are used to quantify earthquake damage to houses as a result of shaking and liquefaction for different sized earthquakes and are informed by data collated on the performance of residential properties throughout the Canterbury Earthquake Sequence 2010-2011. These damage functions can be broken down by foundation type, building size/shape and construction era.

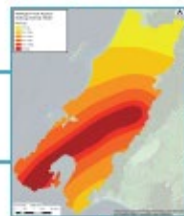
Liquefaction Model



Groundwater Model



Earthquake Shaking Scenario



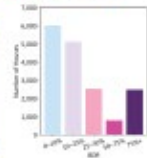
Predicted Liquefaction Damage



Estimated Building Damage



Distribution of Loss



Building Portfolio Attributes



Intensification of Lower Hutt

There is currently proposed intensification of Lower Hutt. For the purpose of this poster, the following scenarios, assuming a Wellington fault rupture event, are compared:

Current scenario: Earthquake event occurs today with existing residential portfolio

Scenario 1: Intensification occurs everywhere in Lower Hutt and new properties are built with NZS3604 concrete foundations (i.e. current approach)

Scenario 2: Intensification occurs in targeted areas of Lower Hutt and new properties are built using enhanced foundations and the building footprint is more regular

Current Residential Portfolio

Mean loss: \$94,000 per property
Number of rebuilds: 2,500

Intensify Everywhere

Mean loss: \$99,000 per property
Number of rebuilds: 4,100

Targeted Intensification

Mean loss: \$87,000 per property
Number of rebuilds: 3,000

Non targeted intensification results in Lower Hutt becoming less resilient (i.e. the estimated mean average loss is now \$99k instead of \$94k). This is because new builds are typically two storeys or more, and these building types are more likely to sustain damage.

The expected decrease in resilience can be offset by targeting intensification in areas with better ground and by building smarter and using enhanced foundations.

Conclusion

Where we build and how we build has an impact on the expected building losses following an earthquake event. For example in Lower Hutt, if we intensify in targeted areas and build smarter with enhanced foundations, the estimated mean building losses per property following a Wellington fault rupture event would reduce by more than

10%. Coupled with the impact of sea level rise and the reductions would be greater. The results from this work can directly inform land use planning and it allows the decisions to be quantified and justified. This approach can be applied to areas outside of Lower Hutt.

Acknowledgements

This work was made possible and funded by Toka Tū Ake EQC. Special thanks go to Dr Jo Horrocks (Chief Resilience & Research Officer) and Dr Wendy Saunders (Principal Advisor Risk Reduction and Resilience).



RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last	ROWAN	First	PITUL
	Company/organisation			
Contact if different				
Address	Unit	Number	Street	
		16	NILE ST	
	Suburb			
	WATERLOO			
Address for Service if different	City		Postcode	
	LOWER HUTT			
Phone	Postal Address		Courier Address	
	AS ABOVE			
Email	Day	Evening		
	Mobile	021 863 666		
Paulrowan@thecrownehotel.co.nz				

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No: Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Suburban Mixed use activity area - introducing 3-4 storeys
 Medium Density residential - up to 6 storeys.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

WE ARE opposed to new builds any higher than 2-3 storeys
 For the following reasons -

- * Increase in noise pollution
- * Lack of parking will result in cars on both sides of the road and narrow the road, making it more dangerous
- * Shading effects on 1 storey dwellings
- * Potential wind tunnel, excessive noise creation.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

NILE St and surrounding areas will not be used to build 6 Storey blocks even with resource consent. and will only allow up to 2-3 storeys on any new build.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.

(Please tick one)

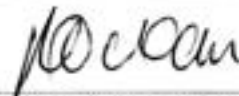
9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.

(Please tick one)

Signature of submitter:

(or person authorised to sign on behalf of submitter)



Date

19/09/2022

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district_plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last	Bennett	First	Blair	
	Company/organisation				
Contact if different					
Address	Unit	Number	70	Street	Woburn Road
	Suburb				Woburn
	City		Lower Hutt	Postcode	5010
Address for Service if different	Postal Address		Courier Address		
Phone	Day				
	Evening				
	Mobile	027 645 0792			
Email	blair@mackay.co.nz				

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in residential & commercial areas.

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Allowing 3 and even 6 storey residential development within 1.2 Kms of city centre & railway stations.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

I totally oppose the specific provisions that if passed, will allow up to 6 storey residential development.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Withdraw this proposal from
the District Plan.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on
behalf of submitter)



20/09/2022
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	<i>Last</i>		<i>First</i>	
	Company/organisation			
Contact <i>if different</i>				
Address	<i>Unit</i>	<i>Number</i>	<i>Street</i>	
	<i>Suburb</i>			
	<i>City</i>		<i>Postcode</i>	
Address for Service <i>if different</i>	<i>Postal Address</i>		<i>Courier Address</i>	
Phone	<i>Day</i>		<i>Evening</i>	
	<i>Mobile</i>			
Email				

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I **could** **could not** gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I **am** **am not** directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
 behalf of submitter)*

Donna Tairua

Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Williams First Anna	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 17 Street Junction st	
	Suburb Lower Hutt	
	City Wellington	Postcode 5011
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0225036810	
Email	anna.nz.williams@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

The introduction of a new High Density Residential zone which provides for buildings:

- up to six storeys within 1200m from the edge of the Lower Hutt CBD
- up to six storeys within 800m from the edge of the Petone commercial centre and train stations
- up to six storeys in areas around Avalon and Moera commercial centres
- up to four storeys in areas around the commercial centres in Stokes Valley, Wainuiomata and Eastbourne.

The extension of the existing medium density zone to cover a larger area. Specifically that three homes of up to three storeys can be built on most sections without the need for a resource consent.

The removal of the Special Residential, Historic Residential, and General Residential Activity Areas.

The increase of building heights within commercial centres, General Business areas, Community Health and Community Iwi Activity Areas.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose the introduction of the entire PC 56 amendments to the Hutt City Council's District Plan for the following reasons:-

Geotechnical - The Lower Hutt Valley has some of the highest natural hazard areas in the Wellington Region including the following:-

- Major active Earthquake Faults
- High Earthquake Ground Shaking Potential
- High Liquefaction potential
- Significant earthquake induced Slope Failure, including falls, slides, avalanches, flows, and slumps in both soil and rock.
- Hutt River Flood Spread (with stop bank breaches).
- Tsunami Zones within the Wellington Region.

In major natural hazard events, concentrations of high rise (6 storey buildings) in this geotechnically highly hazardous area, will present a very high risk of injury and deaths. Low rise, lighter constructed buildings have a significantly lower risk.

Hutt Valley Aquifer - Most foundations for 6 storey buildings in the Hutt Valley's gravelly alluvial soils will consist of deep piles or deep basements.

Raft foundations for 6 storey apartment buildings are unlikely due to smaller floor plates of these types of buildings and the depth of the water table in Lower Hutt. It is highly likely that piles will be the main foundation design for 6 storey buildings and these will extend down into the Aquifer zone.

The extensive area affected by PC56 will mean (over time) thousands of 6 storey buildings so the likelihood of Aquifer intrusions and contamination of the Hutt Valley Aquifer is very high.

Environmental - In the past 20-30 years the Hutt Valley has seen a major resurgence of native birds and flora. Having observed the increase of native birds over 41 years in our garden in Fairfield we have gone from having no native birds, to now regularly having Tui, Bellbirds, Fantails, Waxeyes and occasionally by Kereru and Karearea (NZ Falcon). Intensification of human activities on the scale of PC 56 will inevitably degrade the natural environment in the Hutt Valley where these advances in natural rehabilitation of NZ flora and fauna will be severely compromised or lost.

PC 56 will be a massively retrograde step in the preservation of the Hutt Valley natural environment.

Quality of Life for Hutt Valley Residents - Lower Hutt is currently an attractive place to live, play, work and bring up families. The scale of intensification proposed by PC 56 will have major negative effects on quality of life for current and future Lower Hutt residents in almost every aspect of living, working, playing and bringing up families. The majority of the Lower Hutt population will be negatively affected by:- Loss of sunlight

and air; loss of views to the eastern and western hills; increased wind speeds around tall buildings; traffic jams; suburban streets packed with parked cars; rubbish (including plastic bags and bottles) blowing into the Hutt River and Wellington Harbour; - and much more.

Infrastructure - The infrastructure upgrades to support the extent of intensification proposed by PC 56 will be extensive and expensive. The Three Waters (Sewerage, Stormwater and Potable Drinking Water), are already under strain with existing population densities. Rising sea levels plus a geology that is sinking mean that virtually all this infrastructure will need to be completely rebuilt and future proofed to enable PC 56. Neither the Government, Lower Hutt ratepayers or developers of the intensification are likely to be willing or able to fund the massive new infrastructure required.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Refuse SC 56 in its entirety.

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

Date

(a signature is not required if you make your submission by electronic means)

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last CONFORD First CHRISTOPHER JAMES	
	Company/organisation	
Contact if different		
Address	Unit	Number 161 Street MURITAI RD
	Suburb	EASTBOURNE
	City	LOWER HUTT Postcode 5013
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	021 671 019
Email	chris@walkway.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

ENABLING INTENSIFICATION

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition;

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

INTENSIFIED BUILDINGS IN
RESIDENTIAL AREAS

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

SUCH AS PROPOSED (HEIGHTS)
REQUIRE SOME CHECKS
& BALANCES BY
CONSULTATION WITH
AFFECTED NEIGHBOURS

RESIDENCES NEED
ALLOWANCE/REQUIREMENT
FOR VEHICLE PARKING,
TO EASE STREET CONGESTION
& FOR STREET SAFETY.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

DO NOT ACCEPT THE PROPOSALS
OR MAKE MODIFICATION
TO INCLUDE CONSULTATION,
& REQUIRE SOME PARKING
SPACE FOR A UNIT/SECTION.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on
behalf of submitter)



20/9/2022
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last	Inglis	First	Rachel
Company/organisation				
Contact if different				
Address	Unit	Number	11	Street
	Suburb		Tirohanga	
	City		Lower Hutt	
			Postcode	5010
Address for Service if different	Postal Address		Courier Address	
Phone	Day	Evening		
	Mobile	021 313 434		
Email	rlavis82@gmail.com			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No: 56

Title of Proposed District Plan Change: Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

This submission refers specifically to Onehuka Road, in Tirohanga. The district plan change proposes that this street be rezoned to High Density Residential.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

I oppose this specific provision because of the geography/topography of Onehuka Road. We are on the lower slopes of Tirohanga but our road is very narrow and operates almost as a one way street. There is already limited/restricted access to residential dwellings and many long and shared driveways, consequently, very little on street parking and some of the road is already blocked from parking.

We are also adjacent to native bush and see many native birds (tui, kereru, piwakawaka, weta, geckos) in our area, if residential dwellings up to 6 storeys high were allowed it would undoubtedly encroach on this native bush and affect our biodiversity, which has been hard fought for with lots of pest trapping going on in the vicinity.

