

## SUBMISSION OF OYSTER MANAGEMENT LIMITED ON HUTT CITY PROPOSED DISTRICT PLAN

**To:** Hutt City Council  
Att: Policy Planning Team  
Private Bag 31912  
Lower Hutt 5040  
  
district.plan@huttcity.govt.nz

**Name of Submitter:** Oyster Management Limited

**Address:** c/- MinterEllisonRuddWatts  
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AUCKLAND 1143  
Attention: Bianca Tree  
  
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### Introduction and scope of submission

1. Oyster Management Limited (**Oyster**) appreciates the opportunity to make a submission on Hutt City Council's (**Council**) Proposed District Plan (**Proposed Plan**) as notified on 6 February 2025.
2. Oyster supports the Proposed Plan in part. Oyster's submissions on the Proposed Plan and relief sought are set out in full in the table at **Appendix A**. To summarise, Oyster generally supports the Proposed Plan provisions referenced in Appendix A, but seeks amendments to:
  - (a) delete the Jackson Street Character Transition Precinct;
  - (b) clarify natural and coastal hazard definitions within the Proposed Plan;
  - (c) reduce or avoid increasing the existing risk from natural hazards to people, buildings and infrastructure, whilst providing for appropriate subdivision, use and development within the High Natural Hazard Overlays;
  - (d) support appropriate provisions to reflect the probability and limitations in mitigating risks of natural hazards, including tsunamis; and

- (e) propose amendments to provisions related to Sites and Areas of Significance to Māori to improve consistency and clarity between policies.
3. For completeness, 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, retail assets include regional shopping centres, outlet centres, suburban convenience centres, large format retail, and supermarkets, and 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 and corresponding overlays in the Proposed Plan are shown in the planning maps in **Appendix B** attached 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, the amendments sought by Argosy are to ensure that the Proposed Plan:
  - (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) 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 22<sup>nd</sup> day of April 2025

**Oyster Management Limited** by its  
solicitors and duly authorised agents  
MinterEllisonRuddWatts



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**Bianca Tree**

**Address for service of submitter**

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**Appendix A – Submission on behalf of Oyster Management Limited (Oyster) on Hutt City Proposed 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	Decision requested / relief sought
1.	Part 1 – Introduction and General Provisions / INTERPRETATION / Definitions	Activity potentially sensitive to natural hazards	Support	The inclusion of industrial activities and offices within this category is appropriate.	Retain as notified.
2.	Part 1 – Introduction and General Provisions / INTERPRETATION / Definitions	Industrial activities	Support	Industrial activities mean an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.  This is an appropriate definition.	Retain as notified.
3.	Part 1 – Introduction and General Provisions / INTERPRETATION / Definitions	Liquefaction Hazard Overlay	Support in part	This definition is insufficient to describe the purpose, scope and extent of the Liquefaction Hazard Overlay.	Amend to provide a definition that clearly defines and explains the purpose of this overlay in the plan.
4.	Part 1 – Introduction and General Provisions / INTERPRETATION / Definitions	Slope Assessment Overlay	Support in part	This definition is insufficient to describe the purpose, scope and extent of the Slope Assessment Overlay.	Amend to provide a definition that clearly defines and explains the purpose of this overlay in the plan.
5.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	Introduction	Support in part	The Natural Hazard overlays are based on the best available guidance and appropriately ranked in respect of their hazard risk.  However, there are no clear definitions set out in the Natural Hazards chapter or in the Definitions section	Retain hazard rankings but introduce clear definitions of each hazard into the Natural Hazards chapter or Definition section of the plan.

				of the Plan, for overlays such as Liquefaction, fault rupture and slope stability.	
6.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	Introduction	Support in part	<p>The Natural Hazard overlays are based on the best available guidance and appropriately ranked in respect of their hazard risk.</p> <p>However, there are no clear definitions set out in the Natural Hazards chapter or in the Definitions chapter of the Plan, for overlays such as liquefaction, fault rupture and slope stability.</p>	Retain hazard rankings but introduce clear definitions of each hazard into the Natural Hazards chapter or Definition chapter of the plan.
7.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-O1	Support	The use of “reduce or avoid increasing the existing risk” is appropriate language in NH-01.	Retain as notified.
8.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-O3	Support	It is appropriate to include a separate objective in the plan that provides for subdivision, use and development in the Metropolitan Centre zone in Petone.	Retain as notified.
9.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-P2	Support	It is appropriate to include a policy that recognises the regional importance of Lower Hutt’s Metropolitan Centre Zone and ensures appropriate subdivision, use and development can continue in this zone.	Retain as notified.
10.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-P4	Support	It is appropriate to enable natural hazard mitigation works undertaken by Wellington Regional Council, Hutt City Council, New Zealand Transport Agency (Waka Kotahi), KiwiRail or their nominated contractors or agents.	Retain as notified.
11.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-P6	Support	The general approach to the management of fault hazard risk is supported.	Retain as notified.
12.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-P7	Support	The general approach to the management of fault hazard risk is supported.	Retain as notified.

