



Attachment 1: Greater Wellington Regional Council Submission

To:	Hutt City Council
Submission on:	Proposed District Plan

REASON FOR SUBMISSION

1. The Greater Wellington Regional Council (**Greater Wellington**) wishes to make a submission on Proposed 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. 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.

OVERALL COMMENTS

3. Greater Wellington is largely supportive of the direction taken by Hutt City Council (HCC) in the Proposed District Plan.
4. It is gratifying to see that HCC have put significant work into managing the effects of urban development on freshwater, including a new Three Waters chapter. Greater Wellington supports this approach and is seeking some amendments to better align with the direction in Proposed Change 1 to the Regional Policy Statement (the freshwater components of which became operative on 22 April 2025).
5. Greater Wellington is also largely supportive of HCC's approach to managing natural hazards in the district. Greater Wellington recognises that this is a challenging space for HCC given the number and nature of overlapping hazards the district is subject to and suggests a small number of amendments. Greater Wellington is open to providing any support that would be helpful to HCC in this area in relation to the science, hazard mapping and development of provisions.
6. The direction on urban development and transport is also largely supported by Greater Wellington, with some amendments suggested to ensure greater alignment with Proposed Change 1 to the Regional Policy Statement.
7. Greater Wellington notes that the Proposed District Plan does not include a full suite of provisions to protect indigenous biodiversity and ecosystems. Greater Wellington understands that this is a process that HCC is going to commence in the future and is comfortable with this approach. Greater Wellington would be eager to support HCC in any future indigenous biodiversity and ecosystems work if that would be of use.

RELIEF SOUGHT

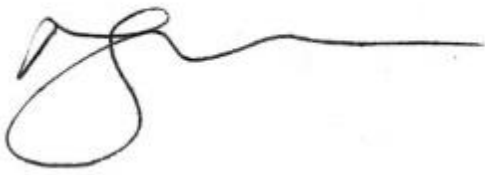
8. Greater Wellington seeks the following decisions from Hutt City Council:

- 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 as arising from this submission.

FURTHER INVOLVEMENT

9. 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

A handwritten signature in black ink, consisting of a large loop followed by a horizontal line extending to the right.

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#	Provision	Position	Explanation	Relief Sought
Definitions				
1	Activity least sensitive to natural hazards	Support in part	Definition generally consistent if not more restrictive than that drafted by GWRC, however query if plantation forestry is in fact an activity least sensitive to hazards.	Amend as follows: Means a: a. accessory building used for non-habitable purposes, b. building associated with marina operations (above MHWS), c. passive recreation activity, d. parks facility, or e. plantation forest or plantation forestry.
2	Activity most sensitive to natural hazards	Support	Definition generally consistent if not more restrictive than that drafted by GWRC	Retain as notified
3	Activity potentially sensitive to natural hazards	Support in part	Definition generally consistent if not more restrictive than that drafted by GWRC. Request that plantation forest/forestry is added to this definition	Amend as follows: Means a: a. active recreation activity, b. building associated with primary production (excluding residential units, minor residential units, residential activities or buildings identified as activities least sensitive to natural hazards), c. commercial activity, d. conservation activity, e. cultivation activity, f. customary activity, g. customary harvesting, h. entertainment facility, i. food and beverage activity, j. industrial activity, k. major sports facility, l. office activity,

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				m. sports facility, n. primary production activity, o. quarrying activity, p. rural activity, or q. rural industry, r. <u>plantation forest or plantation forestry</u> but excludes any activities most sensitive to natural hazards and activities least sensitive to natural hazards.
4	Biodiversity Compensation	Support in part	Support the definition as consistent with RPS Change 1. However, the principles for biodiversity compensation need further prominence. As currently drafted, they are only referred to in Appendix ECO-App1 – Ecological impact reports. GWRC seeks that these principles are highlighted in the definition to align with the approach in the NPS-IB. As an alternative, specify the requirement to apply these principles in ECO-P4.	Amend as follows: Biodiversity compensation: means a measurable positive conservation outcome <u>that meets the requirements in Appendix ECO-App3 and</u> resultsing from actions that are designed to compensate for more than minor residual adverse effects on indigenous biodiversity after all appropriate avoidance, minimisation, remediation, and biodiversity offsetting measures have been sequentially applied.
5	Biodiversity Offsetting	Support in part	Support the definition as consistent with RPS Change 1. However, the principles for biodiversity offsetting need further prominence. As currently drafted, they are only referred to in Appendix ECO-App1 – Ecological impact reports. GWRC seeks that these principles are highlighted in the definition to align with the approach in the NPS-IB. As an alternative, specify the requirement to apply these principles in ECO-P4.	Amend as follows: Biodiversity Offsetting: means a measurable positive conservation outcome <u>that meets the requirements in Appendix ECO-App2 and</u> resultsing from actions designed to redress for more than minor residual adverse effects on indigenous biodiversity after all appropriate avoidance, minimisation, and remediation measures have been sequentially applied. The goal of biodiversity offsetting is to achieve a net gain in type, amount, and condition of indigenous biodiversity compared to that lost.
6	Earthworks	Support	Definition is consistent with the wording of the definition in Plan Change 1 to the NRP, within the Te Whanganui a Tara Whaitua.	Retain as notified
7	Habitat	Add new definition	A new definition is needed as this term is used in the policy and rule framework. The definition from the NPS-IB	Add a new definition as follows: <u>Habitat:</u>

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			will support appropriate application of the ECO chapter provisions	<u>means the area or environment where an organism or ecological community lives or occurs naturally for some or all of its life cycle, or as part of its seasonal feeding or breeding pattern; but does not include built structures or an area or environment where an organism is present only fleetingly.</u>
8	Hydraulic neutrality	Support in part	Aligns with RPS definition but would benefit from additional content in RPS definition	Amend as follows: Means managing stormwater runoff from all new lots or development through either on-site disposal or storage, so that stormwater is released from the site at a rate that does not exceed the pre-development peak stormwater runoff, <u>in the 10% annual exceedance probability and 1% annual exceedance probability modelled design rainfall events including the predicted impacts of climate change.</u>
9	Maintain/maintenance and repair (in relation to structure or infrastructure or renewable electricity generation activities or electricity transmission activities)	Add a new definition	A definition for maintain or maintenance and repair is required in relation to a structure or infrastructure or renewable electricity generation activities or electricity transmission activities to appropriately limit the scale of activity that is to be enabled.	Add a new definition as follows: <u>Maintain/maintenance and repair:</u> <u>Means any work or activity necessary including replacement or renewal where the effects remain the same or similar in character, intensity and scale, to continue the operation and/or functioning of the existing structure or infrastructure or renewable electricity generation activities or electricity transmission activities. This does not include upgrading.</u>
10	Maintain/maintained/maintenance (in relation	Add a new definition	A definition for maintain / maintained / maintenance in relation to indigenous biodiversity is need to successfully implement the ECO policies and rules and achieve ECO-O1.	Add a new definition as follows: <u>Maintain /maintained /maintenance (in relation to indigenous biodiversity):</u>

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	to indigenous biodiversity)		This definition aligns with that in the NPS-IB.	<p><u>Maintaining <i>indigenous biodiversity</i> requires:</u></p> <p><u>(a) the maintenance and at least no overall reduction of all the following:</u></p> <ol style="list-style-type: none"> <u>the size of populations of <i>indigenous species</i>:</u> <u><i>indigenous species</i> occupancy across their natural range:</u> <u>the properties and function of <i>ecosystems</i> and <i>habitats</i> used or occupied by <i>indigenous biodiversity</i>:</u> <u>the full range and extent of <i>ecosystems</i> and <i>habitats</i> used or occupied by <i>indigenous biodiversity</i>:</u> <u>connectivity between, and buffering around, <i>ecosystems</i> used or occupied by <i>indigenous biodiversity</i>:</u> <u>the resilience and adaptability of <i>ecosystems</i>; and</u> <p><u>(b) where necessary, the restoration and enhancement of <i>ecosystems</i> and <i>habitats</i>.</u></p>
11	Natural hazard	Support	Definition in the Plan is the same as the RMA, which is appropriate.	Retain as notified
12	Resilient or Resilience (in relation to natural hazards and climate change)	Add a new definition	Add a new definition for resilient to support provisions seeking resilience to the impacts of natural hazards and climate change. The definition proposed is consistent with that in RPS Change 1.	<p>Insert a new definition as follows:</p> <p><u>Resilient or resilience, in relation to natural hazards and climate change:</u></p> <p><u>Means the capacity and ability of natural and physical resources, including people, communities, businesses, infrastructure, and ecosystems, to withstand the impacts and recover from the effects of climate change, including natural hazard events.</u></p>
13	Travel Choice Assessment	Support	Consistent with RPS Change 1 definition	Retain as notified
14	Water sensitive design	Support	Aligns with the definition in RPS Change 1	Retain as notified

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15	Undeveloped state	Add a new definition	A new definition for undeveloped state would help support the interpretation of the hydraulic neutrality definition.	Insert new definition as follows: <u>Undeveloped state:</u> <u>Means the modelled grassed (pastoral or urban open space) state of the site prior to urban development.</u>
Strategic Direction				
16	CCSD-O1	Support in part	As this is a headliner strategic objective for climate change, amend to also highlight the need to transition to a more climate-resilience city. While resilience is discussed in relation to urban development and infrastructure, transitioning to climate resilience is broader than just built structures.	Amend as follows: CCSD-O1 Carbon Neutral <u>and Climate-Resilient</u> The urban form and built development in Lower Hutt supports the transition of the city to be <u>come more climate-resilient</u> , and carbon neutral by 2050.
17	INFSD-O1	Support in part	Amend to include specific recognition of the opportunities provided by integrating green infrastructure as part of land use and development to address a range of issues for people and communities while also providing benefits for the natural environment. RPS Change 1 includes a framework of provisions (including Objective CC.4 and policies CC.4, CC.14 and CC.7) that seek the integration of nature-based solutions with land use and development. The definition for nature-based solutions in the RPS recognises that “nature-based solutions is an umbrella term that encompasses concepts such as green infrastructure (including as defined in the National Planning Standards (November 2019)), green-blue infrastructure, and water-sensitive urban design.” As the DP already incorporates the concept of green infrastructure (along with its definition in the National Planning Standards), GWRC considers that this term is an acceptable alternative to the use of nature-based solutions.	Amend as follows: Land use and development is integrated with the provision of infrastructure, including transport and three waters services, <u>green infrastructure</u> and open space.

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18	INFSD-O6	Support in part	Broaden this objective to apply to green infrastructure, which is broader than just water sensitive urban design, providing opportunities for development to protect or improve environmental quality beyond just freshwater quality, as well as providing benefits for people such as improved well-being. This gives partial effect to RPS Change 1, Objective CC.4 and Policy CC.4.	Amend as follows: INFSD-05: Water Sensitive Design <u>Green Infrastructure</u> New development integrates <u>green infrastructure</u> , <u>including</u> water sensitive design, <u>to protect or</u> improve <u>environmental freshwater</u> quality and <u>provide other benefits such as</u> avoiding or mitigating the risks of flooding, <u>increasing the resilience of people and infrastructure to the effects of climate change</u> .
19	NESD-O1	Support	This objective aligns with NRP PC1 and also reflects the outcomes of the whitua process.	Retain as notified
20	NESD-O2	Support in part	Restoration should also be included as an appropriate objective for the city's significant water bodies, noting that a number of these are degraded	Amend as follows: Protect <u>and restore</u> the values of the city's significant water bodies, including Te Awa Kairangi.
21	NESD-O3	Support in part	Restoration should also be included as an appropriate objective for ecosystems and indigenous biodiversity, noting that restoration differs from enhancement.	Amend as follows: Protect and enhance <u>or restore</u> the natural character, natural features and landscapes, ecosystems and indigenous biodiversity of the city.
22	UDSD-O1	Support	Consistent with RPS Change 1	Retain as notified.
23	UDSD-O2	Support in part	Amend to recognise the multiple benefits offered by green infrastructure, prioritising this as far as practicable to give effect to RPS Change 1 objectives CC.1 and CC.4 and Policy CC.4.	Amend clause c. as follows: (c) serviced by the necessary infrastructure, <u>including green infrastructure as far as practicable</u> , appropriate to the intensity, scale and function of the development,
24	UDSD-O3	Support in part	Consistent with RPS Change 1 Policy UD.4 that first prioritises intensification in existing urban zones and second, sequenced and planned greenfield urban development. Amend to achieve further consistency with the Policy UD.4. Ensuring greenfield development is sequenced seeks to make sure existing infrastructure capacity is efficiently and effectively used and that infrastructure that is necessary to service the development will be provided.	Amend as follows: The city's urban form consolidates and intensifies the existing urban area, with greenfield development only taking place within <u>identified sequenced and planned</u> areas.

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			This includes all infrastructure, such as three waters infrastructure and transport infrastructure, including low or zero-carbon, multi-modal and public transport infrastructure, that would be necessary to support the development. Further, planned greenfield developments is anticipated or signaled by RMA planning documents.	
25	UDSD-O4	Support	Consistent with RPS Change 1 direction to integrate and coordinate development with infrastructure and use land efficiently, in particular Policy 58.	Retain as notified.
26	UDSD-O6	Support	Consistent with RPS Change 1 direction in Policy UD.5 on contributing to well-functioning urban areas.	Retain as notified.
27	UDSD-O7	Support	Consistent with RPS Change 1 direction in Policy UD.5 on contributing to well-functioning urban areas.	Retain as notified.
28	UDSD-O8	Support in part	Amend to recognise that in some circumstances it may be appropriate to restore or enhance cultural, heritage or natural values, consistent with NESD-O3 (including requested amendment to add restore)	Amend clause b. as follows: b. Protect, enhance and restore , the cultural, heritage and natural values of these areas
29	UDSD-O13	Support	Consistent with RPS Change 1 Policy 30 on maintaining and enhancing the viability and vibrancy of regionally and locally significant centres.	Retain as notified.
30	UDSD-O14	Support	Consistent with RPS Change 1 Policy 32: Identifying and protecting key industrial-based employment locations.	Retain as notified.
Infrastructure				
31	Infrastructure introductory text: Relationship with other chapters	Support in part	Green infrastructure provides benefits that are much broader than natural hazard mitigation and should also be required as part of development and infrastructure, as appropriate to the scale and context of the activity: RPS Change 1 Policy CC.4 seeks that priority be given to the use of nature-based solutions, recognising the multiple benefits they can provide for people and nature.	Amend bullet point as follows: <ul style="list-style-type: none"> Green infrastructure and flood mitigation works (Natural Hazards chapter),

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32	Infrastructure Chapter: Rules – Introductory Text	Support in part	<p>In relation to the section: Operating, maintaining, repairing, upgrading, developing and decommissioning of infrastructure is excluded from all provisions in area-specific and other district-wide chapter, except for: Clause (c).</p> <p>Support application of provisions for the removal of indigenous vegetation (in the ECO chapter) to operating, maintaining, repairing, upgrading, developing and decommissioning of infrastructure. However, this should not be restricted to the Natural Open Space Zone and residential zones.</p> <p>This is inconsistent with, and does not give effect to, RMA s6 and s31, NPSIB, NZCPS, Operative RPS and RPS Change 1.</p> <p>Consequential to GW relief sought to ECO provisions, all ECO chapter provisions including policies and rules should apply to INF chapter in all zones.</p>	Amend introductory text to the Rules section to ensure that the ECO Chapter provisions, including objectives, policies and vegetation clearance rules, apply to INF activities in all zones.
33	INF-O1	Support in part	Also provide recognition for the benefits of green infrastructure	INF-O1 Benefits of infrastructure <u>and green infrastructure</u> The national, regional and local benefits of infrastructure <u>and green infrastructure</u> are recognised and provided for.
34	INF-O3	Support in part	Amend to recognise the multiple benefits of green infrastructure, seeking to prioritise its use in subdivision, use and development as far as practicable	Amend as follows: Enable safe, resilient, sustainable, responsive and efficient infrastructure that is well integrated with, and able to meet the needs of, subdivision, use, and development, <u>prioritising the use of green infrastructure as far as practicable.</u>
35	INF-P1	Support in part	Provide specific recognition for the (multiple) benefits of green infrastructure for people, communities, natural ecosystem health, resilience and indigenous biodiversity.	Amend as follows: INF-P1: Recognise benefits of infrastructure <u>and green infrastructure</u>

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			<p>Policy includes 'Enabling the transportation of freight, goods and people' but could usefully add the benefits in providing 'access'. This could also be relevant for infrastructure like broadband with the associated benefit of less need for travel to access things.</p> <p>An example of why it matters: Riverlink pedestrian bridge will significantly improve 'access' to the city centre – this is more important than its role to 'transport people'</p>	<p>Recognise the social, economic, cultural and environmental benefits that infrastructure <u>particularly green infrastructure</u>, provide, including:</p> <ol style="list-style-type: none"> 1. Enabling enhancement of the quality of life and standard of living for people and communities, 2. <u>Improving ecosystem health, resilience and indigenous biodiversity</u>, 3. Providing for public health and safety, 4. Enabling businesses to function, 5. Enabling growth, <u>access</u> and development, 6. Enabling the transportation of freight, goods and people, 7. Providing a lifeline during emergencies, and 8. Enabling the effective, safe, secure and efficient transmission of electricity.
36	INF-P2	Support in part	Amend to also provide for green infrastructure	<p>INF-P2: Provide for infrastructure <u>and green infrastructure</u></p> <ol style="list-style-type: none"> 1. Enabling safe, resilient, effective, and efficient operation, maintenance, repair, minor upgrade, or decommissioning of infrastructure <u>and green infrastructure</u> 2. Providing for other upgrades to, and the development of new infrastructure <u>and green infrastructure</u>, and 3. Enabling investigation and monitoring activities associated with infrastructure <u>and green infrastructure</u> operations.
37	INF-P3	Support in part	This policy provides important direction regarding the need for infrastructure to be integrated with land use development and urban growth, the need for infrastructure to be resilient, and the need to consider cross boundary networks.	<p>Amend as follows:</p> <p>INF-P3: Planning and delivery of infrastructure <u>and green infrastructure</u></p> <p>Add reference to <u>green infrastructure</u> to each clause alongside reference to infrastructure</p>

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38	Add new INF policy	Add new INF-PX	Add a new policy to promote and support the use of green infrastructure as part of subdivision, use and development	Add new policy as follows, or similar: <u>INF-PX: Promote the use of green infrastructure</u> <u>Promote and support the integration of green infrastructure as part of subdivision, use and development to provide services for people and communities while improving ecosystem health, resilience and indigenous biodiversity.</u>
39	INF-P7	Support in part	<p>This policy provides important direction to support increased use of public transport and active modes, and supports a safe, efficient, resilient transport network.</p> <p>Sub-clause 3c is useful direction for new street layouts to support more efficient bus network service design options.</p> <p>However, additional consideration should be given to sub-clause 3:</p> <ul style="list-style-type: none"> 2) to ensure it adequately reflects the needs of public transport; and 2) to the ensure the requirement to provide on-street parking does not work against the other elements of this policy. 	<p>Amend clause 3. ss below:</p> <p>Improves connectivity for and integration between all transport modes, including by:</p> <ul style="list-style-type: none"> a. Providing and enhancing active transport connections to existing active transport and public transport networks, b. Allocating adequate space in the road corridor for walking, cycling, <u>public transport</u> infrastructure, streetlighting and street trees as well as vehicles <u>(including public transport vehicles)</u> and on-street parking <u>(where appropriate)</u>, and c. Avoiding permanent no-exit streets unless there is no practicable alternative due to site and topographical constraints.
40	INF-S15	Support	Support clause 2 as this requires consistency with best practice design.	Retain as notified
Renewable Energy Generation				
41	REG chapter	Support in part	Support that there is a separate chapter for renewable electricity generation activities. However, this chapter as currently drafted provides inadequate protection for indigenous biodiversity. While REG-P5 provides for avoiding, remedying or mitigating adverse effects on indigenous ecosystems, there is no mention of effects on indigenous biodiversity in any matters of discretion or non-compliance.	GW seeks that the REG chapter including objectives, policies, rules and standards are amended to implement RMA s6 and s31, the NZCPS, NPSFM and RPS Change 1 requirements.