There would likely be an increase in the risk of landslips and adversely affect accessibility for existing residents. It is also likely that there would be adverse affects due to an increase of shading on existing properties from 6 storey dwellings.

The road is also situated close to the Wellington faultline.

I believe that Medium Density Residential would be the most suitable zoning for Onehuka Road in Tirohanga.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

The Onehuka Road, Tirohanga, be proposed as a Medium Density Residential Zone.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:

(or person authorised to sign on behalf of submitter)

20/9/2022
Date*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Playford First M	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 8 Street Aurora Street
	Suburb	Petone
	City Lower Hutt	Postcode
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	021 0244 6807
Email	chaeplay@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Please see Attachment 1

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

Please see Attachment 1

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Please see Attachment 1

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
 behalf of submitter)*

	20/9/2022
	<i>Date</i>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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Where to send your submission

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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

Attachment 1: Submission on Proposed Plan Change 56

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested / relief sought
PC56	PC56 General	Support	We support Plan Change 56 in general and particularly as it enables intensification and greater housing supply.	n/a
Residential	High Density Residential Zone	Support	We support the high density residential zoning as it applies to 8 Aurora Street.	<i>Retain the high density residential zoning as notified.</i>
Natural Hazards	High Coastal Hazard Area	Oppose	<p>8 Aurora Street is identified as a High Coastal Hazard Area due to the identification of the 1 in 100 year Tsunami event including 1m sea level rise.</p> <p>We request amending this to a Medium Coastal Hazard Area, which more appropriately reflects the lower probability of a tsunami event. As notified the approach to Tsunami Hazard is inconsistent with the approach to High Coastal Inundation Hazard Area, which represents the modelled coastal inundation extent during a 1-in-100 year storm-tide event at <i>current</i> (2022) sea level.</p> <p>The High Coastal Hazard Area should only be applied to the 1 in 100 year Tsunami event excluding 1m sea level rise.</p>	<i>Remove the High Coastal Hazard Area from 8 Aurora Street.</i>
Natural Hazards	Policy 14H 1.8	Support in part	We support this policy to the extent that it enables additions to building in the medium and high coastal hazard areas.	n/a
Natural Hazards	Rule 14H 2.6 Additions to Buildings within the Coastal Hazard Overlays	Oppose	<p>We are opposed to requiring resource consent for additions in the Coastal Hazard Overlays.</p> <p>Additions to an existing dwelling do not increase risk and therefore should be provided as a permitted activity.</p>	<i>Amend Rule 14H 2.6 to provide for Additions in the Medium and High Coastal Hazard overlays as a Permitted activity.</i>
Natural Hazards	Rule 14H 2.8 New residential units in the Medium Coastal Hazard Area	Support	We support providing for up to two residential units on a site as a Permitted activity and support the Restricted Discretionary activity status for three or more dwellings.	<i>Retain as notified.</i>
Natural Hazards	Rule 14H 2.9 New residential units in the High Coastal Hazard Area	Support in part	<p>We support providing for up to two residential units on a site as a Permitted activity.</p> <p>We seek amendments to provide for three or more dwellings as a Restricted Discretionary activity in the High Coastal Hazard Area.</p>	<i>Amend to provide for three or more dwellings as a Restricted Discretionary activity.</i>

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last McGuire First Sheena	
Company/organisation	KiwiRail Holdings Limited	
Contact <i>if different</i>		
Address	Unit Number Street Bunny Street	
	Suburb Pipitea	
	City Wellington	Postcode 6011
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	
Email	Sheena.McGuire@kiwirail.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Please see attached submission.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

Please see attached submission.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Please see attached submission.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	20/9/2022
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

20 September 2022

To: Hutt City Council (**Council**)

Subject: Submission on Plan Change 56 to the Hutt City Operative District Plan (**Plan Change 56**)

Scope and nature of submission

1. KiwiRail welcomes the opportunity to provide feedback on Plan Change 56 which amends the Operative District Plan to enable intensification of housing in urban areas as required under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Amendment Act**).
2. This submission relates to the following zones of Plan Change 56 which adjoin the rail corridor:
 - (a) Medium Density Residential Activity Area (**MDRAA**);
 - (b) High Density Residential Activity Area (**HDRAA**);
 - (c) Suburban Mixed Use Activity Area (**SMUAA**); and
 - (d) General Business Activity Area (**GBAA**).
3. The relief KiwiRail seeks is set out at **Schedule 1**. In summary, KiwiRail seeks that rail be identified as a qualifying matter pursuant to s771(e) and s770(e) of the Resource Management Act 1991 (**RMA**) and seeks that:
 - (a) a 5m setback be required for buildings and structures in the MDRAA, HDRAA and SMUAA for sites adjoining the rail corridor;
 - (b) a new matter of discretion be inserted in the MDRAA, HDRAA and SMUAA directing consideration of impacts on the safety and efficiency of the rail corridor in situations where the 5m setback standard is not complied with;
 - (c) a 5m setback be required for buildings and structures in GBAA for sites adjoining the rail corridor;
 - (d) non-compliance with the 5m setback in the GBAA be assessed as a restricted discretionary activity;
 - (e) a new matter of discretion be inserted in the GBAA directing consideration of impacts on the safety and efficiency of the rail corridor in situations where the 5m setback standard is not complied with;
 - (f) amendment to the acoustic standards so they apply to noise sensitive activities within 60m (vibration) and 100m (noise) of the rail corridor boundary; and
 - (g) an amendment to the definition of Noise Sensitive Activity to ensure that all relevant sensitive land uses are covered by the definition.



4. KiwiRail could not gain an advantage in trade competition through this submission.
5. KiwiRail wishes to be heard in support of this submission.

KiwiRail's operations

6. KiwiRail is the State-Owned Enterprise responsible for the construction, maintenance and operation of New Zealand's rail network. KiwiRail is also a Requiring Authority that holds railway purpose designations in District Plans throughout New Zealand.
7. KiwiRail's national railway network (which comprises of 3,700km of track, over 200 locomotives, 18,100 hectares of land and 1,350 modern and heritage buildings)¹ is a nationally and regionally significant infrastructure asset. The rail network is critical to the safe and efficient movement of freight and passengers throughout New Zealand, and forms an essential part of the national transportation network and the wider supply chain. New Zealanders have invested significantly in the rail network and it is a critical public asset.
8. The benefits of rail to the New Zealand economy were estimated in 2019 to be in the order of \$1.7 – 2.1 billion.² The economic significance of rail and the critical role it plays in reducing New Zealand's carbon emissions has been recognised by the Government through its continued investment in rail infrastructure. Transport modal shifts to more climate-friendly modes of transport, like rail, are critical to reduce carbon emissions. As a result, rail is experiencing a renaissance as evidenced by the significant investment being made by the Government to reinvigorate the railway network, demonstrating a strong and continued confidence in rail's current and future potential.
9. In the most recent budget, the Government allocated \$349 million to replace and modernise New Zealand rail assets,³ which has gone towards a number of major projects nationwide, including the rejuvenation of the Northland railway lines, the reopening of the Napier to Wairoa line, establishing a multi-million dollar regional freight hub in Palmerston North, and significant upgrades to the Auckland, Wellington and Hamilton metro networks.
10. The Wairarapa Line, Melling Branch and Gracefield Branch are all designated rail corridors that extend through Hutt City and are a key part of the KiwiRail network nationally. KiwiRail seeks to protect its ability to develop, operate, maintain and upgrade this line into the future.

Urban Development around the Rail Corridor

11. The fundamental driver of the Amendment Act and Plan Change 56 is to enable intensification of housing in urban areas. KiwiRail supports urban development, including around transport nodes, and recognises the benefits of co-locating housing near transport corridors.
12. However, it is critical that Plan Change 56 provides for adequate management of the interface between urban development and lawfully established, critical infrastructure, such as the railway network. This is necessary to ensure our communities are built in healthy

¹ Half Year Annual Report 2022 and Unaudited Financial Statements for the Six Months Ended 31 December 2021 (KiwiRail, 2022) at page 5.

² The Value of Rail in New Zealand – Report for the Ministry of Transport (EY, Wellington, 2021) at page 8.

³ Wellbeing Budget 2022 – A Secure Future (New Zealand Government, Wellington, 2022) at page 82.



living environments, and the railway network can operate and develop in the future without constraint. An integrated and proactive approach to planning is critical to support the overall vision of our urban environments, and to ensure that our transport network can support the increasing growth and housing intensification.

13. The nature of railway operations means KiwiRail cannot fully internalise all its effects within the railway corridor boundaries. Environmental legislation and caselaw recognises the lawful emission of such effects. Increasing development around railway corridors consequentially means the introduction of more sensitive receivers to adverse effects of existing and lawful railway activities. With a likely increase in sensitive activities forecast to locate in proximity to the railway corridor as a result of Plan Change 56, KiwiRail is concerned that without appropriate planning measures in place at a territorial level, the risk of adverse health and amenity effects impacting people locating in proximity to the railway corridor, and reverse sensitivity effects constraining our operations is significantly elevated.
14. The two primary ways which KiwiRail seeks to manage this interface is through the inclusion of the following controls in district plans:
 - (a) **noise and vibration controls** – requiring acoustic insulation and ventilation to be installed in new (or altered) sensitive uses within 100m of the railway corridor. Within 60m of the railway corridor, controls are sought that buildings containing new (or altered) sensitive uses are constructed to manage the impacts of vibration. These controls are important to ensure new development is undertaken in a way that achieves a healthy living environment for people locating within proximity to the railway corridor, minimising the potential for complaints about the effects of the railway network; and
 - (b) **boundary setbacks** – requiring a "no-build" setback within 5m of the railway corridor for new buildings or structures on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing to extend out into the railway corridor, minimising the risks of physical interference on railway operations and health and safety hazards on these residents.

Hutt City District Plan and Plan Change 56

Noise and vibration

15. Acoustic and vibration standards are important controls to ensure the ongoing health and wellbeing of the occupants of higher density living areas and are instrumental in ensuring that reverse sensitivity effects on rail are minimised particularly where intensive residential development is proposed adjacent to the rail corridor.
16. The Operative Hutt City District Plan includes district wide noise, vibration and ventilation standards for noise sensitive activities within the 40m wide Railway Corridor Buffer Overlay.⁴ KiwiRail supports the retention of acoustic standards but seeks some amendments to the standards (as detailed at Schedule 1) so that these provisions are consistent with what KiwiRail seeks nationally. In particular, KiwiRail seeks:

⁴ Rule 14A 5.1 and associated Appendix Transport 1 – Standards.