13.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-P8	Support	The general approach to management of flood hazard risk is supported.	Retain as notified.
14.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-P9	Support	The general approach to management of flood hazard risk is supported.	Retain as notified.
15.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-P11	Support	It is appropriate to allow for building platforms, new buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards within the Liquefaction Hazard Overlay.	Retain as notified.
16.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-P12	Support	The general approach to the management of slope instability is supported.	Retain as notified.
17.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-R2	Support	The activity categorisations, permitted activity conditions, and matters of discretion set out in NH-R2 are appropriate within the poorly constrained or uncertain constrained areas of the Fault Location Area.	Retain as notified.
18.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-R5	Support	The activity categorisations, matters of control and matters of discretion set out in NH-R5 are appropriate within the poorly constrained or uncertain constrained areas of the Fault Location Area	Retain as notified.
19.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-R9	Oppose in part	NH-R9 incorrectly refers to the Low Flood Hazard Overlay, where NH-R9 should refer to the Medium Flood Hazard Overlay and the High Flood Hazard Overlay.	Amend NH-R9 to correctly refer to the Medium Flood Hazard Overlay and the High Flood Hazard Overlay.
20.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-R12	Support	It is appropriate to provide that in all zones, new buildings and structures and the conversions of existing buildings for activities potentially sensitive to natural hazards is a permitted activity where it	Retain as notified.

				complies with the finished floor level control, and otherwise is restricted-discretionary.	
21.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-R13	Oppose in part	<p>The activity categorisations, permitted activity conditions and matters of discretion in NH-R13.1 and NH-R13.2 are appropriate within the Metropolitan Centre zone in Petone for new buildings and structures and conversions within the Medium Flood Hazard Overlay and High Flood Hazard Overlay.</p> <p>However, NH-R13.4 is unsupported, and in all other zones, new buildings or conversions in the High Flood Hazard Overlay should be a discretionary activity status.</p>	<p>Delete NH-R13.4</p> <p>Amend NH-R13.3 to provide for the building or conversion in the Medium Flood Hazard Overlay and High Flood Hazard Overlay as a discretionary activity.</p>
22.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-R15	Support	It is appropriate to permit the addition of existing buildings and structures for activities potentially sensitive to natural hazards in the Liquefaction Hazard Overlay.	Retain as notified.
23.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-R16	Support	It is appropriate to permit new buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards in the Liquefaction Hazard Overlay.	Retain as notified.
24.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	Introduction	Support	The clear and consistent hazard rankings and definitions of the Coastal Hazard Overlays in the Coastal Environment chapter are supported.	Retain as notified.
25.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-O3	Support	The use of “reduce or avoid increasing the existing risk” is appropriate language in CE-O3.	Retain as notified.
26.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE	CE-O5	Support	It is appropriate to include a separate objective in the plan that provides for subdivision, use and	Retain as notified.



	MATTERS / Coastal Environment			development in the Metropolitan Centre zone of Petone.	
27.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-P8	Support	It is appropriate to take a risk-based approach to the management of subdivision, use and development within areas subject to coastal hazards.	Retain as notified.
28.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-P9	Support	It is appropriate to include a policy that recognises the regional importance of Lower Hutt's Metropolitan Centre zone and ensures appropriate subdivision, use and development can continue in this zone.	Retain as notified.
29.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-P11	Support	It is appropriate to enable coastal hazard mitigation works undertaken by central government, local government or their agents.	Retain as notified.
30.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-P13	Support in part	The use of language “only allow for” and “no practicable alternative to reduce risk” is too onerous and limiting in this policy. There will be contexts where hard engineering structures may be the most appropriate method to mitigate coastal hazard risk, even if there are other practicable alternatives available.	Amend as follows: <del>Only allow for</del> <u>Enable</u> hard engineering coastal hazards mitigation works for the reduction of the risk from coastal hazards where:  1. There is a demonstrable risk to life, private property or existing nationally or regionally significant infrastructure from the coastal hazard and it can be demonstrated that there is no