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			<p>The REG chapter as currently drafted will not achieve ECO-O1 of the proposed Lower Hutt District Plan. The ECO chapter policies and rules are unlikely to be triggered by the REG activities because the effects on indigenous biodiversity are not mentioned in the matters of discretion and non-compliance.</p> <p>In addition to the above, the REG activities are exempt from the rules in the Coastal Environment, Natural Character and Natural Features and Landscapes chapter.</p> <p>This current approach could lead to significant and unrestricted loss of indigenous biodiversity, including significant, at-risk or threatened biodiversity in all environments.</p>	
Three Waters				
42	Three Waters chapter	Support	Support insertion of three waters chapter as a key framework for managing the impacts of urban development on freshwater and ensuring appropriate system capacity to support urban development.	Retain as notified
43	THW-O1	Support	Provides good direction on ensuring appropriate three waters infrastructure is available to support future urban development.	Retain as notified
44	THW-O2	Support	Provides good direction on managing stormwater quantity and quality effects for future development.	Retain as notified
45	THW-P1	Support	Provides good direction on ensuring appropriate three waters infrastructure is available to support future urban development.	Retain as notified

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46	THW-P2	Support	Provides good direction on ensuring appropriate three waters infrastructure is available to support future urban development.	Retain as notified
47	THW-P3	Support	Provides good direction on managing stormwater quantity and quality effects for future development.	Retain as notified
48	THW-P4	Support	Provides good direction on managing stormwater quantity and quality effects for future development.	Retain as notified
49	THW-P5	Support	Provides good direction on connecting new urban development to existing water supply as currently worded	Retain as notified
50	THW-R1	Support	Support permitted activity status where connection to existing three waters infrastructure complies with standards and need for consent where it does not comply with those standards.	Retain as notified
51	THW-R2	Support	Support permitted activity status where hydraulic neutrality complies with standards and need for consent where it does not comply with those standards.	Retain as notified
52	THW-R3	Support	Support the encouragement for using water sensitive design	Retain as notified
53	THW-R4	Support	Support permitted activity status where water metering devices are installed and requirement for consent where water metering devices are not installed.	Retain as notified
Transport				
54	Transport Chapter	Support	Greater Wellington overall supports the transport chapter. Greater Wellington seeks amendments and maintains an interest in supporting ongoing consistency with the Regional Policy Statement through the Schedule 1 process.	Retain as notified.
55	Introduction	Support in part	Support the introduction to the transport chapter. Suggest reference to public transport could be strengthened.	Amend as follows: The safety and efficiency of transport facilities (such as cycle and motor vehicle parking facilities, bus stops and shelters , vehicle access, loading facilities, and on-site manoeuvring

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				areas) makes a significant contribution to the overall safety and efficiency of the transport network.
56	TR-01	Support	Adequately covers the relevant aspects. Previous issue raised at draft stage re 'all modes' looks to be addressed.	Retain as notified.
57	TR-P1	Support	Requires cycle parking and end of trip facilities to support active transport use, consistent with regional objectives (RPS, RLTP).	Retain as notified.
58	TR-P2	Support	Well aligned with RLTP vision for a connected region, with safe, accessible and liveable places.	Retain as notified.
59	TR-P3	Support in part	Sub-clause 1C may provide an easy 'out' for cycle parking and end of trip facility provision. This addition puts the onus on the applicant to provide evidence in their application which demonstrates the projected demand for facilities will be lower.	Amend clause 1.c. as follows: For any shortfall in the provision of loading spaces, cycling parking or end-of-trip facilities, the projected demand for the facilities can be demonstrated to will be lower than that required to be provided in the standards, or can be accommodated by public, shared, or reciprocal arrangements,
60	TR-P4	Support	Well aligned with RLTP vision for a connected region, with safe, accessible and liveable places.	Retain as notified
61	TR-P5	Support	Contributes to the RLTP vision for a connected region, with safe, accessible and liveable places. Supports mode shift, emissions and safety targets through facilitating active and public transport modes and reduced reliance on private motor vehicles.	Retain as notified
62	TR-P6	Support	Supports a safe road network.	Retain as notified

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63	TR-P7	Support	Recognises the benefits of active modes and public transport which contributes to the RLTP vision for a connected region, with safe, accessible and liveable places. Supports mode shift, emissions and safety targets through facilitating active and public transport modes and reduced reliance on private motor vehicles.	Retain as notified
64	TR-R1	Support	Contributes to the RLTP vision for a connected region, with safe, accessible and liveable places.	Retain as notified
65	TR-R2	Support	Contributes to the RLTP vision for a connected region, with safe, accessible and liveable places.	Retain as notified
66	TR-R3	Support	Support provision that High Trip Generating Activities (HTGAs) require an Integrated Transport Assessment, and this must include a 'travel choice assessment' as directed by Policy CC.2 of the Proposed Regional Policy Statement (RPS).	Retain as notified
67	TR-R4	Support	Contributes to the RLTP vision for a connected region, with safe, accessible and liveable places.	Retain as notified
68	TR-S2	Support	Support the requirement for 'end of trip' facilities and cycle parking which are critical to support uptake of active modes.	Retain as notified
69	TR-S3	Support	<p>Support the inclusion of quality standards for cycle parking to ensure it is safe, secure, accessible, sheltered facilities.</p> <p>The standards look to be largely consistent with the NZTA Waka Kotahi best practice guidance. See link: Cycling parking planning and design: Cycling Network Guidance technical note (Version 3, 9 December 2022)</p>	<p>Insert new clause 1.e. and 1.f. as follows:</p> <p>e. <u>Be well lit with an illuminance value of no less than 20 lux at floor level, and</u></p> <p>f. <u>Be on level ground</u></p>

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70	Transport Table 8: High trip generating activity thresholds	Support in part	<p>There is a potential lacuna for developments scenarios where subdivision consent and land use consent are sought separately. For example, if the subdivision consent has more than 20 allotments but the allotments are sold and then the individual owners develop the site not meeting the threshold.</p> <p>There are potential considerations that need to be made at the subdivision stage in a travel choice assessment.</p> <p>This has been identified as an issue in other District Plans.</p> <p>The relief sought could generate a situation in which a travel choice assessment is required at both the subdivision and land use consent stage. A practical approach would be to update the initial assessment with new information in this case.</p>	<p>Insert a new row for subdivision as follows: <u>the subdivision of land which under this Plan has the capacity to accommodate 20 residential units.</u></p> <p>Greater Wellington seeks to work with the council on the implementation of the policy and supports other options for relief that address this potential gap.</p>
Contaminated Land				
71	CL-P1	Support in part	<p>Under the NESCS a Preliminary Site Investigation must exist if land-use is to change or subdivision is to occur- so I think adding this in will be quite helpful, for instance under CL-P1</p>	<p>Amend as follows: Identify contaminated land and potentially contaminated land prior to subdivision, change of use, or development by:</p> <ol style="list-style-type: none"> 1. Working with Wellington Regional Council to maintain the Selected Land Use Register, and 2. Requiring the investigation of contaminant risks for sites with a history of land use or activity that could have resulted in contamination of soil. 3. <u>If a site has not been identified on the Select Land Use Register, a Preliminary Site Investigation must be undertaken, to determine if a HAIL activity has occurred onsite.</u>
Natural Hazards				

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72	Flood Hazard Overlays	Support in part	<p>The Flood Hazards Overlay provided to HCC from GWRC is incorrect. GWRC provided the 2-Dimensional flood model results, this omits the 1-Dimensional in channel areas within these maps (e.g. The Hutt River and berms are not covered by the Flood Hazards Overlay). The river section (1D modelled area) will need to be placed back into the flood hazard overlay.</p> <p>This is important from a Flood Advisory point of view as we do not want new assets placed within the river's immediate vicinity. This area is subject to high erosion and flooding risk, omitting this area from the Flood Hazard Overlay does not highlight the reality of this risk.</p>	Replace the Flood Hazard Overlays with those included in Attachment 3.
73	Natural Hazards Introduction	Support in part	Under the heading 'Natural Hazard Risk', it would be good to acknowledge that the role of these provisions is also to build in longer term resilience to the effects of natural hazards and climate change.	<p>Add a bullet point to the list under the heading Natural Hazard Risk as follows:</p> <p><u>Building long-term resilience to the impacts from natural hazards and effects of climate change.</u></p>
74	Objective NH-O1	Support in part	In high hazard areas increases in existing risk should be avoided, as even reducing an increase in existing risk would still produce significant risk.	<p>Amend as follows:</p> <p>Subdivision, use and development within the High Natural Hazard Overlays reduce or avoid increasing the existing risk from natural hazards to people, buildings and infrastructure.</p>
75	Objective NH-O2	Support	The objective to require subdivision, use and development to minimise the risk from hazards to people, buildings and infrastructure is appropriate.	Retain as notified
76	Objective NH-O3	Neutral	This objective appears to provide for development in the existing areas that are known to be of medium-high flood hazard risk. Acknowledging the existing extent of development in this area to date is appropriate.	Retain as notified
77	Objective NH-O4	Support	The objective to reduce risk to people, buildings and infrastructure from flood hazards through mitigation works is appropriate. This largely aligns with the GW planning guidance.	Retain as notified

#	Provision	Position	Explanation	Relief Sought
78	Objective NH-O5	Support	GW is very pleased to see recognition of the importance of natural systems and features that reduce the susceptibility of people, buildings and infrastructure from damage from natural hazards. This aligns with the intent of RPS Change 1 Policy CC.4(c).	Retain as notified
79	Policy NH-P1	Support	The use of a risk-based approach is appropriate.	Retain as notified
80	Policy NH-P2	Support in part	Use of term 'existing risk' in clause 1 does not seem to be the correct term.	Reword to say "...or reduces the risk from natural hazards..." Amend clause 1 as follows: 1. Avoiding buildings and activities in the High Natural Hazard Overlays (with the exception of the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Pito One and Seaview Marina Zone) unless there is an operational need or functional need for the subdivision, use, or development to be located in this area and the subdivision, use, or development maintains or reduces the existing risk from the natural hazards to people, buildings and infrastructure.
81	Policy NH-P3	Support in part	Amend this policy to ensure that activities are appropriately managed to retain the natural hazard mitigation functions of natural systems and features.	Amend as follows: Maintain and enhance natural systems and features where they will reduce the existing risk posed by natural hazards to people, buildings and infrastructure <u>and manage activities so that significant adverse effects on these systems or features are avoided and other adverse effects are avoided, minimised or remedied.</u>
82	Policy NH-P4	Support	The inclusion of the wording Where these will decrease the existing risk to people, buildings and infrastructure is critical. Particularly for Waka Kotahi, Kiwi Rail or similar organisations undertaking flood mitigation works to protect their infrastructure rather than communities.	Retain as notified.

#	Provision	Position	Explanation	Relief Sought
83	Policy NH-P6	Support in part	<p>Clause 2(a) makes reference employing a 20 m setback from the fault deformation zone, but the whole Fault Location Area overlay is potentially a fault deformation zone. The question for plan users is where this is being measured from. This needs some clarity for interpretation and implementation.</p> <p>The fault deformation zone is generally accepted as being 20 m either side of a fault trace or an identified fault rupture zone as per the MfE guidelines “Planning for Development of Land on or Close to Active Faults”.</p>	Define where the 20 m is to be measured from, e.g., the fault trace or an identified fault rupture zone.
84	Policy NH-P8	Support in part	Point 4 is critical to the policy. We recommend an additional sub-point is noted under 4.a. to include a note that the activity does not provide for residential use.	<p>Amend clause 4.a. as follows:</p> <ol style="list-style-type: none"> a. The risk from the 1% Annual Exceedance Probability flood event is low due to either the: <ol style="list-style-type: none"> i. Proposed mitigation measures, or ii. Size of the addition, or iii. Nature of the activities undertaken within the addition, <u>which cannot include residential activities.</u>
85	Policy NH-P9	Support in part	<p>Policy NH-P9(1) amend to include requirements to ensure that new buildings etc do not impede or block pathways of flood waters, and risks to adjacent buildings and people is not significantly increased.</p> <p>Policy NH-P9(2)-(5) is appropriate.</p>	<p>Amend clause 1 as follows:</p> <ol style="list-style-type: none"> 1. Allow for new buildings, structures, building platforms, and the conversion of existing buildings that will contain activities least sensitive to natural hazards in the Low Flood Hazard Overlay, <u>will not impede or block pathways of flood water and will not significantly increase the risks to adjacent buildings and people,</u>
86	Policy NH-P10	Oppose	This policy is not in line with the ‘avoid’ approach and doesn’t support a risk-based approach to development in flood prone areas.	<p>Delete this policy. If it is retained, then amend as follows:</p> <p>Provide for residential apartments within the Medium Flood Hazard Overlay and High Flood Hazard Overlay where:</p> <ol style="list-style-type: none"> 1. The residential apartment building is at least four stories in height,

#	Provision	Position	Explanation	Relief Sought
				<p>2. There are no residential apartments or habitable spaces provided on the ground floor of the building,</p> <p>3. The building has been designed so that any flood sensitive services (for example power transformers) have been designed to be located above the 1% Annual Exceedance Probability Flood level,</p> <p>4. Materials that are less susceptible to flood damage are used to construct the ground floor of the building (such as concrete blocks), and</p> <p>5. There is no increase in the flood water depths within buildings that contain activities potentially sensitive to natural hazards or activities most sensitive to natural hazards on adjacent properties.</p> <p>6. <u>Access & egress during flood events and the requirement for an emergency response plan to be put in place by the building owner.</u></p> <p>7. <u>Not increase flood risk to neighbouring properties or impede over land flow paths</u></p>
87	Policy NH-P11	Support	Support appropriate management of hazard and risks on liquefaction prone land.	Retain as notified
88	Policy NH-P12	Support	Support appropriate management of hazard and risks on steep slopes and to ensure that development does not increase the risk of slope failure.	Retain as notified
89	Rule NH-R1	Support	It is acceptable to allow additions for least sensitive activities in the fault hazard overlay.	Retain as notified
90	Rule NH-R2	Support in part	<p>It is acceptable to allow small additions for potentially sensitive activities in the fault location area and to control for additions under the matters listed in NH-R2(2).</p> <p>Request that 'fault line' be renamed 'fault trace' to recognise that fault features don't always rupture along</p>	Replace reference to "fault line" with "fault trace".

#	Provision	Position	Explanation	Relief Sought
			neat lines. Use of fault trace is standard geohazard terminology.	
91	Rule NH-R3	Support in part	Request that 'fault line' be renamed 'fault trace' to recognise that fault features don't always rupture along neat lines. Use of fault trace is standard geohazard terminology.	Replace reference to "fault line" with "fault trace".
92	Rule NH-R4	Support	It is acceptable to allow for least sensitive activities in the fault hazard overlay.	Retain as notified
93	Rule NH-R5	Oppose	<p>Support in general the approach to poorly constrained and uncertain constrained areas of the fault location area but seek that the controlled activity status be removed and the rule be made entirely restricted discretionary, ie, delete NH-R5(1). The council should retain an ability to decline consent for development within a fault hazard area for potentially sensitive and most sensitive activities.</p> <p>Request that 'fault line' be renamed 'fault trace' to recognise that fault features don't always rupture along neat lines. Use of fault trace is standard geohazard terminology.</p>	<p>Delete the controlled activity status NH-R5(1) and make the rule entirely restricted discretionary.</p> <p>Replace reference to "fault line" with "fault trace".</p>
94	Rule NH-R6	Support	It is acceptable that new builds and conversions of potentially sensitive and most sensitive activities in the well defined and well defined extended fault areas be a non-complying activity as the risk of extensive damages and risk to life is high from a Wellington Fault rupture event.	Retain as notified
95	Rule NH-R7	Support in part	This rule relating to least sensitive activities is generally appropriate, where NH-P8 is applied.	Retain as notified

#	Provision	Position	Explanation	Relief Sought
96	Rule NH-R8	Support	This rule relating to potentially sensitive and most sensitive activities is appropriate, the condition is generally appropriate.	Retain as notified
97	Rule NH-R9	Oppose	<p>9.1 At a minimum should include a requirement for additions not to increase flood risk to others or impede flow paths as outlined in 9.2.</p> <p>GW are concerned that this will enable the enlargement of hazardous facilities or major hazardous facilities etc. within high & moderate hazard zones. As demonstrated in the 2020 floods in Southland the mix of flood waters and hazardous material can cause damage to the environment and community. We should be cautious about permitting additions to hazardous activities in medium or high hazard without careful consideration of the risk. Ideally, GW would be encouraging the planned relocation of such assets out of hazardous areas wherever possible.</p>	<p>Amend Rule NH-R9.1 as follows:</p> <p>Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The gross floor area of the addition is no more than 200m², and b. The addition does not result in the in the establishment of a residential activity on the ground floor of the building. c. <u>The impacts of the additions on the conveyance of flood waters, including any potential for flood waters to be blocked or diverted onto adjacent properties.</u>
98	Rule NH-R10.1	Support	This rule is appropriate.	Retain as notified
99	Rule NH-R11.1	Support	This rule is appropriate.	Retain as notified
100	Rule NH-R12.1	Support	This rule is appropriate.	Retain as notified
101	Rule NH-R12.2	Support	This restricted discretionary activity rule is appropriate.	Retain as notified

#	Provision	Position	Explanation	Relief Sought
102	Rule NH-R13.1	Support in part	Should include a clause where flood risk is not increased for others to ensure that an addition does not increase flood risk to neighbours or block flow paths.	Amend as follows: 1. Activity status: Permitted Where: a. The gross floor area of the new building or conversion is no more than 200m ² , and b. The new building or conversion does not result in the establishment of a residential activity on the ground floor of the building. c. <u>Flood risk is not increased for neighbouring properties and flow paths are not blocked.</u>
103	Rule NH-R14	Oppose	This provision does not support the 'avoid' approach and does not support a risk-based approach to development in flood prone areas.	Amend the rule to be only non-complying in status.
104	Rule NH-R15	Support	It is appropriate to allow for additions in the liquefaction hazard overlay.	Retain as notified
105	Rule NH-R16	Support	It is appropriate to allow for activities least sensitive and potentially sensitive to natural hazards in the liquefaction hazard overlay provided the appropriate standards for foundation design and construction are applied through the building consent process.	Retain as notified
106	Rule NH-R17	Support	It is appropriate to allow for activities most sensitive to natural hazards in the liquefaction hazard overlay provided the appropriate standards for foundation design and construction are applied through the building consent process.	Retain as notified

#	Provision	Position	Explanation	Relief Sought
			It is appropriate to control for the listed IL3 & IL4 building categories as a restricted discretionary activity.	
Ecosystems and Indigenous Biodiversity				
107	ECO-O1	Support in part	Support this objective, however seek that it is extended to provide for protection of indigenous biodiversity and that it reflects the RMA section 6 and NPS-IB objective to maintain indigenous biodiversity so that there is at least no overall loss in indigenous biodiversity. A definition for “Maintain/ maintained / maintenance (in relation to indigenous biodiversity)” is required to ensure that no overall loss is managed appropriately, for example so that it does not enable a trade-off of indigenous vegetation extent for biodiversity condition and richness.	Amend the objective as follows: ECO-O1 Ecosystems and indigenous biodiversity Indigenous biodiversity in Lower Hutt is <u>protected and maintained</u> , and where practicable, restored or enhanced, <u>so there is at least no overall loss in indigenous biodiversity</u> .
108	New ECO Objectives	Add new objective	There is a gap in the proposed plan with respect to acknowledging and identifying taonga species and their ecosystems in partnership with mana whenua as required by Policy 2 and Clauses 3.19, 3.2 and 3.3 of the NPS-IB 2023, and RPS Change 1, Objective 16B (not under appeal).	Add a new objective as follows: <u>ECO-OX Mana whenua values relating to indigenous biodiversity</u> <u>Mana whenua values relating to indigenous biodiversity, particularly taonga species, and the important relationship between indigenous ecosystem health and well-being, are given effect to in decision-making, and mana whenua are supported to exercise their kaitiakitanga for indigenous biodiversity.</u>
109	New ECO Objective	Add new objective	There is a gap in the proposed plan with respect to acknowledging landowner and community values relating to indigenous biodiversity and supporting their roles as stewards. This would give effect to RPS Change 1 Objective 16C (not under appeal).	Add a new objective as follows: <u>ECO-OX Landowner and community values relating to indigenous biodiversity</u> <u>Landowner and community values in relation to indigenous biodiversity are recognised and provided for and their roles as stewards are supported.</u>
110	ECO-P1	Support in part	To achieve ECO-O1, the ECO policies ECO-P1 and ECO-P2 should be amended so that indigenous biodiversity is	Amend as follows:

#	Provision	Position	Explanation	Relief Sought
			<p>maintained and protected by controlling indigenous vegetation removal across the entire Lower Hutt District, and not just the Natural Open Space Zone and residential zones as currently provided for. It would be more efficient to have a single policy directing management of indigenous vegetation removal.</p> <p>To be consistent with higher order direction in RMA section 6 and section 31, NPSIB requirements, operative RPS and RPS change 1, policies ECO-P1 and ECO-P2 should be amended to avoid or manage adverse effects from all activities, including subdivision and development, that modify indigenous vegetation or habitats.</p>	<p>ECO-P1 Protecting and maintaining indigenous biodiversity in rural environments</p> <p>Protect and maintain indigenous biodiversity in rural environments by avoiding or managing the adverse effects from activities that modify indigenous vegetation or habitats controlling the removal of indigenous vegetation in the Natural Open Space Zone.</p>
111	ECO-P2	Support in part	Consequential to the GW relief sought on ECO-P1, and for the reasons outlined in the above submission point, incorporate ECO-P2 in ECO-P1.	<p>Delete ECO-P2:</p> <p>ECO-P2 Protecting indigenous biodiversity in urban environments</p> <p>Protect indigenous biodiversity in urban environments by controlling the removal of indigenous vegetation in residential zones.</p>
112	ECO-P3	Support in part	<p>Support this enabling policy that links to the permitted activity rules for residential zones and natural open space zones. GW suggests several other activities that should appropriately be enabled.</p> <p>However, for the reasons explained above, this policy should be extended to other zones where indigenous vegetation and habitats of indigenous fauna are highly likely to be present, and potentially significant.</p> <p>GW seeks that indigenous vegetation removal/modification in residential zones, natural open</p>	<p>ECO-P3 Indigenous vegetation removal in the Natural Open Space Zone and residential zones</p> <p>Allow the removal of indigenous vegetation in the Natural Open Space Zone and residential zones where it is for:</p> <ol style="list-style-type: none"> 1. Maintenance around existing legally established buildings, 2. The removal of vegetation which was established to provide residential amenity or screening, 3. The removal of trees on Urban Environment Allotments,

#	Provision	Position	Explanation	Relief Sought
			space zone, rural zones, open space zone and quarry zone must be allowed only when it is necessary for the activities/purposes listed in the permitted activity conditions. This is because significant indigenous vegetation and significant habitats of indigenous fauna are highly likely to be present in those zones.	<ol style="list-style-type: none"> 4. The protection of people and property from an imminent threat represented by deadwood, diseased or dying vegetation, 5. The control of plant pathogens and diseases, 6. The safe operation and maintenance of roads, tracks and access ways, <u>fences and onsite services</u>, 7. The reduction of wildfire risk through the removal of highly flammable vegetation near existing residential units, 8. <u>Conservation and restoration activities including conservation fencing to exclude stock or pests.</u> 9. <u>Harvesting of indigenous timber approved under the Forests Act 1949.</u> 10. <u>Harvesting is of manuka and/or kanuka for domestic firewood purposes and arts or crafts.</u> 11. The maintenance, operation, repair and decommissioning of existing infrastructure, and 12. Mana whenua to exercise customary harvesting practices.
113	ECO-P4	Support in part	It is pleasing to see a policy that requires application of the effects management hierarchy. However, GW notes that the defined term “biodiversity offsetting” and “biodiversity compensation” used in this policy do not refer to the principles of biodiversity offsetting and biodiversity compensation in appendices ECO-APP 2 and ECO-APP 3. This could result in the potential risk of inadequate or inappropriate application and interpretation of biodiversity offsetting and biodiversity compensation, as these are one of the most complex technical concepts in the biodiversity space.	<p>Amend clause 2 as follows: Managing all other adverse <u>effects</u> to <u>achieve maintain indigenous biodiversity so that there is at least</u> no overall loss in indigenous biodiversity within Lower Hutt</p> <p>Relief sought above in the definitions section to amend the definitions of “biodiversity offsetting” and “biodiversity compensation”.</p>

#	Provision	Position	Explanation	Relief Sought
			Including reference to the principles for biodiversity offsetting and biodiversity compensation within the definitions for these terms (as requested in the definitions section) will increase visibility of the need to apply these principles and lead to better and more consistent application and implementation of biodiversity offsetting and biodiversity compensation.	
114	ECO-P5	Support in part	Support this policy, but it should include the priorities for restoration in terrestrial environments.	<p>Amend policy as follows:</p> <p>ECO-P5 Restoring and increasing indigenous biodiversity</p> <p>Encourage the protection, restoration and maintenance of indigenous biodiversity by:</p> <ol style="list-style-type: none"> 1. Providing for mana whenua to exercise their responsibilities as kaitiaki to protect, restore and maintain areas of indigenous biodiversity, and 2. Supporting initiatives by landowners, community groups and others to protect, restore and maintain areas of indigenous vegetation. 3. <u>Identifying strategic targets and priorities for restoration including:</u> <ol style="list-style-type: none"> (i) <u>areas with significant indigenous biodiversity values whose ecological integrity is degraded;</u> (ii) <u>threatened and rare ecosystems representative of naturally occurring and formerly present ecosystems;</u> (iii) <u>areas that provide important connectivity or buffering functions;</u> (iv) <u>natural inland wetlands whose ecological integrity is degraded or that no longer retain their</u>

#	Provision	Position	Explanation	Relief Sought
				<p><u>indigenous vegetation or habitat for indigenous fauna;</u></p> <p>(v) <u>areas of indigenous biodiversity on specified Māori land where restoration is advanced by the Māori landowners; and</u></p> <p>(vi) <u>any other priorities specified in regional biodiversity strategies or any national priorities for indigenous biodiversity restoration; and</u></p>
115	ECO-PX	Add New policy	There is a gap in the proposed plan with respect to acknowledging and identifying taonga species and their ecosystems in partnership with mana whenua of any rohe in their district.	<p>Add a new Policy as follows</p> <p><u>ECO-PX Manage indigenous biodiversity in partnership with mana whenua</u></p> <p><u>Manage indigenous biodiversity in partnership with mana whenua including by:</u></p> <p>(a) <u>applying mātauranga Māori frameworks, and support mana whenua to exercise their kaitiakitanga, in managing and monitoring indigenous biodiversity; and</u></p> <p>(b) <u>identifying and protect acknowledged and identified taonga species, populations, and ecosystems; and</u></p> <p>(c) <u>supporting mana whenua to access and exercise sustainable customary use of indigenous biodiversity, including for mahinga kai and taonga, in accordance with tikanga; and</u></p> <p>(d) <u>maintaining and restore indigenous biodiversity on Māori land to the extent practicable, while enabling</u></p>

#	Provision	Position	Explanation	Relief Sought
				<u>new occupation, use and development of that land to support the social, cultural and economic wellbeing of mana whenua.</u>
116	Rule ECO-R2. (1)	Support in part	<p>ECO-R2 (1) permits indigenous vegetation removal in several zones including Rural, Open Space and Quarrying zones without any conditions or limiting parameters. This is concerning given that these areas are likely to include areas of indigenous vegetation, including areas that could meet the significant criteria in the NPS-IB and operative RPS.</p> <p>GW seeks to delete the application of unrestricted/unconditional permitted activity status of ECO-R2 (1) to Rural Zones, Open Space Zone, and Quarrying Zone and instead proposes a new permitted activity rule apply in these areas which enables activities of an appropriate scale and effect.</p>	<p>Amend rule to restrict this rule's application to the following zones:</p> <p>Commercial and Mixed Use Zones</p> <p>Industrial Zones</p> <p>Rural Zones</p> <p>Sport and Active Recreation Zone</p> <p>Open Space Zone</p> <p>Hospital Zone</p> <p>Tertiary Education Zone</p> <p>Marae Zone</p> <p>Quarry Zone</p> <p>Seaview Marina Zone</p>
117	Rule ECO-R2. (2)	Support in part	<p>Support this rule providing for some necessary activities in residential zones. However, maintenance of existing tracks, accessways, fences and onsite services must be permitted with a limiting parameter. The term "open areas" is too broad. It should be defined, otherwise deleted from the rule.</p>	<p>Amend the rule to add a confining parameter to clause (b)(vi) and either define or delete reference to open areas:</p> <p><u>vi. No more than 5 metres in total width</u> to maintain existing open areas, tracks, accessways, fences and onsite services, or</p>
118	Rule ECO-R2 (3)	Oppose	<p>ECO-R2 (3) is currently confined to natural open space zone only. For the reasons outlined in GW relief sought on ECO-P3, GW does not support this rule as drafted.</p> <p>As explained in the reasoning for GW relief on ECO-P3, permitted activity conditions are necessary for Natural Open Space Zone as well as Open Space Zone, Rural Zones and Quarrying zone.</p>	<p>Delete ECO-R2(3) and replace it with ECO-R2 (x) as per in the following submission point.</p>

#	Provision	Position	Explanation	Relief Sought
119	Rule ECO-R2 (x)	Add new rule	As explained in reasoning for GW relief sought on ECO-P3: Indigenous vegetation removal is currently permitted in rural zones, open space zone and quarry zone with no conditions or limiting parameters. GW seeks that indigenous vegetation removal/modification in natural open space zone, rural zones, open space zone and quarry zone be allowed only when it is necessary for the activities/purposes listed in the permitted activity conditions. This is because significant indigenous vegetation and significant habitats of indigenous fauna are highly likely to be present in those zones.	<p>Add new rule ECO-R2 (x) to replace ECO-R2 (3) to apply to the following zones:</p> <p><u>Natural Open Space Zone</u> <u>Rural Zones</u> <u>Open Space Zone</u> <u>Quarry Zone</u></p> <p>1. Activity status: Permitted Where: <u>(a) Indigenous vegetation clearance, trimming or pruning of indigenous vegetation is for the following purposes:</u> <u>(i) Removing vegetation which was planted within a domestic garden for amenity purposes and/or the use of amenity or screening, or</u> <u>(ii) Addressing an imminent threat to people or property represented by deadwood, diseased or dying vegetation;</u> <u>(iii) No more than 5m in total width for maintaining existing farm drains, tracks, roads or access and fences;</u> <u>(iv) Customary Harvesting;</u> <u>(v) Firebreaks required in accordance with sections 43 or 64 of the Fire and Emergency New Zealand Act 2017;</u> <u>(vi) Conservation and restoration activities including conservation fencing to exclude stock or pests;</u> <u>(vii) Harvesting of indigenous timber approved under the Forests Act 1949 via either a registered sustainable forest management plan, a registered sustainable forest management permit or a personal use approval for the</u></p>

#	Provision	Position	Explanation	Relief Sought
				<p><u>harvesting and milling of indigenous timber from the Ministry of Primary Industries;</u></p> <p><u>(viii) Maintaining and repairing existing infrastructure or renewable electricity activities or electricity transmission activities.</u></p> <p><u>(b) Harvesting is of manuka and/or kanuka of up to 5m³ outside of a wetland per single consecutive 12-month period per property for domestic firewood purposes and arts or crafts provided the removal will not directly result in the death, destruction or irreparable damage of any other tree, bush or plant.</u></p> <p><u>(c) Indigenous vegetation is not within 20m of a natural inland wetland.</u></p>
120	ECO-R2(4)	Oppose	<p>Consequential to the GW reasoning and relief sought on ECO-P3, ECO-R2(1) and ECO-R2(3), ECO-R2(4) must be extended to Rural Zones, Open Space Zone and Quarry Zone.</p> <p>The activity status needs to be changed from Restricted Discretionary to Discretionary due to the lack of appropriate protection and information on the proposed Lower Hutt District on significant indigenous vegetation and significant habitats of indigenous fauna. Changing the activity status to fully discretionary for these zones will provide an opportunity to manage adverse effects appropriately on varying types of significant, at-risk, threatened and degrading indigenous biodiversity. This will also enable the policy and rule framework to achieve</p>	<p>Amend the rule as follows:</p> <p>Residential Zones</p> <p>Natural Open Space Zone</p> <p><u>Rural Zones</u></p> <p><u>Open Space Zone</u></p> <p><u>Quarry Zone</u></p> <p>4. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with ECO-R2.2 or ECO-R2.3.</p> <p>-</p> <p>Matters of discretion are restricted to:</p>

#	Provision	Position	Explanation	Relief Sought
			the objective ECO-O1, which is to ensure that indigenous biodiversity in Lower Hutt is protected and maintained and that there is at least no overall loss in indigenous biodiversity.	<p>b.—The effects on ecosystems and indigenous biodiversity, including with consideration to:</p> <p>a.—The scale of indigenous vegetation removal;</p> <p>b.—The integrity of ecosystems and their sensitivity to disturbance from vegetation removal, and</p> <p>c.—The extent to which site rehabilitation is proposed and will be effective in maintaining or enhancing indigenous habitats;</p> <p>c.—The matters in ECO-P4: Managing the adverse effects from indigenous vegetation removal;</p> <p>d.—Positive effects which can only be achieved through non-compliance with ECO-R2.2 or ECO-R2.3, including:</p> <p>a.—The benefits of infrastructure;</p> <p>b.—Improved health and safety, and</p> <p>c.—Improved public access and connection to natural environments;</p> <p>Information requirements:</p> <p>Applications for activities which will have more than minor adverse effects on indigenous biodiversity, are required to be supported by a report that:</p> <p>e.—Is prepared by a suitably qualified ecologist and, as required, any other person with suitable expertise, such as someone with expertise in mātauranga Māori;</p> <p>f.—Includes the detail set in Appendix ECO-App1—Ecological impact reports, and</p> <p>g.—Is commensurate with the scale and significance (to indigenous biodiversity) of the proposal;</p>
120	ECO-M1	Support	Gives effect to the NPS-IB direction	Retain as notified

#	Provision	Position	Explanation	Relief Sought
Subdivision				
121	Objective SUB – O2	Support in part	<p>Support the key elements that this subdivision objective seeks, in particular Lower Hutt’s compact urban form.</p> <p>Recommend adding an additional provision to capture some of the good direction in the introduction to this chapter to address the way that subdivision design can impact on connectivity and reliance on private car vs supporting active modes and public transport.</p> <p>Clause 5 of this objective refers to managing risk from natural hazards in respect of subdivision – this is appropriate. But we also request an amendment to also manage the likely current and future effects from climate change, consistent with NPS-UD Objective 8 as well as addition of a new clause to support reductions in greenhouse gas emissions to contribute to achieving Strategic Objective CCSD-O1.</p>	<p>Amend as follows: Subdivision results in development patterns and allotments that:</p> <ol style="list-style-type: none"> 1. Maintain or enhance Lower Hutt's compact urban form, 2. Are compatible with the purpose, scale, and intensity anticipated for the underlying zone, 3. Enable appropriate future use and development of land and buildings, 4. Provide for and protect identified natural environment, historical and cultural values, and 5. Manages the risk from natural hazards <u>and the likely current and future effects of climate change, and</u> 6. <u>Support reductions in greenhouse gas emissions, and</u> 7. <u>Maintains or enhances neighbourhood connectivity and pedestrian permeability.</u>
122	SUB-O3	Support in part	Amend to recognise the multiple benefits of green infrastructure, seeking to integrate this with the development enabled through subdivision as far as practicable	Amend as follows: Development enabled through subdivision is adequately serviced and supported by infrastructure, <u>prioritising the use of green infrastructure where practicable</u> , and the transport network.
123	SUB-O4	Support	Support increase in extent and protection of esplanade reserves.	Retain as notified.
124	SUB-P4	Support in part	Include direction to consider neighborhood connectivity and accessibility including pedestrian permeability in the design and layout of subdivisions.	Amend as follows: Provide for subdivision and the creation of new allotments where: <ol style="list-style-type: none"> 1. The subdivision reflects the intended pattern of development of the underlying zone,

#	Provision	Position	Explanation	Relief Sought
				<p>2. The subdivision is consistent with the anticipated purpose, character, and density of development of the underlying zone,</p> <p>3. The allotments are of a size and dimension that is sufficient to accommodate the intended activities and development forms for the underlying zone, and</p> <p>4. The design and layout encourage the efficient use of renewable electricity and other natural and physical resources and deliver well-connected, resilient communities through development patterns and sustainable designs.</p> <p>5. <u>The design and layout maintains or enhances neighbourhood connectivity and pedestrian permeability.</u></p>
125	Policy SUB-P7	Support in part	Support the requirement for new roads and vehicle access to meet minimum design standards and the inclusion of pedestrian amenity. However, seek specific reference to pedestrian safety. While sub-clause 4.c. covers 'safely accommodating the intended number of users' specific reference will provide clarity re pedestrians as vulnerable users.	Amend clause 4.c. as follows: <u>Safety accommodate the intended number of users Provide for pedestrian safety and the safe and efficient movement of vehicles and other road users.</u>
126	SUB-P22	Support	This policy provides for a risk based approach to the management of subdivision of land affected by natural hazards based on the sensitivity of the activities to impacts of natural hazards and the hazard posed. Although this applies to all natural hazards it captures the requirement to consider both likelihood and consequence of natural hazard events.	Retain as notified
127	Rule SUB-R14.1	Support	It is appropriate to provide for subdivision within a low flood hazard overlay as a controlled activity, where matters of discretion include natural hazard policy provisions.	Retain as notified

#	Provision	Position	Explanation	Relief Sought
128	Rule SUB-R14.2	Support	It is appropriate to provide for subdivision where building platforms for most sensitive activities are located within a low flood hazard overlay as a restricted discretionary activity, where matters of discretion include natural hazard policy provisions.	Retain as notified
129	Rule SUB-R15.1	Support	It is appropriate to provide for subdivision in a medium flood hazard overlay as a restricted discretionary activity, where matters of discretion include natural hazard policy provisions.	Retain as notified
130	Rule SUB-R15.2	Support	It is appropriate to provide for subdivision in a medium flood hazard overlay where buildings for the specified activities are located within the hazard overlay, as a discretionary activity, where matters of discretion include natural hazard policy provisions.	Retain as notified
131	Rule SUB-R16.1	Support	It is appropriate to provide for subdivision in a high flood hazard overlay where building platforms are located as specified as a non-complying activity, where matters of discretion include natural hazard policy provisions.	Retain as notified
Coastal Environment				
132	Objective CE-O1	Support	Provides appropriate direction on coastal natural character.	Retain as notified
133	Objective CE-O2	Support	Provides appropriate direction on coastal natural character.	Retain as notified
134	Objective CE-O3	Support	Support the management of risks from tsunami hazards.	Retain as notified
135	Objective CE-O4	Support	Support the management of risks from tsunami hazards.	Retain as notified
136	Objective CE-O5	Neutral	Understand the need to provide for subdivision, use and development in these areas, and support minimising the risk but have some concerns about intensifying	Retain as notified

#	Provision	Position	Explanation	Relief Sought
			development in, particularly industrial development in low lying coastal areas and areas on the flood plain.	
137	Objective CE-O6	Support	Support the use of green infrastructure as a hazard mitigation method.	Retain as notified
138	Objective CE-O7	Support	GW is very pleased to see recognition of the importance of natural systems and features that reduce the susceptibility of people, buildings and infrastructure from damage from coastal hazards. This aligns with the intent of RPS Change 1 Policy CC.4(c).	Retain as notified
139	Policy CE-P1	Support	Provides appropriate direction on mapping the extent of the coastal environment.	Retain as notified
140	Policy CE-P2	Support	Provides appropriate direction on coastal natural character.	Retain as notified
141	Policy CE-P3	Support	Provides appropriate direction on customary harvesting.	Retain as notified
142	Policy CE-P4	Support	Support the restoration of natural coastal character.	Retain as notified
143	Policy CE-P5	Support in part	This policy should be amended to provide for regional parks activities within the Coastal Environment. There are large areas of regional park land within this overlay and the recreation and conservation activities undertaken within the parks should be acknowledged and provided for.	Amend as follows: Provide for the removal of vegetation within High and Very High Coastal Natural Character Areas where: a. It is required to provide for: i. Maintenance around existing buildings, or ii. Safe operation of roads, tracks and accessways, or iii. Restoration and conservation activities including pest plant removal and animal pest control activities, or iv. Natural hazard management activities, or v. Reduction of wildfire risk through the removal of highly flammable vegetation near existing residential units on rural property, or vi. The placement of beehives; or

#	Provision	Position	Explanation	Relief Sought
				<ul style="list-style-type: none"> vii. New farming tracks and fences for existing farming activities, or viii. Mana whenua to exercise customary harvesting practices, or ix. <u>Recreation and conservation activities associated with a regional park, or</u>
144	Policy CE-P6	Support	Support the approach in this provision to manage development appropriately in the coastal environment.	Retain as notified
145	Policy CE-P7	Support	Support the management of mining, quarrying and forestry activities in the coastal environment.	Retain as notified
146	Policy CE-P8	Support	Support the use and implementation of a risk-based approach to coastal hazards.	Retain as notified
147	Policy CE-P9	Support	Support the levels of risk in order to implement a risk-based approach.	Retain as notified
148	Policy CE-P10	Support in part	Amend this policy to ensure that activities are appropriately managed to retain the natural hazard mitigation functions of natural systems and features.	Amend as follows: Maintain and enhance natural systems and features where they will reduce the existing risk posed by coastal hazards to people, buildings and infrastructure <u>and manage activities so that significant adverse effects on these systems or features are avoided and other adverse effects are avoided, minimised or remedied.</u>
149	Policy CE-11	Support	Provides appropriate direction on hazard mitigation works.	Retain as notified
150	Policy CE-12	Support	Support the use of green infrastructure and Mātauranga Māori approaches for coastal hazard mitigation.	Retain as notified
151	Policy CE-13	Support	Support this approach to only use hard engineering coastal hazard mitigation works where absolutely necessary.	Retain as notified
152	Policy CE-14	Support	Support the management of additions to existing buildings and development in the coastal hazard overlays.	Retain as notified