- (a) amendment to the noise and vibration standards so that they apply to activities within 100m (noise) and 60m (vibration) of the rail corridor boundary; and
 - (b) a related amendment to the definition of Noise Sensitive Activity to ensure that all relevant sensitive land uses are covered by the definition.
17. The acoustic, vibration and ventilation standards do not affect the density of development near the rail corridor, but rather seek to ensure that where urban development co-locates near the rail corridor, the health and amenity of residents is not adversely affected, and the rail corridor is protected from reverse sensitivity effects. KiwiRail considers it is appropriate that these controls apply on a district-wide basis (particularly in the context of the additional intensification proposed through Plan Change 56).

Setbacks

18. In respect of Plan Change 56, the Medium Density Residential Standards (**MDRS**) mandate a 1m setback from side and rear yards, and a 1.5m setback from front yards. However, the Amendment Act enables the Council to amend the MDRS and intensification requirements where a "qualifying matter" applies. The qualifying matters expressly include:⁵
- (a) the need to give effect to a designation (but only in relation to the land that is subject to that designation); and
 - (b) matters "required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure". The rail network is nationally significant infrastructure for the purposes of the Amendment Act.
19. The Council has not recognised the rail corridor as a qualifying matter in Plan Change 56. KiwiRail seeks the rail network be identified as a qualifying matter pursuant to section 771(e) and 770(e) of RMA and increased setbacks included in all zones affected by Plan Change 56 adjoining the rail corridor.
20. The 1m setback enabled by the MRDS is insufficient to manage potential safety effects. KiwiRail seeks a 5m setback for buildings on sites adjoining the rail corridor. The need for a greater setback is particularly important given the increased building height, reduced height to boundary controls and greater densities of people living adjacent to the rail corridor enabled under the MDRS. The intensification of land adjacent to the rail corridor increases the risk of potential interference with the rail corridor by building maintenance and other activities being undertaken on sites adjoining the rail corridor. This risk needs to be managed.
21. As currently drafted in Plan Change 56, the setback provisions for some areas, do not apply to eaves up to a maximum of 600mm.⁶ This effectively makes the 1m setback equate to 400mm in reality. The 1m setback requirement (from rear boundaries) in the MDRS therefore provides a very limited area between the rail corridor and structures within which people can use to maintain their buildings without encroaching into the rail corridor. KiwiRail does not consider this distance meets the Council's stated goal in Policy 4F 3.3 to "manage the effects of built development on adjoining sites". If the Council is committed to leveraging

⁵ RMA, Sections 771(e) and (g); 770(e) and (g).

⁶ See for example, Rule 4F 4.2.4(a)



the existing rail corridor infrastructure to deliver more affordable housing choices than it needs to provide suitable setbacks to ensure that the rail infrastructure can operate efficiently and safely.

22. As set out in Schedule 1, KiwiRail seeks:
- (a) that a 5m setback be required for buildings and structures in the MDRAA, HDRAA and SMUAA for sites adjoining the rail corridor;
 - (b) a new matter of discretion be inserted in the MDRAA, HDRAA and SMUAA directing consideration of impacts on the safety and efficiency of the rail corridor in situations where the 5m setback standard is not complied with;
 - (c) that a 5m setback be required for buildings and structures in GBAA for sites adjoining the rail corridor;
 - (d) that non-compliance with the 5m setback in the GBAA be assessed as a restricted discretionary activity; and
 - (e) a new matter of discretion be inserted in the GBAA directing consideration of impacts on the safety and efficiency of the rail corridor in situations where the 5m setback standard is not complied with.

General reasons for the submission

23. The identification of the rail corridor as a qualifying matter and setbacks from the rail corridor will:
- (a) promote sustainable management of resources, achieve the purpose of the RMA, and are not contrary to Part 2 and other provisions of the RMA;
 - (b) meet the reasonably foreseeable needs of future generations;
 - (c) enable the social, economic and cultural wellbeing of the community in the Hutt City;
 - (d) provide and promote the greatest health, safety and amenity outcomes and preserve operational and developmental capacity for nationally significant infrastructure; and
 - (e) be, in terms of section 32 of the RMA, the most appropriate way to give effect to the purpose of the RMA and the objectives of the Operative Plan.

Relief Sought

24. KiwiRail seeks the relief set out in Schedule 1 to this submission and such further or other consequential relief, as may be necessary, to fully give effect to the relief sought.



Yours faithfully



Sheena McGuire
RMA Advisor
KiwiRail Holdings Limited

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Schedule 1 – relief sought

Rule	Relief sought	Amendment (Plan Change 56 text in black underline and strikethrough and KiwiRail's proposed changes shown in red underline and strikethrough)
Medium Residential Activity Area Rule 4F 4.2.4(a)	KiwiRail seek an amendment to the medium density residential standards to increase the minimum setback from the rail corridor from 1m to 5m.	<p>(a) Construction or alteration of a building is a permitted activity if:</p> <p>(i) The building is not located within the following yard setbacks:</p> <p style="padding-left: 20px;">Front yards: 2m</p> <p style="padding-left: 20px;">Side yards: 1m</p> <p style="padding-left: 20px;">Rear yards: 1m</p> <p>(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.</p> <p>No yard requirements apply along side or rear boundaries where there is an existing or proposed common wall between two buildings.</p> <p>No yard requirements apply along existing or proposed internal boundaries within a site.</p> <p>Eaves may encroach into any yard by up to 0.6m.</p> <p><u>(i) Buildings are set back from the relevant boundary by the minimum depth listed below</u></p> <p style="padding-left: 20px;"><u>Front yard: 1.5m</u></p> <p style="padding-left: 20px;"><u>Side yard: 1m</u></p> <p style="padding-left: 20px;"><u>Rear yard: 1m</u></p> <p><u>This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u></p> <p><u>Eaves may encroach into any yard by up to 0.6m.</u></p> <p><u>(ii) Buildings and structures must not be located within a 5m setback from a boundary with a rail corridor.</u></p>
Medium Residential Activity Area Rule 4F 4.2.4(b)	KiwiRail seek a new matter of discretion for activities that do not comply with the amended standard requiring buildings and structures to be setback at least 5m from the rail corridor.	<p>(b) Construction or alteration of a building that does not meet the <u>yard setback</u> requirements is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <p><u>(iaa) The planned urban built character for the Medium Density Residential Activity Area.</u></p> <p>(i) The effects on the privacy of adjoining sites.</p> <p>(ii) The effects on the amenity of the surrounding residential area, the streetscape and adjoining public space.</p>



Rule	Relief sought	Amendment (Plan Change 56 text in black underline and strikethrough and KiwiRail's proposed changes shown in red underline and strikethrough)
		<p><u>(iii) The effect from any building bulk and its proximity to the main internal and external living areas of adjoining residential properties.</u></p> <p><u>(iv) The following design elements:</u></p> <ol style="list-style-type: none"> <u>1. Building height</u> <u>2. Recession Planes</u> <u>3. End / side wall treatment</u> <u>4. Privacy and safety</u> <p><u>(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.</u></p> <p>Note: When addressing or assessing potential effects in relation to matters (i) and (ii) <u>(iaa) to (iv)</u> above, applicants and the Council can be informed by the relevant outcomes identified in the Medium Density Design Guide.</p> <p><u>Public notification is precluded for resource consent applications under Rule 4F 4.2.4(b).</u></p>
High Residential Activity Area Rule 4G 4.2.5(a)	KiwiRail seek an amendment to the high density residential standards to increase the minimum setback from the rail corridor from 1m to 5m.	<p><u>(a) Construction or alteration of a building is a permitted activity if:</u></p> <p><u>(i) Buildings are set back from the relevant boundary by the minimum depth listed below</u></p> <p><u>Front yard: 1.5m</u></p> <p><u>Side yard: 1m</u></p> <p><u>Rear yard: 1m</u></p> <p><u>This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u></p> <p><u>Eaves may encroach into any yard by up to 0.6m.</u></p> <p><u>(ii) Buildings and structures must not be located within a 5m setback from a boundary with a rail corridor.</u></p>
High Residential Activity Area Rule 4G 4.2.5(b)	KiwiRail seek a new matter of discretion for activities that do not comply with the amended standard requiring buildings and structures to be setback at least 5m from the rail corridor.	<p><u>(b) Construction or alteration of a building that does not meet the setback requirements is a restricted discretionary activity.</u></p> <p><u>Discretion is restricted to:</u></p> <p><u>(i) The planned urban built character for the High Density Residential Activity Area, including the requirements to enable buildings of at least six storeys within the High Density Residential Activity Area.</u></p> <p><u>(ii) The effects on the privacy of adjoining sites.</u></p>



Rule	Relief sought	Amendment (Plan Change 56 text in black underline and strikethrough and KiwiRail's proposed changes shown in red underline and strikethrough)
		<p>(iii) <u>The effects on the amenity of the surrounding residential area, the streetscape and adjoining public space.</u></p> <p>(iv) <u>The effect from any building bulk and its proximity to the main internal and external living areas of adjoining residential properties.</u></p> <p>(iv) <u>The following design elements:</u></p> <ol style="list-style-type: none"> <u>1. Building height</u> <u>2. Recession Planes</u> <u>3. End / side wall treatment</u> <u>4. Privacy and safety</u> <p><u>(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.</u></p> <p><u>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.</u></p> <p><u>Public notification is precluded for resource consent applications under Rule 4G 4.2.5(b).</u></p>
<p>High Residential Activity Area Rule 4G 5.3.3.1(a)</p>	<p>KiwiRail seek an amendment to the high density residential standards within the Riddlers Crescent Heritage Precinct to increase the minimum setback from the rail corridor to 5m, including a new matter of discretion.</p>	<p><u>(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:</u></p> <p><u>(i) Minimum Net Site Area per Permitted Activity (excluding home occupations and accessory buildings):</u></p> <ol style="list-style-type: none"> <u>(1) Patrick Street, Adelaide Street, The Esplanade, Jackson Street 370m².</u> <u>(2) Riddlers Crescent and Hutt Road 300m².</u> <p><u>(ii) Minimum Yard Requirements:</u></p> <ol style="list-style-type: none"> <u>(1) Patrick Street, The Esplanade, Adelaide Street, Jackson Street</u> <u>Front Yard 6.0m</u> <u>South Side 1.0m</u> <u>North Side 2.0m</u> <u>Rear Yard 3.0m</u> <u>(2) Riddlers Crescent, Hutt Road</u> <u>(i) Front Yard 3.0m</u> <u>(ii) Side Yard 1.5m</u> <u>(iii) Rear Yard 3.0m</u> <u>(iv) Buildings and structures must not be located within a 5m setback</u>