					<del>practicable alternative to reduce this risk.</del>
31.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-P14	Support	The general approach to the additions to existing buildings and structures within the Coastal Hazard Overlays is supported.	Retain as notified.
32.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-P15	Support	The general approach to subdivision, use and development within the Coastal Hazard Overlays is supported.	Retain as notified.
33.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-R9	Support	It is appropriate to permit additions to existing buildings and structures for activities potentially sensitive to natural hazards in the Low Coastal Hazard Overlay.	Retain as notified.
34.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-R10	Support	The activity categorisations, permitted activity conditions and matters of discretion set out in CE-R10 are appropriate for additions to existing buildings and structures for activities potentially sensitive to natural hazards in the Medium Coastal Hazard Overlay.	Retain as notified.
35.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-R11	Support	It is appropriate for additions to existing buildings and structures for activities potentially sensitive to natural hazards in the High Coastal Hazard Overlays to have an activity status of restricted discretionary.	Retain as notified.
36.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-R14	Support	It is appropriate to permit the conversion of existing buildings for activities potentially sensitive to natural hazards in the Coastal Hazard Overlays.	Retain as notified.

37.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-R15	Support	The general approach to activity categorisation, permitted activity conditions and matters of discretion in CE-R15 is supported.	Retain as notified.
38.	Part 2 – District-Wide Matters / HISTORIC AND CULTURAL VALUES / Sites and Areas of Significance to Māori	SASM – P4	Support	It is appropriate to avoid, remedy or mitigate the adverse effects of subdivision use or development on category 2 Sites and Areas of Significance to Māori (SASM).	Retain as notified.
39.	Part 2 – District-Wide Matters / HISTORIC AND CULTURAL VALUES / Sites and Areas of Significance to Māori	SASM – P7	Support in part	SASM-P7 is relevant as a matter of discretion for category 1 and category 2 sites. Additional inclusion of the word “protect” is onerous and elevates category 2 sites to the same status of protection as category 1 sites. Use of the word “protect” is also unnecessary where “preserve” is included in the text. “Protect” should be deleted from this policy.	Amend SASM-P7 as follows:  Work with tangata whenua to manage, maintain and preserve <del>and protect</del> sites and areas of significance to Māori.
40.	Part 2 – District-Wide Matters / HISTORIC AND CULTURAL VALUES / Sites and Areas of Significance to Māori	SASM – PX	N/A	The SASM chapter does not include a policy to address the process or timing for consultation. To provide certainty and assist landowners’ reasonable response timeframes should be included and recognition of efforts to consult should be acknowledged and taken into account.	Include a new policy that provides more certainty on the engagement process for landowners, including when no response is received.
41.	Part 2 – District-Wide Matters / HISTORIC AND CULTURAL VALUES / Sites and Areas of Significance to Māori	SASM – P9	Support in part	SASM-P9 is relevant as a matter of discretion for category 1 and category 2 sites. It is more appropriate for use and development to “recognise” spiritual and cultural values where a SASM overlay exists, to avoid elevating category 2 sites to the same status of protection as category 1 sites.	Amend SASM-P9 as follows:  Use and development that <del>protects</del> recognises spiritual and cultural values

					<p>...</p> <p>Provide for maintenance, repair, alterations, construction and modification within sites and areas of significance to Māori where it is demonstrated that the spiritual and cultural values of the site are <del>protected</del> <u>recognised</u> having regards to ...</p>
42.	Part 2 – District-Wide Matters / HISTORIC AND CULTURAL VALUES / Sites and Areas of Significance to Māori	SASM – R4	Support in part	It is appropriate that additions, alterations or new buildings or structures within a SASM are permitted for Category 2 sites. However, the permitted activity conditions need to provide for each circumstance on a singular basis as described in the relief.	<p>Amend SASM – R4 as follows:</p> <p>Where:</p> <p>a. The additions and alterations are for an existing residential activity;</p> <p>b. The new building or structure is less than 200m<sup>2</sup>; <del>and</del> <u>or</u></p> <p>c. The addition or alternation to a building or structure are within an industrial/ commercial zone and are less than 200m<sup>2</sup>.</p>
43.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / City Centre zone	Planning maps	Support	The inclusion of 270 High Street, Hutt Central in the planning maps as City Centre zoning is appropriate.	Retain as notified.

