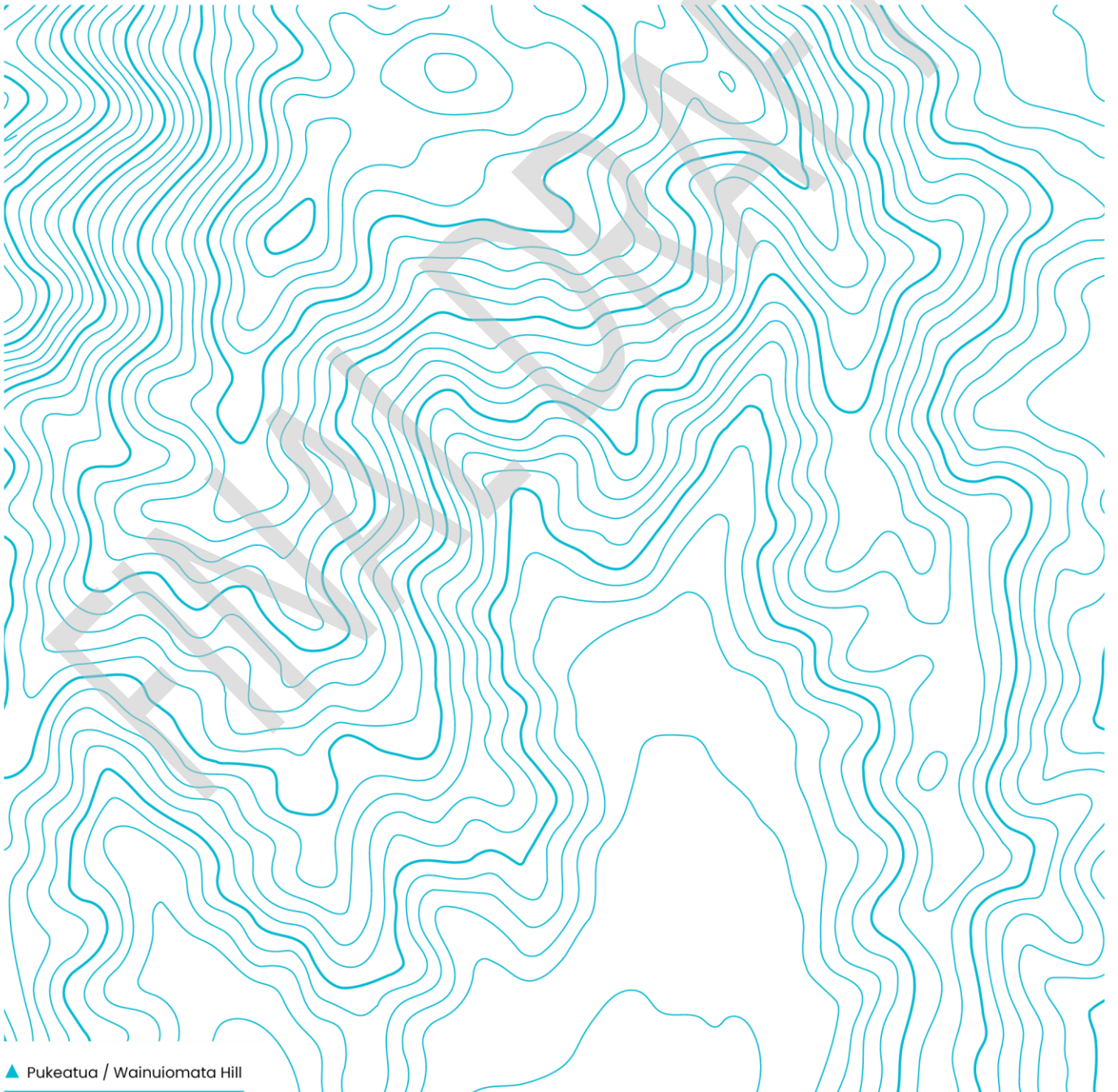


Section 32 Evaluation GENERAL REPORT

including an introduction to the proposed District
Plan and evaluation of Strategic Directions



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2 Overview and Purpose

- (1) Hutt City Council is reviewing the City of Lower Hutt District Plan. The Review has included the preparation of a new proposed District Plan.
- (2) This report is an introduction to the Review and the proposed District Plan.
- (3) It includes:
 - The legislative requirements for the Review and the proposed District Plan, including evaluations required under section 32 of the Resource Management Act 1991 (the RMA),
 - A summary of the Review to date, and
 - A summary of the proposed District Plan.
- (4) In addition, this report includes an evaluation of the Strategic Directions chapter of the proposed District Plan, in accordance with section 32 of the RMA. This evaluation has been included in this general introduction report as the Strategic Directions chapter includes objectives that address key strategic and significant matters for the district and guide decision making at a strategic level, providing context for the other topic and area specific chapters of the proposed District Plan.
- (5) This report sits as one of a package of reports for the proposed Plan and should be read alongside the other reports that have been prepared for the proposed District Plan.

3 Statutory and Policy Context

- (6) The following sections discuss the national, regional, and local statutory and policy context for the District Plan Review and proposed District Plan in general.
- (7) This report complements the topic-specific evaluation reports that have been prepared for the proposed District Plan. The topic-specific evaluation reports include more detailed information on the statutory and policy context for the specific topic that they address.
- (8) This statutory and policy context guides the resource management issues for the District Plan Review. In particular, the requirements of the Resource Management Act, national policy statements and Regional Policy Statement for the Wellington Region.

3.1 Resource Management Act 1991

- (9) The following parts and sections of the RMA are particularly relevant for the identification of resource management issues for the District Plan Review and how they are to be addressed through the District Plan.

3.1.1 Section 72 – Purpose of district plans

- (10) District plans are a requirement of the Resource Management Act 1991 (the RMA). The purpose of the preparation, implementation and administration of a district plan is to *“to assist territorial authorities to carry out their functions in order to achieve the purpose of this Act.”*

3.1.2 Part 2 – Purpose and principles

- (11) Part 2 (sections 5 to 8) set the purpose and principles of the RMA.

Section 5 – Purpose

- (12) The purpose (s5(1) of the RMA) is *“to promote the sustainable management of natural and physical resources.”*
- (13) Sustainable management is defined as

managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Section 6 - Matters of national importance

- (14) Section 6 of the RMA sets out matters of national importance that all persons exercising functions and powers under the Act shall recognise and provide for in achieving the purpose of the RMA. They are:

Table 1: Matters of national importance (s6 of the RMA)	
6a	The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.
6b	The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.
6c	The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.
6d	The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers.
6e	The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.

6f	The protection of historic heritage from inappropriate subdivision, use, and development.
6g	The protection of protected customary rights.
6h	The management of significant risks from natural hazards.

Section 7 – Other matters

- (15) Section 7 of the RMA sets out other matters that all persons exercising functions and powers under it shall have particular regard to in achieving the purpose of the RMA. They are:

Table 2: Other matters (s7 of the RMA)	
7a	Kaitiakitanga.
7aa	The ethic of stewardship.
7b	The efficient use and development of natural and physical resources.
7ba	The efficiency of the end use of energy.
7c	The maintenance and enhancement of amenity values.
7d	Intrinsic values of ecosystems.
7f	Maintenance and enhancement of the quality of the environment.
7g	Any finite characteristics of natural and physical resources.
7h	The protection of the habitat of trout and salmon.
7i	The effects of climate change.
7j	The benefits to be derived from the use and development of renewable energy.

Section 8 – Treaty of Waitangi

- (16) Section 8 of the RMA states that *In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing*

the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

3.1.3 Section 31 – Functions of territorial authorities under this Act

- (17) Section 31(1) outlines functions of territorial authorities under the RMA. Section 32(2) states that methods used to carry out these functions may include the control of subdivision. The functions are:

Table 3: Functions of territorial authorities under the RMA (s31 of the RMA)	
31(1)(a)	The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district.
31(1)(aa)	The establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district.
31(1)(b)	The control of any actual or potential effects of the use, development, or protection of land, including for the purpose of— <ul style="list-style-type: none"> (i) the avoidance or mitigation of natural hazards; and (ii) <i>[Repealed]</i> (iia) the prevention or mitigation of any adverse effects of the development, subdivision, or use of contaminated land: (iii) the maintenance of indigenous biological diversity.
31(1)(d)	The control of the emission of noise and the mitigation of the effects of noise.

31(1)(e)	The control of any actual or potential effects of activities in relation to the surface of water in rivers and lakes.
31(1)(f)	Any other functions specified in the RMA.

3.2 Other requirements for district plans

- (18) The decision in *Long Bay–Okura Great Parks Society Incorporated v North Shore City Council* (Decision A 078/2008), and amended in *High Country Rosehip Orchards Ltd and Ors v Mackenzie DC* ([2011] NZ EnvC 387) to reflect the changes made by the Resource Management Amendment Act 2005, sets out the mandatory requirements for district plans as follows. These have been updated below to reflect more recent amendments to the RMA.

Table 4. Requirements for district plans

A. General Requirements (see below for more details on documents referred to in this section)

1. A district plan should be designed to accord with, and assist the territorial authority to carry out its functions so as to achieve, the purpose of the RMA.
2. When preparing its district plan the territorial authority must give effect to any national policy statement, New Zealand Coastal Policy Statement, and national planning standards.
3. When preparing its district plan the territorial authority shall:
 - (a) have regard to any proposed regional policy statement;
 - (b) give effect to any operative regional policy statement;
 - (c) have regard to the extent to which the plan needs to be consistent with the plans of adjacent territorial authorities.
4. The Supreme Court (referring to the Environment Court in *Clevedon Cares v Manukau City Council*) has stated that ‘give effect to’ simply means ‘implement’. ‘Give effect to’ is a strong directive creating a firm obligation on those subject to it.
5. In relation to regional plans:

- (a) the district plan must not be inconsistent with an operative regional plan for any matter specified in s30 (1) [or a water conservation order]; and
- (b) must have regard to any proposed regional plan on any matter of regional significance etc.

6. When preparing its district plan the territorial authority must also:

- have regard to any relevant management plans and strategies under other Acts, and to any relevant entry on the New Zealand Heritage List/Rārangi Kōrero and to various fisheries regulations; and to consistency with plans and proposed plans of adjacent territorial authorities;
- have regard to any emissions reduction plan and any national adaptation plan made in accordance with sections 5Z1 and 5Z5 of the Climate Change Response Act 2002, respectively;
- take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority; and
- not have regard to trade competition;

7. The district plan must be prepared in accordance with any regulation and any direction given by the Minister for the Environment.

8. The requirement that a district plan (change) must also state its objectives, policies and the rules (if any) and may state other matters.

B. Objectives [the s32 test for objectives]

9. Each proposed objective in a district plan is to be evaluated by the extent to which it is the most appropriate way to achieve the purpose of the RMA.

C. Policies and methods (including rules) [the s32 test for policies and rules]

10. The policies are to implement the objectives, and the rules (if any) are to implement the policies.

11. Each proposed policy or method (including each rule) is to be examined, as to whether it is the most appropriate method for achieving the objectives of the district plan by:

- (a) identifying other reasonably practicable options for achieving the objectives; and
- (b) assessing the efficiency and effectiveness of the provisions in achieving the objectives, including:
 - (i) identifying, assessing and quantifying (where practicable) the benefits and costs of the environmental, social and cultural effects

anticipated from the implementation of the provisions, including opportunities for economic growth and employment; and

(ii) assessing the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods; and

(iii) if a national environmental standard applies and the proposed rule imposes a greater prohibition or restriction than that, then whether that greater prohibition or restriction is justified in the circumstances.

D. Rules

12. In making a rule the territorial authority must have regard to the actual or potential effect of activities on the environment.

13. There are special provisions for rules about contaminated land.

14. There must be no blanket rules about felling of trees in any urban environment.

E. Other statutes

15. Territorial authorities may be required to comply with other statutes.

F. Specific requirements for Medium Density Residential Standards (s77G)

16. Specified territorial authorities must incorporate the Medium Density Residential Standards (from Schedule 3A of the RMA) for every relevant residential zone, and may only make these requirements less enabling of development if authorised to do so under section 771 of the RMA (which relates to qualifying matters).

G. Suspension of identifying Significant Natural Areas under the National Policy Statement for Indigenous Biodiversity (s78)

17. Requirements of the of the National Policy Statement for Indigenous Biodiversity to identify areas of significant indigenous vegetation or significant habitats of indigenous fauna (commonly referred to as Significant Natural Areas) have been suspended for three years (ending in 2027).

(19) The following sections provide more detail on the requirements outlined in Table 4.

3.2.1 National policy statements and the New Zealand Coastal Policy Statement

- (20) The purposes of national policy statements are:
- (a) to assist in achieving the purpose of RMA, and
 - (b) to set out requirements or other provisions relating to structure, format, or content of regional policy statements, regional plans and district plans to address any matter that the Minister for the Environment considers:
 - (i) requires national consistency,
 - (ii) is required to support the implementation of a national environmental standard, a national policy statement, a New Zealand coastal policy statement, or regulations made under the RMA, or
 - (iii) is required to assist people to comply with the procedural principles set out in section 18A of the RMA.

- (21) As of the preparation of this report, the current national policy statements are:

- National Policy Statement for Freshwater Management
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat
- National Policy Statement for Highly Productive Land
- National Policy Statement for Indigenous Biodiversity
- National Policy Statement for Renewable Electricity Generation
- National Policy Statement on Electricity Transmission
- National Policy Statement on Urban Development

- (22) New Zealand Coastal Policy Statement is similar, in that it states objectives and policies in order to achieve the purpose of the RMA in relation to the coastal environment.

3.2.2 National Planning Standards

- (23) The National Planning Standards seek to improve the efficiency and effectiveness of the planning system by providing nationally consistent:

- Structure,
- Format,
- Definitions,
- Noise and vibration metrics, and
- Electronic functionality and accessibility,

for regional policy statements, regional plans, district plans and combined plans under the RMA.

3.2.3 Regional policy statements

- (24) The Regional Policy Statement for the Wellington Region (the RPS) identifies the significant resource management issues for the region and outlines the policies and methods required to achieve the integrated sustainable management of the region's natural and physical resources. It is prepared by Greater Wellington Regional Council.
- (25) Greater Wellington Regional Council notified proposed change to the RPS in August 2022 (Proposed RPS Change 1). The Regional Council notified its decisions on the proposed change in October 2024. As of the writing of this report, these decisions are subject to potential appeals.

3.2.4 Regional plans

- (26) The Natural Resources Plan for the Wellington Region (the NRP) is the only regional plan for Wellington Region, and also functions as the region's coastal plan. It is prepared by Greater Wellington Regional Council.
- (27) The purpose of a regional plan is to assist a regional council to carry out any of its functions in order to achieve the purpose of this RMA.
- (28) Greater Wellington Regional Council notified a proposed change to the NRP in October 2023 (Proposed NRP Change 1). As of the writing of this report, the Regional Council has commenced the hearings for Proposed NRP Change 1, and no decisions have been made on the proposed changes.

3.2.5 Water conservation orders

- (29) The purpose of a water conservation order is to recognise and sustain:

- (a) Outstanding amenity or intrinsic values which are afforded by waters in their natural state, and
 - (b) Where waters are no longer in their natural state, the amenity or intrinsic values of those waters which in themselves warrant protection because they are considered outstanding.
- (30) No water conservation orders are in place in Lower Hutt.

3.2.6 Regulations

(31) National environmental standards (NESs) are a type of regulation under the RMA that are particularly relevant for district and regional plans. NESs effectively function like rules in a district or regional plan, and typically set a regionally consistent approach to regulating a type of land use. Rules in district plans and district plans can only be more lenient or stringent than an NES if the NES explicitly provides for it.

(32) The following NESs are currently in force:

- NES for Air Quality
- NES for Sources of Drinking Water
- NES for Electricity Transmission Activities
- NES for Assessing and Managing Contaminants in Soil to Protect Human Health
- NES for Telecommunication Facilities
- NES for Marine Aquaculture
- NES for Freshwater
- NES for Storing Tyres Outdoors
- NES for Commercial Forestry

(33) Other regulations under the Resource Management Act can also be relevant for district plans. This includes:

- Resource Management (Discount on Administrative Charges) Regulations 2010
- Resource Management (Exemption) Regulations 1996
- Resource Management (Exemption) Regulations 2017
- Resource Management (Forms, Fees, and Procedure) Regulations 2003

- Resource Management (Infringement Offences) Regulations 1999
- Resource Management (Marine Pollution) Regulations 1998
- Resource Management (Measurement and Reporting of Water Takes) Regulations 2010
- Resource Management (Network Utility Operations) Regulations 2016
- Resource Management (Stock Exclusion) Regulations 2020
- Resource Management (Transitional, Fees, Rents, and Royalties) Regulations 1991

3.2.7 New Zealand Heritage List/Rārangi Kōrero

- (34) The purposes of the New Zealand Heritage List/Rārangi Kōrero (under s65(3) of the Heritage New Zealand Pouhere Taonga Act 2014) are:
- (a) To inform members of the public about historic places, historic areas, wāhi tūpuna, wāhi tapu, and wāhi tapu areas,
 - (b) To notify the owners of historic places, historic areas, wāhi tūpuna, wāhi tapu, and wāhi tapu areas, as needed, for the purposes of this Act, and
 - (c) To be a source of information about historic places, historic areas, wāhi tūpuna, wāhi tapu, and wāhi tapu areas for the purposes of the RMA.

- (35) The List includes 56 listings for Lower Hutt.

3.2.8 Plans and proposed plans of adjacent territorial authorities

- (36) For the purposes of the District Plan Review, the adjacent territorial authorities are:
- Kāpiti Coast District Council,
 - Porirua City Council,
 - South Wairarapa District Council,
 - Upper Hutt City Council, and
 - Wellington City Council.

- (37) Lower Hutt shares a boundary with the areas of each of these councils except Kāpiti Coast, which has been included due to being part of the larger Wellington urban environment.
- (38) Each of these councils has a district plan (South Wairarapa District Council has a combined district plan with Carterton and Masterton District Councils).
- (39) Some of these councils have prepared and notified new proposed district plans, which are currently going through the plan change process. This is the case for Porirua, South Wairarapa and Wellington.

3.2.9 Emissions reduction plans and National adaptation plans

- (40) Emissions reduction plans and national adaptation plans are prepared under the Climate Change Response Act 2002; and
- (41) The Emissions Reduction Plan includes:
 - (a) Sector-specific policies to reduce emissions and increase removals,
 - (b) A multi-sector strategy to meet emissions budgets and improve the ability of those sectors to adapt to the effects of climate change,
 - (c) A strategy to mitigate the impacts that reducing emissions and increasing removals will have on employees and employers, regions, iwi and Māori, and wider communities, including the funding for any mitigation action,
 - (d) Any other policies or strategies that the Minister considers necessary.
- (42) The National Adaptation Plan sets out:
 - (a) The Government's objectives for adapting to the effects of climate change,
 - (b) The Government's strategies, policies, and proposals for meeting those objectives,

- (c) The time frames for implementing the strategies, policies, and proposals,
- (d) How the matters in paragraphs (a) to (c) address the most significant risks identified in the most recent national climate change risk assessment, and
- (e) The measures and indicators that will enable regular monitoring of and reporting on the implementation of the strategies, policies, and proposals.

3.2.10 Other plans, policies and strategies

- (43) Section 74(2)(b)(i) of the RMA requires Council to have regard to any management plans and strategies prepared under other Acts when preparing or changing the District Plan.
- (44) In addition, there are other plans, policies and strategies of Council that, while not directly prepared under a specific Act, should be considered as part of the District Plan Review as they set Council's intentions on some matters that need to be addressed through the District Plan Review.
- (45) Given the wide range of topics covered by the District Plan, many plans, policies and strategies are relevant for the District Plan Review. Other evaluation reports on specific topics identify the relevant plans, policies and strategies for the topic.

4 Summary of the District Plan Review

- (46) The following sections summarise the District Plan Review to date, including the key phases of the review and the methodology that has been adopted.
- (47) More detail on the methodology for each part of the District Plan Review is included in the topic and area specific evaluation reports.

4.1 Background for the District Plan Review

- (48) The City of Lower Hutt District Plan (the District Plan) was first proposed in 1995. This was the first district plan prepared under the RMA (previous planning documents for the city were prepared under the Town and Country Planning Act 1977).
- (49) The District Plan was operative in part in 2023, and fully operative in 2024.
- (50) From 2004 to 2019, the District Plan was reviewed through a rolling review (that is, chapter by chapter or topic by topic). The rolling review resulted in approximately 50 changes to the Plan (including private plan changes and other site-specific plan changes).
- (51) In 2019, the Council decided to undertake a full review of the District Plan (the District Plan Review).
- (52) The key reasons for a full review were:
- The RMA requires that a review of district plan provisions must begin within 10 years of the provisions becoming operative. Council had achieved this requirement for some parts of its District Plan through the rolling review, but not for others. As a result, a significant number of outstanding issues need to be addressed.
 - The District Plan needed updating to give effect to higher order documents that had come into existence since the District Plan became operative, such as the RPS and national policy statements.

- The District Plan did not meet the structure and format requirements of the National Planning Standards (introduced in 2019).
- A comprehensive District Plan review provides an opportunity to reflect and give effect to the strategic goals and aspirations of the Lower Hutt community, including those expressed in Council's strategies.

(53) The review commenced under the direction of Council's District Plan Review Committee.

4.2 Process for identifying resource management issues

(54) Broadly, the resource management issues and options for addressing these issues through the District Plan have been identified through the following:

- Reviews of the existing approach of the District Plan, including of the effectiveness and efficiency of the District Plan.
- Reviews of the statutory and policy context for each part of the District Plan.
- Engagement with Mana Whenua, particularly through the Kāhui Mana Whenua engagement group (a group made up of representatives from five iwi organisations).
- Community and stakeholder engagement, particularly through:
 - The *Shaping Your City* engagement (2020), on issues and options for the District Plan Review, and
 - The *Draft District Plan* engagement (2023), on a full draft of the plan that had been developed through the District Plan Review.
- Technical assessments from experts in a range of disciplines to inform specific parts of the District Plan Review.

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

- (55) In December 2021, Parliament passed the *Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021*. That Act amended the RMA to introduce new requirements in relation to urban development. In particular, it required the Council to prepare an intensification planning instrument (IPI), a specific plan change to:
- Incorporate the Medium Density Residential Standards (a set of development standards specified in Schedule 3A of the RMA) into the District Plan for every relevant residential zone, and
 - Give effect to policies 3 and 4 of the NPS-UD.
- (56) The IPI was required to be prepared and processed through an intensification streamlined planning process, with Council's decision to be notified by 20 August 2023.
- (57) While this requirement resulted in a general delay to the District Plan Review, it brought forward decisions on some key aspects of the Review, with regard to:
- The locations of Lower Hutt's City Centre Zone, Metropolitan Centre Zone, and rapid transit stops.
 - The locations of Medium Density and High Density Residential Zones, including areas within walkable catchments of the City Centre Zone, Metropolitan Centre Zone and rapid transit stops.
 - Built development and density standards for the High Density and Medium Density Residential Activity Areas,
 - Building heights in commercial and industrial zones,
 - Identification of natural hazard areas for flooding, tsunami and coastal inundation hazards, (in addition to the fault rupture hazard area that was already identified in the District Plan),
 - Financial contributions for permitted activities, and
 - The potential impacts of taller buildings on wind.

4.4 Technical assessments

(58) In addition to the planning assessments summarised in the Section 32 evaluation reports, a range of other technical assessments, including modelling, have informed the District Plan Review. These include the following:

- **Identification of natural hazard risk areas**, including:
 - Flood modelling from Greater Wellington Regional Council and Wellington Water,
 - Tsunami risk modelling from GNS,
 - Coastal inundation modelling from NIWA, and
 - Slope stability assessments from WSP.
- **Draft District Plan Climate Change Review**, from Boffa Miskell
- **A review of wind controls in the Lower Hutt District Plan**, from NIWA (part of Plan Change 56).
- **Wellington Regional Housing and Business Capacity Assessment 2023**
- **An additional housing development capacity assessment for the proposed District Plan**, undertaken by Sense Partners
- **Lower Hutt Residential Character Assessment**, from Boffa Miskell.
- **Lower Hutt Walkable Catchment Study** (internal).
- **Hutt City Council Greenfield Development Areas Review**, from Land Matters.
- **A review of highly constrained roads** (internal).
- **A review of the technical transport standards**, from Luke Benner (traffic engineer).
- **Heritage Inventory Review Report** from WSP, **with additional reviews and revised assessments** from Michael Kelly (heritage consultant) and Russell Murray (conservation architect).
- **Identification of Sites and Areas of Significance to Māori**, undertaken jointly by Council officers and members of the Kāhui Mana Whenua.
- **Update assessments of potential notable trees** from Arbortech Services Ltd

- **Ambient noise survey design and related advice for District Plan review** from Malcolm Hunt Associates.
- **Effects of Artificial Light on Urban Wildlife within the Lower Hutt District**, from Cardno.
- **Review of Financial Contributions** from Vale Consulting.

(59) These technical assessments are in addition to previous technical assessments that, while not commissioned as part of the District Plan Review, have informed the approach of the review. In particular:

- **Fault rupture modelling from GNS,**
- **Hutt City: Planning for the Future 2016**

This report that evaluates how urban development could be provided for in Lower Hutt through residential intensification, prepared as part of Plan Change 43, an intensification plan change proposed in 2017).

- **Hutt City Landscape Evaluation 2016**

This report is a landscape evaluation undertaken by Boffa Miskell as part of Council's Ecology and Landscapes project of 2016–2018. It identifies Outstanding Natural Features and Landscapes and Special Amenity Landscapes based on the criteria set by Policy 25 of the Regional Policy Statement for the Wellington Region. As part of the District Plan Review, and in response to requests from property owners, some features and landscapes identified through this report have been reviewed by Boffa Miskell. In some cases, this review has resulted in revisions to the features and landscapes identified.

- **Wellington City and Hutt City Coastal Natural Character Assessment 2016**

This is a joint report for Hutt City Council, Wellington City Council and Greater Wellington Regional Council, jointly prepared by Boffa Miskell and NIWA. For Hutt City Council, it was prepared as part of Council's Ecology and Landscapes project of 2016–2018. The report identifies the coastal environment for Lower Hutt and Wellington, and devaluates the natural character of the coastal environment, in

accordance with the Regional Policy Statement for the Wellington Region.

- (60) More detail on the technical assessments and other information sources that have informed the District Plan Review are provided in the topic specific evaluation reports, and are available on Council's website at hutt.city/dpreview.

FINAL DRAFT

5 Summary of the proposed District Plan

(61) The proposed District Plan includes:

- The District Plan text, including:
 - **Part 1: Introduction and General Provisions**
Part 1 mostly covers administrative and procedural matters, including the definitions for terms used elsewhere in the Plan.
 - **Part 2: District-Wide Matters**
Part 2 includes chapters that apply through Lower Hutt, including chapters that apply to overlays.
 - **Part 3: Area-Specific Matters**
Part 3 includes chapters that apply to different zones and designations.
 - **Part 4: Appendices**
Part 4 includes schedules and other appendices referred to in chapters of the District Plan.
- The District Plan maps, in the form of GIS viewer, that shows the location of:
 - Zones,
 - Precincts,
 - Designations,
 - Overlays, and
 - Other spatial data to support implementation of the District Plan.

(62) The following table gives a full list of chapters in the District Plan and spatial data included in the District Plan maps

6 Proposed Strategic Directions

(63) The proposed District Plan includes a Strategic Directions chapter. This chapter is a mandatory requirement under the National Planning Standards. The Strategic Directions chapter only includes objectives, and typically sets objectives at a more general strategic level than the objectives of other chapters of the plan. The Strategic Directions are then implemented through the provisions of the other chapters of the plan.

(64) The Strategic Directions are:

- **Climate Change and Natural Hazards**
 - CCSD-O1: Carbon Neutral
 - CCSD-O2: Natural Hazards
- **Infrastructure**
 - INFSD-O1 Integration
 - INFSD-O2 Coordination
 - INFSD-O3 National and Regional Significance
 - INFSD-O4 Multi-Modal Land Transport Network
 - INFSD-O5 Accessibility
 - INFSD-O6 Water Sensitive Design
- **Natural Environment**
 - NESD-O1 Te Awa Kairangi Hutt River
 - NESD-O2 Significant Water Bodies
 - NESD-O3 Natural Character, Natural Features and Landscapes, Ecosystems and Indigenous Biodiversity
 - NESD-O4 Mātiu–Makāro–Mokopuna Harbour Islands
- **Tangata Whenua**
 - TWSD-O1 Role of Tangata Whenua
 - TWSD-O2 Active Participation
 - TWSD-O3 Wāhi taonga and sites of significance to tangata whenua
 - TWSD-O4 Culture, Traditions and Social and Economic Aspirations
- **Urban Form and Development**

- **On form and function of urban environments;**
 - UDSD-O1 Well-Functioning Urban Environment
 - UDSD-O2 Outcomes for well-functioning urban environments
 - UDSD-O3 Urban Form
 - UDSD-O4 Location of Urban Development
- **On supply and choice of housing**
 - UDSD-O5 Development Capacity
 - UDSD-O6 Housing Choice
 - UDSD-O7 Housing Quality
- **On open spaces and special values**
 - UDSD-O8 Rural and Urban Open Space Areas
 - UDSD-O9 City-Wide Network of Open Spaces
 - UDSD-O10 Community Spaces
 - UDSD-O11 Special Values
- **On centres and economic activity**
 - UDSD-O12 Centres as Community Focal Points
 - UDSD-O13 Centres Hierarchy
 - UDSD-O14 Industrial and Business Activities

7 Evaluation of Strategic Directions chapter

- (65) This section is the evaluation of the Strategic Directions chapter.
- (66) The Strategic Directions chapter of the proposed District Plan solely includes objectives.
- (67) An objective is a statement of what is to be achieved through the resolution of a particular resource management issue. A district plan objective should set out a desired end state to be achieved through the implementation of policies and rules.
- (68) Under s75(1)(a) of the Resource Management Act, a district plan must state the objectives for the district.
- (69) These objectives of the Strategic Directions chapter are implemented through policies and rules in other chapters of the proposed District Plan. As a result, this evaluation only includes an evaluation of objectives required through s32(1)(a) of the RMA. The evaluation of policies and rules that implement these objectives is given in the evaluation report for the relevant chapter for those policies/rules.
- (70) Under s32(1)(a) of the Resource Management Act, an evaluation report required under the Act must examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the RMA. The purpose of the RMA, as stated in s5(1) of the Act, is to promote the sustainable management of natural and physical resources.

Background to Strategic Directions chapter

- (71) From the council report (6 December 2021):

At a Council briefing on 22 July 2021, the Mayor and Councillors were presented with a compilation of strategic directions from a range of high-level planning or policy directions as summarised below. Questions and comments from the Mayor and Councillors at

this briefing have been used to inform the preparation of the draft chapter attached as Appendix 1 to the report.

Preparation of this draft chapter has been informed by feedback from community and stakeholder engagement undertaken since the commencement of the District Plan Review. This feedback is from plans and processes aligned with the District Plan Review, such as the integrated transport strategy, community climate change response and local neighbourhood spatial plans. This feedback relates to strategic level matters, such as housing choice, transport modes and the natural environment.

- (72) The Strategic Directions chapter is a mandatory chapter under the National Planning Standards. Other requirements from the National Planning Standards are:
- The chapter must be included at the beginning of Part 2 – District-Wide Matters, and
 - It must include an Urban form and development sub-chapter.
 - If the following matters are addressed, they must be located within the Strategic Directions chapter:
 - An outline of the key strategic or significant resource management matters for the district,
 - Issues, if any, and objectives that address key strategic or significant issues for the district and guide decision making at a strategic level, and
 - How resource management issues of significance to iwi authorities are addressed in the plan.
 - The chapter must not include rules.
 - Each strategic direction matter must be its own chapter and be included alphabetically.

7.1 Evaluation of Climate Change and Natural Hazard strategic directions (CCSD-01 and CCSD-02)

CCSD-01: Carbon Neutral

The urban form and built development in Lower Hutt supports the transition of the city to be carbon neutral by 2050.

CCSD-02: Natural Hazards

The risk to people, communities, and property from natural hazards, and from the potential effects of climate change on natural hazards, is avoided or minimised to acceptable levels.

Why these strategic directions are included in the proposed District Plan

These objectives provide key strategic directions for managing carbon emissions which contribute to climate change, and improving the resilience of peoples and communities to natural hazards and the effects of climate change.

Evaluation

- The objectives support the purpose of the RMA as they provide for the well-being and health and safety of people and communities, while sustaining the potential of natural and physical resource to meet the foreseeable needs of future generations. The management of significant risks from natural hazards is a matter of national importance, and other matters related to the purpose of the Act include the effects of climate change
- The outcome in CCSD-01 of supporting a transition to carbon neutrality by 2050 aligns with policy direction at the national level (Emissions Reduction Plan 2022), the regional level (Wellington RPS – PC1), as well as Council’s Climate Action Pathway.
- The outcomes pertaining to management of natural hazard risk in CCSD-02 align with directions from the Wellington RPS.
- CCSD-01 is useful in providing a clear target by 2050, which can inform the provisions of other chapters. It is reasonable that the wording of the objective is that urban form and development *supports* the transition to net-zero. This recognises that the target cannot be achieved by the District Plan alone.

- CCSD-O2 is useful in providing direction for the management of the effects from natural hazards, and recognises the potential impact on these effects from climate change.
- The proposed objectives support Council functions under s31 of the RMA including the integrated management of the effects of use and development, the protection of land, and the avoidance or mitigation of natural hazards.
- The objectives are reasonable as they support the purpose of the RMA, and are achievable where supported by suitable objectives and provisions in the zone and other district-wide chapters.

7.2 Evaluation of Infrastructure strategic directions (INFSD-01 to INFSD-06)

INFSD-01 Integration

Land use and development is integrated with the provision of infrastructure including transport, three waters services and open space.

INFSD-02 Coordination

The nature, timing and sequencing of new development co-ordinates with the funding, implementation and operation of necessary transport and other infrastructure.

INFSD-03 National and Regional Significance

Infrastructure of national and regional significance is supported and protected.

INFSD-04 Multi-Modal Land Transport Network

A multi-modal land transport network, including connections between rail, road and sea transport networks operates safely and efficiently.

INFSD-05 Accessibility

Urban environments and transport networks are integrated to:

- a) *Enable people to access opportunities, including employment and education, by a range of transport modes, and*
- b) *Support an increase in active and public transport use.*

INFSD-06 Water Sensitive Design

New development integrates water sensitive design to improve freshwater quality and avoid or mitigate the risks of flooding.

Why these strategic directions are included in the proposed District Plan

These objectives are included as they recognise the strategic importance and significance of infrastructure of shaping and supporting communities.

Evaluation

- The objectives support the purpose of the RMA as they provide direction for the provision of infrastructure to ensure their benefits are enabled to allow people and communities to provide for their wellbeing and health and safety.

- INFSD-O1 and INFSD-O2 align with direction in the NPS-UD pertaining to the integration of urban development with infrastructure (Objective 6, Policy 10).
- INFSD-O3 aligns with direction from the Wellington RPS relating to recognising the benefits of, and protecting infrastructure (Objective 10, Polices 7 and 8).
- INFSD-O4 particularly supports the purpose of the RMA in relation to the health and safety of people and communities, and aligns with Focus Areas 1, 2, 4 and 5 of Council's Integrated Transport Strategy (ITS) which provide direction for developing the transport network.
- INFSD-O5 aligns with directions in the Wellington RPS pertaining to reducing fossil fuel dependency and shifting to low or zero-carbon modes. It also aligns with Focus Areas 2, 3 and 7 of the ITS which provide direction on facilitating accessibility by creating liveable streets around centres and reducing travel distances.
- INFSD-O6 aligns with Priority 3 of Council's Long Term Plan which specifically refers to water-sensitive urban design as a means to support and enhance the environment.
- Although the proposed District Plan includes an Infrastructure chapter, the issues related to infrastructure are relevant to many parts of the District Plan. Therefore these objectives are useful in providing overarching strategic direction.
- INFSD-O1 and INFSD-O2 provide useful overarching direction for the integration of urban development and infrastructure, noting that this is an issue which cannot be comprehensively addressed in one part of the District Plan.
- INFSD-O3 is useful in recognising the significance of infrastructure and providing direction that this be protected.
- INFSD-O4 provides direction which is relevant to the development and management of transport networks, and is useful in defining outcomes including multi-modal connections, and safe and efficient operation.
- INFSD-O5 provides useful direction that how urban environments are shaped and integrated with transport networks can impact accessibility (rather than a traditional approach of focussing on movement networks)
- INFSD-O6 is useful in providing emphasis on the expectation that water sensitive design is expected to be incorporated in the management of stormwater for new development.

- The proposed objectives support Council functions under s31 of the RMA including the integrated management of the effects of use and development and the protection of natural and physical resources.
- The objectives are reasonable as they support the purpose of the RMA, and are achievable where supported by suitable objectives and provisions in the zone and other district-wide chapters.

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7.3 Evaluation of Natural Environment strategic directions (NESD-01 to NESD-04)

NESD-01 Te Awa Kairangi Hutt River

The health and wellbeing of the Te Awa Kairangi Hutt River is restored and protected and the River is recognised as the heart of the city.

NESD-02 Significant Water Bodies

Protect the values of the city's significant water bodies, including Te Awa Kairangi Hutt River, Wainuiomata River and Waiwhetū Stream.

NESD-03 Natural Character, Natural Features and Landscapes, Ecosystems and Indigenous Biodiversity

Protect and enhance the natural character, natural features and landscapes, ecosystems and indigenous biodiversity of the city.

NESD-04 Mātiu–Makāro–Mokopuna Harbour Islands

Mātiu–Makāro–Mokopuna

Mouri Motu, Mouri Tangata, Mouri Ora

Protecting and strengthening the mouri of the Harbour Islands and their ecosystems to revitalise and enhance the health and well-being of people and communities involved with the Islands, and be life-sustaining for all.

Why these strategic directions are included in the proposed District Plan

The objectives provided direction for the management of water bodies, indigenous biodiversity, and significant features and landscapes, which are significant resource management issues.

Evaluation

- The objectives support the purpose of the RMA as it addresses the protection of natural and physical resources and safeguards their values for future generations. The issues addressed in the objectives touch on multiple matters of national importance.
- NESD-01 aligns with the Central City Transformation Plan, which highlights the significance of Te Awa Kairangi Hutt River and provides direction that the City Centre should be re-focussed to face the river.

- NESD-O1 and NESD-O2 align with Objective 12 of the Wellington RPS (PC-1) which refers to protection of the mana of water bodies and freshwater ecosystems.
- The protection of significant values and ecosystems which are sought by NESD-O3 and NESD-O4, aligns with s6 (matters of national importance) of the RMA, the NZCPS and Wellington RPS.
- The objectives address significant resource management issues which have a high level of inter-connectedness, whereby it is useful that overarching strategic direction is provided.
- NESD-O1 is useful in particularly recognising Te Awa Kairangi River as the heart of the city.
- NESD-O2 identifies significant water bodies which should be protected.
- NESD-O3 provides useful direction for the outcomes for the management of natural character, features and landscapes, and biodiversity.
- NESD-O4 is useful in highlighting the multi-faceted significance of the Mātiu-Makāro-Mokopuna Harbour Islands, and providing outcomes for the management of these resources.
- The proposed objectives support Council functions under s31 of the RMA including the integrated management of the effects of use and development and the protection of natural and physical resources.
- The objectives are reasonable as they support the purpose of the RMA, and are achievable where supported by suitable objectives and provisions in the zone and other district-wide chapters.

7.4 Evaluation of Tangata Whenua strategic directions (TWSD-O1 to TWSD-O4)

TWSD-O1 Role of Tangata Whenua

The role of tangata whenua as kaitiaki in the protection and management of the natural and physical resources of an area is acknowledged and provided for.

TWSD-O2 Active Participation

Enable the active participation of tangata whenua in the implementation of the District Plan.

TWSD-O3 Wāhi taonga and sites of significance to tangata whenua

Wāhi taonga and sites of significance to tangata whenua are protected.

TWSD-O4 Culture, Traditions and Social and Economic Aspirations

Tangata whenua are able to protect, develop and use Whenua Māori in a way that is consistent with their culture and traditions and their social and economic aspirations.

Why these strategic directions are included in the proposed District Plan

The objectives recognise the role of tangata whenua as kaitiaki and provides direction for the participation of tangata whenua in the implementation of the district plan and the protection of their resources and traditions.

Evaluation

- The objectives support the purpose of the RMA as it relates to the protection of natural and physical resources in a way which enables people and communities to provide for their social, economic and cultural well-being (while taking into account the principles of the Treaty of Waitangi).
- TWSD-O1 align with direction in the NPS for Indigenous Biodiversity which provide for the exercise of kaitiakitanga by tangata whenua
- The protection of wāhi taonga and sites of significance to tangata whenua are matters of national importance, whereby TWSD-O3 aligns s6 of the RMA.
- The objectives, but particularly TWSD-O2 and TWSD-O4, are consistent with the principles of the Treaty including those of partnership, protection and participation, whereby the objectives align with s8 of the RMA. TWSD-O2 in

particular also aligns with statutory acknowledgements made by Council which relate to the implementation of the District Plan.

- The objectives are useful in providing overarching strategic direction on resource management issues of significance to tangata whenua, and which are relevant to much of the District Plan.
- TWSD-O1, TWSD-O2 and TWSD-O4 provide useful direction regarding the involvement of tangata whenua in resource management in Lower Hutt.
- TWSD-O3 and TWSD-O4 provide direction regarding outcomes for natural and physical resources of value to tangata whenua.
- The proposed objectives support Council functions under s31 of the RMA including the integrated management of the effects of use and development and the protection of natural and physical resources.
- The objectives are reasonable as they support the purpose of the RMA, and are achievable where supported by suitable objectives and provisions in the zone and other district-wide chapters.

7.5 Evaluation of Urban Form and Development strategic directions (UDSD-O1 to UDSD-O14)

(73) There are 14 strategic directions for urban form and development. The evaluation of these strategic directions has been grouped as follows:

- Form and function of urban environments;
 - UDSD-O1 Well-Functioning Urban Environment
 - UDSD-O2 Outcomes for well-functioning urban environments
 - UDSD-O3 Urban Form
 - UDSD-O4 Location of Urban Development
- Supply and choice of housing
 - UDSD-O5 Development Capacity
 - UDSD-O6 Housing Choice
 - UDSD-O7 Housing Quality
- Open spaces and special values
 - UDSD-O8 Rural and Urban Open Space Areas
 - UDSD-O9 City-Wide Network of Open Spaces
 - UDSD-O10 Community Spaces
 - UDSD-O11 Special Values
- Centres and economic activity
 - UDSD-O12 Centres as Community Focal Points
 - UDSD-O13 Centres Hierarchy
 - UDSD-O14 Industrial and Business Activities

7.5.1 Form and function of urban environments (UDSD-O1 to UDSD-O4)

UDSD-O1 Well-Functioning Urban Environment

A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

UDSD-O2 Outcomes for Well-Functioning Urban Environments

Urban development supports the creation of liveable, well-functioning urban environments that are:

- a. Safe and well-designed
- b. Walkable and connected by public transport and sustainable travel choices, including micro-mobility modes
- c. Serviced by the necessary infrastructure appropriate to the intensity, scale and function of the development
- d. Connected to open space and the natural environment
- e. Ecologically sensitive
- f. Close to employment opportunities
- g. Resilient to the impacts of natural hazards and climate change
- h. Respectful of and integrated with the city's historic heritage
- i. Adaptable over time and responsive to their evolving, more intensive surrounding context.

UDSD-03 Urban Form

The city's urban form consolidates and intensifies the existing urban area, with greenfield development only taking place within identified areas.

UDSD-04 Location of Urban Development

Urban development takes place within areas identified for this purpose in a manner which uses land and infrastructure most efficiently.

Why these strategic directions are included in the proposed District Plan

These objectives provide key strategic directions for shaping the urban form of Lower Hutt which connect to significant resource management issues including the capacity of infrastructure to support community cohesiveness and the functioning of the local economy, and the resilience of communities to the impacts of natural hazards and climate change. The objectives work in concert with other strategic directions for urban form and development, particularly those pertaining to housing supply.

Evaluation

- The objectives support the purpose of the RMA as they provide for urban environments to be developed in a way which meets the social and economic needs of people and communities.

- The NPS-UD provides national direction for giving effect to the purpose of the RMA in relation to urban development;
 - UDSD-O1 and UDSD-O3 align with the NPS-UD in relation to ensuring urban environments are well-functioning and meet the needs of people and communities (Objective 1, Policy 1).
 - UDSD-O3 aligns with the directions in the NPS-UD for providing for intensification of existing urban areas (Objective 3, Policy 3)
 - UDSD-O4 aligns with the NPS-UD in relation to the integration of development with infrastructure capacity and planning (Objectives 3 and 6, Policies 1 and 10)
- Most of the objectives, policies and supporting provisions in the District Plan which are specific to urban development are provided in chapters for zones. Each of these zones are locationally defined, with distinct expectations including in relation to character and development intensity. In this context the strategic directions are useful in providing an overarching vision for urban development, including the appropriate location of zones which provide for more or less intensification.
- The inclusion of UDSD-O1 is a mandatory requirement of Schedule 3A (Medium Density Residential Standards) of the RMA. The objective is useful as an overarching outcome sought for urban environments in Lower Hutt.
- UDSD-O2 is useful in outlining more detail on environmental outcomes which are sought to be achieved through providing for well-functioning urban environments, including accessibility by active and public transport modes, and resilience to natural hazards and climate change.
- UDSD-O3 is useful in directing the intensification of existing areas as the broad focus for providing for development in Lower Hutt, noting limited opportunities for greenfield development.
- UDSD-O4 is useful in directing that the provision for development should focus on where infrastructure can be used most efficiently.
- The proposed objectives support Council functions under s31 of the RMA including the integrated management of the effects of use and development and the provision of sufficient development capacity for housing and business land.

Alternatives

- **Not include UDSD-O2**

This alternative would be to omit UDSD-O2 on the basis that adequate direction for well-functioning urban environments is provided in UDSD-O1.

The alternative is not proposed as UDSD-O1 identifies the broad function of the well-functioning urban environments, whereas UDSD-O2 more specifically connects the management of well-functioning urban environments to resource management issues such as natural hazards and climate change. Identifying these connections at a strategic level is useful in guiding how urban environments are managed elsewhere in the District Plan.

- **More broad enabling of development**

This approach would modify UDSD-O3 and UDSD-O4, to take less of an area-based approach for enabling development and to be less restrictive of greenfield development.

The alternative is not proposed, as within Lower Hutt greenfield land which is suitable for greenfield development is very limited. The proposed approach supports the integration of development with infrastructure, which is consistent with the NPS-UD.

7.5.2 Supply and choice of housing (UDSD-O5 to UDSD-O7)

UDSD-O5 Development Capacity

Sufficient feasible development capacity for housing is provided to meet the targets of:

- Short Term to Medium Term (2022 – 2032): 6,450 dwelling units*
- Long Term (2032 – 2052): 11,551 dwelling units*

UDSD-O6 Housing Choice

A range of housing opportunities are available to meet the needs of a diverse range of people and communities, including:

- A choice in housing types, densities and locations; and*
- Affordable, community and social housing and papakāinga.*

UDSD-07 Housing Quality

Housing is to provide a quality living environment, both for occupants and the wider community.

Why these strategic directions are included in the proposed District Plan

These objectives provide key strategic directions to guide the district plan towards ensuring the supply of housing is enabled to meet the needs of Lower Hutt communities, including with respect to the volume, choice and quality of housing.

Evaluation

- The objectives support the purpose of the RMA as they provide for sufficient and suitable supply of housing to meet the needs of people and communities, while addressing other relevant matters including the quality of the environment.
- The NPS-UD provides national direction for giving effects to the purpose of the RMA in relation to urban development and the supply of housing;
 - UDSD-05 aligns with direction from the NPS-UD relating to providing for sufficient development capacity (Objective 6, Policies 2 and 3).
 - UDSD-06 aligns with NPS-UD direction relating to providing for housing which meets a variety of needs (Policy 1).
 - UDSD-07 – aligns with the NPS-UD direction for well-functioning urban environments (Objective 1, Policy 1).
- The strategic directions are useful in providing outcomes for the supply of housing, which might not be able to be achieved by the objectives and provisions of individual zone chapters, but can be achieved collectively by the district plan.
- The targets in UDSD-05 will help inform whether sufficient land has been zoned for urban development or whether this land includes provisions which are suitably enabling for the supply of housing.
- While there may not be as much variability in housing typologies or densities which are achieved in individual zones, UDSD-06 provides for this to be provided across Lower Hutt as a whole. Where rules or standards might constrain the provisions of certain typologies, this objective would provide relevant direction to the assessment of resource consent applications.
- UDSD-07 is useful in recognising that the supply of housing needs to be managed in way which maintains quality living environments.

- The proposed objectives support Council functions under s(31) of the RMA, particularly provision of sufficient development capacity for housing.

7.5.3 Open spaces and special values (UDSD-08 to UDSD-011)

UDSD-08 Rural and Open Space Areas

Rural and open space areas are retained surrounding the urban area in the form a greenbelt which extends along the western and eastern hills, and along the eastern bays to the southern coast, that:

- Enables the ongoing primary production and active and passive recreation uses; and*
- Protects the cultural, heritage, and natural values of these areas.*

UDSD-09 City-Wide Network of Open Spaces

A city-wide network of open spaces is maintained and enhanced which are valued for their:

- Active and passive recreation and community uses,*
- Cultural, heritage and natural values, and*
- Resilience role in emergencies.*

UDSD-010 Community Spaces

A range of community spaces are available to meet the needs of diverse range of people and communities.

UDSD-011 Special Values

Lower Hutt's significant character, heritage and open space values are reflected in its built environment.

Why these strategic directions are included in the proposed District Plan

These objectives provide key strategic directions which guide the planning, retention and enhancement of rural and open spaces, protection of the special character and values of these spaces, and ensure open spaces are suitable to meet a range of community needs.

Evaluation

- The objectives support the purpose of the RMA as they provide for open spaces and community spaces to enable people and communities to provide for their health, safety and well-being.
- UDSD-O8 aligns with direction in the NPS-UD toward the consolidation and intensification of existing urbanised areas. It also supports the protection of cultural, heritage and natural values which may be matters of national importance.
- UDSD-O8, UDSD-O9 and UDSD-O10 in particular align with national direction in the NPS-UD relating to accessibility to open spaces as part of well-functioning urban environments. Enabling easy access to green spaces and community places also connects to Priority 2 of the Long Term Plan (Enabling a liveable city and vibrant neighbourhoods).
- UDSD-O8, UDSD-O9 and UDSD-O11 support the protection of cultural, heritage and natural values which may be matters of national importance.
- The objectives are useful in providing strategic level direction for the planning and management of open space areas and related values across Lower Hutt.
- UDSD-O8 is relevant particularly useful to planning the location of rural and open space zones in relation to urbanised areas, and how special values are managed within these zones.
- UDSD-O9 identifies the various functions of open space areas, which is useful in guiding how planning of these areas and their use and development is managed.
- UDSD-O10 is useful in guiding that open space areas needs to be enabling to provide for the diverse needs of a range of people and communities.
- UDSD-O11 provides useful direction for the management of the built environment, that it reflects Lower Hutt's significant character, heritage and open space values.
- The proposed objectives support Council functions under s(31) of the RMA, particularly the control of any actual or potential effects of the use and development of land, and the protection of natural and physical resources.

7.5.4 Centres and economic activity (UDSD-012 to UDSD-014)

UDSD-012 Centres as Community Focal Points

Maintain and enhance the city centre and other suburban centres as community focal points with a wide diversity and concentration of activities.

UDSD-013 Centres Hierarchy

Establish and maintain a hierarchy of viable and vibrant business centres that provide a focus for retail, commercial, entertainment, education and employment activities and serve the social, cultural, environmental and economic needs of the community.

UDSD-014 Industrial and Business Activities

Industrial and business activities contribute to the economic, cultural, social and environmental wellbeing and prosperity of the community.

Why these strategic directions are included in the proposed District Plan

These are strategic level objectives which provide overarching direction to guide the planning for economic activities and centres within Lower Hutt.

Evaluation

- The objectives support the purpose of the RMA as they provide for business activities and the planning for commercial and community centres to enable people and communities to provide for the social and economic well-being.
- The NPS-UD provides national direction for giving effect to the purpose of the RMA in relation to urban development and the supply of housing and business land;
 - UDSD-012 aligns with direction from the NPS-UD related to providing for the diverse and changing needs of people and communities (Objective 4).
 - UDSD-013 aligns with NPS-UD direction pertaining to providing for different scales of intensity for different types of centres (Policy 3).
 - UDSD-014 aligns with the NPS-UD direction for providing sufficient development capacity for business land (Policy 2).
- The objectives are useful in providing overarching direction for the planning for business activities and centres, which will guide how they are provided for in individual zone chapters.

- Useful direction is provided in UDSD-O12 and UDSD-O13 as to the function of centres as both community focal points and centres for economic activity where a variety of activities should be provided. In particular, UDSD-O13 establishes the hierarchy approach for managing centres.
- UDSD-O14 identifies the value of industrial and business activities to the wellbeing and prosperity of the community. This is useful direction which will inform how these activities are provided for in the zone chapters.
- The proposed objectives support Council functions under s31 of the RMA including the integrated management of the effects of use and development and the provision of sufficient development capacity for business land.
- The objectives are reasonable as they support the purpose of the RMA, and are achievable where supported by suitable objectives and provisions in the zone and other district-wide chapters.

Alternatives

- **Residential activities**

This alternative would modify UDSD-O13 to include residential activities in the listed activities. The rationale for this approach would be to align with direction from the NPS-UD to enable more people to live within centres (Objective 3).

The alternative is not proposed, as the purpose of the listed activities is to identify the focus of the zone. The omission of the residential activities does not preclude their provision in centres, but highlights the focus of centres areas is the mix of predominantly commercial activities. This approach aligns with the NPS-UD with regard to ensuring there is a sufficient supply of business land.

8 Attachments

Attachment 1: Summary of the proposed District Plan

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Attachment 1: Summary of the proposed District Plan

Chapters of the proposed District Plan

Part 1: Introduction and General Provisions	
INTRODUCTION	Purpose
HOW THE PLAN WORKS	General approach Cross boundary matters Relationships between spatial layers
INTERPRETATION	Definitions Abbreviations
NATIONAL DIRECTION INSTRUMENTS	National Policy Statements and the New Zealand Coastal Policy Statement National Environmental Standards Regulations
TANGATA WHENUA	
Part 2: District-Wide Matters	
STRATEGIC DIRECTIONS	
ENERGY, INFRASTRUCTURE AND TRANSPORT	Infrastructure Protection of Infrastructure Renewable Electricity Generation Three Waters Transport
HAZARDS AND RISKS	Contaminated Land Hazardous Substances Natural Hazards
HISTORICAL AND CULTURAL VALUES	Historical Heritage

	<p>Notable Trees</p> <p>Sites and Areas of Significance to Māori</p>
NATURAL ENVIRONMENT VALUES	<p>Ecosystems and Indigenous Biodiversity</p> <p>Natural Character</p> <p>Natural Features and Landscapes</p> <p>Public Access</p>
SUBDIVISION	
GENERAL DISTRICT-WIDE MATTERS	<p>Activities on the Surface of Water</p> <p>Coastal Environment</p> <p>Earthworks</p> <p>Financial Contributions</p> <p>Light</p> <p>Noise</p> <p>Papakāinga</p> <p>Signs</p> <p>Temporary Activities</p> <p>Wind</p>
Part 3: Area-Specific Matters	
Zones	
RESIDENTIAL ZONES	<p>Large Lot Residential Zone</p> <p>Medium Density Residential Zone</p> <p>High Density Residential Zone</p>
RURAL ZONES	<p>General Rural Zone</p> <p>Rural Lifestyle Zone</p>
COMMERCIAL AND MIXED USE ZONES	<p>Neighbourhood Centre Zone</p> <p>Local Centre Zone</p> <p>Mixed Use Zone</p> <p>Metropolitan Centre Zone</p> <p>City Centre Zone</p>
INDUSTRIAL ZONES	<p>Light Industrial Zone</p>

	General Industrial Zone Heavy Industrial Zone
OPEN SPACE AND RECREATION ZONES	Natural Open Space Zone Open Space Zone Sport and Active Recreation Zone
SPECIAL PURPOSE ZONES	Hospital Zone Marae Zone Quarry Zone Seaview Marina Zone Tertiary Education Zone
DESIGNATIONS	
Part 4: Appendices	
SCHEDULES	SCHED1: Heritage Buildings and Structures SCHED2: Heritage Areas SCHED3: Notable Trees SCHED4: Outstanding Natural Features and Landscapes SCHED5: Coastal Natural Character Areas SCHED6: Sites of Significance to Māori

Spatial data of the proposed District Plan maps

Zones	
RESIDENTIAL ZONES	Large Lot Residential Zone Medium Density Residential Zone High Density Residential Zone
RURAL ZONES	General Rural Zone Rural Lifestyle Zone
COMMERCIAL AND MIXED USE ZONES	Neighbourhood Centre Zone Local Centre Zone Mixed Use Zone Metropolitan Centre Zone

	City Centre Zone
INDUSTRIAL ZONES	Light Industrial Zone General Industrial Zone Heavy Industrial Zone
OPEN SPACE AND RECREATION ZONES	Natural Open Space Zone Open Space Zone Sport and Active Recreation Zone
SPECIAL PURPOSE ZONES	Hospital Zone Marae Zone Quarry Zone Seaview Marina Zone Tertiary Education Zone