Rule	Relief sought	Amendment (Plan Change 56 text in black underline and strikethrough and KiwiRail's proposed changes shown in red underline and strikethrough)
		<p style="text-align: right;"><u>from a boundary with a rail corridor.</u></p> <p style="text-align: center;">[...]</p> <p>Discretion is restricted to:</p> <p>(i) <u>Design and External Appearance of Buildings:</u></p> <p>(ii) <u>For those buildings individually listed in Chapter 14G, the matters of discretion listed in section 14G 2.2.1.</u></p> <p><u>(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.</u></p> <p><u>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.</u></p>
Suburban Mixed Use Activity Area Rule 5E 4.2.3(a)	KiwiRail seeks amendment to the density standards to increase the minimum setback from the rail corridor from 1m to 5m.	<p>(a) Construction or alteration of a building is a permitted activity if the following yard requirements are being met:</p> <p>(i) For sites adjoining a residential activity area the building is not located within the following yard setbacks:</p> <p style="padding-left: 20px;">Side yards: 3m <u>1m</u> along the shared side boundary</p> <p style="padding-left: 20px;">Rear yards: 3m <u>1m</u> along the shared side boundary</p> <p><u>(ii) Buildings and structures must not be located within a 5m setback from a boundary with a rail corridor.</u></p> <p>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>
Suburban Mixed Use Activity Area Rule 5E 4.2.3(b)	KiwiRail seek a new matter of discretion for activities that do not comply with the amended standard requiring buildings and structures to be setback at least 5m from the rail corridor.	<p>(b) Construction or alteration of a building that does not meet the yard requirements is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <p>(i) The effects on the amenity of adjoining residential sites.</p> <p>(ii) The effects on the privacy of adjoining residential sites.</p> <p><u>(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.</u></p> <p>Note: When addressing or assessing potential effects in relation to matters (i), and to (ii) above, applicants and the Council can be informed by</p>



Rule	Relief sought	Amendment (Plan Change 56 text in black underline and strikethrough and KiwiRail's proposed changes shown in red underline and strikethrough)
		the relevant outcomes identified in the Medium Density Design Guide.
General Business Activity Area Rule 6A 2.1.1(b)	Parts of the KiwiRail network adjoin the GBAA. This chapter does not currently include boundary setbacks for buildings or structures from the rail corridor. Consistent with the amendment to the MDRS in the MDRAA, HDRAA and SMUAA, KiwiRail seek a new permitted activity condition requiring all buildings and structures be setback 5m from the rail corridor in the GBAA. This is necessary to appropriately manage potential safety impacts of further intensification on the rail corridor.	New permitted activity condition: (b) Setback Requirements: [...] <u>Buildings and structures must not be located within a 5m setback from a boundary with a rail corridor.</u>
General Business Activity Area Rule 6A 2.3	KiwiRail seek that non-compliance with the 5m setback be assessed as a restricted discretionary activity.	Restricted Discretionary Activities <u>x. Any building or structure within 5m of a boundary with a rail corridor.</u>
General Business Activity Area Rule 6A 2.3.1	KiwiRail seek a new matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with in the GBAA.	Matters in which Council has Restricted its Discretion and Standards and Terms [...] <u>x. Any building or structure within 5m of a boundary with a rail corridor.</u> <u>(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.</u>
Chapter 14 – General Rules – 14A Transport	KiwiRail seek that the district-wide provisions for rail noise and vibration be increased to apply within 100m (noise) and 60m (vibration) from the rail corridor.	Standard 6 – Development within the State Highway and <u>adjacent to the railway corridor</u> Railway Corridor Buffer Overlays Within the 40-metre wide State Highway and Railway Corridor Buffer <u>Overlays- and within 60m or 100m (as applicable) from the railway corridor</u> , 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 <u>within the 40m wide State Highway Overlay or 60m from the boundary of any railway corridor</u> must comply with class C of Norwegian Standard 8176: E:201706 (Vibration and Shock -



Rule	Relief sought	Amendment (Plan Change 56 text in black underline and strikethrough and KiwiRail's proposed changes shown in red underline and strikethrough)																							
		<p>Measurement of Vibration in Buildings from Landbased Transport and Guidance to Evaluation of Its Effect on Human Beings).</p> <p>(b) Noise</p> <p>(i) ...</p> <p>(ii) Indoor design noise level as a result of noise from rail traffic must not exceed the following levels:</p> <table border="1" data-bbox="852 703 1369 1711"> <thead> <tr> <th data-bbox="852 703 1034 869"><u>Building type</u></th> <th data-bbox="1034 703 1235 869"><u>Occupancy / activity</u></th> <th data-bbox="1235 703 1369 869"><u>Maximum railway noise level</u> <u>L_{Aeq}(1h)</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="852 869 1034 1034" rowspan="2"><u>Residential</u></td> <td data-bbox="1034 869 1235 954"><u>Sleeping spaces</u></td> <td data-bbox="1235 869 1369 954"><u>35 dB</u></td> </tr> <tr> <td data-bbox="1034 954 1235 1034"><u>All other habitable rooms</u></td> <td data-bbox="1235 954 1369 1034"><u>40 dB</u></td> </tr> <tr> <td data-bbox="852 1034 1034 1375" rowspan="3"><u>Education</u></td> <td data-bbox="1034 1034 1235 1173"><u>Lecture rooms / theatres, music studios, assembly halls</u></td> <td data-bbox="1235 1034 1369 1173"><u>35 dB</u></td> </tr> <tr> <td data-bbox="1034 1173 1235 1344"><u>Teaching areas, conference rooms, drama studios, sleeping areas</u></td> <td data-bbox="1235 1173 1369 1344"><u>40 dB</u></td> </tr> <tr> <td data-bbox="1034 1344 1235 1375"><u>Library</u></td> <td data-bbox="1235 1344 1369 1375"><u>45 dB</u></td> </tr> <tr> <td data-bbox="852 1375 1034 1653" rowspan="2"><u>Health</u></td> <td data-bbox="1034 1375 1235 1482"><u>Overnight medical care, wards</u></td> <td data-bbox="1235 1375 1369 1482"><u>40 dB</u></td> </tr> <tr> <td data-bbox="1034 1482 1235 1653"><u>Clinics, consulting rooms, theatres, nurses' stations</u></td> <td data-bbox="1235 1482 1369 1653"><u>45 dB</u></td> </tr> <tr> <td data-bbox="852 1653 1034 1711"><u>Cultural</u></td> <td data-bbox="1034 1653 1235 1711"><u>Places of worship, marae</u></td> <td data-bbox="1235 1653 1369 1711"><u>35 dB</u></td> </tr> </tbody> </table> <p>Residential activities, Visitor Accomodation, Boarding Houses or other premises providing residential accommodation for five or more travellers: Bedrooms: 35 dB_{L_{Aeq}(1h)} Other habitable spaces: 40 dB_{L_{Aeq}(1h)} Childcare Facility: All spaces: 40 dB_{L_{Aeq}(1h)}</p>	<u>Building type</u>	<u>Occupancy / activity</u>	<u>Maximum railway noise level</u> <u>L_{Aeq}(1h)</u>	<u>Residential</u>	<u>Sleeping spaces</u>	<u>35 dB</u>	<u>All other habitable rooms</u>	<u>40 dB</u>	<u>Education</u>	<u>Lecture rooms / theatres, music studios, assembly halls</u>	<u>35 dB</u>	<u>Teaching areas, conference rooms, drama studios, sleeping areas</u>	<u>40 dB</u>	<u>Library</u>	<u>45 dB</u>	<u>Health</u>	<u>Overnight medical care, wards</u>	<u>40 dB</u>	<u>Clinics, consulting rooms, theatres, nurses' stations</u>	<u>45 dB</u>	<u>Cultural</u>	<u>Places of worship, marae</u>	<u>35 dB</u>
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Rule	Relief sought	Amendment (Plan Change 56 text in black underline and strikethrough and KiwiRail's proposed changes shown in red underline and strikethrough)
Rule 14A.5.1	KiwiRail seek that the matters of discretion be updated to specifically direct consideration of noise and vibration effects from the railway network.	<p>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:</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> (i) the effects generated by the standard(s) not being met. (ii) location of the building; (iii) the effects of any non-compliance with the activity specific standards; (iv) special topographical, building features or ground conditions which will mitigate vibration impacts; (v) the outcome of any consultation with KiwiRail.
Definition of "noise sensitive activity"	KiwiRail seek a related amendment to the definition of "noise sensitive activity"	<p>Noise Sensitive Activity means any <u>lawfully established</u>:</p> <ul style="list-style-type: none"> (a) residential activity; (b) visitor accommodation <u>or Retirement Village, boarding houses, residential Visitor Accommodation and Papakāinga Housing</u> or other premises where residential accommodation for five or more travellers is offered at a daily tariff or other specified time; or (c) childcare facility; (d) educational activity; (e) Health Care Services, including hospitals; (d) congregation within any place of worship; and (e) activity at a Marae.



SUBMISSION ON PROPOSED PLAN CHANGE 56 TO THE HUTT CITY DISTRICT PLAN

To: Hutt City Council
Att: Policy Planning Team
Private Bag 31912
Lower Hutt 5040

district.plan@huttcity.govt.nz

Name of Submitter: Argosy Property No.1 Limited

Address: c/- MinterEllisonRuddWatts
PO Box 105249
AUCKLAND 1143
Attention: Bianca Tree / Amy Dresser

bianca.tree@minterellison.co.nz

Introduction and scope of submission

1. Argosy Property No. 1 Limited (**Argosy**) appreciates the opportunity to make this submission on the Proposed Plan Change 56: Enabling Intensification in Residential and Commercial Areas (**Plan Change 56**) to the Hutt City District Plan. The Plan Change 56 was notified by Hutt City Council (**Council**) on 15 August 2022.
2. Argosy supports Plan Change 56 in part and opposes Plan Change 56 in part. Argosy's comments on Plan Change 56 and relief sought are set out in full in the table at **Appendix A**. To summarise, Argosy seeks amendments to Plan Change 56 to:
 - (a) provide an appropriate height limit at 39 Randwick Road;
 - (b) enable well-functioning urban environments in the Special Business Activity Area, including providing for intensification in these areas to enable the efficient use of business land; and
 - (c) apply appropriate provisions to reflect the probability and limitations in mitigating risks of natural hazards, including tsunamis.

3. For completeness, Argosy could not gain an advantage in trade competition through this submission.

Background to Argosy and its Hutt City properties

4. Argosy is a commercial property ownership company that owns a portfolio of good quality industrial, office and retail properties predominately in the Auckland and Wellington regions.
5. Argosy's investment strategy is to maintain a diversified portfolio of quality properties, and build its portfolio around a mix of core and value add properties. Argosy is listed on the NZX and the value of Argosy's property portfolio across New Zealand is approximately \$2.2 billion.
6. Argosy identifies properties with a view to ensuring strong long term demand. As Argosy continues to reinvest in its portfolio it wishes to ensure that Plan Change 56 applies appropriate controls and enables appropriate development.
7. In Hutt City, Argosy owns:
 - (a) 39 Randwick Road;
 - (b) 147 Gracefield Road; and
 - (c) 19 Barnes Street.
8. The three properties owned by Argosy are shown in the planning maps at **Appendix B** attached to this submission.
9. This information is provided to give context to the matters raised and relief sought in Argosy's submission.