#	Provision	Position	Explanation	Relief Sought
153	Policy CE-15	Support	Support the management of subdivision, use and development to existing buildings and development in the coastal hazard overlays. Consider the development of guidelines that provide appropriate ways to mitigate the risks from tsunami and coastal hazards as required through the policy and rule framework that can be used by council, contractors, developers and individuals in order to reduce the risk from coastal hazards.	Retain as notified
154	Rule CE-R1	Support	This rule is appropriate.	Retain as notified
155	Rule CE-R2	Support	This rule is appropriate.	Retain as notified
156	Rule CE-R3	Support	This rule is appropriate.	Retain as notified
157	Rule CE-R4	Support	Support this rule framework for the management of land use activities in the coastal environment.	Retain as notified
158	Rule CE-R5	Support	Support the non-complying status of mining, quarrying and plantation forestry in the coastal environment.	Retain as notified
159	Rule CE-R6	Support	This rule is appropriate.	Retain as notified
160	Rule CE-R7	Support	This rule is appropriate.	Retain as notified
161	Rule CE-R8	Support	Is an appropriate risk-based response within the hazard management provisions framework.	Retain as notified
162	Rule CE-R9	Support	Is an appropriate risk-based response within the hazard management provisions framework.	Retain as notified
163	Rule CE-R10	Support	Is an appropriate risk-based response within the hazard management provisions framework.	Retain as notified
164	Rule CE-R11	Support	Is an appropriate risk-based response within the hazard management provisions framework.	Retain as notified
165	Rule CE-R12	Support	Is an appropriate risk-based response within the hazard management provisions framework.	Retain as notified
166	Rule CE-R13	Support	Is an Is an appropriate risk-based response within the hazard management provisions framework.	Retain as notified

#	Provision	Position	Explanation	Relief Sought
167	Rule CE-R14	Support	Is an appropriate risk-based response within the hazard management provisions framework.	Retain as notified
168	Rule CE-R15	Support	Is an appropriate risk-based response within the hazard management provisions framework.	Retain as notified
169	Rule CE-R16	Support	Is an appropriate risk-based response within the hazard management provisions framework.	Retain as notified
170	Rule CE-R17	Support	Support the use of green infrastructure to mitigate coastal hazards.	Retain as notified
171	Rule CE-R18	Support	Is an appropriate control for hard engineered mitigation structures.	Retain as notified
Earthworks				
172	Objective EW-O1(6) & (7)	Support	Support the inclusion and acknowledgement of natural hazards and the need to minimise the risks associated with earthworks and slope stability.	Retain as notified
173	Policy EW-P2(3), (4) & (5b)	Support	Support the requirement to consider the effects of earthworks on land stability and potential effects on buildings both onsite and on adjoining sites and the need to manage the potential for erosion.	Retain as notified
174	Policy EW-P4(1) & (2)	Support	Support the requirement to consider the effects of the earthworks on land stability and potential effects on buildings and the need to manage the potential for erosion and sedimentation into waterbodies.	Retain as notified
175	Policy EW-P5(1), (2) & (3)	Support	Support the approach to enable hazard mitigation works and green infrastructure with appropriate controls and oversight. Enabling the use of green infrastructure is consistent with the RPS direction.	Retain as notified
176	Policy EW-P6	Support in part	Support management of risks from earthworks in flood hazard overlays but consider that there should be no increase in risk to neighbouring properties as a result of diverted flood waters.	Amend policy as follows: Provide for earthworks in Flood Hazard Overlays where <u>there is no increase in existing risk to neighbouring properties</u> by...

#	Provision	Position	Explanation	Relief Sought
177	Policy EW-P7	Support in part	<p>There appears to be some wording missing in this policy and suggest an amendment to link it more clearly to the earthworks standard EW-S3. The standard states that earthworks must not be undertaken on land with an existing slope angle of 34 degrees or greater, where the 34 degree slope angle is sustained over a distance of at least 3m, measured horizontally with some exemptions for repair, maintenance or upgrades. In other words, unless there is a functional use or need. This policy appears to enable earthworks on slopes over 34 degrees and seems little different to EW-P8.</p> <p>Consider amending this policy to state that it only applies to earthworks that are undertaken as a functional use or need.</p>	<p>Amend as follows: On slopes greater than 34 degrees, where the 34 degree slope angle is sustained over a distance of at least 3m, measured horizontally, provide for earthworks <u>that have a functional use or functional need</u> where a geotechnical assessment confirms that:</p> <ol style="list-style-type: none"> 1. The proposed earthworks will minimise the risk from slope instability to people and buildings, and 2. The proposed earthworks will not increase the risk of slope failure on adjacent sites.
178	Policy EW-P8	Support	Support the requirement for geotechnical assessments on steep slopes as an important method to reduce the risk of slope failure.	Retain as notified
179	Policy EW-P12	Support	It is appropriate to manage effects of earthworks within Outstanding natural features and landscapes.	Retain as notified
180	Policy EW-P13	Support	<p>It is appropriate to manage effects of earthworks within coastal and riparian margins.</p> <p>It is also important that the natural environment, its processes and geomorphology is maintained and effects on it minimised, especially where it has a ability to attenuate the risks from natural hazards and act as a natural hazards mitigation solution.</p>	Retain as notified
181	Policy EW-P14	Support	It is appropriate to manage effects of earthworks within coastal areas of high and very high natural character.	Retain as notified

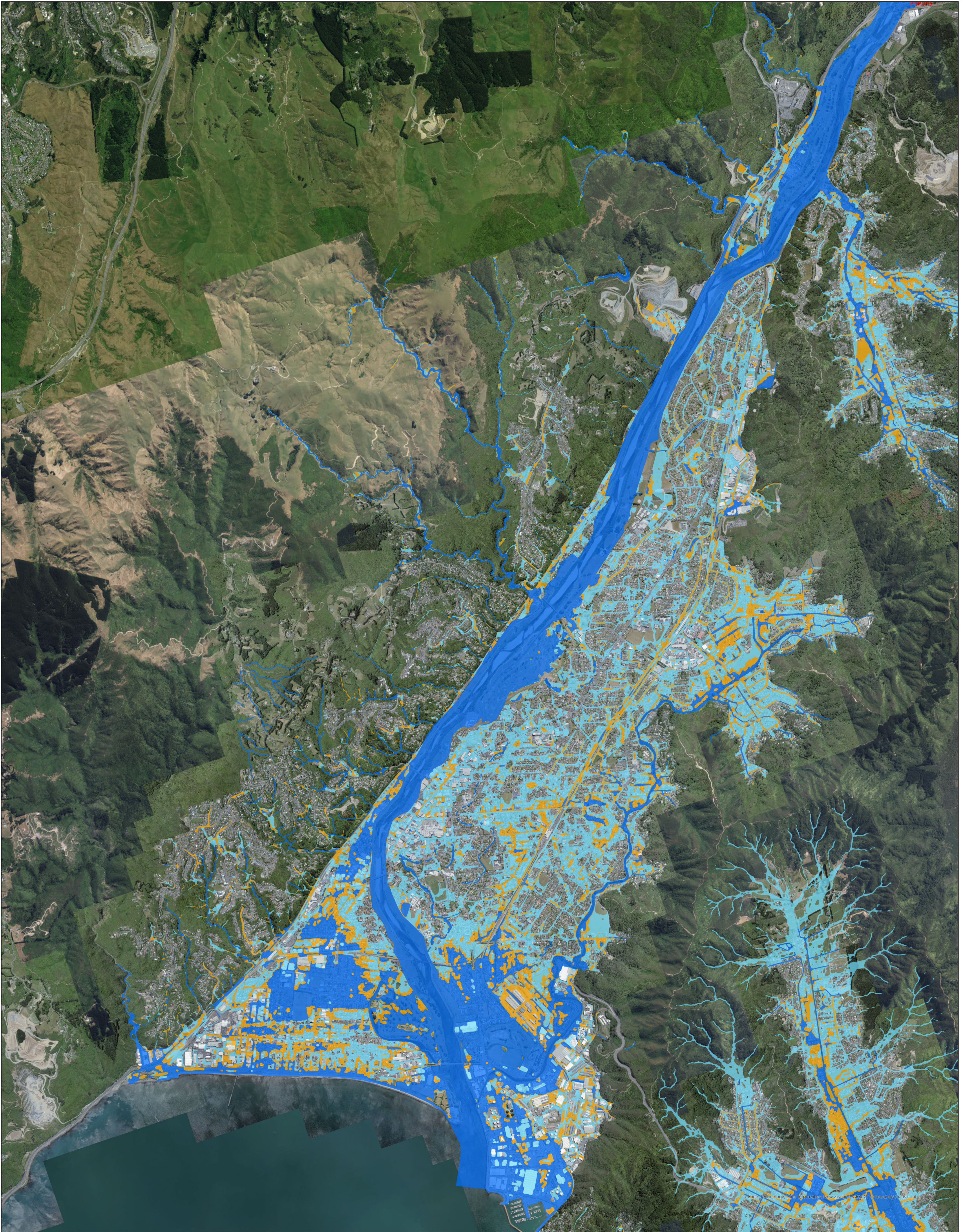
#	Provision	Position	Explanation	Relief Sought
182	Rule EW-R6	Support in part	Providing for earthworks within low hazard areas as a permitted activity and in higher hazard areas where the ground level remains the same is appropriate, where the flood hazard maps are relevant and correct as noted above.	Retain as notified
183	Rule EW-R7	Support	Allowing for earthworks on community scale natural hazard mitigation structures should be permitted where the entity undertaking the work is central or local government or its agents.	Retain as notified
184	Rule EW-R8	Support	Support the need for a consent in the slope assessment overlay as a means to manage the risks of slope failure.	Retain as notified
185	Rule EW-R12	Support	It is appropriate to manage effects of earthworks within Outstanding natural features and landscapes.	Retain as notified
186	Rule EW-R13	Support	It is appropriate to manage effects of earthworks within coastal and riparian margins.	Retain as notified
187	Rule EW-R14	Support	It is appropriate to manage effects of earthworks within coastal areas of high and very high natural character.	Retain as notified
Residential Zones				
188	Residential Zones	Support	Greater Wellington supports the overall approach to intensification and achieving a compact regional form consistent with RPS Change 1 in particular policies UD.4 and 31.	Retain as notified
189	Area Specific Matters	Add new provisions to each zone as appropriate to promote appropriate	There is a gap in the proposed HDP to provide for Policy CC.4 clause (a) in relation to urban heat (and stormwater flows if these are not appropriately managed by the Three Waters provisions): <div style="margin-left: 40px;">(a) requiring provision of urban green space, particularly canopy trees, to reduce urban heat and reduce stormwater flowrates: (i) prioritising the use of appropriate indigenous species, ...</div> and	Add new objectives, policies, rules and standards, or add these to each zone tailored to the context of the specific zone, and/or include these in a different section of the DP as appropriate, to the following effect: <u>Objective XX:</u> <u>Building and infrastructure is designed so that they are able to withstand predicted future higher temperatures, intensity and duration of rainfall and wind over the anticipated life span and</u>

#	Provision	Position	Explanation	Relief Sought
		building design to withstand climate change	(e) promoting appropriate design of buildings and infrastructure so they are able to withstand the predicted future higher temperatures, intensity and duration of rainfall and wind over their anticipated life span.	<p><u>to mitigate these effects of these on people, communities and the natural environment.</u></p> <p><u>Objective XX:</u> <u>Tree canopy cover in areas of residential activities is enhanced through maintaining existing trees and/or planting new trees as part of new residential development to sequester carbon from emissions, reduce stormwater runoff, mitigate heat island effects, and improve the city's biodiversity and amenity. Appropriate indigenous species are utilised as far as practicable.</u></p> <p><u>Policy XX:</u> <u>Ensure that subdivision and/or development achieves the following tree canopy cover levels at maturity:</u> <u>i. For residential subdivision and/or development: 20% of the net site area;</u> <u>ii. For residential greenfield and brownfield subdivision and/or development – as for (i), and an additional 15% of the future road area to be vested in Council.</u></p> <p>Add a new policy to address the cost of providing tree canopy cover as per below example: <u>Policy – The cost of providing tree canopy cover and financial contributions</u> <u>a. Ensure the cost of providing new trees to achieve the tree canopy cover required for the site or the road corridor, preparing appropriate tree pits, providing the necessary land for planting, and initial tree maintenance is met by those carrying out the subdivision and/or development;</u> <u>b. Require payment of financial contributions that are fair and proportional in lieu of providing the required on-site and/or on-</u></p>

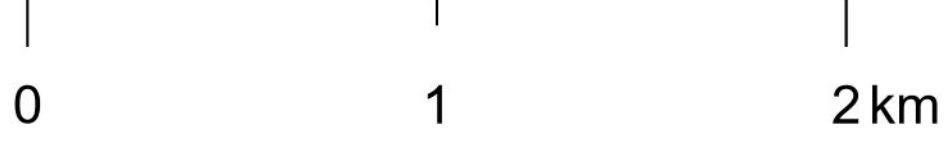
#	Provision	Position	Explanation	Relief Sought
				<p><u>road tree canopy cover to enable off-site tree planting by the Council, as close to the development site as practicable;</u></p> <p><u>c. No financial contribution shall be required where sufficient existing trees, able to achieve the required tree canopy cover at maturity, are retained on the development site or new trees are planted on the development site by the developer or the site owner to achieve the required tree canopy cover.</u></p> <p><u>Policy – Tree health and infrastructure</u></p> <p><u>a. Ensure that trees on the development site are planted in a position appropriate to the tree type and in sufficient soil volume, width and depth to maximise the tree's healthy growth.</u></p> <p><u>b. Where subdivision consents associated with the development of new residential units are granted, consent notices will be issued and registered against the relevant titles requiring that the tree canopy cover levels required are achieved and maintained.</u></p> <p><u>c. Ensure the planting of trees in the future roads of greenfield subdivisions is carried out in accordance with:</u></p> <p><u>i. the tree pit requirements of the Council's Infrastructure Design Standard to provide sufficient soil volume and avoid damage to the surrounding infrastructure; and</u></p> <p><u>ii. the needs and requirements of the Council, as the future road owner/manager, including approval of the tree species by the Council arborist.</u></p> <p><u>Policy XX:</u></p> <p><u>Promote and enable the design of buildings and infrastructure so that they are able to withstand the predicted future higher temperatures, intensity and duration of rainfall and wind over their anticipated life span and to mitigate the effects of these on people and communities.</u></p>

#	Provision	Position	Explanation	Relief Sought
				Add New Rule(s) and standard(s) to appropriate zone chapters to give effect to the Tree Canopy Cover and Financial Contributions policies
190	High Density Residential Zone	Support in part	<p>Support the provision for high density residential development within the District Plan, and the general extent and location of this zone (from a land use/transport integration perspective) as this will provide for housing growth in locations where people can live in relatively close proximity to commercial and community facilities and public transport.</p> <p>Note high density development also supports the ability to provide effective, efficient (and affordable) public transport networks and services. Suggest this point could be identified in one of the objectives for this zone.</p>	<p>Amend as follows:</p> <p>Built development in the High Density Residential Zone will positively contribute to a predominantly residential urban environment that:</p> <ol style="list-style-type: none"> 1. Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired urban design outcomes for the zone, 2. Has an urban built environment that is characterised by a high concentration of building densities and forms, including: <ol style="list-style-type: none"> a. Building heights up to six storeys, or b. Buildings of up to 36m in identified areas adjacent to the City Centre Zone. 3. Is healthy, safe, attractive, and accessible, 4. Provides on-site outdoor living area and greenspace for residents, which contributes to visual residential amenity for adjoining properties and the street, 5. Includes opportunities for affordable housing, including through the provision of a variety of housing types and sizes, 6. Has a high level of access to commercial activities and community services through active and public transport, providing for well-connected and low emission communities, 7. Is integrated with existing and planned infrastructure, and

#	Provision	Position	Explanation	Relief Sought
				8. Is connected to open space and the natural environment. 9. <u>Supports and effective and efficient public transport network.</u>
191	RLZ-P5	Support	Consistent with RPS Change 1 Policy 56 that seeks consideration of effects of subdivision, use, and development on rural areas. In particular, consideration of infrastructure provision.	Retain as notified.
Open Space and Recreation Zones				
192	NOSZ-R3.1	Support	This rule is appropriate and provides for construction and alterations/additions to buildings where the standards are met.	Retain as notified
193	NOSZ-R3.2	Support	This restricted discretionary rule is appropriate.	Retain as notified
194	NOSZ-R11	Support	The rule providing for visitor accommodation is appropriate	Retain as notified



Flood Hazard Overlay
Hazard
■ High
■ Medium
■ Low



MURPHY'S ROAD

HARRIS ROAD

BUCHANAN ROAD

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Flood Hazard Overlay

Hazard

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PAREWATA HAYWARDS ROAD

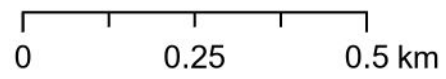
HARRIS ROAD

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Flood Hazard Overlay

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Flood Hazard Overlay

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Flood Hazard Overlay

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TRANSMISSION GULLY MOTORWAY



BELMONT ROAD

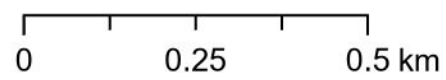
HILL ROAD

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Flood Hazard Overlay

Hazard

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MURPHYS ROAD

BELMONT ROAD

HILL ROAD

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Flood Hazard Overlay

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Flood Hazard Overlay

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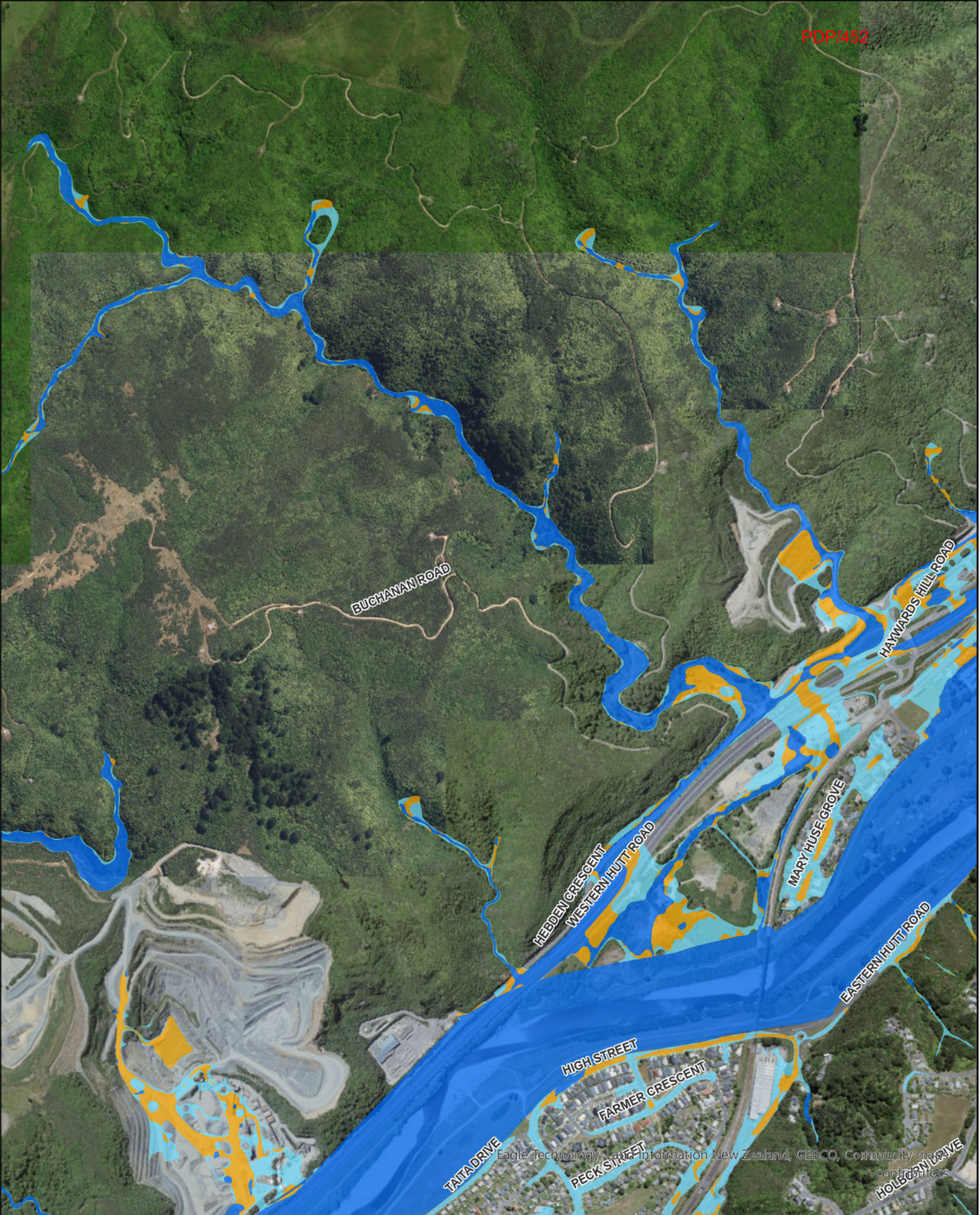
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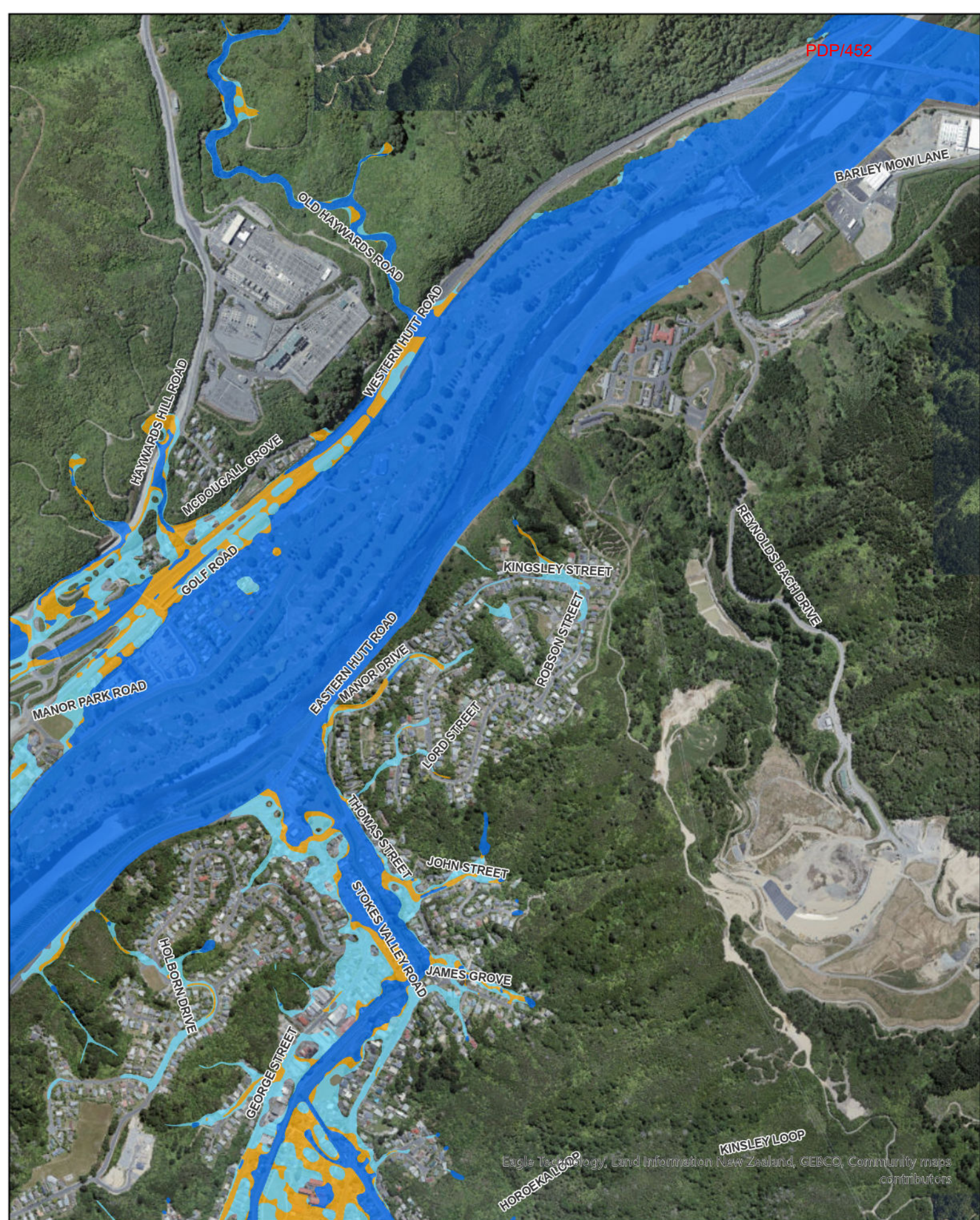
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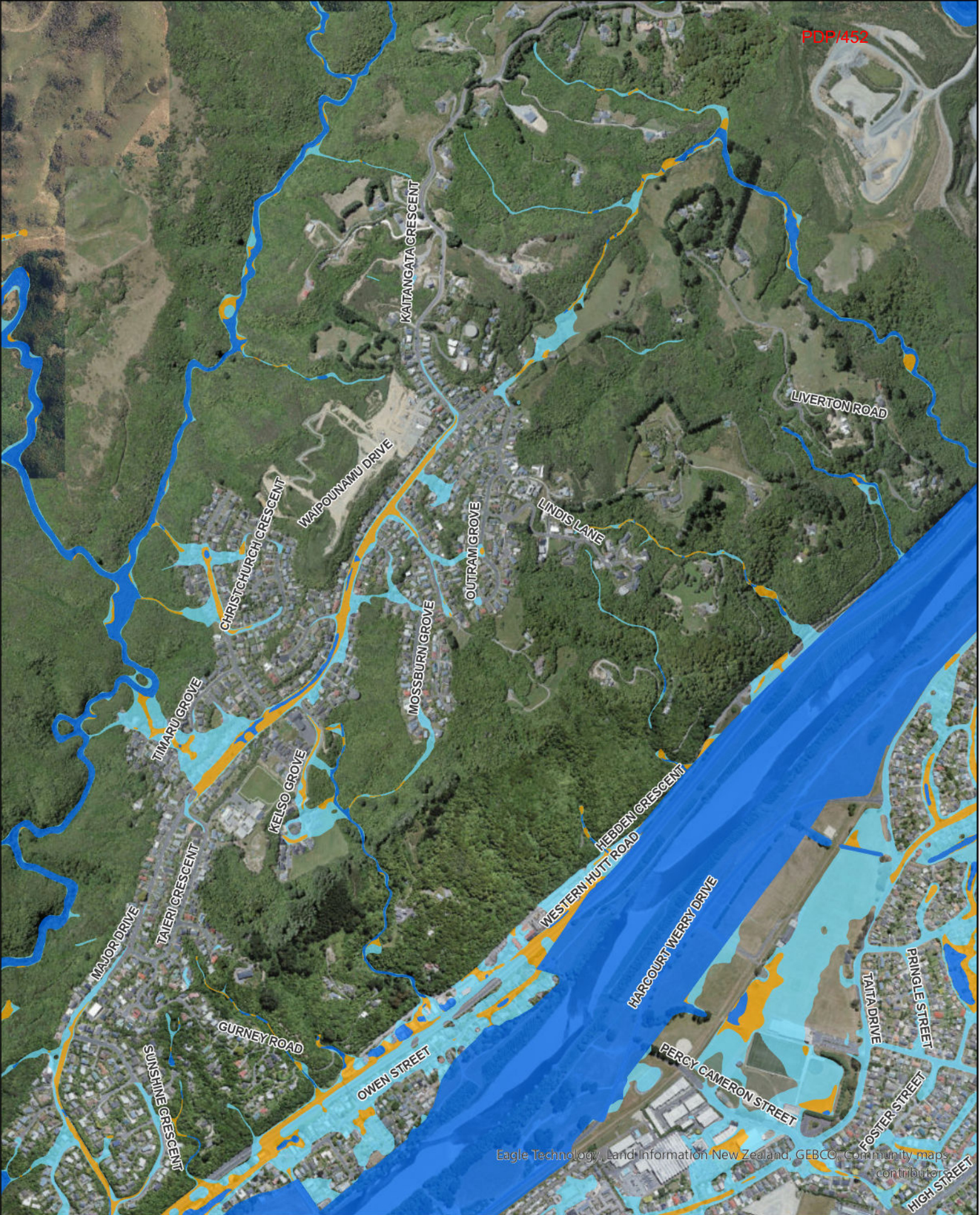
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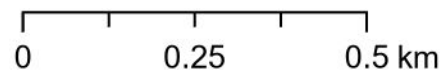


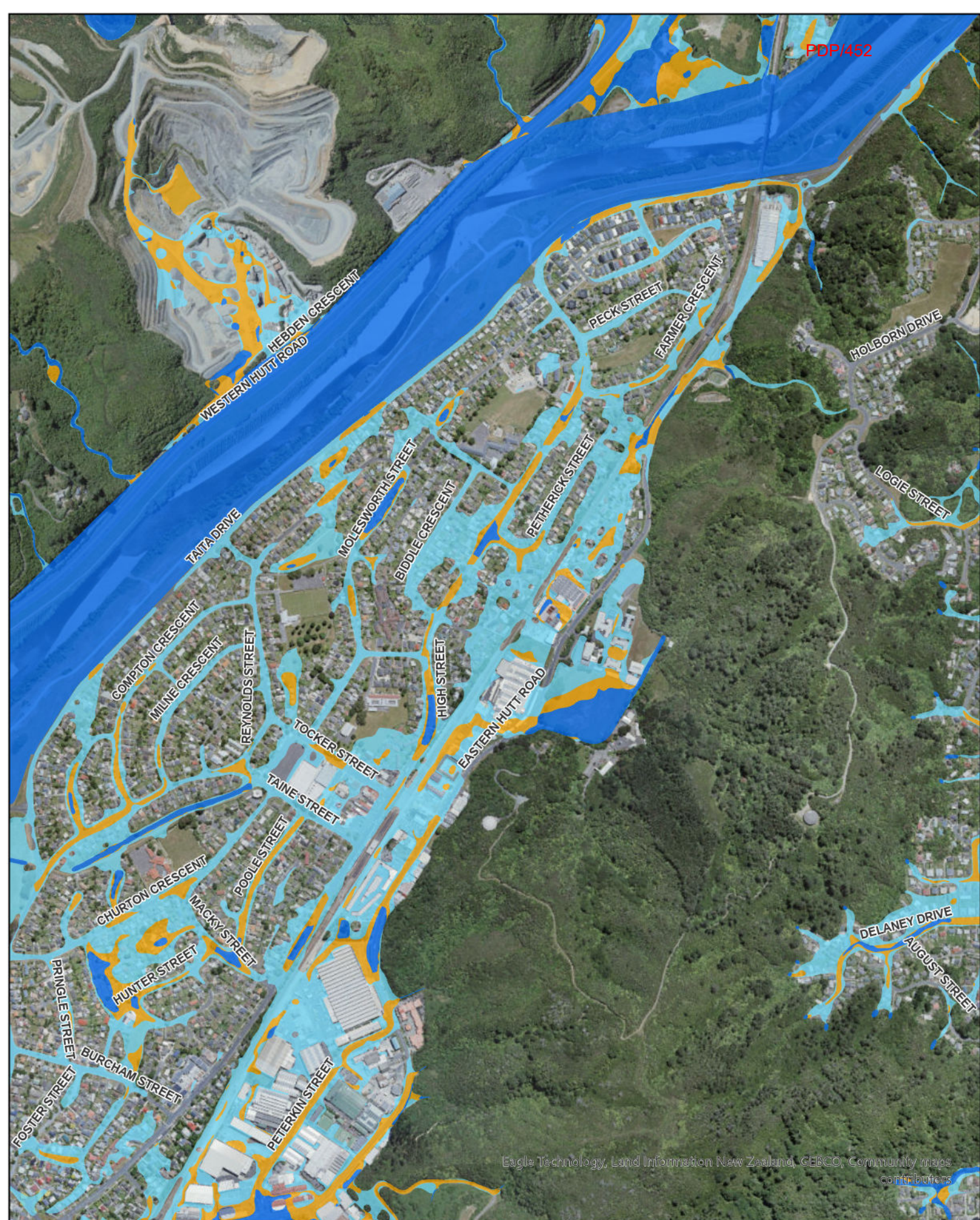


Flood Hazard Overlay

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Flood Hazard Overlay

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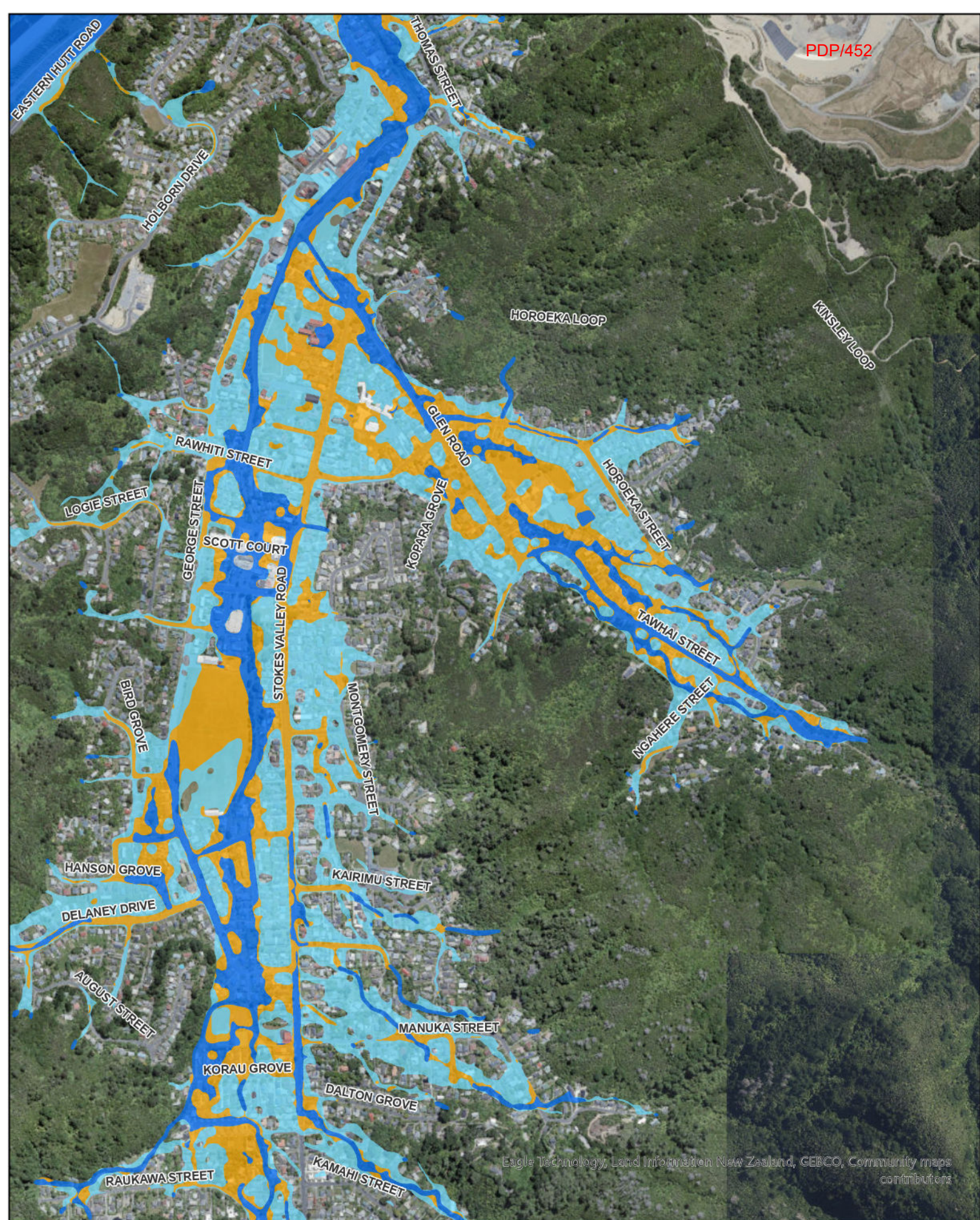
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Flood Hazard Overlay