44.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / City Centre zone	CCZ-O1 – CCZ – O5	Support	The objectives for the City Centre zone are generally appropriate.	Retain as notified.
45.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / City Centre zone	CCZ – P1 – CCZ – P7	Support	The policies P1 – P7 are generally appropriate.	Retain as notified.
46.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / City Centre zone	CCZ-P8	Support	The urban design outcomes (by meeting standard or assessment) described in CCZ-P8 are appropriate and supported.	Retain as notified.
47.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / City Centre zone	CCZ-P9	Support	The urban design outcomes (all significant developments) described in CCZ-P9 are appropriate and supported.	Retain as notified.
48.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / City Centre zone	CCZ-P10	Support	The urban design outcomes (exclusions) described in CCZ-P10 are appropriate and supported.	Retain as notified.
49.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / City Centre zone	CCZ-R13	Support	It is appropriate to permit grocery stores and supermarkets.	Retain as notified.
50.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-	CCZ-R14	Support in part	It is appropriate to permit integrated retail activities but there should be no gross floor area limit for retail in the City Centre zone.	Delete CCZ-R14.1.a and provide no retail cap for integrated retail

	Use Zones / City Centre zone				development in the City Centre zone.
51.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / City Centre zone	CCZ-R15	Support in part	It is appropriate to permit retail activities not otherwise provided for but there should be no gross floor area limit in the City Centre zone.	Delete CCZ-R15.1.a or otherwise  Amend CCZ-R15.1.a to increase the gross floor area for a single store to more than 4,000m <sup>2</sup> .
52.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / City Centre zone	CCZ-R16	Support	Commercial activities not otherwise provided for is a permitted activity in the City Centre zone subject to compliance with CCZ-S7. This activity rule is appropriate, including in relation to CCZ-S7.	Retain as notified.
53.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / City Centre zone	CCZ-S4	Support	This standard appropriately provides for active street frontages within the City Centre zone.	Retain as notified.
54.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / City Centre zone	CCZ-S7	Support	This standard is appropriate within the City Centre zone for land subject to the Active Street Frontage Overlay.	Retain as notified.
55.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / Metropolitan Centre zone	Planning maps	Support	The inclusion of 106-110 Jackson Street, Petone, in the planning maps as Metropolitan Centre zoning is appropriate.	Retain as notified.
56.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-	Planning maps	Oppose	The inclusion of the Jackson Street Character Transition Precinct in the planning maps is onerous for landowners and developers in the west end of Jackson Street, where big box retail is predominant and there are limited existing heritage values. The	Delete the Jackson Street Character Transition Precinct from the planning maps.

	Use Zones / Metropolitan Centre zone			Jackson Street Heritage Area in the east of Jackson Street is sufficient to recognise and preserve heritage values in the area.	
57.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / Metropolitan Centre zone	Introduction / MCZ-PREC1	Oppose	The definition of the Jackson Street Character Transition Precinct is onerous for landowners and developers in the west end of Jackson Street where big box retail is predominant and there are limited existing heritage values. The Jackson Street Heritage Area in the east of Jackson Street is sufficient to recognise and preserve heritage values in the area.	Delete all references to the Jackson Street Character Transition Precinct in the plan chapter.
58.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / Metropolitan Centre zone	MCZ-O1 – MCZ-O4	Support	The MCZ objectives are generally appropriate	Retain as notified.
59.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / Metropolitan Centre zone	MCZ-PREC1-01	Oppose	This objective requires that the heritage values of the Jackson Street Heritage Area are recognised in the Metropolitan Centre zone. The Jackson Street Character Transition Precinct is onerous for landowners and developers in the west end of Jackson Street, where big box retail is predominant and there are limited existing heritage values. The Jackson Street Heritage Area in the east of Jackson Street is sufficient to recognise and preserve heritage values in the area.	Delete MCZ-PREC1-01 and related provisions that give effect to the Jackson Street Character Transition Precinct into the plan.
60.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / Metropolitan Centre zone	MCZ-PREC1-P1	Oppose	This policy is onerous for the reasons outlined above.	Delete MCZ-PREC1-P1 and related provisions that give effect to the Jackson Street Character Transition Precinct into the plan.
61.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-	MCZ-P1-MCZ-P7	Support	The MCZ P1-P7 are generally appropriate	Retain as notified.

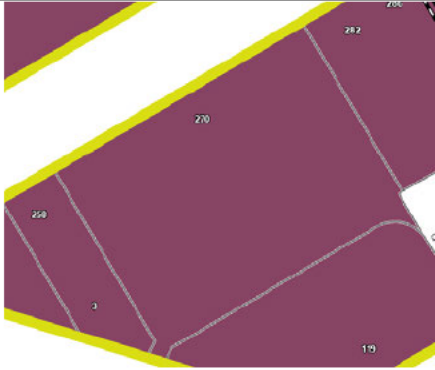


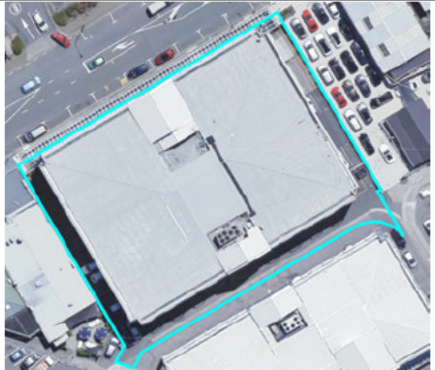
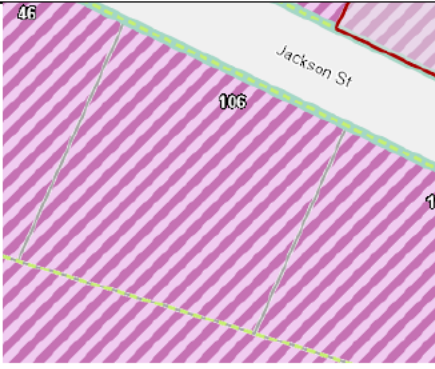
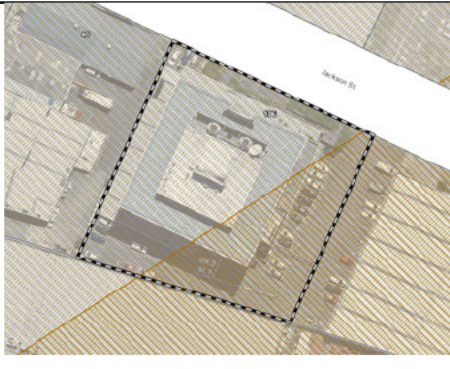
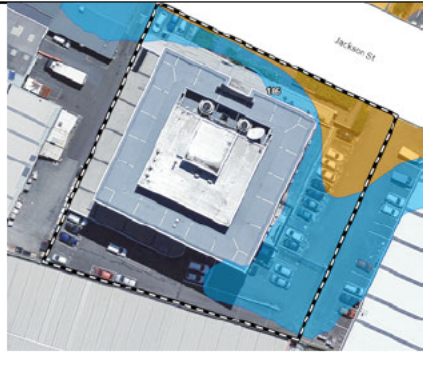
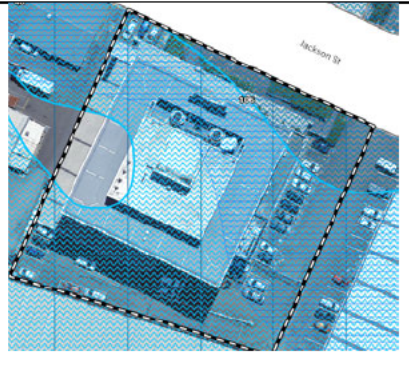
	Use Zones / Metropolitan Centre zone				
62.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / Metropolitan Centre zone	MCZ-P8	Support	The urban design outcomes (by meeting standard or assessment) described in MCZ-P8 are appropriate and supported.	Retain as notified.
63.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / Metropolitan Centre zone	MCZ-P9	Support	The urban design outcomes (all significant developments) described in MCZ-P9 are appropriate and supported.	Retain as notified.
64.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / Metropolitan Centre zone	MCZ-P10	Support	The urban design outcomes (exclusions) described in MCZ-P10 are appropriate and supported.	Retain as notified.
65.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / Metropolitan Centre zone	MCZ-R13	Support in part	It is appropriate to permit grocery stores and supermarkets.	Retain as notified.
66.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / Metropolitan Centre zone	MCZ-R14	Support in part	It is appropriate to permit integrated retail activities but there should be no gross floor area limit in the Metropolitan Centre zone.	Delete MCZ-R14.1.a and provide no integrated retail cap in the Metropolitan Centre zone.
67.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / Metropolitan Centre zone	MCZ-R15	Support in part	It is appropriate to permit retail activities not otherwise provided for but there should be no gross floor area limit in the Metropolitan Centre zone.	Delete MCZ-R15.1.a or otherwise  Amend MCZ-R15.1.a to increase the gross floor area limit for individual



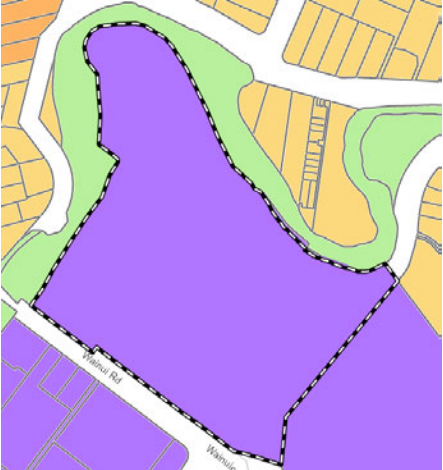



					retail stores to more than 1,000m <sup>2</sup> .
68.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / Metropolitan Centre zone	MCZ-R16	Support in part	Commercial activities not otherwise provided for is a permitted activity in the Metropolitan Centre zone subject to compliance with MCZ-S7. This activity rule is appropriate, including in relation to MCZ-S7. However, there should be no gross floor area limit for commercial activities in the Metropolitan Centre zone.	Delete MCZ-R16.1.b and provide no commercial area activity cap in the Metropolitan Centre zone.
69.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / Metropolitan Centre zone	MCZ-S1 / Height	Support	It is appropriate to not require a maximum height limit above ground level within the Metropolitan Centre zone.	Retain as notified.
70.	Part 3 – Area-Specific Matters / ZONES / Commercial and Mixed-Use Zones / Metropolitan Centre zone	MCZ-S7	Support	This standard is appropriate within the plan for sites subject to the Active Street Frontage Overlay.	Retain as notified.
71.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / General Industrial zone	Planning maps	Support	The inclusion of 75 Wainui Road, Waiwhetu in the planning maps as General Industrial zoning is appropriate.	Retain as notified.
72.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / General Industrial zone	GIZ – R1	Support	Repair and maintenance of buildings should be permitted.	Retain as notified.
73.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / General Industrial zone	GIZ – R2	Support	Demolition or removal of buildings and structures should be permitted.	Retain as notified.
74.	Part 3 – Area-Specific Matters / ZONES /	GIZ – R3	Support	Construction of new buildings and structures and alterations and additions to existing buildings and	Retain as notified.

	Industrial Zones / General Industrial zone			structures should be permitted subject to compliance standards.	
75.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / General Industrial zone	GIZ-R4	Support	Industrial activities other than heavy industrial activities is permitted under this rule.	Retain as notified.
76.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / General Industrial zone	GIZ-S1 / Height	Support	Buildings and structures must not exceed a maximum height above ground level of 22 metres where a Height Control Overlay is not applicable.	Retain as notified.

### Appendix B – Oyster Management Limited – Planning maps of properties – Hutt City Proposed District Plan

Oyster Properties	Zoning / design overlays	Fault Location Area /Liquefaction Overlays	Flood Overlays (Stream Corridor, Overland Flowpath and Inundation Areas)	Coastal Hazard Overlays (Coastal Inundation and Tsunami Risk)
270 High Street, Hutt Central	 <p>City Centre Zone</p> <p>Active Frontage C</p>	 <p>Liquefaction Hazard Overlay</p>	 <p>Low Flood Hazard Overlay</p>	 <p>N/A</p>
106-110 Jackson Street, Petone	 <p>Metropolitan Centre Zone</p> <p>Jackson Street Character Transition Precinct</p>	 <p>Liquefaction Hazard Overlay</p> <p>Fault Location Area</p> <p>Uncertain/Constrained</p>	 <p>Low Flood Hazard Overlay</p> <p>Medium Flood Hazard Overlay</p>	 <p>Coastal Environment</p> <p>Medium Coastal Inundation Hazard Overlay</p> <p>Low Tsunami Hazard Overlay</p>



	<div>Active Frontage C</div> <div>Sites and Areas of Significance to Maori</div> <div>Name: Pito One Precinct: Category 2</div>			<div>Medium Tsunami Hazard Overlay</div>
75 Wainui Road, Waiwhetu	<div><div>General Industrial Zone</div></div>	<div><div>Liquefaction Hazard Overlay</div><div>Slope Assessment</div></div>	<div><div>Low Flood Hazard Overlay</div><div>Medium Flood Hazard Overlay</div><div>High Flood Hazard Overlay</div></div>	<div><div>Medium Coastal Inundation Hazard Overlay</div><div>High Coastal Inundation Hazard Overlay</div><div>Low Tsunami Hazard Overlay</div><div>Medium Tsunami Hazard Overlay</div><div>High Tsunami Hazard Overlay</div></div>