Reasons for the relief sought

10. The specific provisions subject to this submission and reasons for the relief sought is set out in the table at Appendix A to this submission.
11. In addition to the specific reasons in Appendix A, the amendments sought by Argosy are to ensure that Plan Change 56:
 - (a) will give effect to the objectives and policies of the National Policy Statement on Urban Development 2020;

- (b) will contribute to well-functioning urban environments;
- (c) is consistent with the sustainable management of physical resources and the purpose and principles of the Resource Management Act 1991 (**RMA**);
- (d) will meet the requirements to satisfy the criteria of section 32 of the RMA;
- (e) will meet the reasonably foreseeable needs of future generations; and
- (f) is consistent with sound resource management practice.

Relief sought and next steps

- 12. The relief sought by Argosy is set out in the table at Appendix A to this submission.
- 13. In addition to the specific relief sought in Appendix A, Argosy seeks such additional or consequential relief to give effect to the matters raised in this submission.
- 14. Argosy wishes to be heard in support of its submission.
- 15. If others make a similar submission, Argosy will consider presenting a joint case with them at a hearing.

DATED this 20th day of September 2022

Argosy Property No.1 Limited by its
solicitors and duly authorised agents
MinterEllisonRuddWatts



Bianca Tree / Amy Dresser

Address for service of submitter

Argosy Property No.1 Limited c/- MinterEllisonRuddWatts

PO Box 105249

AUCKLAND 1143

Attention: Bianca Tree / Amy Dresser

Telephone No: (09) 353 9700

Fax No. (09) 353 9701

Email: bianca.tree@minterellison.co.nz
amy.dresser@minterellison.co.nz

Appendix A – Submission on behalf of Argosy Property No. 1 Limited (Argosy) on Proposed Plan Change 56: Enabling Intensification in Residential and Commercial Areas (Plan Change 56) to the Hutt City District Plan

Please also refer to the attached cover letter which provides context for the submission, general reasons for relief, and additional scope of relief.

	Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested / relief sought
1.	General Business Activity Area	Permitted Activity Condition 6A 2.1.1(c)	Support	Argosy supports the 12m height limit being retained, with identified areas which are subject to a higher specific height control.	Retain Permitted Activity Condition 6A 2.1.1(c) as notified.
2.		Maps	Amend	<p>Argosy seeks for greater intensification to be enabled in Moera, and in particular a 22m height limit to be applied to its property at 39 Randwick Road. This is because:</p> <ul style="list-style-type: none"> The broader area surrounding 39 Randwick Road now enables an increased density of development as part of Plan Change 56. The High Density Residential Activity Area applies up to Barber Grove (one block from the site) and across the river from the site. It is unclear why the High Density Residential Area has not been applied to the Medium Density Residential Area immediately surrounding the site, given that that the higher density zoning would be consistent with the broader area and appropriate in light of the amenities in the area. The area already consists of small lot sizes, an adjacent General Recreation Activity Area (Hutt Park) and public transport links along Randwick Road. In relation to 39 Randwick Road in particular, this site is already spot-zoned in the General Business Activity Area. Plan Change 56 already recognises that in some areas it will be appropriate to apply a 22m height limit in the General Business Activity Area. There are other areas in Hutt City where a 22m height limit has been applied to the existing General Business Activity Area. 	<p>Amend maps to:</p> <ul style="list-style-type: none"> apply a 22m height limit to 39 Randwick Road; and apply the High Density Residential Area to the area currently located in the Medium Density Residential Area in Moera.
3.	Special Business Activity Area	Permitted Activity Condition 6B 2.1.1(b)	Amend	<p>The Special Business Activity Area is currently not affected by Plan Change 56. However, it would be appropriate to increase the maximum height limit in this activity area to be consistent with other parts of Hutt City.</p> <p>As a tier 1 urban environment, it is appropriate that a 22m height limit is provided for in the Special Business Activity Area. This is an industrial hub for Hutt City, and the Council has already recognised that 22m is an appropriate height limit for other parts of the city which are appropriate for tall development, and so it should do so in this area too. The land in the Special Business Activity Area is concentrated in Seaview and adjoins the General Business Activity Area and Recreation Activity Areas, and so there is an appropriate buffer for residential amenity.</p>	<p>Amend Permitted Activity Condition 6B 2.1.1(b) as follows:</p> <p>Maximum Height of Buildings and Structures: 20m<u>22m</u>.</p>
4.	Natural Hazards	Introduction	Amend	<p>Argosy supports the Introduction to the extent that it takes an adaptation approach to natural hazards. Retreat from the existing Hutt City commercial and business areas is unlikely to occur, and therefore it would be more appropriate for Plan Change 56 to anticipate a protection or adaptation approach to climate change hazards.</p> <p>The Introduction includes a proposed Coastal Hazard Overlay Hazard Ranking table. Argosy opposes hazard rankings being attributed to the various natural hazards. It does not have a practical implication to attribute hazard rankings to the natural hazards and is inappropriate.</p> <p>For example, the Coastal Hazard Tsunami Overlay covers a large part of the Hutt City, including most of Petone, Moera and Seaview. Due to the nature of a tsunami, with high impact but low probability, it is considered that it should not have a rating, but if it does, the greatest risk rating should be 'Low'.</p>	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.

	Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested / relief sought
5.		Introduction – Qualifying matters	Support	<p>Argosy supports policies (14H 1.3 – 1.13) and rules (14H 2.2 – 1.10) only applying to the following zones:</p> <ul style="list-style-type: none"> • Medium Density Residential Activity Area; • High Density Residential Activity Area; • Suburban Mixed Use Activity Area; • Central Commercial Activity Area; and • Petone Commercial Activity Area. 	Retain “Introduction – Qualifying matters” (i.e. amendment 405) as notified.
6.		Objective 14H 1.1: Risk from Natural Hazards	Amend	<p>Argosy seeks for the Plan to recognise that it will not always be possible to avoid or reduce risk. It is appropriate to recognise that it can also be acceptable that risk is not increased. In particular, it is difficult to provide mitigation measures in relation to tsunami risk, because of the remoteness of tsunami risk and inability to mitigate. Amending this objective as proposed would provide a more workable objective, and would also be consistent with Policy 14H 1.1.</p> <p>This also appropriately recognises the social and economic benefits of existing development.</p>	<p>Amend Objective 14H 1.1 as follows:</p> <p>To avoid, or reduce <u>or not increase</u> the risk to people, property, and infrastructure from natural hazards and coastal hazards</p>
7.		Policy 14H 1.1: Levels of Risk	Amend	<p>Argosy seeks amendments to this policy to recognise that it may not be appropriate to limit subdivision, use and development in the medium and high hazard areas. There is significant existing investment in parts of Hutt City subject to these overlays, such as Petone and Seaview, and the position of these areas is fixed. As Hutt City responds and adapts to climate change and other hazard risks, decisions will be made on where retreat occurs and what is protected, but it is anticipated that retreat from these areas is unlikely to occur. Instead, Argosy proposes that these risks should ‘managed’.</p> <p>Further, as noted above, it is unrealistic to provide that mitigation can address the impacts from coastal hazards. It is not appropriate or practical to require mitigation for tsunami risk based on the likelihood of an event occurring, and the inability to mitigate this type of event.</p>	<p>Amend Policy 14H 1.1 as follows:</p> <p>Subdivision, use and development reduce or do not increase the risk to people, property and infrastructure by:</p> <ol style="list-style-type: none"> 1. Limiting <u>Managing</u> the scale of subdivision, use and development on sites within the medium and high Natural Hazard Overlays and the medium and high hazard areas of the Coastal Hazard Overlays; and 2. Requiring mitigation <u>where practical</u> for subdivision, use and development that addresses the impacts from natural hazards to people, property and infrastructure in the low hazard, medium hazard and high hazard areas within the Natural Hazard and Coastal Hazard Overlays.”

Appendix B – Planning maps of Argosy’s properties under Plan Change 56

39 Randwick Road



Coastal Hazard Overlay - Tsunami

High Coastal Hazard Area



Medium Coastal Hazard Area



Low Coastal Hazard Area



Flood Hazard Overlay

Inundation Area



Overland Flow Path



Stream Corridor



Coastal Hazard Overlay - Inundation

Medium Coastal Hazard Area



General Business

Medium Density Residential

High Density Residential

147 Gracefield Road



Flood Hazard Overlay

Inundation Area



Overland Flow Path



Stream Corridor



Special Business



19 Barnes Street



Flood Hazard Overlay

Inundation Area



Overland Flow Path



Stream Corridor



Coastal Hazard Overlay - Tsunami

High Coastal Hazard Area



Medium Coastal Hazard Area



Low Coastal Hazard Area



Coastal Hazard Overlay - Inundation

High Coastal Hazard Area



Medium Coastal Hazard Area



Special Business

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last TAYLOR		First STEPHEN	
Company/organisation				
Contact if different				
Address	Unit	Number 15	Street BEACH STREET	
	Suburb PETONE			
	City LOWER HUTT		Postcode 5012	
Address for Service if different	Postal Address		Courier Address	
Phone	Day	0211131018	Evening	0211131018
	Mobile	0211131018		
Email	STEVETAYLORNZ@HOTMAIL.COM			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in residential and commercial areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

The mandatory and unreasonably arbitrary nature of the heritage listings. This will arbitrarily penalise some property owners in relation to what is likely to be their greatest asset. Private property rights should mean that any such heritage listing should be voluntary.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

The focus for these reform's should be on generating the desired outcome - an improvement in housing supply. The Council should collaborate with other councils to have the proposed changes amended so that each Council has a target to meet and discretion as to how these are met rather than by forcing this change as currently proposed.

At a minimum these provisions need to be amended to require a property owner to cosent to having their property listed for heritage purposes

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Collaborate with other Councils to fight these proposals as they are currently written and seek a change in Government approach to one that sets targets to meet and gives Councils discretion as to how these are met rather than by forcing this change as currently proposed.

At a minimum these provisions need to be amended (or implemented) to require a property owner to consent to having their property listed for heritage purposes.

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	20/9/2022
	<i>Date</i>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last		First	
Company/organisation				
Contact <i>if different</i>				
Address	Unit	Number	Street	
	Suburb			
	City		Postcode	
Address for Service <i>if different</i>	Postal Address		Courier Address	
Phone	Day		Evening	
	Mobile			
Email				

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I **could** **could not** gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I **am** **am not** directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
 (Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
 (Please tick one)

Signature of submitter:
 (or person authorised to sign on
 behalf of submitter)

Apcassidy

Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last <i>GILLIES</i> First <i>BRYAN</i>	
	Company/organisation	
Contact if different		
Address	Unit	Number <i>9</i> Street <i>TOTARA CREB</i>
	Suburb	<i>WOBURN</i>
	City	<i>Lower Hutt</i> Postcode <i>5010</i>
	Postal Address	Courier Address
Address for Service if different		
Phone	Day	Evening
	Mobile <i>021 067 4846</i>	
Email	<i>bryan.gillies@hvhs.school.nz</i>	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential & commercial areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition;

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

That the National Policy Statement on urban development mandates that the current "Special Residential Areas" (eg Woburn ~~But~~ Boulcott, etc) automatically become "High Density Residential Areas"

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose this provision as it will destroy the leafy tree-ed suburbs of Woburn Boulcott, etc.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

*I wish that the Hutt City Council
preserve the Special Character Areas*

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on
behalf of submitter)



19.9.22

Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

From: Lesley & Rick haines.wells@gmail.com
Subject: Proposed District Plan Changes Section 56
Date: 20 September 2022 at 2:50 PM
To: district.plans@huttcity.govt.nz



Kia ora koutou,

My name is Lesley Haines and I am Lower Hutt resident. My address is 6 Pitoitoi Road in Days Bay. Please accept my comments on the proposed district plan changes. Note that I could not gain an advantage in trade from anything I say in this submission.