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Flood Hazard Overlay

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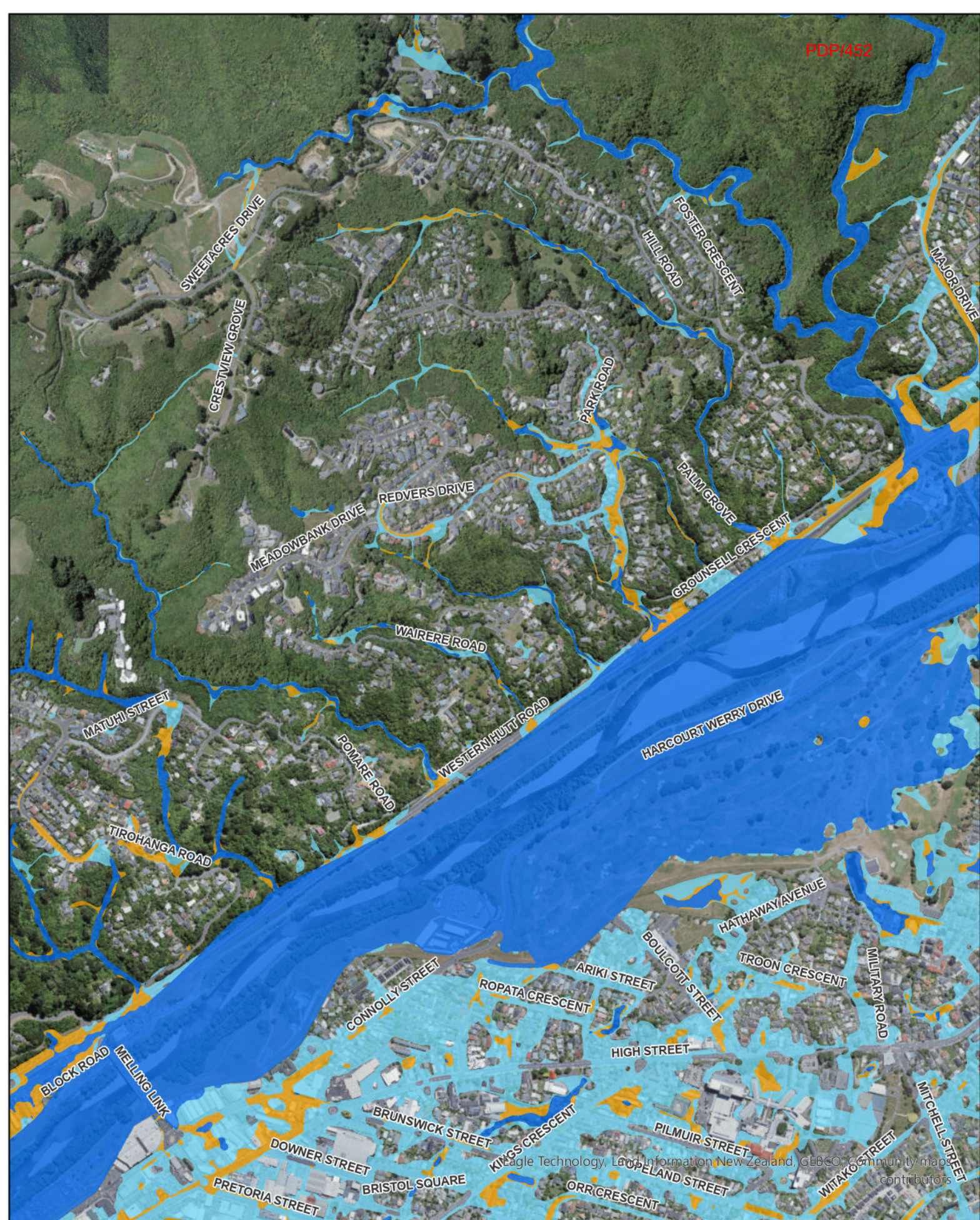
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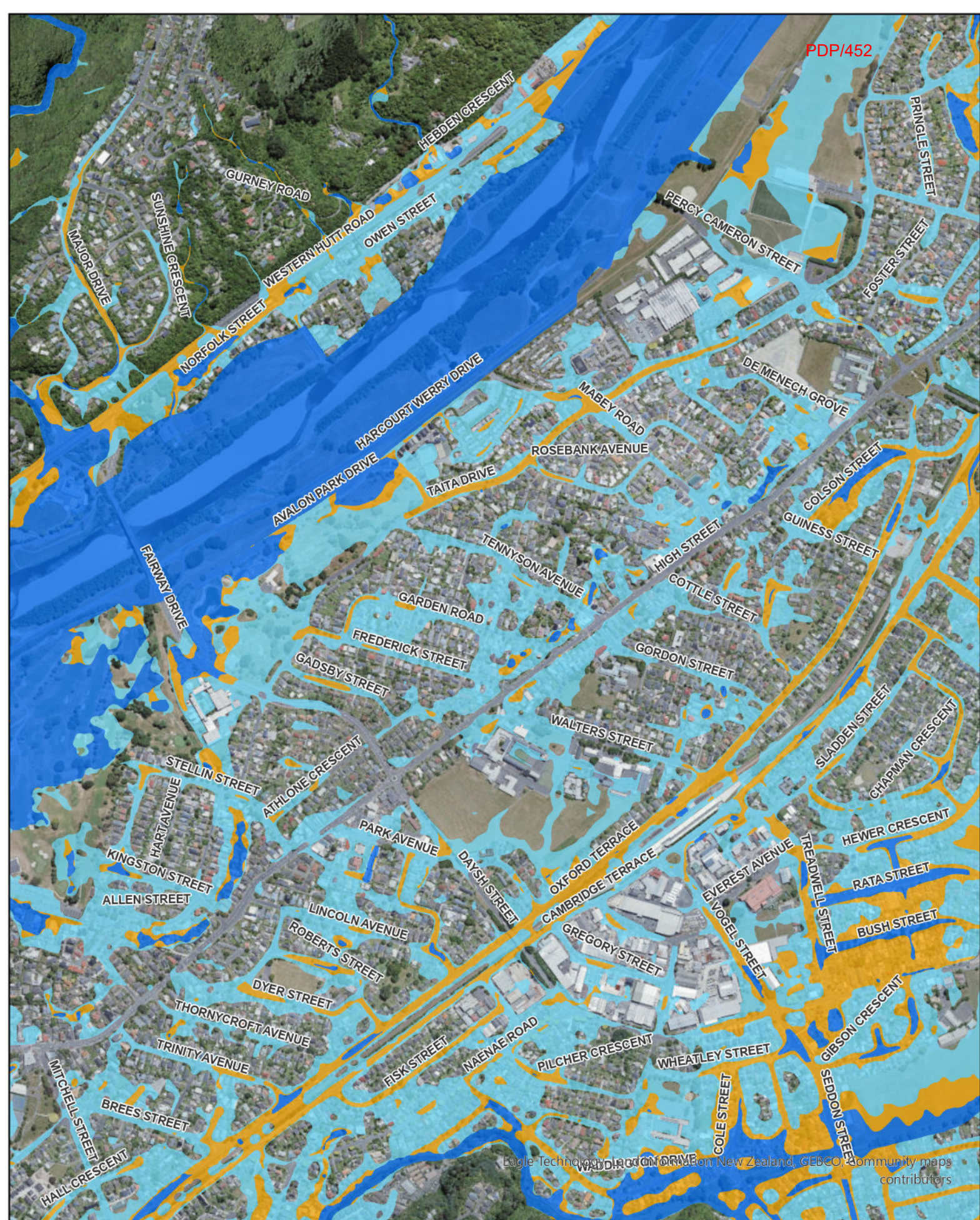
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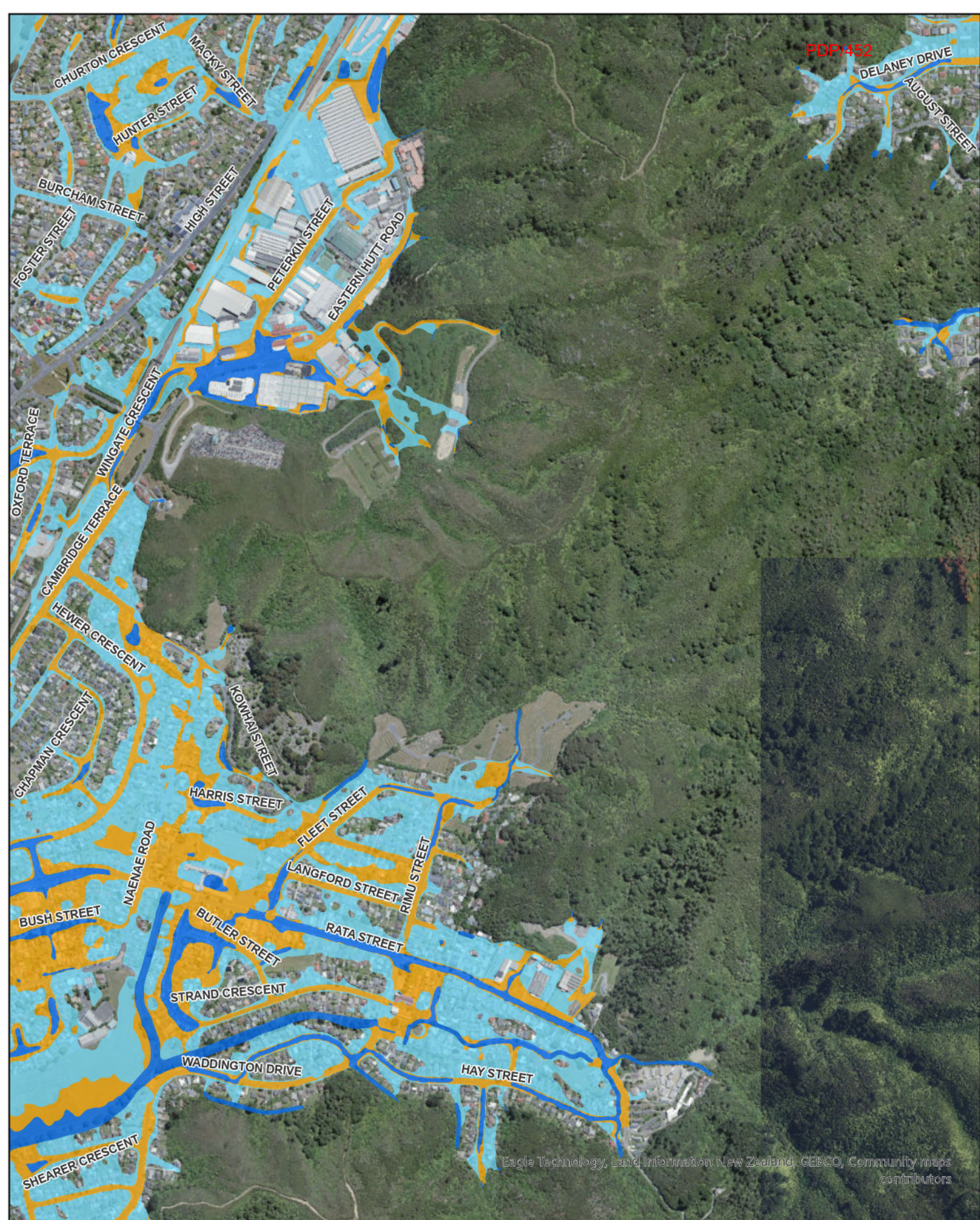
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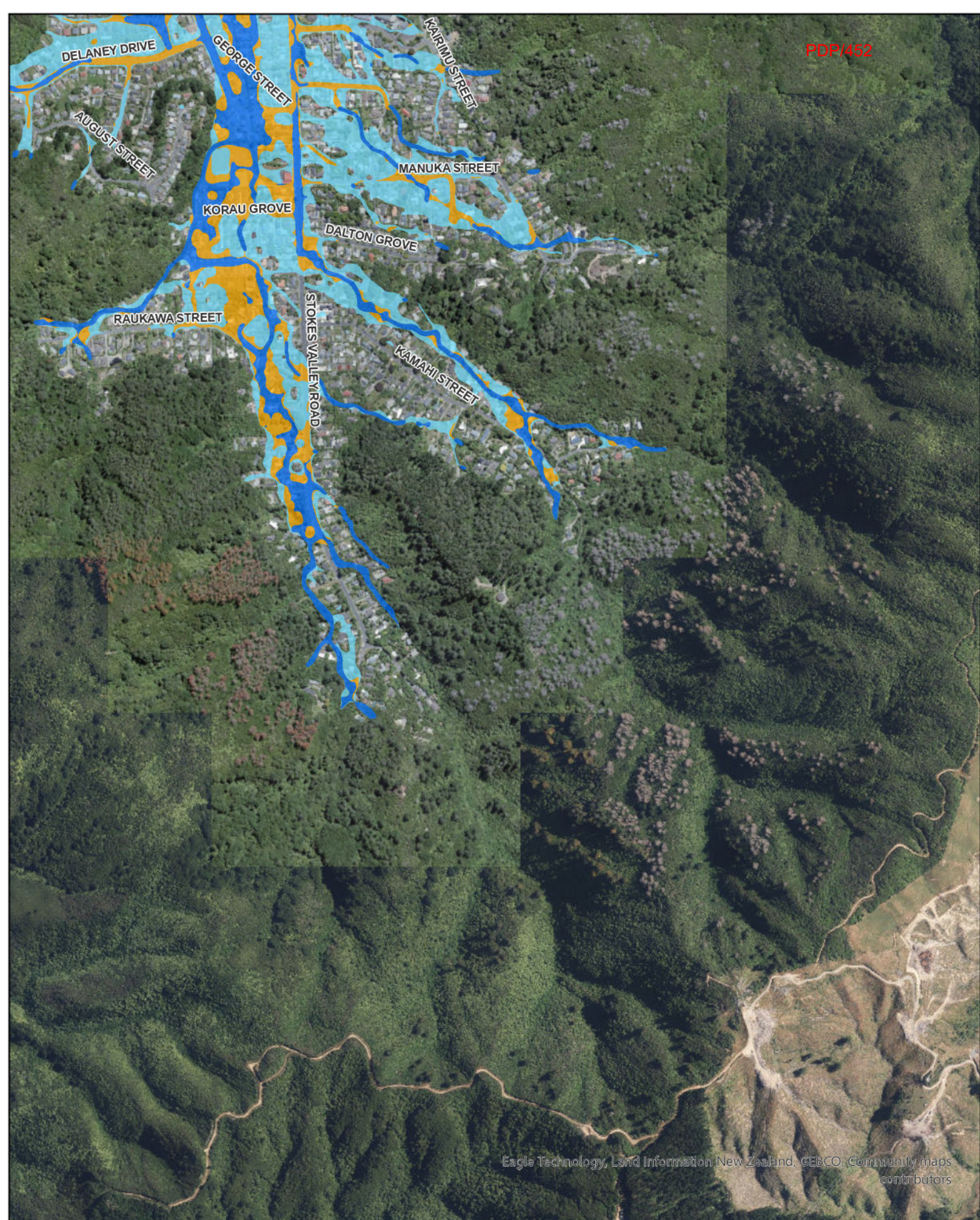
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Flood Hazard Overlay

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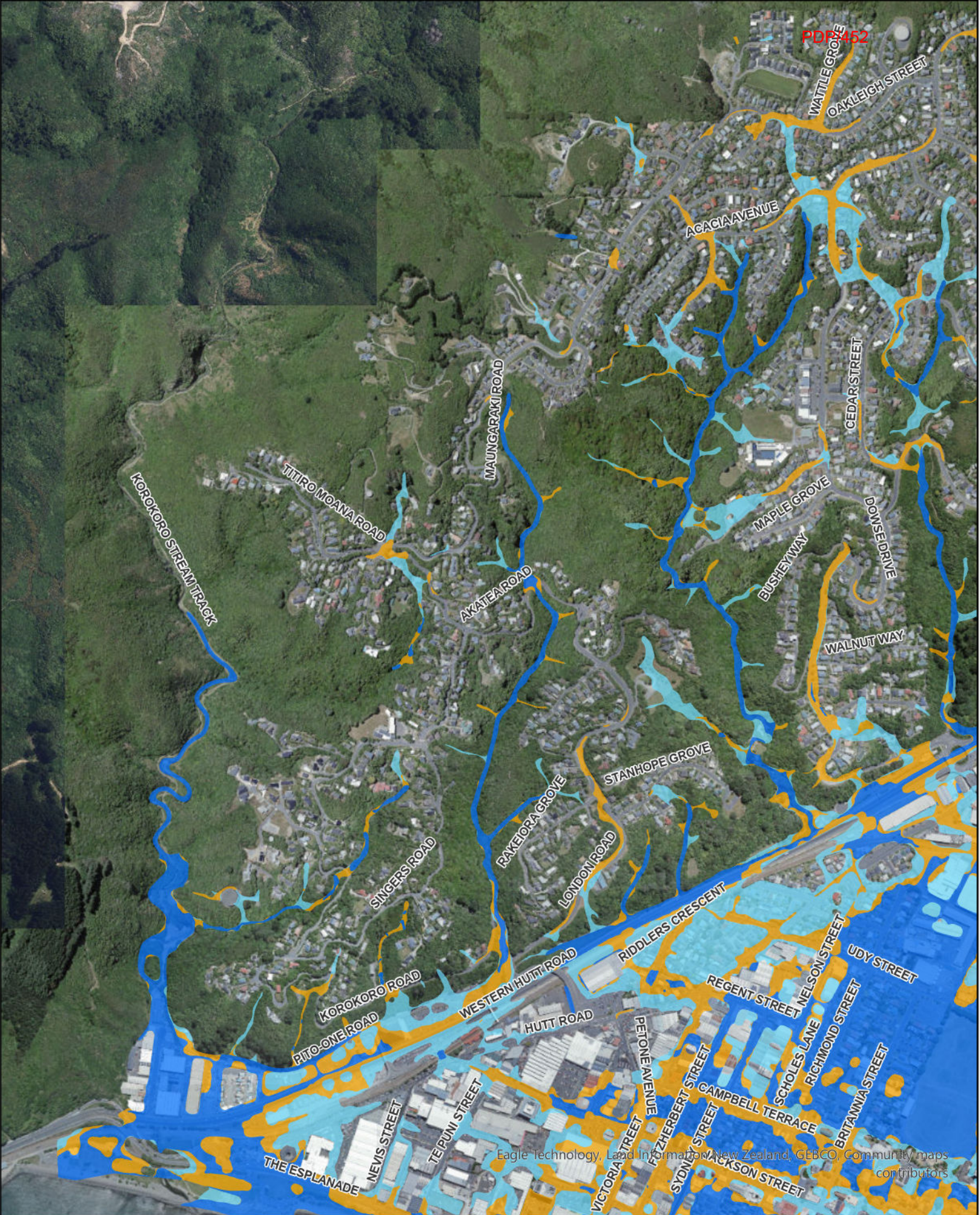
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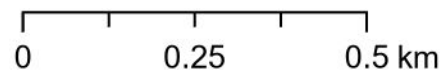


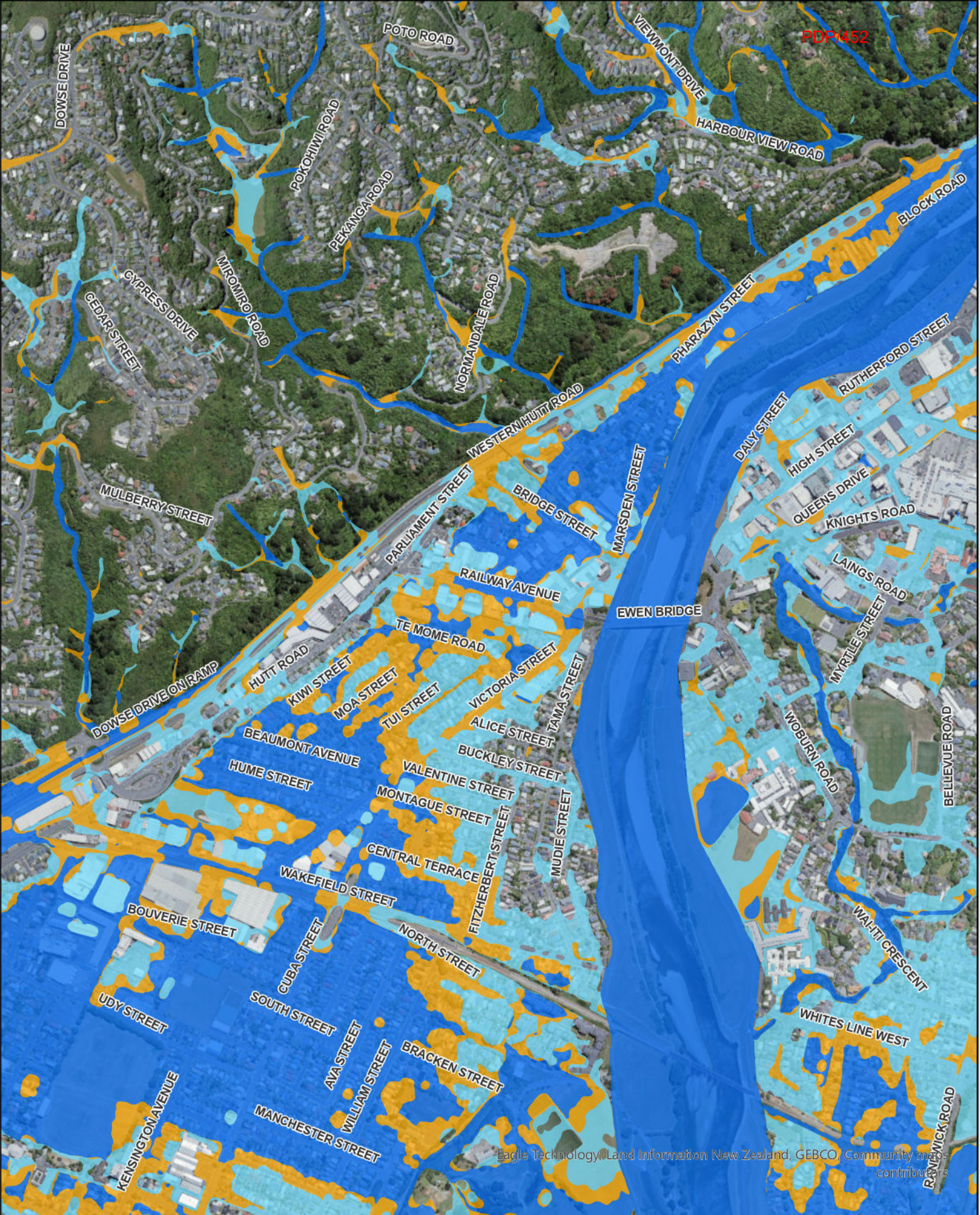


Flood Hazard Overlay

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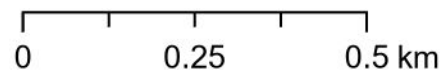