Medium density residential zones

I support larger walking catchments for intensification around centres and mass transit hubs, so long as they are not within areas prone to natural hazards (sea level rise, tsunami, and the like).

Please add a permeability standard, such as that minimum 30-40% of sites should be permeable (incl permeable pavers / gravel etc) so that we better manage run off in our increasingly variable climate, and that we protect biodiversity to at least some extent.

As areas become more dense it will be very important to provide neighbourhood green space to support a greater number of people with little of their own. The Council needs to be proactive in setting aside such areas in the plan if possible or alternatively buying suitable sites.

I do have concerns about significantly increasing density in areas subject to natural hazards, in particular tsunami risk.

For Eastbourne and the Bays careful thought needs to be given to people's needs and they way they might be met if the only road in and out was not viable for any length of time because of tsunami warnings and damage. I'm thinking of recent research on the Hikurangi trench and the history of 40 m waves which has been revealed. Given this I don't think the Council will want 20,000 people living in the Eastbourne/Bays area in 10 or 20 years.

Similarly in Petone dense urban development will need to be cognisant of tsunami risk and will require well practised plans for orderly evacuation of a large number of people in a timely manner. Although there are plenty of ways to egress up the valley or up onto the lower hill slopes from the Petone area, a well understood and practised plan will be required to cater for all needs. It will need coordination with public transport as egress will be too far for many to walk, and as we look forward, many will not have access to their own vehicle. Studies I have read suggest that if you just leave it to individuals people's lives will be unduly put at risk - lots of buses and trains may be needed in the middle of the night.

Developers must be able to show that residents of intensely developed areas have good access to public transport. Also there should be some requirement for a proportion of dwellings having universal design making them suitable for the significant percentage of our population who have, or may have in the future, limiting disabilities.

Councils' planning teams and consent enforcement teams are already vastly under-resourced. These need proper resourcing otherwise all this good change won't be worth the paper it's written on. I also encourage councils to combine and pool resources for consenting, design review, and other permitting functions, that mean multiple small councils can enjoy high-calibre people and economies of scale.

Nga mihi,
Lesley Haines

Lesley Haines
20/9/22

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last George	First Cliff
Company/organisation		
Contact if different		
Address	Unit	Number 12 Street Hine Road
	Suburb Wainuiomata	
	City Lower Hutt	Postcode 5014
Address for Service if different	Postal Address	Courier Address
Phone	Day 0272442487	Evening 0277368425
	Mobile	
Email	cliffgeorge1961@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Chapter 4F Medium Density Residential Activity Area
 Chapter 4G High Density Residential Activity Area

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I am against plan changes 4F & 4G for the following reasons.

Lab & Nats government failure on housing over 20 plus years leading to a panicked response (Schedule 1, Part 6 of the RMA) that has not gone through appropriate parliamentary scrutiny.

Absolutely some intensification is required in all cities, but for medium density housing intensification to be effective it needs to be coordinated with service & transport & road infrastructure & off-street car parking/garaging & car charging & well planned to ensure adequate light, outdoor amenity are retained for all.

Unrestrained 'right to build' up to 3 storey to 6 storey 1m from the boundary ignoring recession planes on a 300m2 section is not the solution we should be looking for - developer can take that danger on your north boundary, bowl it & put a 3 storey or 6 storey house or apartment block within 1m.

No sunlight, no privacy, parking disputes, noise control etc. This in turn knocks thousands \$\$ off the asset value of the surrounding houses and eventually forcing these owners to sell and thus the cycle will continue.

This will ultimately lead to the same poor living conditions people faced, when this type of apartment style was construction was built in the 60/70s (and many have since been torn down) once the new shine has worn off.

This will lead to Lower Hutt losing the very reason many people desire to live, work, and play in Lower Hutt and call it their home, as they will move away to greener pastures.

I guess politicians & investors dont live on the 300m2 sections and will be least affected by this legislation, so no squealing from them.

It will affect most other ratepayers.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

HCC should reject these plans and stand against any of these changes as is the Christchurch CC and stick up for its ratepayers.

HCC and its residents should decide the future of Lower Hutt City housing policys via a referendum. As these are generational decisions and require more thought before being pushed through with little thought of the consequences.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



20/9/2022
Date

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Anne First Smith	
Company/organisation		
Contact if different		
Address	Unit Number 8 Street Graham street	
	Suburb Petone	
	City Hutt City	Postcode 5012
Address for Service if different	Postal Address 8Graham st	Courier Address
Phone	Day 045685773	Evening 045685773
	Mobile 0274694033	
Email	anne.smith@xtra.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Hazard risk.

Quality of housing provided for in median and high density zones

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

My submission is attached to the email.

I wish to oppose the provisions and also suggest amendments should they go forward.

My submission is attached to this email.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

A response to my submission that reflects the urgency of sending correct signals to the public and developers while channelling resources to areas viable for future development.



(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

Date

(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

Submission on District Plan change 56

Anne Smith

20 September 2022

I am submitting on behalf of the following generations of which my mokopuna are members. I wish to see a vision and future development that does not overburden them with chaos and cost through lack of planning and resource allocation by this generation. The rates of today's generation must be used in ways that prepare for a future without Petone's existence.

My submission only addresses Petone, to keep things simple, but the same issues apply to much of the Hutt Valley and I assume that the council can apply these points to the wider district.

I have two main areas of concern:

1. Sea level rise will require retreat from some areas, in particular Petone.
Hence planning must immediately inform this reality.
2. The need to build better housing communities with individual well-being as the focus through connectedness, access to services and a sense of fairness.
" A community not built around children is no community at all" .¹

Sea Level Rise

Councils should use their existing powers now to drive climate-resilient development in the right places. They should use the climate scenarios recommended by the national adaptation plan when making and changing policy statements and plans.²

I suggest that no intensification of housing should be allowed in Petone at all.

(This has already been signalled by the insurance industry³, as well as by the government adaption plan as indicated above).

The Council should be immediately make managed retreat from the Petone area as the main qualifying factor in housing planning.

Specifically:

1. The council should prevent any further development of areas of Petone already identified as subject to sea level rise by making sea level rise a qualifying factor in applying the proposed change 56 to the District Plan.

2. The Council must make Managed Retreat a qualifying factor in applying change 56 in Petone. Infill housing should be included in applying the need for managed retreat from areas recognised as subject to Managed Retreat.
3. The Council must develop a new longer sighted planning horizon linked to sea level rise with a new metric (meters of sea level rise) for those areas subject to sea level rise, not time. For example, plan for 5m of sea level rise not 50 years.
4. The Council must plan for a sea level rise that may not be linear and gradual, but may occur catastrophically in response to major events, eg: Thwaites Glacier breakup.⁴
5. The council must ensure capital expenditure by both private and public funds happens only in areas where housing and communities will be viable in the future. I live in a perfectly sound house of approximately 100 years old, and housing stock time frames of 30 to 50 years for replacement or renovation should be revised to prevent buildings being built with this minimalist view to their life.
6. The Council should clearly indicate on the District Plan that all Council infrastructure investment will only occur in areas that will provide for future generations (as guided by a new metric informed by sea level rise and managed retreat). The Council should not invest in infrastructure in areas identified as not providing long term viable living space -ie; -areas subject to sea level rise and managed retreat.
7. The Council should adopt the IPCC (International Panel on Climate Change) scenarios and projections for sea level rise as providing the science that informs decision making while using the National Adaption Plan August 2022 to guide risk assessment planning decision.
8. The council should ensure all councillors and staff understand and are conversant with the IPCC reports, scenario's, assumptions and projections. This education is vital to ensuring money is spent with a view to the future.
9. The council should embark on a campaign to inform and involve communities of both the science and its response to the science and government initiatives on sea level rise through local media and council releases.
- 10.** The council must develop a strategy for developers to have a long term financial liability for the housing they build. Developers must be required to be recognise their responsibility to contribute to development for future generations. At present developers are being allowed to develop in areas that are not likely to be viable in the future and are able to displace the onus of liability onto the community. The developers build, within council regulations to increase density which helps satisfy the councils need for rates, the govt need for housing and their individual need for profit, they sell and walk away, leaving liability to the buyer and the Council. Is the Council therefore ignoring its responsibility to signal that these properties will have no future resale or habitable value? Data from the IPCC has been presented consistently since 1988 on a five year cycle and more recently the Ministry for the Environment.

Building for Communities

A District Plan should involve more than a consideration of building regulations. It should seek to address positive conditions for creating great communities where all feel equally valued. It is time to change the model that allows ad hoc development by developers or individuals without a wider view/vision of how the community should unfold into the future. Models should allow for occupants involvement in housing creation.

Specifically;

1. A qualifying factor for the development of high and median density housing within high and median zones should be the acquiring of a minimum area of land for development in one parcel. Eg One third of a hectare. This would allow the model of housing development to be changed.
2. Subsequent to the above factor, a further qualifying factor to development of high and median density housing should be the provision of community facilities within the development. For example, green space, shared community facilities such as laundries and outdoor drying on roof tops, gardens, hoops, hopscotch, outdoor tables, barbecues a shared common room. How wide is our imagination of what good living looks like for all ages and all and varied ethnic groups? Shared bike storage and rentable storage if no garages?
3. The council should promote the involvement of the present owners of high density and median housing to be involved in the development of these housing developments. Currently many developers sell “off the plans” developments before building. Using the Simplicity Living⁵ model with 1/3 of the acquired plot of land not for buildings, would allow some input of buyers into the development, with council regulations safeguarding the development for the future. Council incentives should enable this community input. This could be a starting point to occupier involvement.
4. The council should start a conversation with the community presenting different models of housing development from around the world to inform future planning.

Footnotes

1. George Monbiot 2016 “How did we get into this mess?” P43
2. <https://environment.govt.nz/assets/publications/MFE-AoG-20665-GF-National-Adaptation-Plan-Summary-2022-v5-WEB.pdf>
3. <https://www.rnz.co.nz/news/national/473065/building-in-flood-prone-locations-needs-to-stop-insurer-iag-says>
4. <https://www.rnz.co.nz/news/world/474977/thwaites-glacier-tipping-point-is-it-a-doomsday-scenario>

5. <https://www.stuff.co.nz/business/127800528/simplicity-kiwisaver-to-build-10000-affordable-longterm-rentals-in-the-next-10-years-for-450k-each>

References

https://environment.govt.nz/assets/Publications/Files/MFE_Coastal_Fact-Sheet-7.pdf

<https://report.ipcc.ch/ar6wg2/>

<https://environment.govt.nz/publications/coastal-hazards-and-climate-change-guidance-for-local-government/>

<https://environment.govt.nz/assets/publications/MFE-AoG-20665-GF-National-Adaptation-Plan-Summary-2022-v5-WEB.pdf>

<https://www.newshub.co.nz/home/new-zealand/2022/05/climate-change-how-sea-level-rise-will-work-invisibly-paralysing-towns-and-cities-from-underground.html>

<https://www.rnz.co.nz/news/on-the-inside/462541/ipcc-report-focus-should-be-on-coastal-cities-in-preparation-for-inevitable-climate-impacts>



RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Whitney First Robert and Marie	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 63 Street Laings Road	
	Suburb Hutt Central	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 027 292 1050	
Email	rsw703@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Chapter 14F Heritage Buildings and Structures and the creation of 'heritage areas' to restrict development

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

We are against the listing of private residential properties as heritage under the proposed heritage areas included in this plan change, without homeowner consent.

Our house is our home we value it and we take good care of it. We are keen to ensure it is properly maintained, safe and looks good. Safety is a particular concern given developing awareness of safety issues (fire, earthquake, flooding and tsunami). We strongly believe that we should be consulted about and involved in any decisions that affect all the values (price, safety, liveability etc) of our house.

We are concerned that the Council went against previous decisions to in proposing these changes, and were not prepared to critically review the consultants reports which apparently had just been based on a drive round of the city and in the case of 63 Laings Road were clearly incorrect, and were shown to be incorrect at the public hearing at the time.

These heritage areas will not only have disastrous consequences for the families affected but will drastically impact the layout and aesthetic of the Hutt. While neighbouring streets build up to three or six storeys high, these heritage areas will be forced into stagnation.

A heritage area imposes significant restrictions on what a home-owner can and can't do with their property. Once a property is in one of these areas, the owner will have to get the Council's consent to make any changes to their home, or if they want to change the number of stories or number of houses. The rules for when the Council may do this are very vague and leave a lot of discretion to the Council.

The owners must be involved in any decisions about their property as the council (officials and elected Councillors) have indicated they are not prepared to critically evaluate their consultants reports.

We know that heritage listings can impose significant ongoing costs and problems for property owners. Insurers will charge increased premiums (eg, 25% or more), increased excesses and refuse to provide cover for the additional costs in repairing to the original standard and to cover further Council Consent fees.

Evidence indicates heritage listing reduces the value of a property by 10 to 30%. Real estate agents have reported that many potential buyers lose interest when they learn that a property is heritage listed. It is unclear what the impact on value these new heritage area restrictions will have.

Furthermore, the houses in the proposed areas vary drastically in their quality and type. Many don't look like heritage at all. Others are unlikely to meet healthy homes standards. Yet they will all be included in the same umbrella of rules, forced into stasis while the rest of the Hutt modernises. To me, that is not fair.

We want to have the choice as to whether our property is included in the Plan Change as now being in a heritage area. The Council must not be able to include the homes of local families as heritage without the agreement of the owner.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

We want the Council to adopt the following policy: “That a property should only be classified as heritage in the District Plan with the express written consent of the property owner.”

Any decision about Heritage status should take into account any safety issues given developing knowledge about fire, flooding, earthquake and tsunami risks in the Hutt Valley.

We want the Council to include the above policy in the proposed Plan Change. Property owners have much to lose from the imposition of any unwanted heritage categorisation, as has Hutt City from the costs of increased management, loss of citizen goodwill and the likely litigation for its removal by informed property owners.

We believe a voluntary heritage policy is very much in the best interests and for the benefit of Hutt City and its citizens.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	20/9/2022
	<small>Date</small>

(a signature is not required if you make your submission by electronic means)

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Cooper First Theresa	
Company/organisation		
Contact if different		
Address	Unit Number 17 Street Onehuka Road	
	Suburb Tirohanga	
	City Lower Hutt	Postcode 5010
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 022 653 2364	
Email	theresa.e.cooper@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

ENABLING INTENSIFICATION IN RESIDENTIAL AND COMMERCIAL AREAS

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

This submission specifically refers to Onehuka Road, Tirohanga and the Plan Change 56 proposed for the street to be a High Density Residential Zone.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I do not support this specific provision, High Density Residential Zone for Onehuka Road, Tirohanga.

I wish for the provision to be amended to Medium Density Residential Zone for this street.

Onehunga Road is a narrow street on a lower hill slope which is dominated by significant native planting which attracts native birds. The street is more like a one way in and out with restricted access to residential dwellings, many with shared driveways.

If we see residential dwellings being built up to six storeys on this street, it would adversely affect accessibility, sunlight, disrupt native flora and fauna and increase the risk of land slips.

Onehuka Road is also located close by to the Wellington Faultline.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Onehuka Road, Tirohanga is to be proposed as a Medium Residential Density Zone.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
behalf of submitter)*

	20/9/2022
	<small>Date</small>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Jones First Les	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 69A Street Pretoria Street	
	Suburb Lower Hutt	
	City	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	
Email	jones1234567@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Plan change 56

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I Oppose the new plan change 56 as the city is already too congested

There are issues with

1. parking
2. charging electric vehicles
3. social issues
4. infrastructure overload
5. roading network not up to increased population
6. road pavements not adequate for this increase in population

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Do not allow plan change 56 in areas outside the direct vicinity of a transport hub or the city centre

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

Date

(a signature is not required if you make your submission by electronic means)

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Cargill		First Justin	
Company/organisation				
Contact <i>if different</i>				
Address	Unit	Number 10	Street	Garden Rd
	Suburb	Avalon		
	City	Lower Hutt	Postcode	5011
Address for Service <i>if different</i>	Postal Address		Courier Address	
	as above			
Phone	Day	Evening		
	Mobile	0276543789		
Email	justin.cargill@vuw.ac.nz			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

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5. The specific provisions of the proposal that my submission relates to are:

Give details:

Amendments 3, 54, 107 - use the same/similar wording so same concern raised

Amendment 16

Amendment 23

Amendments 78, 79, 80,81, 147, 148,149, 150, 314 all use the same/similar wording with the same concerns raised.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

Please see attached pdf document (7 pages). This is signed by 20 residents representing 14 properties.

Thank you very much.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Summary and recommendations (pasted from the submission):

Resource consent criteria should be both clearly and fully articulated at the outset so that developers know whether they should even bother approaching Council for consent. Developers will otherwise push the envelope!

Although the legislation is in place there is still room for Council discretion regarding consent on a case-by-case basis. Discretion should be exercised; Council should not be in the pockets of developers.

Consent should be granted on the basis of a site assessment of the impact of new dwellings and not rubber-stamped on the basis of a formula created in a vacuum.

Checks and provisions should be put in place to ensure rigorous adherence to the regulations.

The objections of surrounding property owners should be taken seriously and not dismissed by a panicky Council. The idea that residents will not be notified of intensification in neighbouring properties is high-handed and unethical.

There should be a severe limit on the number of higher-density developments in any one street (with issues regarding impact on neighbouring properties duly considered). Three to six storey dwellings should only be permitted in the CBD; parking buildings should be built to ensure that shoppers' parking spaces are not diminished. Residential housing outside of the CBD should be limited to two-storey dwellings only, with provision for at least one car on the property.

Minimum unit sizes should be specified that consider the psychology of personal space.

Concerns regarding parking provisions should be taken seriously.

There are large areas of unoccupied land. Opening up these areas should be preferred. Land should be released in stages as the infrastructure is simultaneously improved. There is no reason that this should be a tardy process.

When the market slowly corrects there should be a corresponding decline in consent, ie. a hesitancy to madly rush into further destruction of our current urban character in favour of multiplied numbers of cookie cutter multi-unit developments characterised by the same basic design and materials.

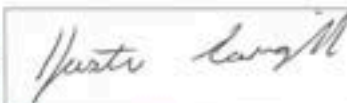
(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



19/9/22
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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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

Proposed District Plan Change PC56

19th September 2022

<https://hccpublicdocs.azurewebsites.net/api/download/7210cb015bf3423eb849e753bed7dbae/districtPlann/867e7af5144159b62497bad4d069e5fa3580a>

We are making this submission in regard to the *Proposed District Plan Change PC56*

We appreciate that the Council opposed this legislation and appreciate the comments by Alison Geddes (Interim Director Environment & Sustainability)

<https://www.huttcity.govt.nz/people-and-communities/news/2022/proposed-rules-for-increased-housing-height-and-density-released-for-public-consultation>

We recognise that there is a housing crisis, that the development Plan is drawn up in the light of immediate and perceived future needs. Intensification is an obvious solution but we are concerned about how this Plan will be implemented.

We wonder whether the long-term implications or future risks have been fully considered and we are suspicious that the regulations will be thwarted.

Infrastructure concerns

The Plan states that "Substantial savings are achievable through residential consolidation in areas where services, such as stormwater, waste water and water reticulation systems, are in place already and there is spare capacity" (Amendment 23).

We are concerned that such areas will be identified as "spare capacity" only once developers show an interest. Unless "spare capacity" is defined at the outset, we suspect that some areas will be *forced* to fit the "spare capacity" criteria to serve developer interests. Areas should be clearly defined independent of any potential interest and only then should developers be allowed to express their interest.

The fact is that the city's infrastructure capacities, eg. stormwater, drainage and sewerage systems are already strained and unable to cope with current weather conditions and population densities. That has been demonstrated recently with sewerage overflow and street flooding.

The utilities are simply not built to deal with the kind of population increase which the proposed level of intensification suggests could occur.

Developers will clearly wish to piggyback on our current deteriorating infrastructure. Even should developers in principle be expected to pay for expanded infrastructures, word of mouth and social media have reported multiple instances of breaches in existing Council laws. There will be much greater opportunity and incentive for that to occur under the new Plan.

Questions:

- Will developers be permitted to piggyback on our current deteriorating infrastructure?

- If the infrastructure is expanded/improved upon, will developers be required to pay for this or will ratepayers be expected to fund this and thus contribute to developers' profit margins?
- What checks and provisions will be put in place to ensure rigorous adherence to the regulations (which are already too lenient)?
- What redress will the public have should these regulations be breached?

Social concerns

The document refers to "wellbeing" a number of times but wellbeing is not served by cramming people into housing with little social space.

The Council needs to ensure it does not create the potential for slum environments. That is contingent on the occupants but multiplied numbers of dwellings packed into small land areas with little potential for individuality is conducive to the development of slum mentalities.