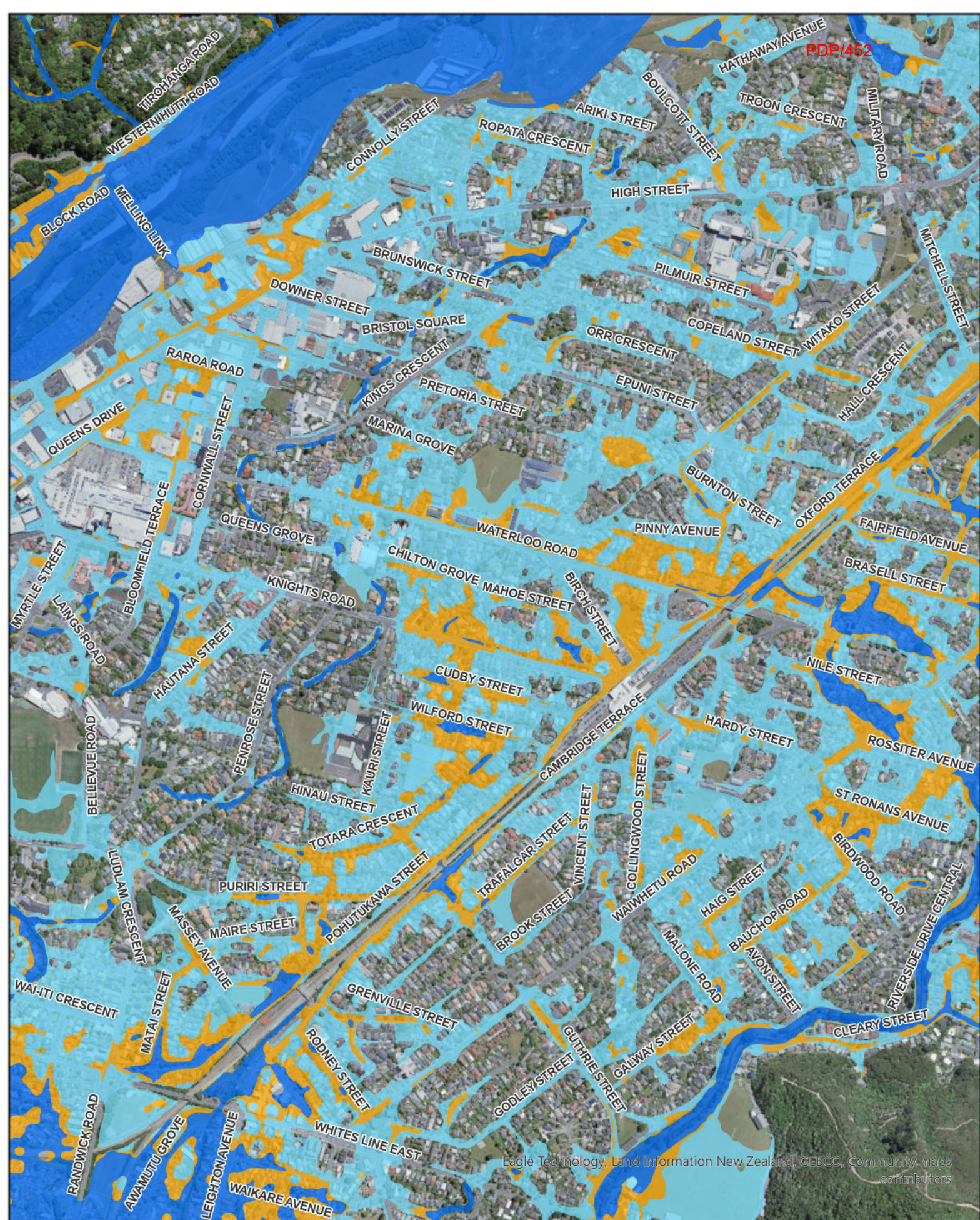


Flood Hazard Overlay

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Flood Hazard Overlay

Hazard

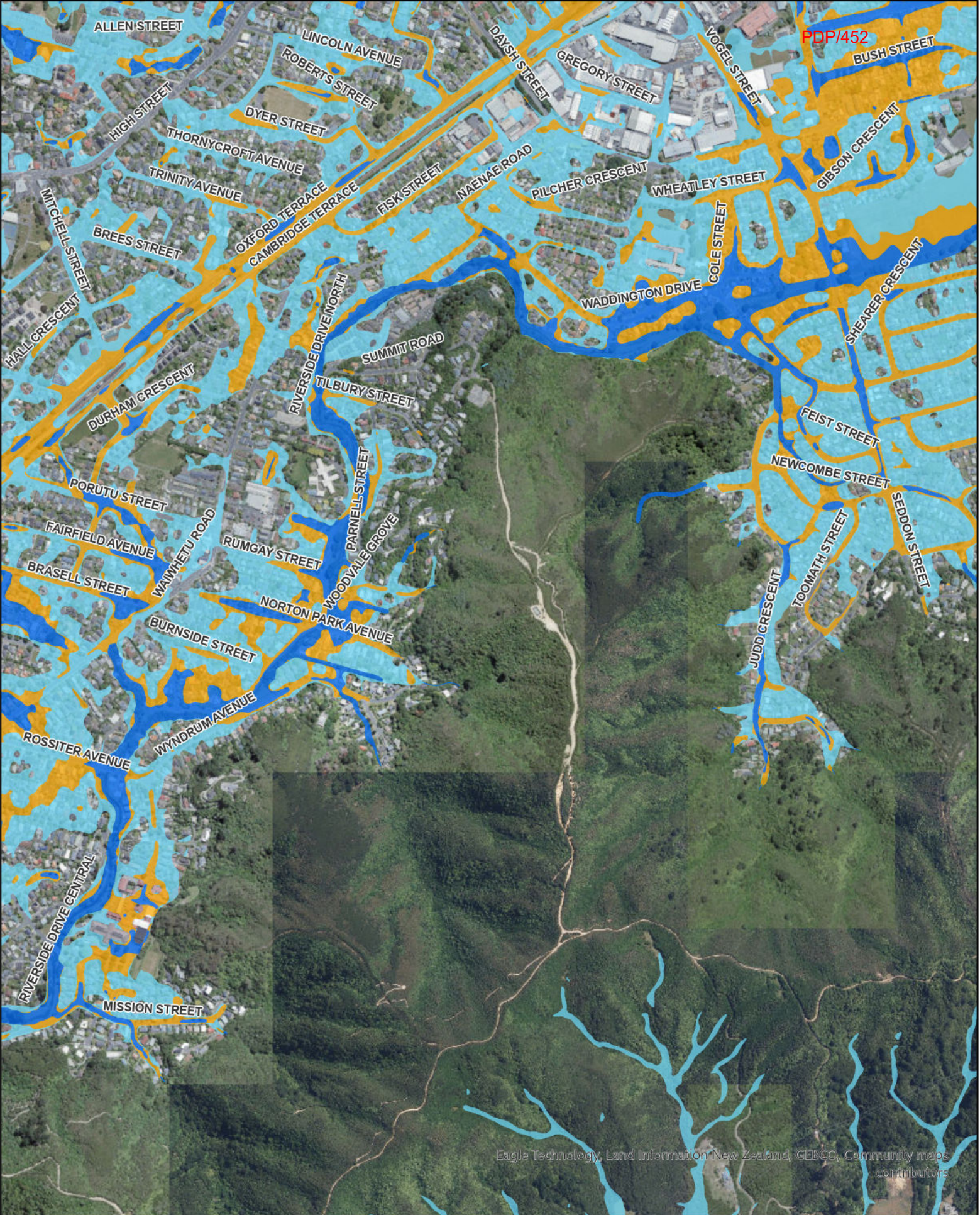
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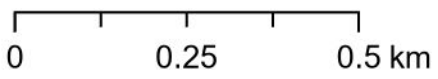


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Flood Hazard Overlay

Hazard

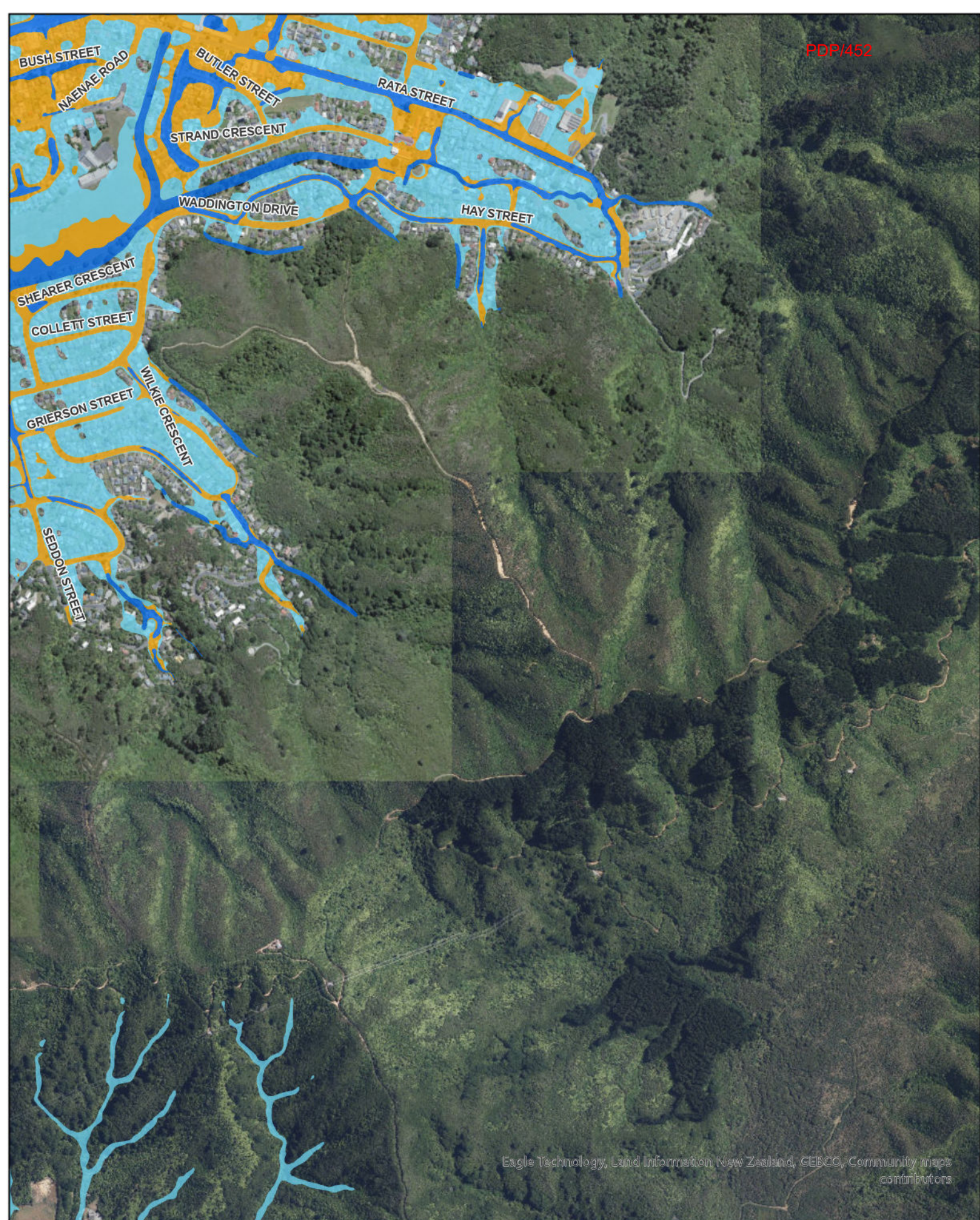
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1:11,000





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Flood Hazard Overlay

Hazard

- High
- Medium
- Low

0 0.25 0.5 km

Page Name: E5

Scale:
1:11,000

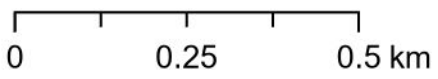


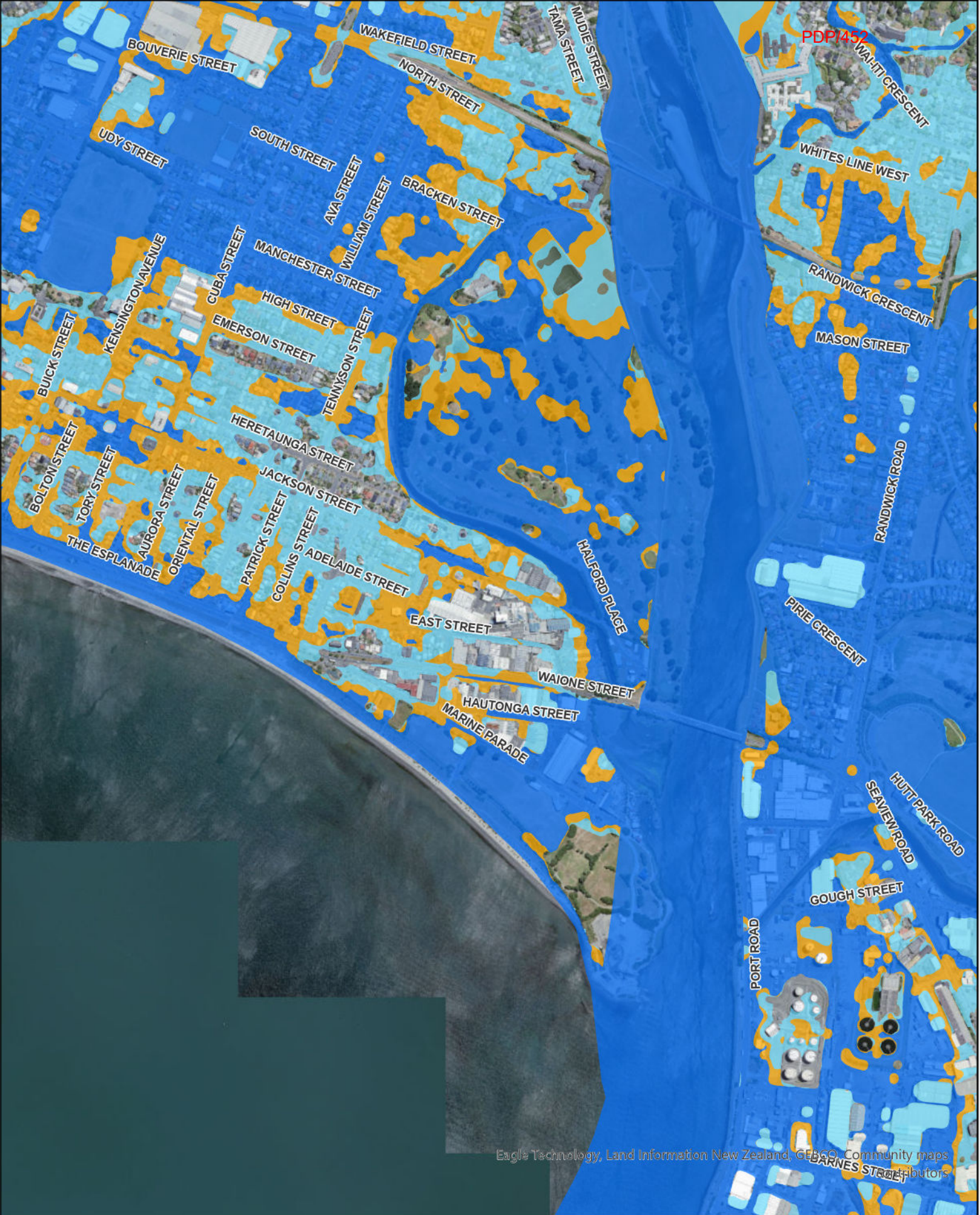


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Flood Hazard Overlay

- Hazard
- High
 - Medium
 - Low

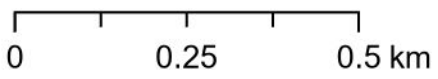


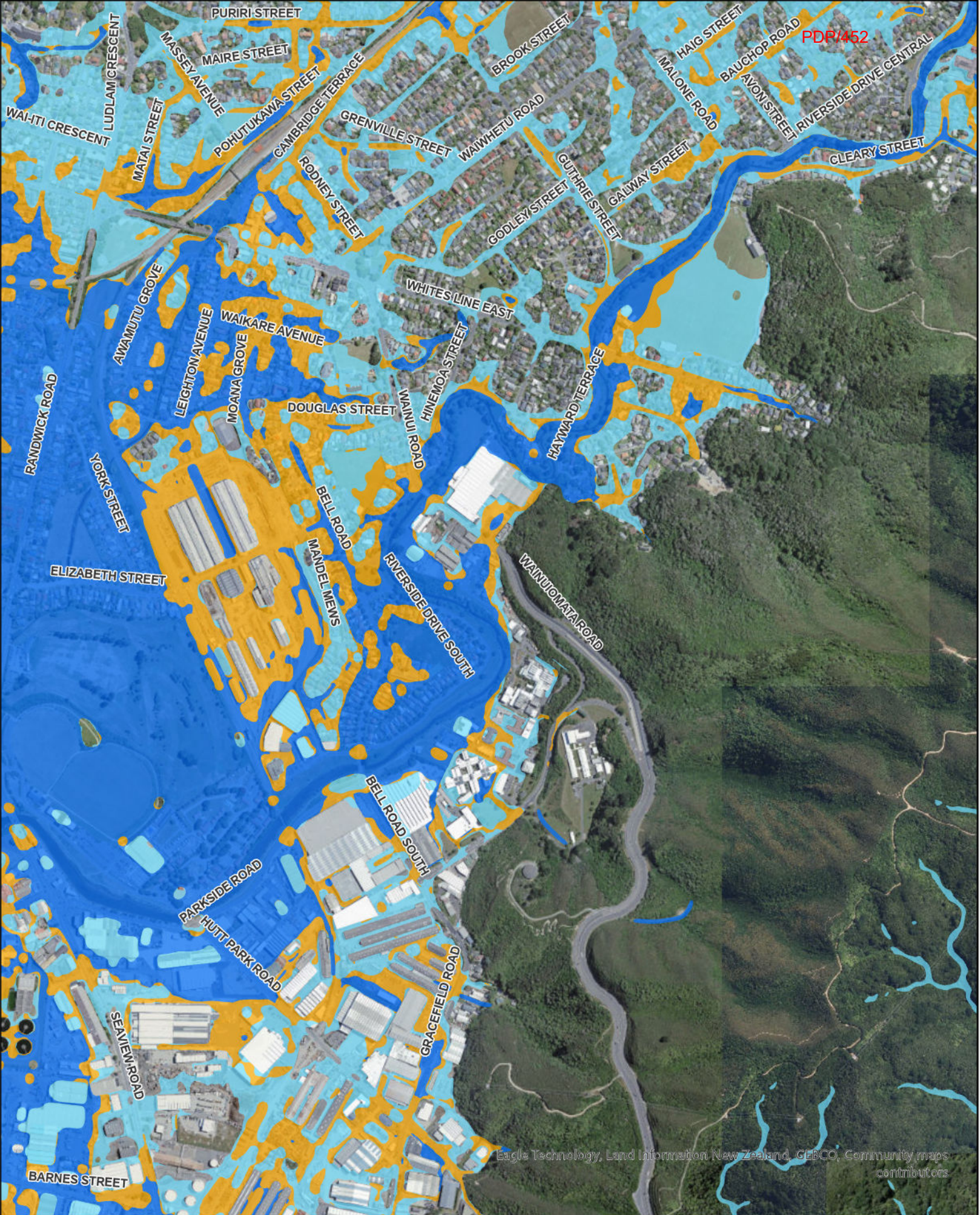


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Flood Hazard Overlay

- Hazard
- High
 - Medium
 - Low



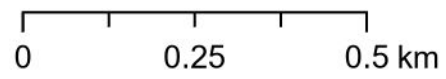


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Flood Hazard Overlay

Hazard

- High
- Medium
- Low



MISSION STREET

STOCKDALE STREET

ENFELD STREET

HAMSTEAD STREET

WELLINGTON ROAD

UPPER FITZHERBERT ROAD

WISE STREET

BERKELEY ROAD

BELGRAVE STREET

TRELAND NEW ROAD

NORFOLK STREET

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Flood Hazard Overlay

Hazard

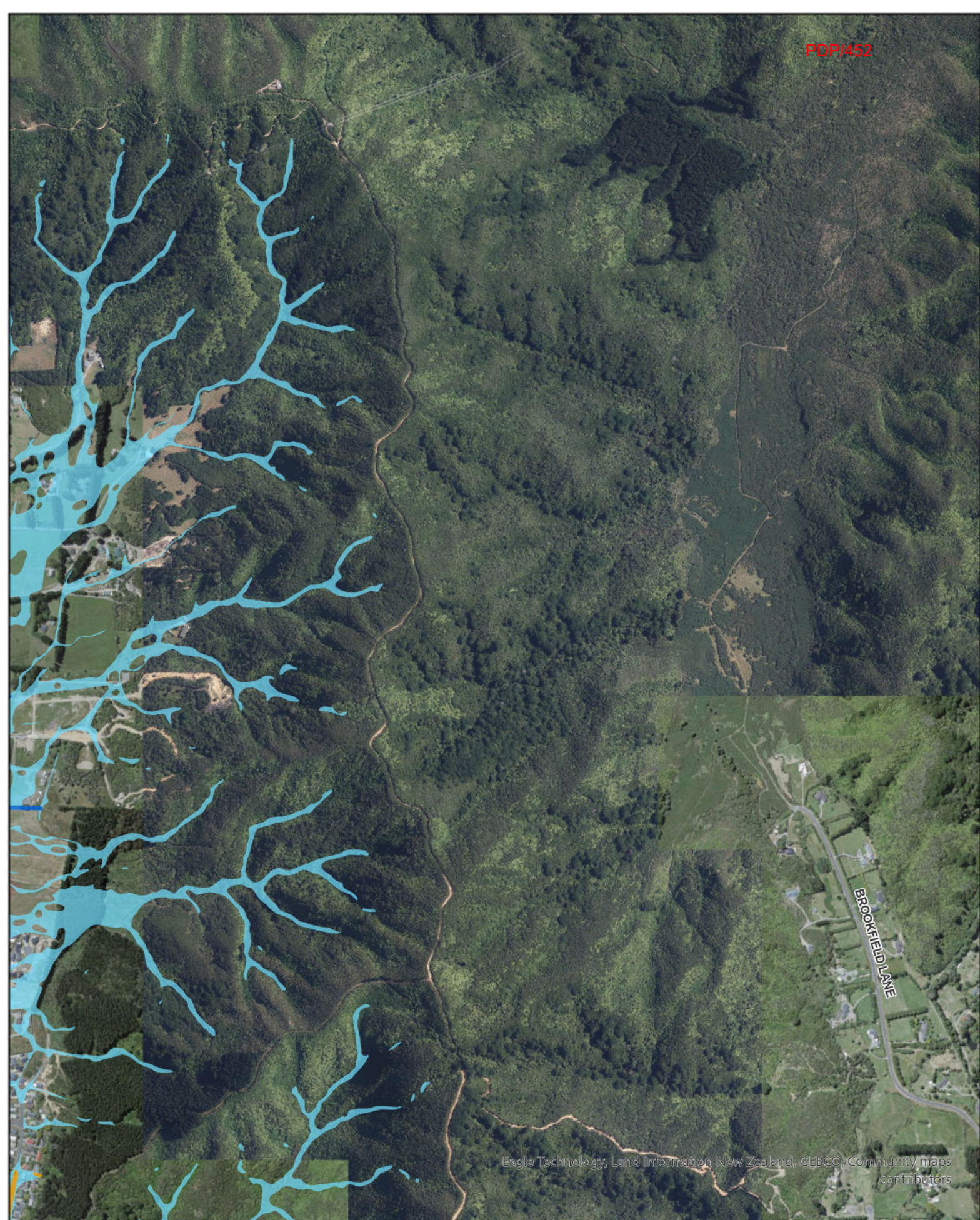
- High
- Medium
- Low

0 0.25 0.5 km

Page Name: F4

Scale:
1:11,000





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Flood Hazard Overlay

Hazard

- High
- Medium
- Low

0 0.25 0.5 km

Page Name: F5

Scale:
1:11,000





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Flood Hazard Overlay

Hazard

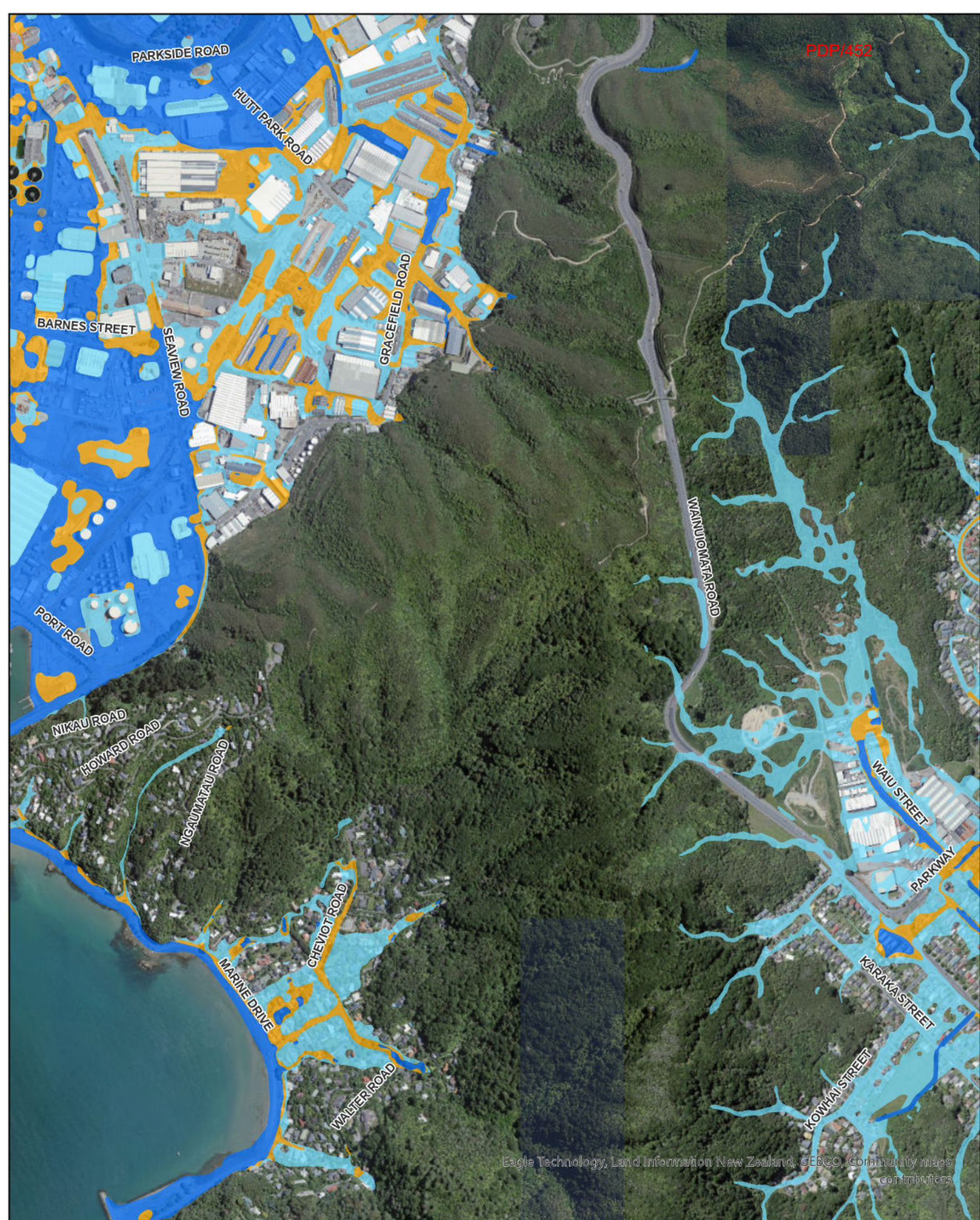
- High
- Medium
- Low

0 0.25 0.5 km

Page Name: G2

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1:11,000





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Flood Hazard Overlay

Hazard

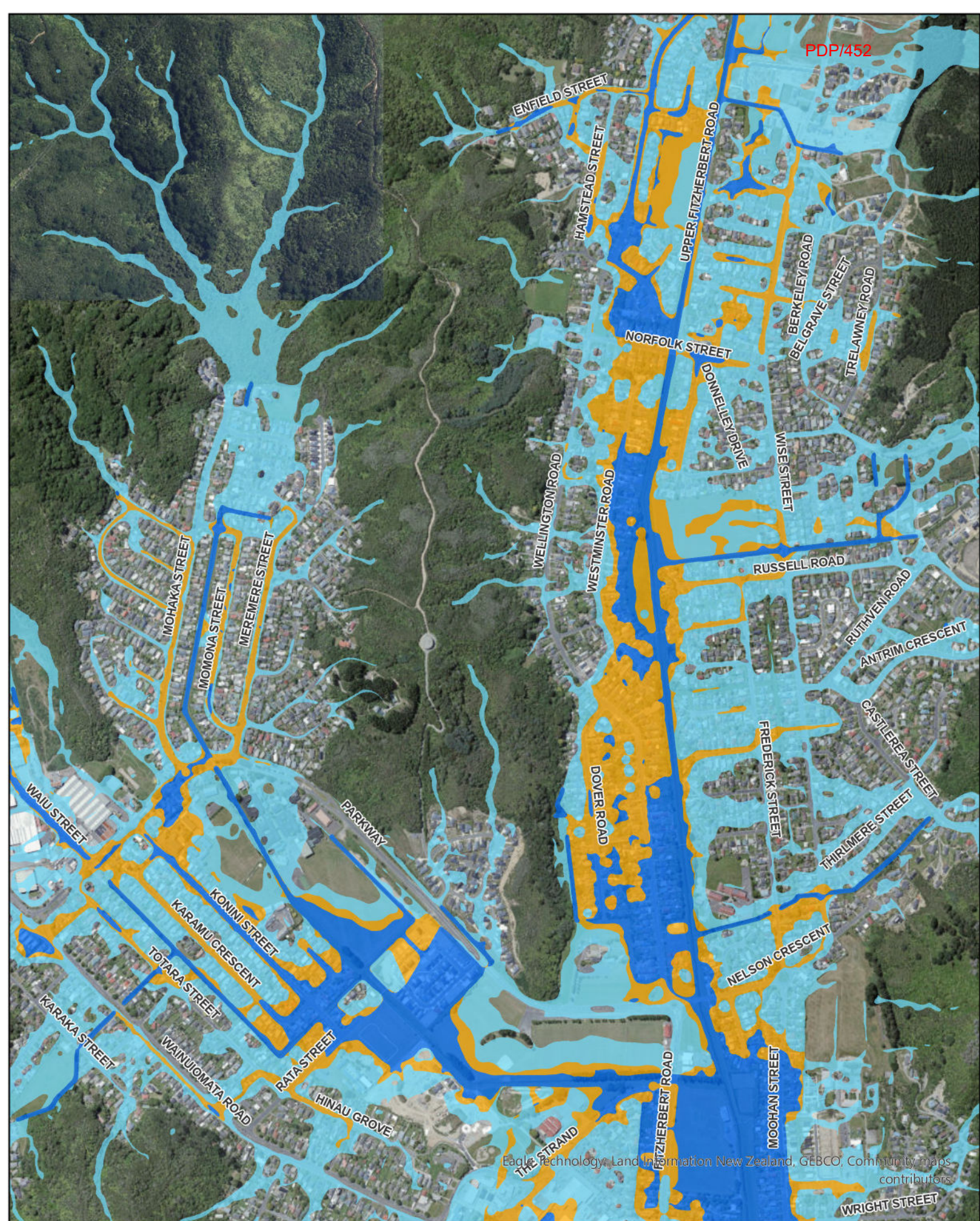
- High
- Medium
- Low

0 0.25 0.5 km

Page Name: G3

Scale:
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Flood Hazard Overlay

Hazard

- High
- Medium
- Low

0 0.25 0.5 km

Page Name: G4

Scale:
1:11,000



PDP/452

BROOKFIELD LANE

GROWTHIER ROAD

RUTHVEN ROAD

ANTRIM CRESCENT

CASTLEREA STREET

WRIGHT STREET

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Flood Hazard Overlay

Hazard

- High
- Medium
- Low

0 0.25 0.5 km

Page Name: G5

Scale:
1:11,000



DAYS BAY-MATU SOMES ISLAND FERRY MATU SOMES ISLAND-DAYS BAY FERRY

QUEENS WHARF-DAYS BAY FERRY DAYS BAY-QUEENS WHARF FERRY

MARINE DRIVE

FERRY ROAD

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Flood Hazard Overlay

Hazard

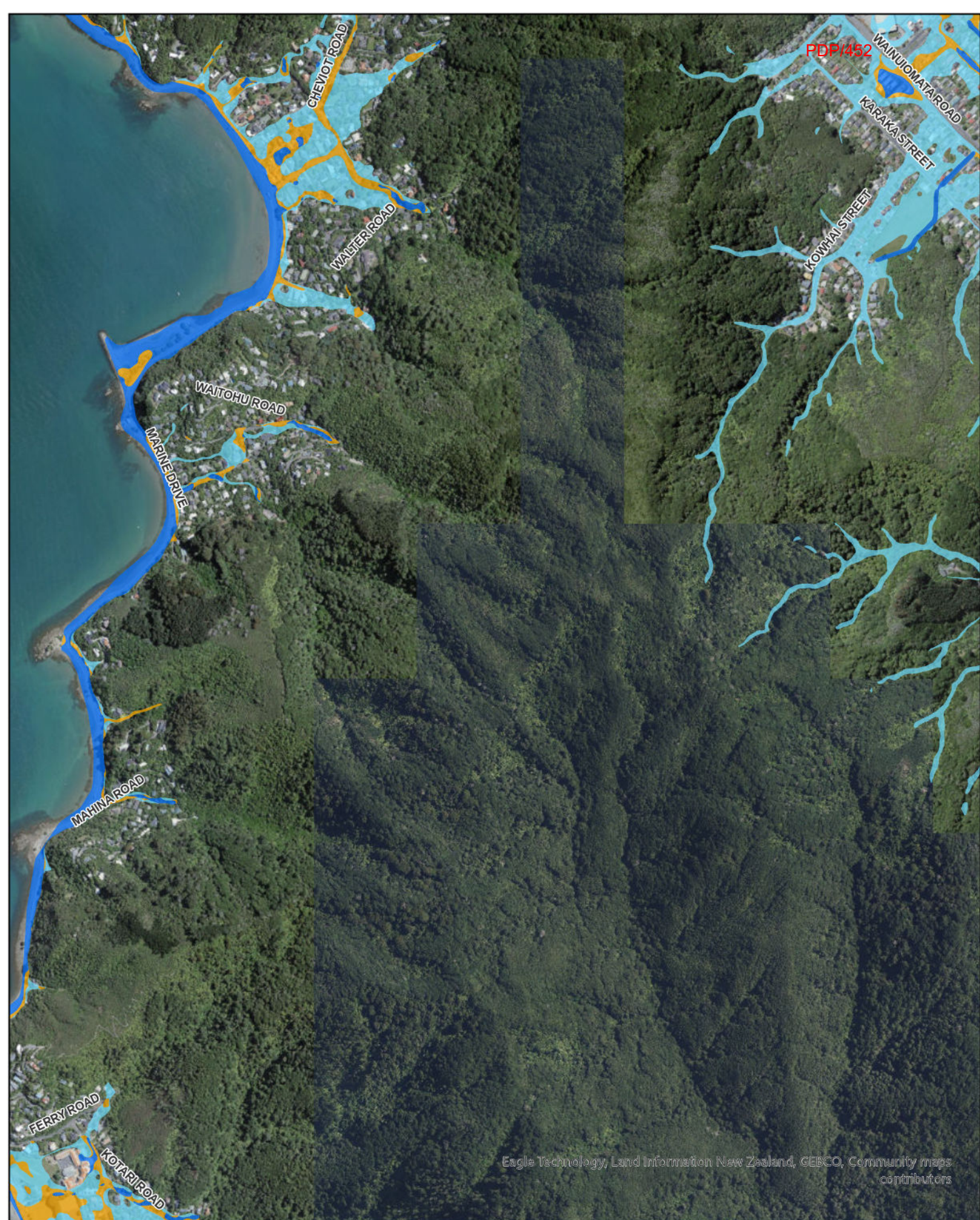
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- Medium
- Low

0 0.25 0.5 km

Page Name: H2

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Flood Hazard Overlay

Hazard

- High
- Medium
- Low

0 0.25 0.5 km

Page Name: H3

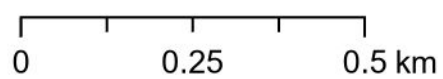
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Flood Hazard Overlay

Hazard

- High
 - Medium
 - Low



Page Name: H4

Scale:
1:11,000





Flood Hazard Overlay

Hazard

- High
- Medium
- Low

0 0.25 0.5 km

Page Name: H5

Scale:
1:11,000





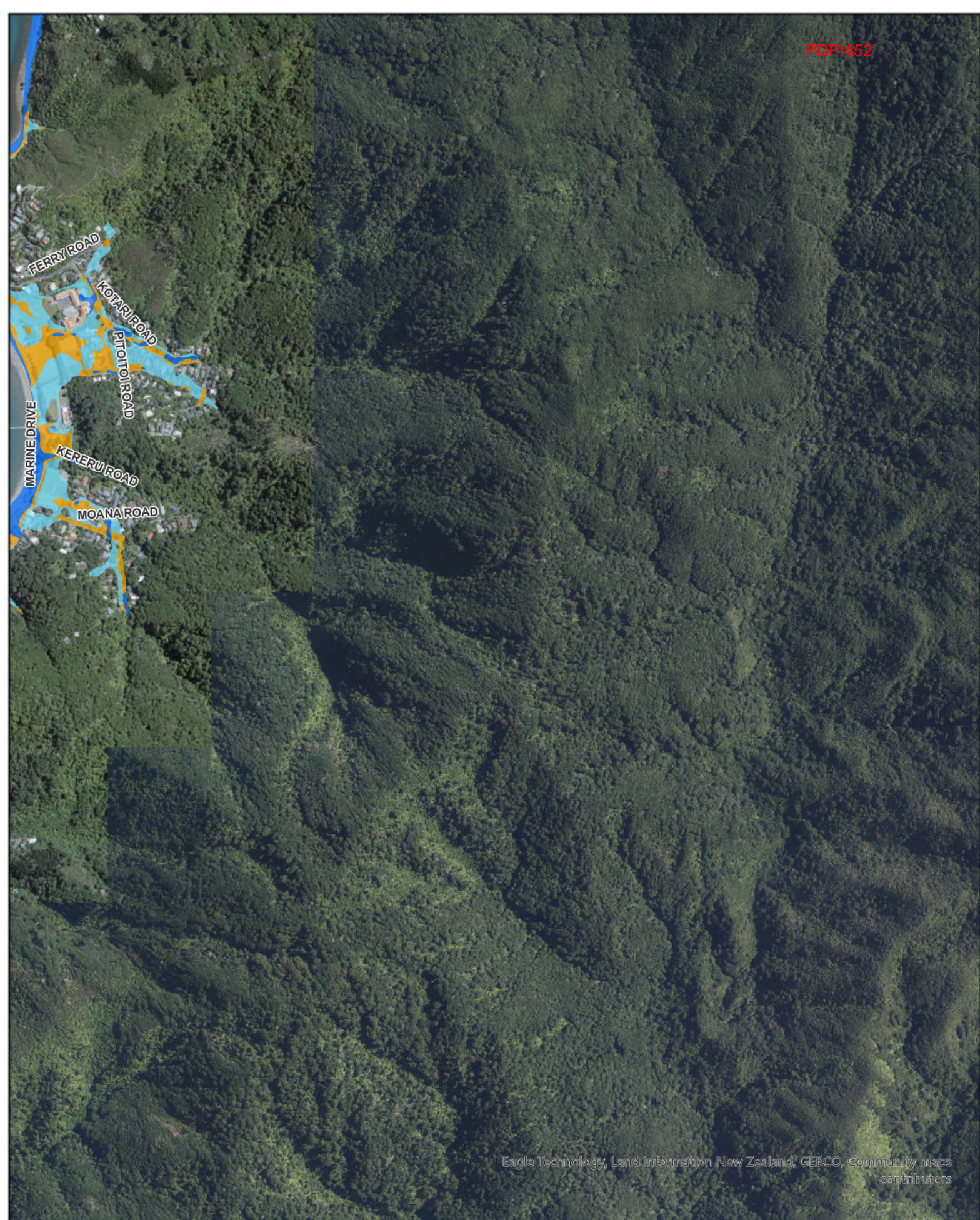
Flood Hazard Overlay

Hazard

- High
- Medium
- Low

0 0.25 0.5 km





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Flood Hazard Overlay

Hazard

- High
- Medium
- Low

0 0.25 0.5 km

Page Name: I3

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1:11,000





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Flood Hazard Overlay

Hazard

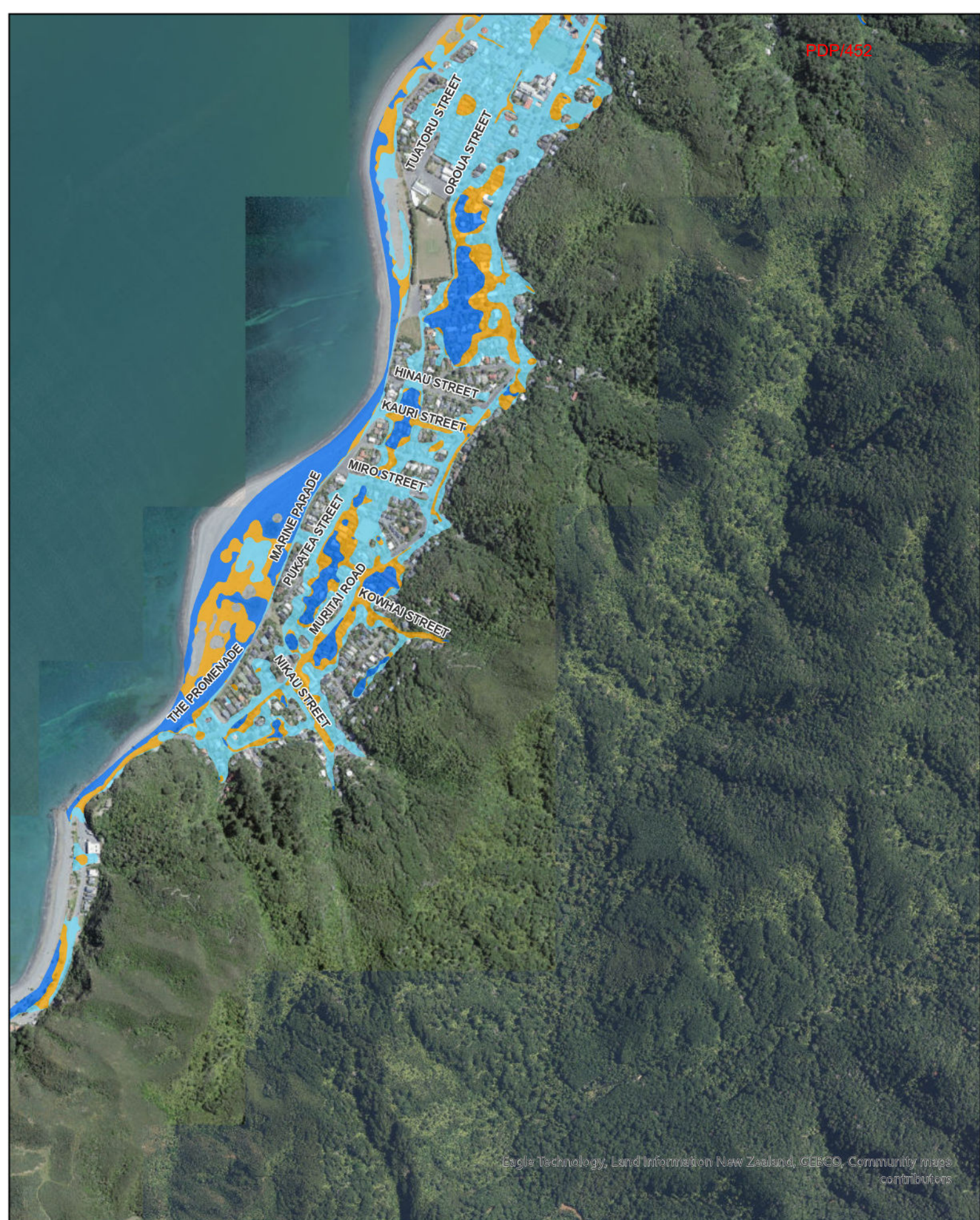
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- Medium
- Low

0 0.25 0.5 km

Page Name: J1

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Flood Hazard Overlay

Hazard

- High
- Medium
- Low

0 0.25 0.5 km

Page Name: J2

Scale:
1:11,000