Owner-occupier dwelling encourages an attachment and commitment to the local community. Intensification encourages investors to purchase med/high density dwellings to rent to tenants. Large numbers of tenancy dwellings in a limited area may have implications for the social stability of the neighbourhood.

The Plan does not seem to ensure that developments keep to the character of the existing area.

Quite urban areas especially *cul de sacs* have the potential to become over developed.

Intensification of the population requires social support. Larger populations can lead to an increase in criminal activity. Existing services are not adequate for current offending; intensification will likely exacerbate the situation.

Questions:

- What provision is being made for an increasing population occupying limited areas? Will policing and social support services be increased?
- Will schools and hospitals be equipped to respond to the needs of an increased population?

Parking

It appears that the new apartments/multi-storey buildings are not required to provide off street parking. This short-sightedness is folly. Residents are potentially faced with nose-to-tail on-street car parking. This has already been observed in parts of the Hutt. This raises

issues of inconvenience (parking at some distance from one's residence or when visiting) and concerns about vehicular safety, in addition to hampering services.

Questions:

- How will rubbish and recycling collection be conducted when streets are crammed with cars?
- How will street gutters be cleaned as they periodically are by Council in the presence of nose-to-tail on-street parking?
- To what extent will access be hampered for ambulances and other emergency services?
- Will residential parking charges or casual parking charges be introduced to discourage parking altogether?

Privacy and quality of life

The Plan reads "Discretion is restricted to: (iaa) The planned urban built character for the Medium Density Residential Activity Area. (i) The effects on the privacy of adjoining sites. (ii) The effects on shading of adjoining sites including the impacts of shading on their primary internal and external living areas throughout the year. (iii) The effects on the amenity of the surrounding residential area and adjoining streetscape." (Amendment 79, p.34 but see similar wording in Amendments 78, 80, 81, 147, 148, 149, 150, 314)

This statement is vague. What does "effects" and "impacts" mean? Who measures these? Fortunately, the Plan also includes formulas for height and distance from boundary which introduces measurable standards. But these do not factor in the layout and design of the surrounding homes which will be impacted by new adjoining dwellings. The distance from boundary regulations are not necessarily sufficient to prevent the shutting out of morning and evening sunlight. Site assessment will be necessary. Consent should therefore be granted on the basis of a site assessment of the impact of new dwellings and not rubber-stamped on the basis of a formula created in a vacuum.

Residents are currently obliged to strategically plant trees and build fences to maintain privacy but those strategies will not provide privacy when three-storey (or more) buildings are developed adjacent to one's property.

The proposal refers to "public spaces" but these do not compensate for small backyards which inhibit social activity and entertainment and markedly reduce play space. It is peculiar that the Plan will require children's physical play needs to be met by local parks – peculiar given the need for child supervision. How much safer and convenient it is to play in one's backyard.

The Plan reads "A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future" (Amendment 3, see also 54 and 107). It appears the Plan will meet such needs only if one is an exhibitionist and a sardine!

How will the removal of minimum carparking requirements and increasing building heights and densities achieve these objectives without creating the kinds of congested developments (ghettos?), over-crowded noisy properties and overcrowded streets, which we see in England and parts of Europe. Such words as "practical" or "well-functioning" or "wellbeing" cannot be meaningfully applied to the new environment envisaged by the Plan.

It is not unreasonable to want one's home to be a safe place with some space to enjoy peace and quiet. Why emulate Europe? Isn't that one thing that migrants say about living in New Zealand? That there is room to breathe!

Some of the signatories to this submission have seen examples of the new housing by commercial developers and are shocked at the small-sized rooms in some (not all) developments. Has any thought been given to the long-term wellbeing of individuals crammed into such small spacing? Such small sized rooms may be acceptable in a seaside bach but these are homes! Clearly, developers are wanting to cram together as much housing as possible and the Council seems to be readily complicit.

It seems that residents will not be notified of intensification in neighbouring properties. This is high-handed and unethical. It rides roughshod over the wellbeing of residents who may invest money and energy in improving their properties only to see the value diminish with intensification and their quality of life negatively impacted.

Although the Plan does acknowledge the importance of wellbeing this seems to be a sop, included for appearances only. The Plan creates an environment in which existing residents will live in apprehension that adjoining properties may undergo intrusive intensification. That is not conducive to peace of mind. In addition, a further layer of stress is added to house purchasing as prospective buyers will need to consider whether adjoining properties are likely to become candidates for intensification.

One particularly problematic statement reads, "As a result, low to high density development, including a mix of standalone houses, detached dwellings, terraced housing and low rise apartments of at least six storeys are provided for" (Amendment 16). What does "at least six storeys" imply? Does this mean we can expect to see buildings developed which are over 6 storeys?

Questions:

- Is there provision for private owners to respond to proposed multi-storey edifices being built on adjacent properties or will the default lie with the developers?
- Will the objections of surrounding property owners be taken seriously?
- Will more than lip service be paid to issues regarding shading and space?

- Property prices will clearly decrease as existing homes become less attractive because of the towering presence of new dwellings. Is Council prepared to compensate property owners for this loss in value and quality of life?

New land areas developed

The Plan refers to "Limiting the amount of land at the periphery that can be developed for urban residential purposes" and instead aims for "intensification in the existing urban environment" (Amendment 23). On the contrary, peripheral land should be more utilised and intensification in existing areas limited.

The Plan states that with reduced travel time due to shorter journeys to various facilities and centres this will "result in a more efficient use of non-renewable energy" (Amendment 23). But the idea that the carbon footprint will increase because residents are further from major shopping venues and other amenities is bogus given the existence of electric vehicles on the market and the fact this fleet will grow. Families/individuals with petrol vehicles who have moved into new land areas can be expected in coming years to purchase hybrids and e-vehicles as replacements as the market-share of such vehicles grows. Granted this transition to e-vehicles is gradual but it will accelerate and we need to be thinking long-term anyway. The Plan itself seems oblivious to long-term negative implications.

Any objection based on the fact that the use of peripheral land will entail the loss of green space loses all force because intensification itself involves the loss of green space. In fact, intensification has even greater negative consequences given that intensification only leaves room for tiny garden plots and that does nothing for the environment. There is little room for medium-to-larger trees which offset carbon emissions.

Questions:

- Why are urban areas being exploited disproportionately and not a greater emphasis on peripheral land?

Use of demolished materials

Materials demolished from existing homes (eg. older homes with quality native timber) should be re-purposed. Developers are not saving valuable materials. This puts a strain on existing landfills. House demolition should be monitored to ensure possible reuse of materials. If this programme is implemented with vigour it has environmental implications.

Questions:

- Are the environmental effects of demolition waste being taken seriously?
- Are materials being recycled/repurposed?

Summary and recommendations

- Resource consent criteria should be both clearly and fully articulated at the outset so that developers know whether they should even bother approaching Council for consent. Developers will otherwise push the envelope!
- Although the legislation is in place there is still room for Council discretion regarding consent on a case-by-case basis. Discretion *should* be exercised; Council should not be in the pockets of developers.
- Consent should be granted on the basis of a site assessment of the impact of new dwellings and not rubber-stamped on the basis of a formula created in a vacuum.
- Checks and provisions should be put in place to ensure *rigorous* adherence to the regulations.
- The objections of surrounding property owners should be taken seriously and not dismissed by a panicky Council. The idea that residents will not be notified of intensification in neighbouring properties is high-handed and unethical.
- There should be a severe limit on the number of higher-density developments in any one street (with issues regarding impact on neighbouring properties duly considered). Three to six storey dwellings should only be permitted in the CBD; parking buildings should be built to ensure that shoppers' parking spaces are not diminished. Residential housing outside of the CBD should be limited to two-storey dwellings only, with provision for at least one car on the property.
- Minimum unit sizes should be specified that consider the psychology of personal space.
- Concerns regarding parking provisions should be taken seriously.
- There are large areas of unoccupied land. Opening up these areas should be preferred. Land should be released in stages as the infrastructure is simultaneously improved. There is no reason that this should be a tardy process.
- When the market slowly corrects there should be a corresponding decline in consent, ie. a hesitancy to madly rush into further destruction of our current urban character in favour of multiplied numbers of cookie cutter multi-unit developments characterised by the same basic design and materials.

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10 Garden Rd, Avalon

John Currie

23 Ropata cres Boulcott

Rose Currie

12 Garden Rd, Lower Hut

J B Sumner

11

Sam Well

6 Garden Road, Avalon.

Joh. Nah

6 GARDEN ROAD AVALON

~~Ry~~

8 Garden Rd, Avalon

8 Garden Rd, Avalon

~~MB~~

1A Garden Rd

~~John Wilson~~

1A Garden Rd

7 GARDEN ROAD

5 Garden Road

Blair / Str

10 Garden Road, Avalon.

Stuyvesant

16 GARDEN RD - AVALON

R Morrison

2 Garden Road Avalon

Gravel

4 Garden Rd Avalon

13 O'Keefe

23a Garden Road, Avalon.

Moffat

23a Garden Road, Avalon

eg

Alab Freya Petersen

18 Garden Road, Avalon.

9 Garden Road Avalon

~~and~~

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Prebble First Stephen	
Company/organisation		
Contact if different		
Address	Unit	Number 24 Street Elizabeth Street
	Suburb	Moera
	City	Lower Hutt Postcode 5010
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021 0858 0296	
Email	stephen@ccl.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Chapter 14F Heritage Buildings and Structures and the creation of 'heritage areas' to restrict development.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I am against the listing of private residential properties as heritage under the proposed heritage areas included in this plan change, without homeowner consent.

A heritage area imposes significant restrictions on what a home-owner can and can't do with their property. Once a property is in one of these areas, the owner will have to get the Council's consent to make any changes to their home, or if they want to change the number of stories or number of houses. The rules for when the Council may do this are very vague and leave a lot of discretion to the Council.

We know that heritage listings can impose significant ongoing costs and problems for property owners. Insurers will charge increased premiums (eg, 25% or more), increased excesses and refuse to provide cover for the additional costs in repairing to the original standard and to cover further Council Consent fees.

Evidence indicates heritage listing reduces the value of a property by 10 to 30%. Real estate agents have reported that many potential buyers lose interest when they learn that a property is heritage listed. It is unclear what the impact on value these new heritage area restrictions will have.

I want to have the choice as to whether my property is included in the Plan Change as now being in a heritage area. The Council must not be able to include the homes of local families as heritage without the agreement of the owner.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I want the Council to adopt the following policy:

"That a property should only be classified as heritage in the District Plan with the express written consent of the property owner."

I want the Council to include the above policy in the proposed Plan Change.

Property owners have much to lose from the imposition of any unwanted heritage categorisation, as has Hutt City from the costs of increased management, loss of citizen goodwill and the likely litigation for its removal by informed property owners. I believe a voluntary heritage policy is very much in the best interests and for the benefit of Hutt City and its citizens.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,
I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



20/9/2022
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt