

**BEFORE THE INDEPENDENT HEARINGS PANEL FOR HUTT CITY
COUNCIL**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the Hutt City Council Proposed
District Plan

RIGHT OF REPLY EVIDENCE OF KATE LOUISE PASCALL

ON BEHALF OF HUTT CITY COUNCIL

Hearing 1 – Opening Hearing

20 May 2026

1.0 INTRODUCTION

1.1 My name is Kate Louise Pascall, and I am a Principal Planner at Boffa Miskell Limited.

1.2 This Right of Reply evidence responds to the questions raised by the Hearings Panel through Minute 4, dated 6 May 2026. It also provides additional information to assist the Panel in understanding how the Proposed District Plan is expected to integrate with the Operative District Plan, following the withdrawal of several chapters and the Minister’s exemption.

1.3 Except as expressly identified in this statement, all findings and recommendations contained in my original section 42A report and rebuttal evidence remain unchanged.

2.0 QUALIFICATIONS, EXPERIENCE AND CODE OF CONDUCT

2.1 My qualifications and experience are set out in paragraphs 12 and 13 of my Section 42A Report. I repeat the confirmation given in that report that I have read and agree to comply with the Code of Conduct for Expert Witnesses.

3.0 RESPONSES TO PANEL QUESTIONS

3.1 This section responds to the questions raised by the Hearings Panel in Minute 4. Appendix 1 sets out my revised and updated recommended amendments in response to submitter evidence. Within Appendix 1, my Section 42A report recommended amendments are shown in red underlined or ~~strike through~~, further amendments recommended in my rebuttal evidence are shown in blue underline or ~~strike through~~, and amendments I am recommending in this Reply evidence are shown in green underlined or ~~strike through~~.

Class 3 Highly Productive Land in Lower Hutt¹

- 3.2 I have been advised by Mr Geard that the Highly Productive Land Overlay (now withdrawn) covered 740ha of Class 3 land. This land is all within the Wainuiomata River catchment.

Consistency of terminology and grammar in Appendix A of the Section 42A report²

- 3.3 The Panel requested a check of consistency of terminology and grammar used throughout Appendix A of the S42A Report (marked up plan provisions) to ensure alignment with the recommendations set out in the body of my S42A report. Example identified include:

- Use of “solid waste transfer station” versus “waste transfer station”
- Spelling of Te Ati Awa (paragraph 154)
- Consistency in amendments to the definition of “construction activity” (which is updated paragraph 349) and reflected in Appendix 1, but not subsequently updated when further amendments are proposed.

Solid waste transfer station and waste transfer station

- 3.4 With regard the terms ‘solid waste transfer station’ and ‘waste transfer station’, I have only identified a difference in terminology where the definition of ‘heavy industrial activity’ refers to ‘any waste transfer station’, while the rules in the PDP refer to ‘solid waste transfer station’ (e.g. Rule GRUZ-R7). In my opinion, it is appropriate that the definition of ‘heavy industrial activity’ retains the broader reference to ‘any waste transfer station’ as this would cover a range of waste types that are not necessarily municipal solid waste. This could include recycling stations or sites where hazardous waste is to be disposed of.

¹ Paragraph 9 of Minute 4

² Paragraph 10 of Minute 4

- 3.5 I have noted that the amendment I recommended to the *heavy industrial activity* definition in my rebuttal evidence was omitted from the updated version of the tracked changes to provisions I provided to the Panel during the hearing. Appendix 1 to this reply evidence includes these recommended amendments.

Spelling of Te Āti Awa

- 3.6 There is a typo/copy and paste error in relation to the spelling of 'Te Āti Awa' in my S42A report at paragraph 154. The original submission shows all instances of this name as Te Āti Awa, and this is how it is spelled throughout the PDP, and in my tracked change version of the provision in Appendix 1 to the report.

Definition of construction activity

- 3.7 Appendix 1 to this reply evidence includes an updated marked up version of this definition, including a further amendment I am recommending in relation to the question raised by Commissioner Jones, which I address in paragraph 3.33 of this evidence.

Table of national direction instruments³

- 3.8 I consider the table of National Policy Statements (NPSs) and the covering sentence⁴ should be retained. The National Planning Standards⁵ specify that a national policy statement and New Zealand Coastal Policy Statement table must be provided in the form shown in the standard. I also agree that the table is a useful format for plan users and the left column is a useful guide as to whether the plan has been updated to give effect to the relevant NPS. I have included this change in Appendix 1 of this evidence.

Strategic Directions hierarchy⁶

- 3.9 I consider there should be a statement in the PDP to make it clear that there is no hierarchy between the Strategic Direction

³ Paragraph 11 of Minute 4

⁴ Refer to paragraph 150 of the S42A report, and the National Direction Instruments chapter of Part 1 of the PDP.

⁵ Standard 6 – Introduction and General Provisions Standard

⁶ Paragraph 12 of Minute 4

Objectives, and that all objectives of the PDP should be read together. The PDP does not currently include such an explicit statement to this effect. While there is a brief paragraph that draws the reader's attention to the strategic directions in the 'General Approach' section of this chapter, under 'Part 2: District Wide Matters', it does not clearly address this point. I therefore recommend that additional text be included in this section, as shown in Appendix 1, to make this clear. This will improve interpretive certainty and assist plan users in applying the objectives as an integrated framework. I consider this change can be made under clause 16 of the RMA as it is a change to non-statutory plan content and provides clarity, rather than a change to the provisions themselves.

RPS policy relating to District Plans managing urban development effects on freshwater⁷

- 3.10 Change 1 to the RPS introduced a suite of new policies directing regional and district plans to implement objectives, policies, rules and other methods to give effect to the National Policy Statement for Freshwater Management (NPS-FM). Of relevance to the PDP process is Policy FW.3 which provides direction on managing the effects of urban development on freshwater. I have included the full policy wording in Appendix 2 of this reply evidence.

Definition of Te Awa Kairangi⁸

- 3.11 The Panel requests a reassessment of how Te Awa Kairangi is defined and whether it is just the main water body or if the tributaries are also included, and whether there is duplication between NESD-O2 and NESD-O3 given Waiwhetu Stream has its own objective.
- 3.12 To inform this assessment, I have reviewed the Whaitua Te Whanganui-a-Tara Implementation Programme and its translation into Proposed Plan Change 1 to the Natural Resources Plan. These

⁷ Paragraph 13 of Minute 4

⁸ Paragraph 14 and 15 of Minute 4

documents establish freshwater management units and target attribute states aimed at improving freshwater quality across the whaitua which I consider is relevant context for the Strategic Objectives in the PDP. Both documents adopt an integrated, catchment-based approach, whereby Te Awa Kairangi/Hutt River is defined as a river system that includes its tributaries (being smaller rivers, streams and creeks that contribute to the main stem). This is reflected in the following excerpt from the Whaitua Te Whanganui-a-Tara Implementation Programme⁹:

Te Awa Kairangi/Hutt River is the major river system in Te Whanganui-a-Tara and is made up of many unique parts. From the headwaters in the Tararua Ranges, water flows through small, forested streams, before travelling through a number of main stem rivers into the urban environment, and its smaller streams, and then out into Te Whanganui-a-Tara/Wellington Harbour.

- 3.13 This integrated approach is also consistent with Policy 3 of the NPS-FM:

Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.

- 3.14 In my opinion, the PDP should align with the approach of the Whaitua process and must also give effect to the NPS-FM, insofar as it relates to territorial authority functions. On this basis, I consider the reference to Te Awa Kairangi in Objective NESD-O1 should include the tributaries of Te Awa Kairangi and I recommend the following amendment:

NESD-O1 Te Awa Kairangi/Hutt River

⁹ Greater Wellington Regional Council (2021), [Te Whaitua te Whanganui-a-Tara Implementation Programme](#), page 71.

The health and wellbeing of Te Awa Kairangi / the Hutt River, including its tributaries, is restored and protected, and the River is recognised as the heart of the city.

- 3.15 I do not consider this amendment results in duplication between Objective NESD-O1 and NESD-O2. Objective NESD-O1 relates to improving the health and wellbeing of Te Awa Kairangi which I consider refers to water quality. Alongside this, the objective refers to the river being the heart of the city. This aligns with broader strategic outcomes of the Council, particularly as a result of the Te Wai Takamori o Te Awa Kairangi project (formerly RiverLink), to reorient the City Centre towards the river.
- 3.16 By contrast, Objective NESD-O2 has a different focus, seeking to protect the values of **significant** waterbodies (my emphasis), and listing those waterbodies. The NPS-FM includes compulsory values that regional councils must set environmental outcomes for, being: human contact, threatened species, mahinga kai, and ecosystem health values¹⁰. There are also a number of other values that councils may also set outcomes for including natural form and character, drinking water supply, and commercial and industrial use (amongst others)¹¹. While setting outcomes and related plan provisions for these freshwater values is the responsibility of the regional council, it is appropriate for the PDP to include reference to freshwater values at a strategic level. This reflects the City Council's role in managing the effects of urban development on freshwater under clause 3.5(4) of the NPS-FM and to achieve integrated management.
- 3.17 At paragraph 15, the Panel also asks a related question:
- On a related matter, is there any cross referencing or assessment of the Statutory Acknowledgements as to whether tributaries are included in Te Awa Kairangi, and if so, is that an issue.*

¹⁰ Appendix 1A of the NPS-FM

¹¹ Appendix 1B of the NPS-FM

3.18 I have sought advice from Council officers regarding the Statutory Acknowledgements for Taranaki Whānui and Ngāti Toa Rangatira, who have advised as follows:

- Taranaki Whānui use the term ‘Hutt River’ which refers only to the riverbed. This means the relevant cultural, spiritual, historical and/or traditional association relates to the bed of the river being the physical channel, or land beneath the water, as defined for the acknowledgement area. Accordingly, the scope is narrower than the whole river. The Acknowledgement is focused on the effects on the riverbed¹².
- Ngāti Toa Rangatira references ‘Hutt River and its tributaries’ in their Settlement Deed. This scope is wider than the Taranaki Whānui Statutory Acknowledge Deed, covering the whole river system meaning interconnected effects across the catchment are important to iwi.

3.19 While acknowledging the different approaches of the two iwi in regards to how the Hutt River is referenced in the Statutory Acknowledgements, I do not consider this to be an issue in respect of objective NESD-O1 when viewed in the context of freshwater management. As outlined above, the inclusion of ‘tributaries’ in the objective is consistent with the approach taken in Whaitua Te-Whanganui-a-Tara which Taranaki Whānui were involved in.

Links between the Strategic Objectives and lower-order PDP topics¹³

3.20 The Panel requested ‘a diagram which shows the links between the objectives and policies and the rules and standards, to confirm

¹² This would include works in and around the river, earthworks and structures in the river (like bridges etc), the river channel itself and any disturbance of the river bed material, any manmade crossings or culverts that involve the bed, any channelling of the river, or disturbing its rocks, pebbles or gravel as its treasured parts of its bed/taonga, and any river flora and fauna living within or attached to its bed

¹³ Paragraph 16 of Minute 4

there are links from objectives through to policies and other methods, and to identify any orphan provisions.’

- 3.21 Upon clarifying this request with Chair Daysh (via Mr Geard) I understand that for the purposes of Hearing 1, this request is limited to how the strategic objectives relate to lower-order parts of the PDP provisions, rather than an assessment of all provisions in the Plan. The latter exercise will be undertaken in subsequent hearing streams.
- 3.22 In response, I have included a preliminary diagram in Appendix 3 showing the links between the Strategic Objectives and relevant chapters. This diagram provides an initial high-level overview of the structural linkages within the plan framework.
- 3.23 I have discussed with Council officers that this diagram can be built on and developed further as the hearings progress, so that the Panel will have a full view of the links between provisions by the close of the hearings.

Hyperlinks in the ePlan¹⁴

- 3.24 The Panel has requested a check of the ePlan version to ensure that all hyperlinks to defined terms are correct and that it links to the correct place.
- 3.25 I have discussed this matter with Mr Geard who has confirmed that this check has been done by Council officers. Officers have so far identified 27 discrepancies in the pop-up definitions, usually arising from changes made between the draft and notified plans. Of these:
- Five are minor errors in the plan that have been corrected in the pop-up definition, which can be addressed in relevant hearing stream reports
 - 13 are minor typographical errors that do not affect the meaning (e.g. a list of items uses letters rather than numbers

¹⁴ Paragraph 17 of Minute 4

for the list identifier, mathematical terms that should be subscripts/superscripts)

- Four are defined terms in the plan where the pop-up definition does not appear in some places that it should
- Four have materially different text in the pop-up definition – “National Grid Subdivision Corridor”, “National Grid Subdivision Yard”, “Relocation”, and “Election Sign”
- One term has a pop-up definition despite the term not being defined in the plan – “Restoration”

3.26 Council officers have not yet published a new revision of the e-plan correcting the errors however this will be done in due course.

Use of ‘Whenua Māori’ and ‘Māori Land’ in the PDP¹⁵

3.27 The term ‘Whenua Māori’ is used in Strategic Objective TWSD-O4 as follows:

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

3.28 This is the only instance of this term being used in the PDP, outside of the context of the name of the Te Turi Whenua Māori Act 1993. Elsewhere in the PDP, such as in the Papakāinga and Subdivision chapters, the term ‘Māori Land’ is used, and this is a defined term in the PDP, as follows:

means land that is any of the following:

a. Māori customary land or Māori freehold land (as defined in Te Ture Whenua Māori Act 1993):

b. land vested in the Māori Trustee that—

¹⁵ Paragraph 18 of Minute 4

i. is constituted as a Māori reserve by or under the Māori Reserved Land Act 1955; and

ii. remains subject to that Act:

c. land set apart as a Māori reservation under Part 17 of Te Ture Whenua Māori Act 1993 or its predecessor, the Māori Affairs Act 1953:

d. land that forms part of a natural feature that has been declared under an Act to be a legal entity or person (including Te Urewera land within the meaning of section 7 of the Te Urewera Act 2014):

e. the maunga listed in section 10 of the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014:

f. land held by or on behalf of an iwi or hapū if the land was transferred from the Crown, a Crown body, or a local authority with the intention of returning the land to the holders of the Mana Whenua over the land.

3.29 I understand from Council officers that the terms used in the TWSD chapter are designed to differentiate between Māori land and General land owned by Māori and the term ‘whenua Māori’ is intended to be translated in its broadest sense to mean ‘Māori land’. This term can have two distinct meanings being those who have authority in an area through ancestral links or a specific legal status under Te Ture Whenua Māori Act 1993 (TTWMA). However, Whenua Māori can be interpreted in this context as Māori land with ancestral links.

3.30 However, the use of “Whenua Māori” in TWSD-O4, alongside the defined term “Māori Land” used elsewhere in the PDP, introduces potential ambiguity and inconsistency in plan interpretation. In particular, plan users may be uncertain whether TWSD-O4 is intended to apply only to land captured by the statutory definition, or to a wider set of lands associated with tangata whenua.

3.31 In my view, this issue can be addressed in one of two ways:

- Option 1 (preferred): Retain “Whenua Māori” in TWSD-O4 to reflect its broader cultural meaning, but include supporting

text (either within the chapter introduction or a definition) clarifying that this term is used in a wider sense than the defined term “Māori Land”; or

- Option 2: Replace “Whenua Māori” with “Māori Land” to ensure consistency with the defined term used throughout the PDP, recognising that this may narrow the scope of the objective.

3.32 On balance, I consider Option 1 is preferable, as it better reflects the intent of the Strategic Directions chapter to recognise the relationship of Tangata Whenua with land in a holistic sense, consistent with tikanga Māori and the broader resource management context. Providing clarification will improve interpretive certainty while retaining this broader, culturally appropriate framing.

Definition of construction activity¹⁶

3.33 The Panel has requested amended wording to the definition of ‘Construction activity’ based on my agreement during the hearing that the chapeau could be more succinct by simply referring to ‘works’ rather than ‘construction works’. I have updated the marked-up version of the definition in Appendix 1 to reflect this updated recommendation.

Use of the term ‘coastal environment’¹⁷

3.34 The Panel requested consideration of the extent of the use of the term ‘coastal environment’ and potential implications for implementation following the recommended deletion of the defined term for the coastal environment.

3.35 I recommended the deletion of the definition of ‘coastal environment’ in my S42A report on the basis the definition relies on a mapped layer that the Council has withdrawn from the PDP in line with the Minister’s exemption. Without the mapped layer, the implementation of the related provisions within the PDP that refer to

¹⁶ Paragraph 19, Minute 4

¹⁷ Paragraph 20, Minute 4

the 'coastal environment' becomes uncertain for plan users and the term becomes open to wide interpretation of what constitutes the 'coastal environment'.

3.36 I have identified several instances of where the PDP refers to the 'coastal environment', and this is set out in Appendix 4. These provisions can be grouped into the following categories:

- Explanatory text that does not have statutory weight. This is the case within the General Approach chapter, Part 2: District-wide matters, where there is a list of chapters that only apply to overlays or other spatially defined areas. This refers to the coastal environment mapped layer. The Coastal Environment chapter introduction also includes an explanation of the difference between the Coastal Marine Area (CMA) and the coastal environment and briefly explains that the Council has applied Policy 1 of the NZCPS in identifying the coastal environment. This explanatory text should be updated as clause 16 amendments given the withdrawal of the coastal environment mapped layer.
- Defined terms. In addition to the term 'coastal environment', the term 'coastal terrestrial area' is also defined in the PDP as follows:

means the landward extent of the Coastal Environment.

This definition relies on the mapped coastal environment layer which has been withdrawn. The term is only used within the Introductory text of the Coastal Environment chapter. Therefore, this term and definition can be deleted as a consequential amendment as part of the consideration of Coastal Environment chapter submissions and amendments.

- Policies and rules relating to activities within the coastal environment either within Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONFs) or outside

of these identified areas. For example, there are many policies and rules within the Infrastructure chapter that relate to infrastructure activities within the coastal environment, with different activity status' depending on whether the activity is within a ONL or outside of this area. These policies and rules will likely need to be deleted given they are completely reliant on mapped layers that have been withdrawn from the PDP. This issue will be considered in more detail by the reporting officers for those topics through the hearings process.

- Policies and rules relating to subdivision and earthworks within the coastal environment. This includes Policy SUB-P8 which sets out requirements for esplanades and directs that a waiver of the esplanade reserve or esplanade strip requirements is only allowed where (amongst other matters) a full-width esplanade reserve or esplanade strip is not required to maintain the natural character and amenity of the coastal environment. These provisions will need to be given specific consideration by the reporting officer for the relevant chapters; however my preliminary view is that these provisions will need to be significantly amended or deleted.
- Provisions relating to coastal hazards in the coastal environment. While the coastal hazards are mapped separately, and are not subject to the withdrawal or exemption, Policy CE-P13 directs the circumstances where hard engineering coastal hazards mitigation works for the reduction of the risk from coastal hazards may occur:

CE-P13 Hard engineering coastal hazards mitigation works

Only allow for hard engineering coastal hazards mitigation works for the reduction of the risk from coastal hazards where:

....

4. Hard engineering structures are designed to minimise adverse effects on the coastal environment, significant natural features and systems and any adverse effects are avoided, remedied or mitigated, and

Similarly, I consider this provision will need to be significant amended or deleted.

- 3.37 I note the ODP contains several instances where ‘coastal environment’ is referenced. This is predominantly within explanatory text, however there are some instances where the term is used within policies and rules. Where it appears in policies, the term is used in a general sense (i.e. undefined), however the associated rule(s) is specific to the mapped Significant Natural Resource Area 9 which covers 13 areas within the district¹⁸.
- 3.38 The ODP provisions as they relate to the coastal environment will be retained and integrated with the PDP following the completion of the PDP process.
- 3.39 Notwithstanding there is a need to carefully consider the implications of the withdrawal of the coastal environment mapped layer and the recommended deletion of the definition for related provisions when they are considered in the relevant hearing streams, I consider introducing an alternative definition of the coastal environment at this stage of the process would be out of scope and would create natural justice issues. It would also conflict with the Minister’s exemption. I acknowledge that the ODP does not fully give effect to NZCPS Policy 1, and the withdrawal of key chapters of the PDP perpetuates the issue. However, this is a matter that should be considered more fully through a future plan change process.

¹⁸ Baring head, Baring Head Beach, Baring Head Scarp, Fitzroy Bay (between Lake Kohanapiripiri and Baring Head Beach), Orongorongo River Gravel Fan, Orongorongo River Mouth to Baring Head, Pencarrow Cliffs North (Camp Bay to Hinds Point), Pencarrow Cliffs South (Hinds Point to Pencarrow Head), Pencarrow Head Beach, Pencarrow Lakes Cliffs, Turakirae Gravel Fans, Turakirae Head, Wainuiomata River Mouth. Appendix 14E of the Operative District Plan also includes the identified values associated with these identified locations.

Structures within legal road and encroachment licenses

- 3.40 The Panel has requested clarification on whether the PDP rules cover structures within legal road or if they are dealt with solely in respect of encroachment licenses.
- 3.41 The PDP does not specifically regulate structures within legal road as a distinct land use activity. All roads have an underlying zoning and in the event a building (for example) is located within the legal road, if it meets the building and structure rules and standards of the relevant zone, it will be a permitted activity. However, in addition to any District Plan considerations, an encroachment license from Council would be required for this structure to authorise the occupation or use of legal road. This represents a separate approval process outside of the RMA framework.
- 3.42 An exception to the above is the Infrastructure Chapter, which includes specific standards managing utilities within the road reserve. For example, Standards INF-S4 and INF-S5 manage cabinets within or outside road reserve respectively.
- 3.43 The Panel has also sought clarification on the role of the Public Spaces Bylaw in relation to the management of encroachment licenses.
- 3.44 Council's current policy for addressing encroachments is governed by the Policy on Private Use of Hutt City Council Land¹⁹, rather than the Public Spaces Bylaw. This policy provides a flexible framework and the Council has broad discretion when making a decision on whether to grant an encroachment license. I understand from Council officers that applications are typically assessed on a case-by-case with typical considerations being:
- Council's desire to formalise existing unauthorised uses of Council land, by judging them as though they are new

19

https://hccpublicdocs.azurewebsites.net/api/download/dca10d32fed24fb48c89a051398ef73e/_CM9-WE/0ae18caf192c8cb42239fca346e4408c42c

applications, and if they would have been declined, requiring the unauthorised use to cease,

- Council's overall position that Council's land is held for a particular public purpose, and this takes priority over any proposed private use,
- Whether the applicant could use alternative land (e.g. on their own site),
- Whether there are legal impediments to the proposal,
- Whether there are better alternatives to the proposal,
- The results of consultation with anyone who may be affected,
- Whether the proposal would be consistent with Council's intended use of the land,
- All likely impacts of the use including on public access, impact on council assets and other utility services, amenity impacts, and long-term benefits to the community (e.g. environmental, social, economic, and cultural).
- Safety, nuisance, or liability issues.

3.45 The *Guide to Completing the Application for Private Use of Council Land*²⁰ can be used by applicants in preparing their application. Council officers have also advised that the team that considers encroachment license applications routinely consult other teams in Council, including the planning team, and may also refer to the District Plan itself.

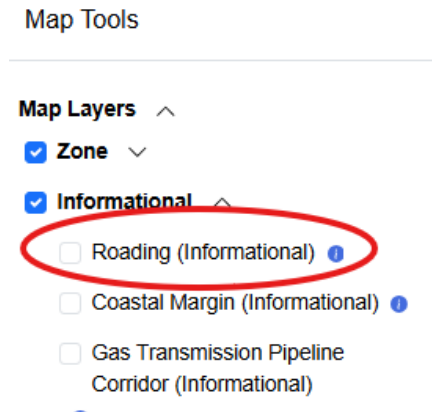
3.46 The Policy has recently been reviewed, and an updated version is awaiting full Council approval (scheduled for 26th May 2026 Council meeting). It is my understanding that the approach outlined above remains unchanged under the updated policy.

20

<https://hccpublicdocs.azurewebsites.net/api/download/7210cb015bf3423eb849e753bed7dbae/districtplann/55429b0c2846210b043f3a15872c0ca8e6fd3>

How legal roads are defined in the PDP

- 3.47 As noted in paragraph 3.41, all legal roads are zoned in the PDP according to the zoning of the adjacent land. Where the adjacent land on either side of the road has a different zoning the road centreline is the zone boundary. This zoning can be viewed in the e-plan by turning off the informational “Roading” layer:



Relocated buildings²¹

- 3.48 The PDP does not currently include specific controls to prevent relocated buildings from being left on temporary foundations for a long period of time. This means that unless the relocated building requires resource consent for non-compliance with a bulk and location standard, the building is a permitted activity.
- 3.49 While I acknowledge this is a potential gap in the PDP, it is my understanding that this has not been a significant issue in Lower Hutt. I am aware of district plans around the country who do include rule frameworks to manage relocated buildings, but I also note that district plans in the Wellington Region do not. I consider this is consistent with the implementation of the NPS-UD and MDRS which require Tier 1 Councils to enable residential development, with limited ability to apply additional controls to manage amenity. Accordingly, I do not recommend any amendments to the PDP.

Waste transfer stations and resource recovery parks²²

²¹ Paragraph 23 of Minute 4

²² Paragraph 24 of Minute 24

3.50 I note waste transfer stations and resource recovery parks are terms used in the definition of ‘heavy industrial activity’. In my opinion, these terms are generally understood and do not require definitions. Activities ancillary to a waste transfer station or a resource recovery park will be subject to the same requirements as the primary activity by virtue of the definition of industrial activity including ancillary activities and my recommended amendment to the definition of ‘heavy industrial activity’ to clarify this is a subset of ‘industrial activity.’

River gravel extraction²³

3.51 The Panel has requested further details regarding the potential inclusion of explanatory text setting out an ‘acknowledgement’ of river gravel extraction which I suggested at paragraph 490 of my S42A report could be included in the PDP. I note that I agreed in principle that such explanatory information could be included in the PDP. I have reviewed the PDP to identify a suitable location for this explanatory text, and I note there is no obvious place within the PDP that this text could be located. I consider doing so would result in this particular activity being singled out and there might be other similar activities that are not mentioned in such a way. On this basis, I consider this explanatory text should not be included in the PDP and I refer the Panel to my comments at paragraphs 486 to 488 and 490 of my S42A report where I explain the PDP is consistent with the role of territorial authorities relative to the regional council with regard to river gravel extraction activities.

Policy 1(2)(b) of the National Policy Statement on Infrastructure²⁴

3.52 The Panel has requested advice, with regard to paragraph 3.18 of the Rebuttal Report, to provide advice concerning NPS Infrastructure Policy 1 sub clause 2b. Has this “shifted the goal posts” regarding the definition for well-functioning urban environment?

²³ Paragraph 25 of Minute 24

²⁴ Paragraph 26 of Minute 4

3.53 I have reviewed Policy 1, sub clause 2(b) of the National Policy Statement on Infrastructure (NPS-I) with regard to the definition of ‘well-functioning urban environment’. Policy 1 of the NPS-I reads as follows:

Policy 1: Providing for the benefits of infrastructure

(1) Decision-makers must ensure that the national, regional or local benefits of infrastructure, relative to any localised adverse effects on the environment, are recognised and provided for.

(2) Decision-makers must recognise that the benefits of infrastructure include:

(a) providing for the social, cultural and economic wellbeing of present and future generations;

(b) creating, supporting and enhancing well-functioning urban and rural environments;

(c) supporting sufficient development capacity to meet demand for housing and business land;

(d) providing services that are essential to support human life and the development, growth and functioning of districts, regions, New Zealand and the economy;

(e) helping to protect and restore the natural environment;

(f) supporting New Zealand’s emissions reduction targets and mitigating the effects of climate change; and

(g) reducing the risks from, and improving resilience to, natural hazards and climate change.

(3) Decision-makers must recognise:

(a) the significant risks to, and impacts on, public safety, the wellbeing of people and communities, and the environment that may occur when infrastructure services are compromised; and

(b) that infrastructure networks can be both independent and interconnected.

3.54 The PDP defines ‘well-functioning urban environment’ as follows:

means an urban environment that, as a minimum:

- 1. has or enables a variety of homes that meet the needs, in terms of type, price, and location, of different households,*
- 2. has or enables a variety of homes that enable Māori to express their cultural traditions and norms,*
- 3. has or enables a variety of sites that are suitable for different business sectors in terms of location and site size,*
- 4. has good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport,*
- 5. supports, and limits as much as possible adverse impacts on, the competitive operation of land and development markets,*
- 6. supports reduction in greenhouse gas emissions, and*
- 7. are resilient to the likely current and future effects of climate change.*

3.55 Policy 1(2)(b) of the NPS-I directs that the benefits of infrastructure include creating, supporting and enhancing well-functioning urban environments. In other words, infrastructure is part of a well-functioning urban environment, and I agree this policy direction represents a shift in how ‘well-functioning urban environment’ is currently defined in the PDP.

3.56 On this basis, reflecting on the submission from Waste Management NZ (461.11), I consider it is appropriate to add a clause to the definition of ‘well-functioning urban environment’ as follows:

means an urban environment that, as a minimum:

.....

8. Is supported by infrastructure, including regionally significant infrastructure and additional infrastructure

- 3.57 The amendment reflects my recommendation to include reference to ‘additional infrastructure’, and an associated definition, in Objective UDSD-O2. Regionally significant infrastructure is already defined in the PDP. I therefore recommend accepting the submission from Waste Management NZ submission point, which is a change from my original recommendation to reject the submission point.

Section 32AA Assessment

- 3.58 The recommended amendment to the definition of ‘well-functioning urban environment’ is considered the most appropriate way to achieve the objectives of the PDP because it aligns the definition with national direction and clearly signals that infrastructure, regionally significant infrastructure, and additional infrastructure all contribute to a well-functioning-urban environment.

Review of objectives written as policies²⁵

- 3.59 I have reviewed the Strategic Objectives that are within the scope of Hearing Stream 1 to determine if any are written as policies. I have identified two instances where the objectives are drafted as policies.
- 3.60 NESD-O2 (Significant Water bodies) is currently written as a policy, directing the protection of values, rather than seeking an outcome that the values are protected. I recommend redrafting the objective as follows:

~~Protect~~ *The values of the city’s significant water bodies, including Te Awa Kairangi / the Hutt River, Wainuiomata River and Waiwhetū Stream are protected.*

²⁵ Paragraph 27 of Minute 4

- 3.61 Similarly, Objective TWSD-O2 uses the verb ‘enable’, which is more appropriate for a policy. I recommend the following drafting amendment to reframe the objective as an outcome:

~~Enable the active participation of t~~Tangata whenua are active participants in the implementation of the District Plan.

Section 32AA Assessment

- 3.62 The amendments I am recommending to NESD-O2 and TWSD-O2 are more appropriate than the notified objectives because they are framed as outcome statements, in line with drafting protocols for objectives, and provide clarity to plan users about what is to be achieved by the implementation of the PDP as it relates to these outcomes.

Objectives NESD-O2 and O3²⁶

- 3.63 I have considered my recommended addition of the term ‘restore’ to Objectives NESD-O2 and NESD-O3, in light of my comments elsewhere in the S42A report that there are no lower order provisions that implement this outcome. My view remains unchanged, and I consider it is appropriate to include this term within a strategic objective which is high-level by its nature. I also consider that while the PDP does not include specific provisions directing or requiring the restoration of the natural environment, the PDP indirectly supports such an outcome through policies and rules that require the incorporation of water sensitive urban design and other methods that can reduce the impacts of urban development on water quality.
- 3.64 This is consistent with the requirements of clause 3.5(4) of the NPS-FM which directs the role of territorial authorities in implementing the NPS-FM. Similarly, though the PDP is now limited in how it manages effects on indigenous biodiversity, there remains an important role for the PDP in seeking these outcomes at a

²⁶ Paragraph 28 of Minute 4

strategic level, noting the NPS-IB remains a consideration for areas outside identified SNAs in a resource consent process.

- 3.64.1 In terms of NESD-O3, I agree there could be confusion about the specific outcome sought with the addition of ‘restore’ to this objective. I recommend further amendments to make it clear that ‘restoration’ is required where there is degradation, as follows:

Protect and enhance, or restore where degraded, the natural character, natural features and landscapes, ecosystems and indigenous biodiversity of the city.”

Other information not specifically requested in Minute 4

- 3.65 During Hearing 1, there was discussion about how the ODP and PDP would eventually integrate, following the withdrawal of PDP chapters that are not included in the Minister’s exemption. To aid the Panel, I have prepared an initial diagram and table in Appendix 5 to demonstrate how the introductory chapters and district-wide activities chapters are expected to integrate. These diagrams can be further developed as the hearings progress to assist the Panel.

KATE LOUISE PASCALL

Hearing 1 – Opening Hearing

Boffa Miskell Limited (on behalf of Hutt City Council)

20 May 2026

APPENDIX 1: RECOMMENDED AMENDMENTS TO PROVISIONS

Appendix 1: Recommended amendments to the Proposed District Plan

This appendix includes the parts of chapters of the District Plan that include amendments recommended by the author of the Council Officer Report. Recommended amendments are shown in red underline and ~~struckthrough~~. Further amendments recommended in my rebuttal evidence are shown in blue underline or ~~strike through~~, and amendments I am recommending in this Reply evidence are shown in green underlined or ~~strike through~~.

For brevity, this appendix only shows text that is recommended to be amended and some surrounding text for context. It does not include the chapters in their entirety. Chapters that would not be amended by the recommendations of the Council Officer Report are also not included in this appendix.

Part 1 Introduction and General Provisions

INTRODUCTION

Purpose

The purpose of the City of Lower Hutt District Plan (set by section 72 of the RMA) is to assist Hutt City Council to carry out its functions in order to achieve the purpose of the RMA.

...

In responding to the city's resource management issues, the District Plan also assists Hutt City Council to achieve the Mana Whenua and community outcomes set out in the wider strategic framework, including the Long Term Plan, spatial planning document, and other plans and strategies.

Commented [CN1]: HS1 - 503.1

Commented [CN2R1]: Te Rūnanganui O Te Atiawa

HOW THE PLAN WORKS

General Approach

The Resource Management Act has general requirements for the contents of a District Plan. The National Planning Standards set out in more detail the required structure, format, spatial layers, and mapping requirements for a District Plan, as well as some standard definitions. ~~This District Plan has been prepared to give effect to the National Planning Standards as of November 2019.~~

Commented [CN3]: HS1 - consequential amendment

Reading this District Plan in full will help ensure that you do not miss relevant provisions or other material. If you have used district plans from other councils, or

the preceding City of Lower Hutt District Plan (operative 2003/2004), you should be aware that this Plan may operate differently in some ways to what you are used to.

Structure of the plan

The District Plan contains ~~five~~ four inter-related parts:

.....

Part 2: District-Wide Matters

This part of the plan contains chapters that relate to specific activities or resource management issues that are relevant throughout the city or are relevant in defined areas that do not align with land use zones. Specific areas that have distinctive value, risk or other factors that might require management, which are also referred to as overlays, are identified spatially. Other district-wide matters apply everywhere in the district, although the details may differ according to overlays, zones, or other spatial layers.

You should note the district-wide strategic directions, which underpin objectives and policies across the plan. These often provide guidance when multiple chapters of the District Plan are relevant and competing goals may need to be weighted. The relevant objectives and policies of the plan (including Strategic Objectives) are to be considered together, and no fixed hierarchy exists between them.

Classes of activities

The activities managed by this District Plan reflect Hutt City Council's functions under section 31 of the Resource Management Act. No person may undertake any activity in a way that contravenes a plan rule unless authorised by a resource consent or is an existing use under the Act.

....

All of the chapters in Part 3 - Zones, and most of the chapters in Part 2, contain rules that establish the status of an activity. Rules will generally include conditions, requirements and standards that need to be met for ~~that the rule as a whole, or a particular~~ activity status to apply. If you do not comply with a particular rule condition, requirement or standard, the activity will change to a different activity status. You will be able to determine this by reading the rule. ~~Unless what you are proposing is a permitted activity, you will need a resource consent. If any rule with an activity status of Controlled, Restricted Discretionary, Discretionary, or Non-Complying applies to your activity, you will need a resource consent.~~

....

Identifying provisions that are relevant to your activity

Part 2: District-Wide Matters

Commented [CN4]: HS1 - 440.7

Commented [CN5R4]: HCC Policy team

Commented [KP6]: HS1 - Right of Reply

Commented [CN7]: HS1 - 440.8

Commented [CN8R7]: HCC Policy Team

Commented [CN9]: HS1 - 440.9 and 440.10

Commented [CN10R9]: HSS Policy Team

Whether provisions in District-Wide Matters chapters apply to an activity is covered in the introduction to each relevant chapters. Some chapters apply to any activity covered by the chapter, in addition to provisions in the relevant zone. You will need to consult these chapters if your activity includes anything covered by the chapter:

- Transport
- Three Waters
- Contaminated Land
- Hazardous Substances
- Natural Hazards (although most of this chapter is only relevant to activities within certain overlays)
- Public Access
- Subdivision
- Activities on the Surface of Water
- Earthworks
- Financial Contributions
- Light
- Noise
- Papakāinga
- Signs
- Wind

Other chapters only apply to overlays or other spatially identified areas or items. You will need to consult these chapters if your activity is within one of the chapter's overlays or other spatial areas or on a site that contains a relevant item:

- ~~Historical Heritage~~
- Notable Trees
- ~~Sites and Areas of Significance to Māori~~
- ~~Natural Character~~
- ~~Natural Features and Landscapes~~
 - ~~Significant Natural, Cultural and Archaeological Resources~~
 - ~~Heritage Buildings and Structures~~
- Coastal Environment
- Protection of Infrastructure

Commented [CN11]: Clause 16B/20A

Finally, some chapters provide an all-in-one framework for specific activities that overrides provisions in zones. Other district-wide chapters will be relevant, but if covered by one of these chapters, you will not need to refer to the zone unless a district-wide chapter directs you to:

- Renewable Electricity Generation
- Infrastructure
- Temporary Activities

Where district-wide chapters have rules or standards that only apply within overlays, or that apply within particular zones, this is listed in the rule in the left-most column. For example:

EXAMPLE-R1	Example rule
Rural Zones	1. Activity status: Permitted

(except Sample Overlay)	
Open Space and Recreation Zones Sample Overlay	2. Activity status: Restricted discretionary
Residential Zones (except Sample Overlay)	<ul style="list-style-type: none"> • Activity status: Non-complying

~~When using the e-plan filtered to a particular site, only the parts of the rule or standard relevant to that site will be shown.~~

In some cases rules may have multiple or more complicated conditions about where the rule applies. In these cases this will be shown in the body of the rule.

Part 3: Area Specific Matters

.....

Filtering the e-plan

In accordance with the National Planning Standards, the e-plan allows you to select a property and view the plan either in full, or filtered with only the ~~provisions and~~ chapters relevant to that site. While Hutt City Council has used its best efforts to implement this filtering, it does not guarantee that the filter will always show all relevant provisions in every situations, particularly objectives and policies that may be relevant.

.....

Information to be submitted with resource consent applications

When applying for resource consent, you will need to submit sufficient information to allow the application to be determined, including an assessment of environmental effects for the proposed activity. Minimum requirements are set out in Schedule 4 of the RMA. In addition, unless the council determines that it is not necessary, you must provide the following information:

.....

- A locality plan, a site plan, and as needed, additional plans showing specific areas or topics (e.g. earthworks plan). For work not on a site or spanning multiple

sites, the site plan should cover the area of the activity. Plans must have sufficient detail to clearly show:

.....

- o Any historic heritage buildings and structures ~~listed in SCHED1 or SCHED2~~, any sites and areas of significance to Māori ~~listed in SCHED6~~, and any notable trees listed in SCHED3, on all sites of the activity and in the vicinity of the activity, and
- o Existing and proposed methods for controlling stormwater.

.....

Commented [CN12]: Consequential amendment

Legal effect of rules

~~This is a proposed plan, and not all rules have legal effect. In general, rules will only have legal effect once council makes a decision on submissions relating to the rule, and the time for making appeals has expired. Rules that are appealed will not take effect until the appeal is resolved.~~

~~However, the Act provides for some rules to take immediate legal effect. Rules that are currently in effect are shown with the gavel icon~~



-

Commented [CN13]: HS1 - 405.3 and 440.11

Commented [CN14R13]: The Director-General of Conservation and HCC Policy Team

INTERPRETATION

Definitions

Term	Definition
<u>Additional infrastructure</u>	<p><u>has the same meaning as in clause 1.4 of the National Policy Statement for Infrastructure 2025 (as set out below)</u></p> <p>(a) <u>a relevant school or institution as defined in the Education and Training Act 2020;</u></p> <p>(b) <u>a health facility operated by Health New Zealand to meet its obligations under the Pae Ora (Healthy Futures) Act 2022;</u></p> <p>(c) <u>fire and emergency services facilities;</u></p> <p>(d) <u>defence facilities operated by the New Zealand Defence Force to meet its obligations under the Defence Act 1990;</u></p> <p>(e) <u>correction facilities operated by the Department of Corrections to meet its obligations under the Corrections Act 2004;</u></p>

Commented [KP15]: HS1 - Enviro NZ (323)

	<p>(f) a stormwater network;</p> <p>(g) resource recovery or waste disposal facilities; and</p> <p>(h) flood control and protection works carried out by, or on behalf, of a local authority.</p>
Coastal Environment	means the area identified on the planning maps as being located within the inland extent of the Coastal Environment.
Construction or construction activity	<p>means undertaking or carrying out any of the following construction building works:</p> <ol style="list-style-type: none"> 1. erection of new buildings and structures; 2. alterations and additions to existing buildings or structures; 3. demolition or removal of an existing building or structure, including total or partial demolition or removal; and 4. relocation of a building; or 5. construction of infrastructure and network utilities.
heavy industrial activity	<p>means an industrial activity that includes:</p> <ul style="list-style-type: none"> • an offensive trade, • a significant hazardous facility, • an abattoir, • a refinery, • the storage, treatment, or disposal of waste materials, including any waste transfer station or resource recovery park, and • the composting of organic materials, excluding composting undertaken on the site from which the material is sourced, of up to 10m³ in volume. <p>or any other industrial activity that creates offensive and objectionable noise, dust, or odour, or elevated risks to people's health and safety.</p>
relocation	means to physically shift the location of a building within a site, to a new site , or to remove it from the site. Relocation may include raising or lowering a building or structure.
well-functioning urban environment	<p>means an urban environment that, as a minimum:</p> <ol style="list-style-type: none"> 1. has or enables a variety of homes that meet the needs, in terms of type, price, and location, of different households, 2. has or enables a variety of homes that enable Māori to express their cultural traditions and norms, 3. has or enables a variety of sites that are suitable for different business sectors in terms of location and site size,

Commented [CN16]: Consequential deletion

Commented [KP18]: HS1 - Right of Reply

Commented [CN17]: NZTA - 385.5
The Fuel Companies (471.19)
Z Energy Ltd (468.10p)

Commented [KP19]: HS1 - Waste Management NZ Limited

Commented [KP20]: HS1
Petone Historical Society Inc (496.5)

Commented [CN21]: HCC Planning Policy Team - 440.17

	<ol style="list-style-type: none"> 4. has good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport, 5. supports, and limits as much as possible adverse impacts on, the competitive operation of land and development markets, 6. supports reduction in greenhouse gas emissions, and 7. are is resilient to the likely current and future effects of climate change. 8. <u>is supported by infrastructure, including regionally significant infrastructure and additional infrastructure</u>
--	---

NATIONAL DIRECTION INSTRUMENTS

National Policy Statements and New Zealand Coastal Policy Statement

National Policy Statements (NPSs) and the New Zealand Coastal Policy Statement (NZCPS) form part of the Resource Management Act’s policy framework and are prepared by central government.

NPSs and the NZCPS contain objectives, policies and methods that must be given effect to by policy statements and plans prepared under the Resource Management Act. NPSs and the NZCPS must also be given regard to by consent authorities when making decisions on resource consent applications, alongside other considerations.

The following table provides an overview of whether any relevant review/s of the District Plan has been undertaken in relation to the NPSs and NZCPS.

National Policy Statement on Electricity Transmission 2008	The plan has been reviewed (December 2024)
New Zealand Coastal Policy Statement 2010	The plan has been reviewed (December 2024)
National Policy Statement for Renewable Electricity Generation 2014	The plan has been reviewed (December 2024)
National Policy Statement on Urban Development 2020	The plan has been reviewed (December 2024)
National Policy Statement for Freshwater Management 2020	The plan has been reviewed (December 2024)

Commented [CN22]: 303.3 and 303.4
 Commented [CN23R22]: R Beernink and G McCallum

<u>National Policy Statement on Highly Productive Land 2022</u>	The plan has been reviewed (December 2024)
<u>National Policy Statement on Indigenous Biodiversity 2023</u>	The plan has been reviewed (December 2024)
<u>National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023</u>	This national policy statement does not apply to the plan

<u>National Policy Statement for Electricity Networks 2008 Amended December 2025 [Previously National Policy Statement on Electricity Transmission 2008]</u>	The plan has not been reviewed (May 2026)
<u>New Zealand Coastal Policy Statement 2010 (As amended in 2025)</u>	The plan has not been reviewed (May 2026)
<u>National Policy Statement for Renewable Electricity Generation 2011 (As amended in 2025)</u>	The plan has not been reviewed (May 2026)
<u>National Policy Statement on Urban Development 2020</u>	The plan has been reviewed (December 2024)
<u>National Policy Statement for Freshwater Management 2020 (Amended December 2025)</u>	The plan has not been reviewed (May 2026)
<u>National Policy Statement on Highly Productive Land 2022 (Amended December 2025)</u>	The plan has not been reviewed (May 2026)
<u>National Policy Statement on Indigenous Biodiversity 2023 (Amended December 2025)</u>	The plan has not been reviewed (May 2026)
<u>National Policy Statement for Greenhouse Gas Emissions</u>	This national policy statement does not apply to the plan

from Industrial Process Heat 2023	
National Policy Statement for Natural Hazards 2025	The plan has not been reviewed (May 2026)
National Policy Statement for Infrastructure 2025	The plan has not been reviewed (May 2026)

National Environmental Standards

National Environmental Standards (NESs) are prepared by central government and can prescribe technical standards, methods (including rules) and/or other requirements for environmental matters throughout the country or specific areas.

If an activity does not comply with an NES, it is likely to require a resource consent. NESs must be observed and enforced by local authorities.

The following NESs are currently in force:

- a. Resource Management (National Environmental Standards for Air Quality) Regulations 2004
- b. Resource Management (National Environmental Standard for Sources of Drinking Water) Regulations 2007
- c. Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009
- d. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
- e. Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016
- f. Resource Management (National Environmental Standards for Marine Aquaculture) Regulations 2020
- g. Resource Management (National Environmental Standards for Freshwater) Regulations ~~2020~~2025
- h. Resource Management (National Environmental Standards for Storing Tyres Outdoors) Regulations 2021
- i. Resource Management (National Environmental Standards for Commercial Forestry) Amendment Regulations 2023
- j. [Resource Management \(National Environmental Standards for Detached Minor Residential Units\) Regulations 2025](#)

Commented [CN24]: 303.3 and 303.4

Commented [CN25R24]: R Beemink and G McCallum

TANGATA WHENUA

Tangata Whenua

.....

3. Local authority relationships

Taranaki Whānui

.....

Hutt City Council also has MoUs with:

- Te Rūnanganui o Te Āti Awa, o Te Upoko o Te Ika. Its partnership agreement with the Council 'Takai Here' reflects the collaborative relationship between Te Āti Awa and the Council on the development of policies, practices, investment approaches; supporting the advancement and well-being of Mana Whenua and Mātāwaka through innovative solutions guided by shared values; and enabling the protection, prosperity and well-being of Te Taiao (Te whenua me Te wai) through solutions guided by our shared values and tikanga according to Mana Whenua.
- The Wellington Tenth Trust, and
- The Palmerston North Māori Reserves Trust.

.....

5. Ngāti Toa Rangatira Claims Settlement Act 2014

.....

Concerning Statutory Acknowledgements, the Ngāti Toa Rangatira Claims Settlement Act:

- Requires relevant consent authorities to have regard to Taranaki Whānui's statutory acknowledgements the statutory acknowledgements of Ngāti Toa Rangatira (section 26).

.....

Part 2 – District Wide Matters

SD — Strategic Direction

This chapter provides the overarching direction for the District Plan, including for developing the other chapters in the District Plan, and for its subsequent implementation and interpretation.

.....

Natural Environment

Commented [CN26]: Te Rūnanganui O Te Atiawa (503.16)

Commented [CN27]: Te Rūnanga o Toa Rangatira (353.1a and 353.1b)

NESD-NE-01	Te Awa Kairangi / Hutt River
The health and wellbeing of Te Awa Kairangi / the Hutt River, <u>including its tributaries</u> , is restored and protected, and the River is recognised as the heart of the city.	
NESD-NE-02	Significant Water Bodies
<u>Protect and restore</u> the values of the city's significant water bodies, including Te Awa Kairangi / the Hutt River, Wainuiomata River and Waiwhetū Stream are <u>protected and restored</u> .	
NESD-NE-03	Natural Character, Natural Features and Landscapes, Ecosystems and Indigenous Biodiversity
Protect and enhance, <u>or restore where degraded</u> , the natural character, natural features and landscapes, ecosystems and indigenous biodiversity of the city.	

Commented [KP28]: Policy Planning Team of HCC (440.18) HS1

Commented [CN29]: WRC (452.20)

Commented [KP30]: Policy Planning Team of HCC (440.18) HS1

Commented [KP31]: HS1

Commented [KP32]: HS1

Commented [CN33]: WRC (452.21)

Commented [KP34]: Policy Planning Team of HCC (440.18) HS1

Commented [KP35]: HS1

....

Tangata Whenua

TWSD-TW-01	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-TW-02	Active Participation
Enable the active participation of Tangata whenua <u>are active participants</u> in the implementation of the District Plan	
TWSD-TW-03	Wāhi Taonga and Sites and Areas of Significance to Tangata Whenua
Wāhi taonga and sites of significance to tangata whenua are protected.	
TWSD-TW-04	Culture, Traditions and Social and Economic Aspirations
Tangata whenua are able to protect, develop and use whenua Māori <u>and adjacent land owned by Tangata Whenua</u> in a way that is consistent with their culture and traditions and <u>their Tangata Whenua</u> social and economic aspirations, <u>including for the purpose of marae and papakāinga</u> .	

Commented [KP36]: Policy Planning Team of HCC (440.18) HS1

Commented [KP37]: Policy Planning Team of HCC (440.18) HS1

Commented [KP38]: Policy Planning Team of HCC (440.18) HS1

Commented [CN39]: Te Rūnanganui O Te Ātiawa (503.21)

Commented [KP40]: Policy Planning Team of HCC (440.18) HS1

Urban Form and Development

UDSD-UD-01	Well-Functioning Urban Environment
-------------------	---

Commented [KP41]: Policy Planning Team of HCC (440.18) HS1

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.

UPSD-UD_02	Outcomes for Well-Functioning Urban Environments
<p>Urban development supports the creation of liveable, well-functioning urban environments that are:</p> <ul style="list-style-type: none"> • Safe and well-designed, • Walkable and connected by public transport and sustainable travel choices, including micro-mobility modes, • Serviced by the necessary infrastructure and additional infrastructure appropriate to the intensity, scale and function of the development, • Connected to open space and the natural environment, • Ecologically sensitive, • Close to employment opportunities, • Resilient to the impacts of natural hazards and climate change, • Respectful of, and integrated with, the city's historic heritage, and • Adaptable over time and responsive to their evolving, more intensive surrounding context. 	

Commented [KP42]: Policy Planning Team of HCC (440.18) HS1

Commented [CN43]: The Fuel Companies (471.90), HNZPT (248.11), FENZ (374.17), MoE (399.17), and Petone Historical Society (496.10), Enviro NZ (323.22) and Connexa, Chorus, FortySouth and Spark (311.20)

Commented [KP44]: HS1 - Enviro NZ (323)

PINF — Protection of Infrastructure

Adverse effects from land use and development can adversely affect the operation and development of infrastructure and can thereby impact the successful functioning of the city. This includes direct adverse effects from buildings and structures which have potential to obstruct access to infrastructure as well as reverse sensitivity **effects**, where an activity sensitive to the effects of infrastructure are established nearby, leading to constraints and additional costs for the operation and development of the infrastructure.

Commented [CN45]: HS1 Minor Correction Policy Planning team of Hutt City Council (440.3)

.....

Policies

.....

PINF-P3	Adverse effects on the National Grid
<p>Protect the safe and efficient operation, maintenance and repair, upgrading and development of the National Grid from adverse effects by:</p> <ol style="list-style-type: none"> 1. Avoiding land uses (including Activities sensitive to the National Grid and any increase in their scale and intensity) and buildings and structures within the National Grid Yard that may directly affect or otherwise compromise the National Grid, 2. Avoiding reverse sensitivity effects on the National Grid, 3. Maintaining ongoing access to National Grid conductors and support structures for maintenance and upgrading works, and 	

Commented [CN46]: HS1 Minor Correction Policy Planning team of Hutt City Council (440.3)

4. Achieving compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).

Rules

....

PINF-R1	Activities in the Gas Transmission Pipeline Corridor
All Zones	<ul style="list-style-type: none"> • Activity status: Permitted <p>Where:</p> <ul style="list-style-type: none"> ○ The activities are not activities sensitive to gas transmission infrastructure.
All Zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with PINF-R1.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The extent to which the proposed activities avoids or mitigates any conflict with the Gas Transmission Network, including construction-related activities. b. The extent to which any building or structure may compromise, restrict or prevent legal or physical access to the Gas Transmission Network. c. Risks relating to health or public safety, including the risk of property damage. d. The extent to which the development will avoid the potential reverse sensitivity effects on the Gas Transmission Network. e. Technical advice provided by the owner and operator of the Gas Transmission Network. <p>Notification: An application under this rule is precluded from public notification.</p> <p>When deciding whether any person is affected in relation to this rule, the Council will give specific consideration to any adverse effects on the owner and operator of the gas transmission network.</p>
PINF-R2	<p>Construction of Buildings and structures, including additions and alterations to existing buildings and structures, within the Gas Transmission Pipeline Corridor</p>

Commented [CN47]: HS1 Minor Correction Policy Planning team of Hutt City Council (440.3)

Commented [CN48]: New Zealand Heavy Haulage Association (429.03 and 429.08)

All Zones	<ul style="list-style-type: none"> • Activity status: Restricted discretionary <p>Where:</p> <ul style="list-style-type: none"> a. Located within the Gas Transmission Pipeline Corridor. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> o The extent to which the proposed development design and layout avoids or mitigates any conflict with the Gas Transmission Network, including construction-related activities. o The extent to which any building or structure may compromise, restrict or prevent legal or physical access to the Gas Transmission Network. o Risks relating to health or public safety, including the risk of property damage. o The extent to which the development will avoid the potential reverse sensitivity effects on the Gas Transmission Network. o Technical advice provided by the owner and operator of the Gas Transmission Network. <p>Notification: An application under this rule is precluded from publicly notification.</p> <p>When deciding whether any person is affected in relation to this rule, the Council will give specific consideration to any adverse effects on the owner and operator of the gas transmission network.</p>
PINF-R3	Activities in the National Grid Yard
All Zones	<ul style="list-style-type: none"> • Activity status: Permitted <p>Where:</p> <ul style="list-style-type: none"> o The activity is not one of the following: <ul style="list-style-type: none"> i. Activities sensitive to the National Grid, or ii. The use, handling or storage of hazardous substances (Hazardous Substances (Hazard Classification) Notice 2020) with explosive or flammable intrinsic properties, (except this does not apply to the access use and storage of hazardous substances in domestic-scale quantities), or iii. Wintering barns, commercial greenhouses, immovable protective canopies, produce packing facilities, or milking sheds.
All Zones	<ul style="list-style-type: none"> • Activity status: Non-complying <p>Where:</p> <ul style="list-style-type: none"> o Compliance is not achieved with PINF-R3.1. <p>Notification:</p>

Commented [CN49]: HS1 Minor Correction
Policy Planning team of Hutt City Council (440.3)

	<p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p> <p>Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.</p>
PINF-R4	Construction of Buildings and structures, including additions and alterations to existing buildings and structures, in the National Grid Yard
All Zones	<p>2. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The building or structure is for one of the following: <ul style="list-style-type: none"> i. For the purpose of network utility operations or any part of electricity generation that connects to the National Grid, or ii. A non-habitable farm or horticulture structure or building or a stockyard, or iii. A fence, or iv. An accessory building that is associated with an existing residential activity and is less than 10m² in area and a maximum height of 2.5m above ground level, or v. Alterations to an existing building or structure that is used for activities sensitive to the National Grid and which does not increase the building or structure height or footprint, and b. Compliance is achieved with PINF-S1: Setbacks and separation distances for buildings and structures located within the National Grid Yard. <p>Note: Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is mandatory under the Electricity Act 1992. All activities regulated by NZECP34:2001, including buildings, structures, earthworks, and the operation of mobile plant, must comply with that regulation.</p>
All Zones	<p>1. Activity status: Non-complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with PINF-R4.1 <p>Notification:</p>

Commented [CN50]: New Zealand Heavy Haulage Association (429.03 and 429.08)

	<p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p> <p>Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.</p>
--	--

THW — Three Waters

.....

Rules	
THW-R1	Construction of Nnew buildings (excluding accessory buildings) and conversions of existing buildings in an Urban Zone — Connections to the Reticulated Network
Residential Zones Commercial and Mixed Use Zones Industrial Zones Sport and Recreation Zone Open Space Zone Hospital Zone Tertiary Education Zone Marae Zone Seaview Marina Zone	<ul style="list-style-type: none"> • Activity status: Permitted <p>Where:</p> <ul style="list-style-type: none"> ○ Connection to the existing three water infrastructure achieves compliance with: <ul style="list-style-type: none"> ▪ For wastewater: The level of service in Chapter 5, section 5.2.3 of the Wellington Water Regional Standard for Water Services, December 2021, Version 3.0, ▪ For water supply: The level of service in Chapter 6, Tables 6.1 and 6.2 of the Wellington Water Regional Standard for Water Services, December 2021, Version 3.0, and ▪ For stormwater: The performance standard in Chapter 4 of the Wellington Water Regional Standard for Water Services, December 2021, Version 3.0. <p>Note: Chapter 4: Stormwater, Chapter 5: Wastewater and Chapter 6: Water Supply of the Wellington Water Regional Standard for Water Services, December 2021, Version 3.0, provide additional context for determining compliance with the references specified above.</p>
THW-R2	Construction of Nnew buildings (excluding accessory buildings) in an Urban Zone - Hydraulic neutrality

Commented [CN51]: New Zealand Heavy Haulage Association (429.03 and 429.08)

Commented [CN52]: New Zealand Heavy Haulage Association (429.03 and 429.08)

<p>Residential Zones</p> <p>Commercial and Mixed Use Zones</p> <p>Industrial Zones</p> <p>Sport and Recreation Zone</p> <p>Open Space Zone</p> <p>Hospital Zone</p> <p>Tertiary Education Zone</p> <p>Marae Zone</p> <p>Seaview Marina Zone</p>	<p>3. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. For development of no more than three residential units: <ul style="list-style-type: none"> i. The development incorporates a Wellington Water Limited approved solution for managing the rate of stormwater runoff. b. For development of four or more residential units, a retirement village, or a non-residential building: <ul style="list-style-type: none"> i. Stormwater management measures are incorporated which achieve post development peak stormwater flows which are the same or less than the modelled peak flows for the site before the commencement of the development. <p>Notes:</p> <p>An approved solution is one which meets the requirements of the Wellington Water Managing Stormwater Runoff — The Use of Approved Solutions for Hydraulic Neutrality, March 2024, Version 5.</p> <p>Guidance for calculating peak stormwater flows to mitigate any increased flood hazard is contained in the Wellington Water Reference Guide for Design Storm Hydrology; Standardised Parameters for Hydrological Modelling, April 2019, Version 7.</p> <p>Guidance on which storm events are to be managed is contained in Chapter 4 of the Wellington Water Regional Standard for Water Services, December 2021, Version 3.0.</p> <p>For residential development of less than 10 residential units which meet the impervious area requirements of the Wellington Water approved solution, or a non-residential building less than 200m², a Wellington Water Limited approved solution for managing volume and rate of stormwater runoff installed on each unit can be used to achieve compliance with this rule.</p>
<p>Residential Zones</p> <p>Commercial and Mixed Use Zones</p> <p>Industrial Zones</p> <p>Sport and Recreation Zone</p>	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with THW-R2.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> b. The relevant sections of the Wellington Water Regional Standard for Water Services, December 2021, Version 3.0.

<p>Open Space Zone</p> <p>Hospital Zone</p> <p>Tertiary Education Zone</p> <p>Marae Zone</p> <p>Seaview Marina Zone</p>	<p>c. The relevant matters in THW-P3: Hydraulic neutrality.</p> <p>d. Alternative methods for managing the rate of discharge of stormwater to the receiving environment.</p> <p>e. The extent to which the development incorporates stormwater management techniques or controls to mitigate any increase in current peak stormwater runoff rate.</p> <p>f. The design, location, efficiency and effectiveness of measures to manage peak stormwater flows.</p> <p>g. The ownership, maintenance and operation arrangements of any measures to manage stormwater runoff from the site.</p> <p>h. Any changes in off-site flood extents and depths from not achieving hydraulic neutrality.</p> <p>i. Any site constraints that may prevent hydraulic neutrality from being achieved on the site.</p> <p>Notification: Public notification is precluded for applications under this rule.</p>
<p>THW-R3</p>	<p>Construction of New buildings (excluding accessory buildings) in an Urban Zone — Water Sensitive Design</p>
<p>Commercial and Mixed Use Zones</p>	<ul style="list-style-type: none"> • Activity status: Permitted
<p>Residential Zones</p> <p>Industrial Zones</p> <p>Sport and Recreation Zone</p> <p>Open Space Zone</p> <p>Hospital Zone</p> <p>Tertiary Education Zone</p>	<ul style="list-style-type: none"> • Activity status: Permitted <p>Where:</p> <ul style="list-style-type: none"> ○ The development is for: <ul style="list-style-type: none"> i. no more than three residential units; or ii. a non-residential building with a building footprint of no more than 200m².

Commented [CN53]: New Zealand Heavy Haulage Association (429.03 and 429.08)

<p>Marae Zone</p> <p>Seaview Marina Zone</p>	
<p>Residential Zones</p> <p>Industrial Zones</p> <p>Sport and Recreation Zone</p> <p>Open Space Zone</p> <p>Hospital Zone</p> <p>Tertiary Education Zone</p> <p>Marae Zone</p> <p>Seaview Marina Zone</p>	<ul style="list-style-type: none"> • Activity status: Restricted discretionary <p>Where:</p> <ul style="list-style-type: none"> ○ The development is for: <ul style="list-style-type: none"> i. four or more residential units, or ii. a retirement village, or iii. a non-residential building with a building footprint over 200m² (excluding accessory buildings). <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> c. The relevant sections of the Wellington Water - Water Sensitive Design for Stormwater: Treatment Device Design Guideline, December 2019, Version 1.1. d. The relevant matters in THW-P4: Water sensitive design. e. The design, location, efficiency and effectiveness of water sensitive design methods. f. The ownership, maintenance and operation arrangements for the water sensitive design methods from the site. g. The inclusion of stormwater retention to reduce, as far as reasonably practicable, the increase in stormwater runoff volume post development. h. Any site constraints that may prevent water sensitive design methods from being constructed on the site. i. Any wider public water sensitive design treatment devices that the stormwater from the site may discharge into, thereby providing treatment prior to discharging into a water body. <p>Notification: Public notification and limited notification are precluded for applications under this rule.</p>

....

NH — Natural Hazards

....

Objectives

NH-O3	Subdivision, Use and Development in the General Industrial Zone and Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone and within the Medium Flood Hazard Overlay or High Flood Hazard Overlay
Provide for subdivision, use and development in the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Pite One Petone and Seaview Marina Zone while also ensuring development and use in this area minimises the risk from flood hazards to people, buildings and infrastructure.	

Commented [CN54]: HS1 - Minor Corrections
 Laura Skilton (314.5)
 Policy Planning Team of the Hutt City Council (440.2)

Policies

...

NH-P2	Levels of Risk
Subdivision, use and development manages the natural hazard risk to people, buildings and infrastructure by: <ul style="list-style-type: none"> • 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 Pite One Petone 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 hazard to people, buildings and infrastructure. • Within the General Industrial Zone and Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone, recognise the regional importance of these areas, while ensuring that subdivision, use, or development located in these areas minimises the risk from flood hazards in the High Flood Hazard Overlay to people, buildings, and infrastructure. • Requiring subdivision, use, or development to minimise the risk to development from natural hazards to people, buildings and infrastructure in the Low Hazard Overlays and Medium Hazard Overlays, and • Enabling use, or development that have either low occupancy or low replacement value within the Natural Hazard Overlays. 	

Commented [CN55]: HS1 - Minor Corrections
 Laura Skilton (314.5)
 Policy Planning Team of the Hutt City Council (440.2)

.....

NH-P7	Subdivision, use and development within the Fault Location Area
New subdivision, use and development within the Fault Location Area are managed as follows: <ol style="list-style-type: none"> 1. Allow for new allotments, new buildings and the conversion of existing buildings for activities least sensitive to natural hazards within the poorly constrained, uncertain constrained, well defined and well defined extension areas of the Fault Location Area. 2. Provide for new allotments, new buildings and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most 	

sensitive to natural hazards within the poorly constrained and uncertain constrained areas of the Fault Location Area where:

- a. The new building platforms, new buildings or conversions are located more than 20m from the edge of the fault deformation zone, or
- b. Mitigation measures are incorporated into the building to maintain life safety of the occupants and the structural integrity of the building in the event of fault rupture.

3. Avoid new allotments, new buildings and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the well-defined or well-defined extension areas of the Fault Location Area unless:

- a. The new building platforms, new buildings or conversions are located more than 20m from the edge of the fault deformation zone of the Fault Location Area, or
- b. If locating the activity more than 20m from the edge of the deformation zone is not a practicable option and there is an operational **need** or functional need to locate within the well-defined or well-defined extension areas of the Fault Location Area; mitigation measures are incorporated into the building to minimise the risk to life of the occupants and the structural integrity of the building on the event of fault rupture, or
- c. If locating the activity more than 20m from the edge of the deformation zone is not a practicable option but there is no operational **need** or functional need to locate within the well-defined or well-defined extension areas of the Fault Location Area; mitigation measures are incorporated into the building to not increase risk to life of the occupants and the structural integrity of the building in the event of fault rupture.

Commented [CN56]: Policy Planning team of Hutt City Council (440.4)

Rules

New Buildings and Structures within the Fault Location Area	
NH-R4	Construction of Nnew buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards within all areas of the Fault Location Area
....	
NH-R5	Construction of Nnew buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the poorly constrained or the uncertain constrained areas of the Fault Location Area
....	
NH-R6	Construction of Nnew buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the well-defined or well defined extension areas of the Fault Location Area

Commented [CN57]: New Zealand Heavy Haulage Association (429.03 and 429.08)

Commented [CN58]: New Zealand Heavy Haulage Association (429.03 and 429.08)

Commented [CN59]: New Zealand Heavy Haulage Association (429.03 and 429.08)

....

New Buildings and Structures and the Conversion of Existing Buildings in the Flood Hazard Overlays

NH-R10	Construction of N new buildings and structures and the Conversion of Existing Buildings for activities least sensitive to natural hazards within the Low Flood Hazard Overlay
--------	--

Commented [CN60]: New Zealand Heavy Haulage Association (429.03 and 429.08)

...

NH-R11	Construction of N new buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay
--------	---

Commented [CN61]: New Zealand Heavy Haulage Association (429.03 and 429.08)

....

NH-R12	Construction of N new buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards within the Low Flood Hazard Overlay
--------	--

Commented [CN62]: New Zealand Heavy Haulage Association (429.03 and 429.08)

....

NH-R13	Construction of N new buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay
--------	---

Commented [CN63]: New Zealand Heavy Haulage Association (429.03 and 429.08)

....

NH-R14	Construction of N new buildings and the conversions of existing buildings for residential apartments within the Medium Flood Hazard Overlay and High Flood Hazard Overlay
--------	--

Commented [CN64]: New Zealand Heavy Haulage Association (429.03 and 429.08)

Liquefaction Hazard Overlay – Rules

New Buildings and Structures in the Liquefaction Hazard Overlay

NH-R16	Construction of N new buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards and activities potentially sensitive to natural hazards in the Liquefaction Hazard Overlay
--------	---

Commented [CN65]: New Zealand Heavy Haulage Association (429.03 and 429.08)

...

NH-R17	Construction of N new buildings and structures and the conversion of existing buildings for activities most sensitive to natural hazards in the Liquefaction Hazard Overlay
--------	--

Commented [CN66]: New Zealand Heavy Haulage Association (429.03 and 429.08)

CE — Coastal Environment

Rules - Coastal Hazards

New Buildings and Structures in the Coastal Hazard Overlays	
CE-R13	Construction of Nnew buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards in the Coastal Hazard Overlays
All Zones	1. Activity status: Permitted
CE-R14	Conversion of existing buildings for activities potentially sensitive to natural hazards in the Coastal Hazard Overlays
All Zones	1. Activity status: Permitted
CE-R15	Construction of Nnew buildings and structures for activities potentially sensitive to natural hazards in the Coastal Hazard Overlays
All Zones	1. Activity status: Permitted Where: a. The new building or structure is located in a Low Tsunami Hazard Overlay.

Commented [CN67]: New Zealand Heavy Haulage Association (429.03 and 429.08)

Commented [CN68]: New Zealand Heavy Haulage Association (429.03 and 429.08)

General Industrial Zone in Seaview Heavy Industrial Zone in Seaview Metropolitan Centre Zone in Petone Seaview Marina Zone	1. Activity status: Permitted Where: 1. The new building or structure is located in a Medium Coastal Hazard Overlay or High Coastal Hazard Overlay, and 2. The new building or structure does not exceed 200m ² gross floor area.
General Industrial Zone in Seaview	1. Activity status: Restricted discretionary Where:

<p>Heavy Industrial Zone in Seaview</p> <p>Metropolitan Centre Zone in Petone</p> <p>Seaview Marina Zone</p>	<p>a. Compliance with the requirements of CE-R15.2 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <p>a. The relevant matters in CE-P15: Subdivision, Use and Development within the Coastal Hazard Overlays.</p>
<p>All Zones excluding</p> <p>General Industrial Zone in Seaview</p> <p>Heavy Industrial Zone in Seaview</p> <p>Metropolitan Centre Zone in Petone</p> <p>Seaview Marina Zone</p>	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <p>1. The new building or structure is located in a Medium Coastal Hazard Overlay.</p> <p>Matters of discretion are restricted to:</p> <p>a. The relevant matters in CE-P15: Subdivision, Use and Development within the Coastal Hazard Overlays.</p>
<p>All Zones excluding</p> <p>General Industrial Zone in Seaview</p> <p>Heavy Industrial Zone in Seaview</p> <p>Metropolitan Centre Zone in Petone</p> <p>Seaview Marina Zone</p>	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>2. The new building or structure is located in a High Coastal Hazard Overlay.</p>
<p>CE-R16</p>	<p>Construction of New buildings and structures and the conversion of existing buildings for activities most sensitive to natural hazards in the Coastal Hazard Overlays</p>

Commented [CN69]: New Zealand Heavy Haulage Association (429.03 and 429.08)

<p>All Zones</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The new building or structure or conversion of an existing building is located in a Low Tsunami Hazard Overlay, and b. The new building is not for a childcare service, retirement village, educational facility, hospital, emergency service facility or healthcare facility, and c. The number of residential units on a site is no more than three.
<p>All Zones</p>	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. The new building or structure or conversion of an existing building is located in a Low Tsunami Hazard Overlay, and b. Compliance is not achieved with CE-R16.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The relevant matters in CE-P15: Subdivision, Use and Development within the Coastal Hazard Overlays.
<p>General Industrial Zone in Seaview</p> <p>Heavy Industrial Zone in Seaview</p> <p>Metropolitan Centre Zone in Petone</p> <p>Seaview Marina Zone</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The new building or structure or conversion of an existing building is located in a Medium Coastal Hazard Overlay or High Coastal Hazard Overlay, and b. The gross floor area of the new building or structure or conversion does not exceed 200m².
<p>General Industrial Zone in Seaview</p> <p>Heavy Industrial Zone in Seaview</p> <p>Metropolitan Centre Zone in Petone</p>	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. The new building or structure or conversion of an existing building is located in a Medium Coastal Hazard Overlay or High Coastal Hazard Overlay, and b. Compliance is not achieved with CE-R16.3. <p>Matters of discretion are restricted to:</p>

Seaview Marina Zone	a. The matters in CE-P15: Subdivision, Use and Development within the Coastal Hazard Overlays.
All Zones excluding General Industrial Zone in Seaview Heavy Industrial Zone in Seaview Metropolitan Centre Zone in Petone Seaview Marina Zone	5. Activity status: Discretionary Where: a. The new building or structure or conversion of an existing building is located in a Medium Coastal Hazard Overlay.
All Zones excluding General Industrial Zone in Seaview Heavy Industrial Zone in Seaview Metropolitan Centre Zone in Petone Seaview Marina Zone	6. Activity status: Non-complying Where: a. The new building or structure or conversion of an existing building is located in a High Coastal Hazard Overlay.

NOISE — Noise

...

Rules

...

NOISE-R6	Construction of Nnew buildings, or alteration and additions to existing buildings, to be used by an activity sensitive to noise within the Highway and Railway Noise Overlay - High
-----------------	---

Commented [CN70]: New Zealand Heavy Haulage Association (429.03 and 429.08)

<p>All zones</p>	<p>2. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with NOISE-S5: Acoustic insulation and ventilation for activities sensitive to noise in the Highway and Railway Noise Overlay - High, or b. An existing activity sensitive to noise is replaced with a different activity sensitive to noise with a gross floor area that is no greater.
<p>All zones</p>	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> 1. Compliance is not achieved with NOISE-R6.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Any positive effects of the activity that cannot be achieved while meeting NOISE-R6.1. b. Alternative means of achieving noise levels and ventilation in habitable spaces that are adequate to provide for people’s health and wellbeing, given existing and anticipated future activities in the relevant highway or railway corridor. c. Ambient noise levels and any special character of noise from any existing activities in the relevant highway or railway corridor, and the likely noise levels and special character of noise from likely future activities in the relevant highway or railway corridor. d. Whether any special nature of the activity means that protection from noise from the relevant highway or railway corridor is of lesser importance than it would be in general. e. Special constraints on achieving NOISE-R6.1, such as being a heritage item. <p>Public notification is precluded for any application required under this rule, and limited notification is precluded except to the operators of the relevant highway or railway. The normal test of the RMA applies to these parties.</p>
<p>NOISE-R7</p>	<p>Construction of New buildings, or alterations and additions to existing buildings, to be used by an activity sensitive to noise, within the Highway and Railway Noise Overlay - Moderate</p>
<p>All zones</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with NOISE-S6: Acoustic insulation and ventilation for activities sensitive to

Commented [CN71]: New Zealand Heavy Haulage Association (429.03 and 429.08)

	<p>noise in the Highway and Railway Noise Overlay - Moderate, or</p> <p>b. An existing activity sensitive to noise is replaced with a different activity sensitive to noise with a gross floor area that is no greater.</p>
All zones	<p>6. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NOISE-R7.1.</p> <p>Matters of discretion are restricted to:</p> <p>a. Any positive effects of the activity that cannot be achieved while meeting NOISE-R7.1.</p> <p>b. Alternative means of achieving noise levels and ventilation in habitable spaces that are adequate to provide for people's health and wellbeing, given existing and anticipated future activities in the relevant highway or railway corridor.</p> <p>c. Ambient noise levels and any special character of noise from any existing activities in the relevant highway or railway corridor, and the likely noise levels and special character of noise from likely future activities in the relevant highway or railway corridor.</p> <p>d. Whether any special nature of the activity means that protection from noise from the relevant highway or railway corridor is of lesser importance than it would be in general.</p> <p>e. Special constraints on achieving NOISE-R7.1, such as being a heritage item.</p> <p>Public notification is precluded for any application required under this rule, and limited notification is precluded except to the operators of the relevant highway or railway. The normal test of the RMA applies to these parties.</p>
NOISE-R8	Construction of New buildings, or alterations and additions to existing buildings, to be used by an activity sensitive to noise
<p>City Centre Zone</p> <p>Metropolitan Centre Zone</p> <p>Industrial Zones</p> <p>Quarry Zone</p> <p>Seaview Marina Zone</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NOISE-S7: Acoustic insulation and ventilation for activities sensitive to noise in certain high noise zones, or</p> <p>b. An existing activity sensitive to noise is replaced with a different activity sensitive to noise with a gross floor area that is no greater.</p>

Commented [CN72]: New Zealand Heavy Haulage Association (429.03 and 429.08)

<p>Neighbourhood Centre Zone</p> <p>Local Centre Zone</p> <p>Mixed Use Zone</p> <p>Sport and Active Recreation Zone</p> <p>Hospital Zone</p> <p>Tertiary Education Zone</p>	<p>2. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with NOISE-S8: Acoustic insulation and ventilation for activities sensitive to noise in certain moderate noise zones, or b. An existing activity sensitive to noise is replaced with a different activity sensitive to noise with a gross floor area that is no greater.
<p>City Centre Zone</p> <p>Metropolitan Centre Zone</p> <p>Neighbourhood Centre Zone</p> <p>Local Centre Zone</p> <p>Mixed Use Zone</p> <p>Industrial Zones</p> <p>Sport and Active Recreation Zone</p> <p>Hospital Zone</p> <p>Tertiary Education Zone</p> <p>Quarry Zone</p>	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> 1. Compliance is not achieved with NOISE-R8.1 or NOISE-R8.2. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Any positive effects of the activity that cannot be achieved while meeting the standard. b. Alternative means of achieving noise levels and ventilation in habitable spaces that are adequate to provide for people’s health and wellbeing. c. Ambient noise levels and any special character of noise from any existing activities, and the likely noise levels and special character of noise from likely future activities in the area. d. Whether any special nature of the activity means that protection from noise is of lesser importance than it would be in general. e. Special constraints on achieving NOISE-R8.1 or NOISE-R8.2, such as being a heritage item. <p>Public notification is precluded for any application under this rule.</p>

TEMP — Temporary Activities

....

Standards

TEMP-S2	Recurrence
---------	------------

.....

<p>Heavy Industrial Zone</p> <p>General Industrial Zone</p> <p>Seaview Marina Zone</p> <p>(except in legal road)</p>	<ol style="list-style-type: none"> 1. A site must not be occupied for temporary activities that consist of filming on location, military training, or emergency response training, on more than 30 days in any calendar year. 2. A site must not be occupied for any other temporary activities on more than 10 days in any calendar year. 3. A site must not be used for more than 3 temporary activities in any calendar year. <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 1. Cultural values of sites of significance to Māori listed in SCHED6 - Sites and Areas of Significance to Māori. 2. Heritage values of heritage items listed in SCHED1 - Heritage Buildings and Structures or SCHED2 - Heritage Areas. 3. People's health and safety. 4. Public access to lakes, rivers, the coast, and public spaces, including streets. 5. The amenity values of nearby areas, including streets. 6. The safe and efficient transportation of people to and from the event. 7. The extent to which transportation of people to and from the event can make use of active transport and public transport. 8. The effects of the event on transport network safety and capacity. 9. Reverse sensitivity effects on major hazard facilities and other heavy industrial activities.
---	---

Commented [CN73]: HS1 minor corrections
Policy Planning team of Hutt City Council (440.3)

WIND – Wind

...

Rules

...

WIND-R2	Construction of New buildings and structures
<p>General Rural Zone</p> <p>Rural Lifestyle Zone</p>	<ol style="list-style-type: none"> 2. Activity status: Permitted

Commented [CN74]: New Zealand Heavy Haulage Association (429.03 and 429.08)

Natural Open Space Zone	
-------------------------------	--

Part 3 – Area-Specific Matters

GRUZ — General Rural Zone

The General Rural Zone covers areas of Lower Hutt that are primarily used for rural activities and development and low-density residential development that retains the existing rural and open space character of the areas. This includes areas in Moores Valley Road, and coastal land and hill country south of Wainuiomata and Eastbourne, as well as small areas of rural land in the Western Hills, Stokes Valley and Manor Park.

...

Quarry Zone Protection Overlay

To address potential reverse sensitivity **effects** on quarrying activities within the Quarry Zone from new land use within the rural area near the Quarry Zone, the District Plan identifies the rural areas through the Quarry Zone Protection Overlay, and includes specific objectives, policies, and rules to manage new land use in the identified area.

Commented [CN75]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

This includes objectives, policies, rules in both the General Rural Zone and Rural Lifestyle Zone chapters.

...

Policies

GRUZ-P1	Predominant activities
	Enable rural activities and low-density residential development in the General Rural Zone as the predominant activities for the zone.
GRUZ-P2	Compatible activities
	<ol style="list-style-type: none"> 1. Provide for activities in the General Rural Zone that: <ol style="list-style-type: none"> a. Are compatible with the rural activities and residential activities within the zone and adjoining rural and residential zones, and b. Either: <ol style="list-style-type: none"> i. Support the rural activities and wellbeing of the community within the zone and surrounding area, or ii. Have an operational need of functional need to be in a rural area or an area with a low level of development. 2. Potentially compatible activities include:

Commented [CN76]: Policy Planning team of Hutt City Council
(440.4)

- a. Commercial activities, Child care services, Health care activities, and Community facilities that support the community within the zone and surrounding area,
- b. Retail of goods grown and produced on the site or in the surrounding area,
- c. Visitor accommodation,
- d. Educational facilities, recreation activities, and commercial activities that require access to open spaces, a rural location, or the natural features and landscapes within the zone and adjoining areas,
- e. Cleanfill and quarrying activities that support rural development, and
- f. Boarding of domestic pets.

Policies – Quarry Zone Protection Overlay

GRUZ-QZPO-P1	Activities in the Quarry Zone Protection Overlay
<i>This policy is additional within the Quarry Zone Protection Overlay.</i>	
Only allow activities in the Quarry Zone Protection Overlay where they do not increase reverse sensitive effects on quarrying activities within the Quarry Zone.	

Commented [CN77]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

...

Rules

...

Land use activities

...

GRUZ-R7	Papakāinga
10.	<p>Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Unless associated with a rural activity, non-residential activities associated with the papakāinga do not include: <ul style="list-style-type: none"> i. The repair, alteration, restoration, or maintenance of motor vehicles, or ii. The use of heavy vehicles, or iii. Any drive-through activity. b. Unless associated with a rural activity, the hours of operation for visitors, customers, clients, deliveries, and pickups for non-residential purposes are not outside the hours of: <ul style="list-style-type: none"> i. 8.00am to 7.00pm Monday to Friday, and ii. 9.00am to 6.00pm Saturday, Sunday, and public holidays. c. Retail activities are limited to: <ul style="list-style-type: none"> i. Goods produced on the site, or ii. Goods retailed online and not resulting in customer visits to the site, or iii. Goods ancillary to a service provided by the papakāinga.

<p>d. The total gross floor area of non-residential activities is no more than 200m² (excluding buildings associated with rural activities).</p> <p>e. There are no more than 10 residential units within the papakāinga.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Effects on the amenity values and character of the surrounding area. 2. Whether the development is adequately serviced and supported by existing or planned infrastructure and the transport network, and if not, the extent to which on-site solutions are sufficient to support the development. 3. Reverse sensitivity effects on rural activities. 4. The matters in the policies of the Papakāinga chapter.
<p>2. Activity status: Discretionary</p>

Commented [CN78]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

....

GRUZ-R25	Industrial activities not otherwise provided for
	<p>1. Activity status: Non-complying</p>

Commented [KP79]: HS1
Waste Management NZ Ltd (461.23)

LLRZ — Large Lot Residential Zone

...

Rules

...

Land use activities

...

LLRZ-R11	Health care activities
<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> 1. No more than four staff may work on the health care activity premises at any one time. <p>Matters of discretion are limitedrestricted to:</p> <ol style="list-style-type: none"> a. The effects on the residential amenity of the surrounding area. b. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. c. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space. d. The matters in policies: <ol style="list-style-type: none"> i. LLRZ-P2: Non-residential activities, ii. LLRZ-P3: Other activities, and 	

Commented [CN80]: Policy Planning team of Hutt City Council (440.5)

	iii. LLRZ-P4: Residential character and amenity.
	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with LLRZ-R11.1.</p>
LLRZ-R12	Community facilities
	<p>1. Activity status: Restricted discretionary.</p> <p>Matters of discretion are limitedrestricted to:</p> <p>a. The effects on the residential amenity of the surrounding area.</p> <p>b. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.</p> <p>c. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.</p> <p>d. The matters in policies:</p> <p>i. LLRZ-P2: Non-residential activities,</p> <p>ii. LLRZ-P3: Other activities, and</p> <p>iii. LLRZ-P4: Residential character and amenity.</p>
LLRZ-R13	Marae
	<p>1. Activity status: Restricted discretionary.</p> <p>Matters of discretion are limitedrestricted to:</p> <p>a. The effects on the residential amenity of the surrounding area.</p> <p>b. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.</p> <p>c. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.</p> <p>d. The matters in policies:</p> <p>i. LLRZ-P2: Non-residential activities,</p> <p>ii. LLRZ-P3: Other activities, and</p> <p>iii. LLRZ-P4: Residential character and amenity.</p>
LLRZ-R14	Emergency service facilities
	<p>1. Activity status: Restricted discretionary.</p> <p>Matters of discretion are limitedrestricted to:</p> <p>a. The effects on the residential amenity of the surrounding area.</p> <p>b. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.</p> <p>c. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.</p> <p>d. The matters in policies:</p> <p>i. LLRZ-P2: Non-residential activities,</p> <p>ii. LLRZ-P3: Other activities, and</p> <p>iii. LLRZ-P4: Residential character and amenity.</p>

Commented [CN81]: Policy Planning team of Hutt City Council (440.5)

Commented [CN82]: Policy Planning team of Hutt City Council (440.5)

Commented [CN83]: Policy Planning team of Hutt City Council (440.5)

...

Rules — Quarry Zone Protection Overlay

GRUZ-QZPO-R1	Construction of new residential units in the Quarry Zone Protection Overlay
<i>This rule is additional within the Quarry Zone Protection Overlay.</i>	
	<p>1. Activity status: Restricted discretionary Matters of discretion are restricted to: 1. Reverse sensitivity effects on quarrying activities in the Quarry Zone. Public notification is precluded for applications under this rule.</p>
GRUZ-QZPO-R2	Residential activities in the Quarry Zone Protection Overlay
<i>This rule is additional within the Quarry Zone Protection Overlay.</i>	
	<p>2. Activity status: Restricted discretionary Matters of discretion are restricted to: 1. Reverse sensitivity effects on quarrying activities in the Quarry Zone. Public notification is precluded for applications under this rule.</p>
GRUZ-QZPO-R3	Visitor accommodation in the Quarry Zone Protection Overlay
<i>This rule replaces GRUZ-12 within the Quarry Zone Protection Overlay.</i>	
	<p>2. Activity status: Restricted discretionary Matters of discretion are restricted to: 3. Reverse sensitivity effects on quarrying activities in the Quarry Zone. Public notification is precluded for applications under this rule.</p>

Commented [CN84]: HS1 minor correction
 Policy Planning team of Hutt City Council (440.3)

Commented [CN85]: HS1 minor correction
 Policy Planning team of Hutt City Council (440.3)

Commented [CN86]: HS1 minor correction
 Policy Planning team of Hutt City Council (440.3)

RLZ — Rural Lifestyle Zone

The Rural Lifestyle Zone covers areas of Lower Hutt that are primarily used for a mix of small-scale rural activities and low-density residential development in a semi-rural setting. This includes areas in Moores Valley, the Western Hills, and Wainuiomata.

Quarry Zone Protection Overlay

To address the potential for reverse sensitivity **effects** on quarrying activities within the Quarry Zone from new land use within the rural area near the Quarry Zone, the District Plan identifies the rural areas through the Quarry Zone Protection Overlay, and includes specific objectives, policies, and rules to manage new land use in the identified area. This includes objectives, policies and rules in both the General Rural Zone and Rural Lifestyle Zone chapters.

Commented [CN87]: HS1 minor correction
 Policy Planning team of Hutt City Council (440.3)

These objectives, policies, and rules are additional to the other objectives, policies, and rules for the zones.

...

Policies

...

RLZ-P2	Compatible activities
	<ul style="list-style-type: none"> • Provide for activities in the Rural Lifestyle Zone that: <ul style="list-style-type: none"> ○ Are compatible with the rural activities and residential development within the zone and adjoining rural and residential zones, and ○ Either: <ul style="list-style-type: none"> ▪ That support the rural activities and community within the zone and surrounding area, and ▪ Have an operational need or functional need to be in a rural, low-density location. • Potentially compatible activities include, but are not limited to: <ul style="list-style-type: none"> ○ Commercial activities, Child care services, Health care activities and Community facilities that serve the community within the zone and the surrounding area, ○ Retail of goods grown and produced on the site or in the surrounding area, ○ Educational facilities, ○ Visitor accommodation, and ○ Boarding of domestic pets.
RLZ-P3	Potentially incompatible activities
	<ol style="list-style-type: none"> 1. Only allow potentially incompatible activities in the Rural Lifestyle Zone where they: <ol style="list-style-type: none"> a. Maintain or enhance the character and amenity values of the surrounding area, b. Are compatible with the character of adjoining residential zones, including through managing the effects of new built development and noise-generating activities, c. Are compatible with the character of adjoining rural zones, including through managing reverse sensitivity effects on existing rural activities, and d. Have a functional or operational need to be in that location. 2. Potentially incompatible activities include, but are not limited to: <ol style="list-style-type: none"> a. Intensive indoor primary production, b. Industrial activities, c. Quarrying activities, and d. Landfills and cleanfills.

Commented [CN88]: Policy Planning team of Hutt City Council (440.4)

Commented [CN89]: HS1 minor correction Policy Planning team of Hutt City Council (440.3)

...

Policies — Quarry Zone Protection Overlay

RLZ-QZPO-P1	Activities in the Quarry Zone Protection Overlay
	<p><i>This policy is additional within the Quarry Zone Protection Overlay.</i></p>

Only allow activities in the Quarry Zone Protection Overlay where they do not increase reverse sensitive ~~effects~~ on quarrying activities within the Quarry Zone.

Commented [CN90]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

...

Rules

...

Land use activities

RLZ-R7	Papakāinga
	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Unless associated with a rural activity, non-residential activities associated with the papakāinga do not include: <ul style="list-style-type: none"> i. The repair, alteration, restoration, or maintenance of motor vehicles, or ii. The use of heavy vehicles, or iii. Any drive-through activity. b. Unless associated with a rural activity, the hours of operation for visitors, customers, clients, deliveries, and pickups for non-residential purposes are not outside the hours of: <ul style="list-style-type: none"> i. 8.00am to 7.00pm Monday to Friday, and ii. 9.00am to 6.00pm Saturday, Sunday, and public holidays. c. Retail activities are limited to: <ul style="list-style-type: none"> i. Goods produced on the site, or ii. Goods retailed online and not resulting in customer visits to the site, or iii. Goods ancillary to a service provided by the papakāinga. d. The total gross floor area of non-residential activities is no more than 200m² (excluding buildings associated with rural activities). e. There are no more than 10 residential units within the papakāinga. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Effects on the amenity values and character of the surrounding area. b. Whether the development is adequately serviced and supported by existing or planned infrastructure and the transport network, and if not, the extent to which on-site solutions are sufficient to support the development. c. Reverse sensitivity effects on rural activities. d. The matters in the policies of the Papakāinga chapter.

Commented [CN91]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

...

Rules — Quarry Zone Protection Overlay

RLZ-QZPO-R1	Construction of new residential units in the Quarry Zone Protection Overlay
<i>This rule is additional within the Quarry Zone Protection Overlay.</i>	
	<p>2. Activity status: Restricted discretionary</p>

	<p>Matters of discretion are restricted to:</p> <p>e. Reverse sensitivity effects on quarrying activities in the Quarry Zone. Public notification is precluded for applications under this rule.</p>
RLZ-QZPO-R2	Residential activities in the Quarry Zone Protection Overlay
<i>This rule is additional within the Quarry Zone Protection Overlay.</i>	
	<p>2. Activity status: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <p>e. Reverse sensitivity effects on quarrying activities in the Quarry Zone. Public notification is precluded for applications under this rule.</p>
RLZ-QZPO-R3	Visitor accommodation in the Quarry Zone Protection Overlay
<i>This rule is additional within the Quarry Zone Protection Overlay.</i>	
	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. Reverse sensitivity effects on quarrying activities in the Quarry Zone. Public notification is precluded for applications under this rule.</p>

Commented [CN92]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

Commented [CN93]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

Commented [CN94]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

MRZ — Medium Density Residential Zone

...

Rules

...

Land use activities

MRZ-R10	Health care activities
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. No more than four staff may work on the health care activity premises at any one time.</p> <p>Matters of discretion are limitedrestricted to:</p> <p>e. The effects on the residential amenity of the surrounding area.</p> <p>f. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.</p> <p>g. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.</p> <p>h. The matters in policies:</p> <p>i. MRZ-P2: Non-residential activities,</p> <p>ii. MRZ-P3: Other activities,</p> <p>iii. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and</p> <p>iv. MRZ-P14: Urban design outcomes (exclusions).</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p>

Commented [CN95]: Policy Planning team of Hutt City Council (440.5)

a. Compliance is not achieved with RZ-R10.1.	
MRZ-R11	Educational facilities (excluding child care services)
<p>2. Activity status: Restricted discretionary Matters of discretion are limitedrestricted to:</p> <ul style="list-style-type: none"> a. The effects on the residential amenity of the surrounding area. b. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. c. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space. d. The matters in policies: <ul style="list-style-type: none"> i. MRZ-P2: Non-residential activities, ii. MRZ-P3: Other activities, iii. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and iv. MRZ-P14: Urban design outcomes (exclusions). 	
MRZ-R12	Retirement villages
<p>2. Activity status: Restricted discretionary Matters of discretion are limitedrestricted to:</p> <ul style="list-style-type: none"> a. The effects on the residential amenity of the surrounding area. b. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. c. The extent to which the site layout and any proposed landscaping helps to avoid or minimise the effects of the retirement village on surrounding residential areas, the streetscape, and adjoining public space. d. The capacity of the network infrastructure for water supply, wastewater, stormwater, and land transport to service the development. e. The matters in policies: <ul style="list-style-type: none"> i. MRZ-P2: Non-residential activities, ii. MRZ-P3: Other activities, iii. MRZ-P10: Retirement villages, iv. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and v. MRZ-P14: Urban design outcomes (exclusions). 	
MRZ-R13	Marae
<p>2. Activity status: Restricted discretionary Matters of discretion are limitedrestricted to:</p> <ul style="list-style-type: none"> a. The effects on the residential amenity of the surrounding area. b. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. c. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space. 	

Commented [CN96]: Policy Planning team of Hutt City Council (440.5)

Commented [CN97]: Policy Planning team of Hutt City Council (440.5)

Commented [CN98]: Policy Planning team of Hutt City Council (440.5)

	<ul style="list-style-type: none"> d. The matters in policies: <ul style="list-style-type: none"> i. MRZ-P2: Non-residential activities, ii. MRZ-P3: Other activities, iii. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and iv. MRZ-P14: Urban design outcomes (exclusions).
MRZ-R14	Community facilities
	<p>2. Activity status: Restricted discretionary Matters of discretion are limitedrestricted to:</p> <ul style="list-style-type: none"> a. The effects on the residential amenity of the surrounding area. b. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. c. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space. d. The matters in policies: <ul style="list-style-type: none"> i. MRZ-P2: Non-residential activities, ii. MRZ-P3: Other activities, iii. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and iv. MRZ-P14: Urban design outcomes (exclusions).
MRZ-R15	Emergency service facilities
	<p>2. Activity status: Restricted discretionary Matters of discretion are limitedrestricted to:</p> <ul style="list-style-type: none"> a. The effects on the residential amenity of the surrounding area. b. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. c. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space. d. The matters in policies: <ul style="list-style-type: none"> i. MRZ-P2: Non-residential activities, ii. MRZ-P3: Other activities, iii. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and iv. MRZ-P14: Urban design outcomes (exclusions).

Commented [CN99]: Policy Planning team of Hutt City Council (440.5)

Commented [CN100]: Policy Planning team of Hutt City Council (440.5)

HRZ — High Density Residential Zone

...

Rules

...

Land use activities

HRZ-R10	Commercial activities not otherwise provided for
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. The total gross floor area of the commercial activities does not exceed 200m² per site. b. The commercial activity is entirely indoors. c. The commercial activity is not paid carparking, a motor vehicle servicing activity, a service station, a drive-through activity, or a yard-based retail activity. d. The hours of operation are not outside: <ul style="list-style-type: none"> i. 7.00am to 9.00pm Monday to Friday, and ii. 8.00am to 7.00pm Saturday, Sunday, and public holidays. <p>Matters of discretion are limitedrestricted to:</p> <ul style="list-style-type: none"> b. The extent to which the intensity and scale of the activity may adversely affect the residential amenity of the surrounding area. c. Whether the business is compatible with the character of the surrounding neighbourhood, or whether the activity would be better located in a commercial or mixed-use centre. d. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. e. Whether the activity positively contributes to the urban environment including active frontage, and achieves attractive and safe streets. f. Cumulative effects. g. The matters in policies: <ul style="list-style-type: none"> i. HRZ-P2: Non-residential activities, ii. HRZ-P3: Other activities, iii. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and iv. HRZ-P14: Urban design outcomes (exclusions)
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with HRZ-R10.1.
HRZ-R11	Health care activities
	<p>4. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. No more than four staff may work on the health care activity premises at any one time. <p>Matters of discretion are limitedrestricted to:</p> <ul style="list-style-type: none"> a. The effects on the residential amenity of the surrounding area. b. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. c. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space. d. The matters in policies:

Commented [CN101]: Policy Planning team of Hutt City Council (440.5)

Commented [CN102]: Policy Planning team of Hutt City Council (440.5)

	<ul style="list-style-type: none"> i. HRZ-P2: Non-residential activities, ii. HRZ-P3: Other activities, iii. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and iv. HRZ-P14: Urban design outcomes (exclusions).
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with HRZ-R11.1.
HRZ-R12	Educational facilities (excluding child care services)
	<p>3. Activity status: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> f. The effects on the residential amenity of the surrounding area. g. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. h. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space. i. The matters in policies: <ul style="list-style-type: none"> i. HRZ-P2: Non-residential activities, ii. HRZ-P3: Other activities, iii. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and iv. HRZ-P14: Urban design outcomes (exclusions)
HRZ-R13	Retirement villages
	<p>3. Activity status: Restricted discretionary</p> <p>Matters of discretion are limited restricted to:</p> <ul style="list-style-type: none"> e. The effects on the residential amenity of the surrounding area. f. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. g. The extent to which the site layout and any proposed landscaping helps to avoid or minimise the effects of the retirement village on surrounding residential areas, the streetscape, and adjoining public space. h. The capacity of the network infrastructure for water supply, wastewater, stormwater, and land transport to service the development. i. The matters in policies: <ul style="list-style-type: none"> i. HRZ-P2: Non-residential activities, ii. HRZ-P3: Other activities, iii. HRZ-P9: Retirement villages, iv. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and v. HRZ-P14: Urban design outcomes (exclusions).
HRZ-R14	Marae

Commented [CN103]: Policy Planning team of Hutt City Council (440.5)

3. Activity status: Restricted discretionary
Matters of discretion are ~~limited~~restricted to:

- e. The effects on the residential amenity of the surrounding area.
- f. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
- g. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
- h. The matters in policies:
 - 1. HRZ-P2: Non-residential activities,
 - 2. HRZ-P3: Other activities,
 - 3. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
 - 4. HRZ-P14: Urban design outcomes (exclusions).

Commented [CN104]: Policy Planning team of Hutt City Council (440.5)

HRZ-R15 Community facilities

3. Activity status: Restricted discretionary
Matters of discretion are ~~limited~~restricted to:

- e. The effects on the amenity of the surrounding residential area and residents.
- f. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
- g. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
- h. The matters set out in policies:
 - i. HRZ-P2: Non-residential activities,
 - ii. HRZ-P3: Other activities,
 - iii. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
 - iv. HRZ-P14: Urban design outcomes (exclusions).

Commented [CN105]: Policy Planning team of Hutt City Council (440.5)

HRZ-R16 Emergency service facilities

2. Activity status: Restricted discretionary
Matters of discretion are ~~limited~~restricted to:

- a. The effects on the residential amenity of the surrounding area.
- b. The effects on pedestrian safety and the safe and efficient movement of vehicles.
- c. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
- d. The matters set out in policies:
 - i. HRZ-P2: Non-residential activities,
 - ii. HRZ-P3: Other activities,
 - iii. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
 - iv. HRZ-P14: Urban design outcomes (exclusions).

Commented [CN106]: Policy Planning team of Hutt City Council (440.5)

GRUZ — General Rural Zone

...

CCZ — City Centre Zone

...

Policies

...

CCZ-P3	Potentially incompatible activities
	<p>1. Provide for other, potentially incompatible activities if they:</p> <ol style="list-style-type: none">4. Maintain and enhance the amenity and vitality of the City Centre, particularly the Centre's attractiveness to visitors,5. Do not detract from the City Centre's ability to meet the zone's planned purpose,6. Promote the efficient use of land,7. Are of at least a scale and intensity that is consistent with the planned density of the City Centre Zone,8. Are designed and managed to be consistent with the planned character of the City Centre Zone,9. Are focused on serving customers or other visitors,10. Avoid significant adverse effects on commercial activities and community activities enabled in the zone, and11. If the activity is not a commercial activity, community activity, or civic activity, avoids significant adverse effects on residential activities enabled in the zone, and avoids creating reverse sensitivity effects. <p>2. Potentially incompatible activities include:</p> <ul style="list-style-type: none">• Industrial activities,• Yard-based retail,• Drive-through activities,• Service stations,• Motor vehicle servicing,• Carparking at ground level on sites subject to the Active Street Frontage Overlay, and• The demolition of buildings that results in vacant land.

Commented [CN107]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

Rules

...

Buildings and structures

...

CCZ-R5	Construction of New minor buildings and minor structures
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with: <ul style="list-style-type: none"> i. CCZ-S1: Sunlight access to specified public spaces, ii. CCZ-S2: Height in relation to boundary — Adjoining zones, iii. CCZ-S3: Setbacks — Adjoining zones, iv. CCZ-S4: Active frontages — Buildings and structures, v. CCZ-S5: Active frontages — Required verandahs, vi. CCZ-S6: Active frontages — Existing vehicle crossings, vii. CCZ-S7: Active frontages — Land uses, viii. CCZ-S8: Location and design of carparking, ix. CCZ-S9: Outlook space, x. Within the Riverbank Precinct, CCZ-PREC1-S1: Riverbank frontages, xi. Within the Civic Precinct, CCZ-PREC2-S1: Building coverage, xii. Within the Civic Precinct, CCZ-PREC2-S2: Building height, and xiii. Within the Civic Precinct, CCZ-PREC2-S3: Carparking coverage, and b. The minor building or minor structure: <ul style="list-style-type: none"> i. Is ancillary to an established activity on the site, ii. Has a gross floor area of no more than 30m², iii. Has a height no greater than 5m above ground level, iv. Is not located within 10 metres of an Active Frontage, and v. Is screened and is not visible from public spaces.
	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with CCZ-R5.1a, but b. Compliance is achieved with CCZ-R5.1b. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> c. The urban design outcomes in CCZ-P9: Urban design outcomes (all significant developments) d. The matters in CCZ-P10: Urban design outcomes (exclusions), and e. The matters of discretion in any of the following standards if they are not met: <ul style="list-style-type: none"> i. CCZ-S1: Sunlight access to specified public spaces, ii. CCZ-S2: Height in relation to boundary — Adjoining zones, iii. CCZ-S3: Setbacks — Adjoining zones,

Commented [CN108]: New Zealand Heavy Haulage Association (429.03 and 429.08)

- iv. CCZ-S4: Active frontages — Buildings and structures,
- v. CCZ-S5: Active frontages — Required verandahs,
- vi. CCZ-S6: Active frontages — Existing vehicle crossings,
- vii. CCZ-S7: Active frontages — Land uses,
- viii. CCZ-S8: Location and design of carparking,
- ix. CCZ-S9: Outlook space,
- x. Within the Riverbank Precinct, CCZ-PREC1-S1: Riverbank frontages,
- xi. Within the Civic Precinct, CCZ-PREC2-S1: Building coverage,
- xii. Within the Civic Precinct, CCZ-PREC2-S2: Building height, and
- xiii. Within the Civic Precinct, CCZ-PREC2-S3: Carparking coverage.

Notification:

Public notification is precluded for applications under this rule where the only non-compliances are CCZ-S2, CCZ-S3, or CCZ-S9.

Limited notification is precluded for applications under this rule where the only non-compliance is CCZ-S9.

Note:

Where condition CCZ-R5.1b is not met, this rule does not apply, and rule CCZ-R6 applies.

CCZ-R6

Construction of new buildings and structures (except minor buildings and minor structures)

Commented [CN109]: New Zealand Heavy Haulage Association (429.03 and 429.08)

3. Activity status: Restricted discretionary

Matters of discretion are restricted to:

- 2. The urban design outcomes in CCZ-P9: Urban design outcomes (all significant developments).
- 3. The matters in CCZ-P10: Urban design outcomes (exclusions).
- 4. The matters of discretion in any of the following standards if they are not met:
 - i. CCZ-S1: Sunlight access to specified public spaces,
 - ii. CCZ-S2: Height in relation to boundary — Adjoining zones,
 - iii. CCZ-S3: Setbacks — Adjoining zones,
 - iv. CCZ-S4: Active frontages — Buildings and structures,
 - v. CCZ-S5: Active frontages — Required verandahs,
 - vi. CCZ-S6: Active frontages — Existing vehicle crossings,
 - vii. CCZ-S7: Active frontages — Land uses,
 - viii. CCZ-S8: Location and design of carparking,
 - ix. CCZ-S9: Outlook space,
 - x. Within the Riverbank Precinct, CCZ-PREC1-S1: Riverbank frontages,
 - xi. Within the Civic Precinct, CCZ-PREC2-S1: Building coverage,
 - xii. Within the Civic Precinct, CCZ-PREC2-S2: Building height, and
 - xiii. Within the Civic Precinct, CCZ-PREC2-S3: Carparking coverage.

Notification:
 Public notification is precluded for applications under this rule where the only non-compliances are CCZ-S2, CCZ-S3, or CCZ-S9.

Limited notification is precluded for applications under this rule where the only non-compliance is CCZ-S9.

....

Standards

....

CCZ-S7	Active frontages — land uses
<p>On any site subject to the Active Street Frontage Overlay:</p> <ol style="list-style-type: none"> No activity sensitive to privacy intrusion or light manufacturing and servicing activity may be located at ground level within 10 metres from a front boundary. <p>On any site within the Riverbank Precinct:</p> <ol style="list-style-type: none"> No activity sensitive to privacy intrusion or light manufacturing and servicing activity may be located on site unless the finished floor level of the activity is at least 4 metres above the top of the stopbank. <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> Pedestrian amenity, comfort, and safety. Reverse sensitivity effects on other activities in the zone. Effects, including reverse sensitivity effects, on the current or potential future use of the road for temporary activities. Effects, including reverse sensitivity effects, on the current or potential future use of the road for public transport or active transport infrastructure. Where the non-compliance relates to an existing activity, the ability of that activity to continue functioning if it were to comply with the standard, and the scale of the non-compliance in relation to the effects of that activity no longer occurring at the site. The short-term, medium-term, and long-term development capacity and demand needs for commercial and residential activities in the commercial centre. Urban design outcomes (1), (3), and (4) in CCZ-P8: Urban design outcomes (by meeting standard or assessment). The urban design outcomes in CCZ-P9: Urban design outcomes (all significant developments). The matters in CCZ-P10: Urban design outcomes (exclusions). Any positive effects that can only be achieved through non-compliance with the standard. 	

Commented [CN110]: HS1 minor correction
 Policy Planning team of Hutt City Council (440.3)

MCZ — Metropolitan Centre Zone

The Metropolitan Centre Zone covers the city’s secondary commercial centre in ~~Pite~~ ~~OnePetone~~. It provides for a significantly larger scale and wider range of

Commented [CN111]: HS1 - Minor Corrections
 Laura Skilton (314.5)
 Policy Planning Team of the Hutt City Council (440.2)

development than other suburban centres in the Local Centre Zone and anticipates activities that draw people from across the city and much of the region.

The zone generally anticipates amenity values associated with a thriving and vibrant commercial centre. The details vary within the zone, as there are several distinct areas within the zone with different character:

- The traditional retail centre along Jackson Street, with significant historic heritage values,
- The remainder of Jackson Street, which has a diverse mix of activities and is managed to produce an emerging character that supports the heritage area, and
- The western end of ~~Pito One~~Petone, which typically has larger sites and some legacy industrial activities.

...

Objectives

...

MCZ-04	Planned character and planned urban built environment of the zone
	<p>Built development and open spaces positively contribute to a commercial and community hub of activity within a well-functioning urban environment that:</p> <ul style="list-style-type: none"> • Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired urban design outcomes for the zone, • Has an urban built environment that is characterised by a high concentration of building densities and forms, including buildings that provide an active frontage on identified frontages and providing for high rise buildings, • Recognises the significance and opportunity of the Pito OnePetone foreshore, • Provides a high amenity experience walking between Jackson Street and the Pito OnePetone Railway station, • Takes advantage of and contributes positively to the opportunities of pedestrian spaces and adjoining parks and reserves, • Makes efficient use of the scarce resource of space at ground level, • Is easily legible to visitors, • Is healthy, safe, attractive, and accessible, • Provides useful on-site outdoor living areas for residents, or is located in close proximity to useful public open space in the neighbourhood, • Has good access within the Metropolitan Centre, to and from surrounding neighbourhoods, and to and from other commercial centres, through active and public transport modes, providing for well-connected and low emission communities, • Is integrated with existing and planned infrastructure, • Includes opportunities for housing and other activities that positively contribute to the function and amenity of the Metropolitan Centre, and • Enhances co-location benefits.

Commented [CN112]: HS1 - Minor Corrections
 Laura Skilton (314.5)
 Policy Planning Team of the Hutt City Council (440.2)

Commented [CN113]: HS1 - Minor Corrections
 Laura Skilton (314.5)
 Policy Planning Team of the Hutt City Council (440.2)

Commented [CN114]: HS1 - Minor Corrections
 Laura Skilton (314.5)
 Policy Planning Team of the Hutt City Council (440.2)

...

Objectives — Jackson Street Character Transition Precinct

MCZ- PREC1-O1	Purpose and character
This objective is additional within the Jackson Street Character Transition Precinct	
<p>The character, style, and built form of the Jackson Street Character Transition Precinct evolves, as sites are redeveloped, to recognise the significance and opportunity of the heritage values of the Jackson Street Heritage Area and the industrial history of the western end of Pite One<u>Petone</u>.</p>	

Commented [CN115]: HS1 - Minor Corrections
 Laura Skilton (314.5)
 Policy Planning Team of the Hutt City Council (440.2)

Policies

...

MCZ-P3	Potentially incompatible activities
<p>1. Provide for other, potentially incompatible activities if they:</p> <ul style="list-style-type: none"> a. Maintain and enhance the amenity and vitality of the Metropolitan Centre, particularly the Centre’s attractiveness to visitors, b. Do not detract from the Metropolitan Centre’s ability to meet the zone’s planned purpose, c. Promote the efficient use of land, d. Are of at least a scale and intensity that is consistent with the planned density of the Metropolitan Centre Zone, e. Are designed and managed to be consistent with the planned character of the Metropolitan Centre Zone, f. Are focused on serving customers or other visitors, g. Avoid significant adverse effects on commercial activities and community activities enabled in the zone, and h. If the activity is not a commercial activity or community activity, avoids significant adverse effects on residential activities enabled in the zone, and avoids creating reverse sensitivity effects. <p>2. Potentially incompatible activities include:</p> <ul style="list-style-type: none"> a. Industrial activities, b. Yard-based retail, c. Drive-through activities, d. Service stations, e. Motor vehicle servicing, f. Carparking at ground level on sites subject to the Active Street Frontage Overlay, and g. The demolition of buildings that results in vacant land. 	

Commented [CN116]: HS1 Minor Corrections
 Policy Planning team of Hutt City Council (440.3)

...

Policies — Jackson Street Character Transition Precinct

MCZ- PREC1-P1	Character values
This policy is additional within the Jackson Street Character Transition Precinct	
<p>Manage the appearance, layout, and form of buildings and structures to promote an evolving new character and identity in the Precinct that will sympathetically reflect the heritage values of the Jackson Street Heritage Area and the industrial history of the western end of Pite One Petone, by promoting:</p> <ol style="list-style-type: none"> 1. Buildings sympathetic to the architectural themes and materials of at least one of: <ol style="list-style-type: none"> a. The Jackson Street Heritage Area, or b. The 20th century industrial buildings of western Pite One Petone, with preference to the themes and materials expressed in existing adjoining buildings, 2. A compatible and continuous building frontage along Jackson Street, 3. Consistent floor to floor heights where these are strongly expressed in the exteriors of adjacent buildings, 4. The use of chamfered or rounded corners and additional vertical elements for buildings on street corners, 5. The expression of horizontal elements in preference to vertical elements, 6. The use of discrete windows rather than continuous glazed frontages, 7. The use of parapets and cornices, 8. The use of decoration and colour, 9. The use of verandahs as integral parts of buildings, and 10. The use of signage scaled to a pedestrian audience. <p>For the avoidance of doubt, this policy does not affect the anticipated height, scale, or density of developments, except where above the level anticipated by the relevant bulk and location standards.</p>	

Commented [CN117]: HS1 - Minor Corrections
 Laura Skilton (314.5)
 Policy Planning Team of the Hutt City Council (440.2)

Commented [CN118]: HS1 - Minor Corrections
 Laura Skilton (314.5)
 Policy Planning Team of the Hutt City Council (440.2)

Rules

...

Buildings and structures

...

MCZ-R5	Construction of Nnew minor buildings and minor structures
<p>2. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with: <ol style="list-style-type: none"> i. MCZ-S1: Height, ii. MCZ-S2: Height in relation to boundary - adjoining zones, iii. MCZ-S3: Setbacks - adjoining zones, iv. MCZ-S4: Active frontages — buildings and structures, v. MCZ-S5: Active frontages — required verandahs, 	

Commented [CN119]: New Zealand Heavy Haulage
 Association (429.03 and 429.08)

- vi. MCZ-S6: Active frontages — existing vehicle crossings,
 - vii. MCZ-S7: Active frontages — land uses,
 - viii. MCZ-S8: Location and design of carparking,
 - ix. MCZ-S9: Outdoor living space,
 - x. MCZ-S10: Outlook space, and
 - xi. MCZ-S11: Height in relation to boundary and setbacks — Te Puni Urupā, and
- b. The minor building or minor structure:
- i. Is ancillary to an established activity on the site,
 - ii. Has a gross floor area of no more than 30m²,
 - iii. Has a height no greater than 5m above ground level,
 - iv. Is not located within 10 metres of an Active Frontage, and
 - v. Is screened and is not visible from public spaces.

7. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with MCZ-R5.1a, but
- b. Compliance is achieved with MCZ-R5.1b.

Matters of discretion are restricted to:

- c. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
- d. The matters in MCZ-P10: Urban design outcomes (exclusions).
- e. The matters of discretion in any of the following standards if they are not met:
 - i. MCZ-S1: Height,
 - ii. MCZ-S2: Height in relation to boundary - adjoining zones,
 - iii. MCZ-S3: Setbacks - adjoining zones,
 - iv. MCZ-S4: Active frontages — buildings and structures,
 - v. MCZ-S5: Active frontages — required verandahs,
 - vi. MCZ-S6: Active frontages — existing vehicle crossings,
 - vii. MCZ-S7: Active frontages — land uses,
 - viii. MCZ-S8: Location and design of carparking,
 - ix. MCZ-S9: Outdoor living space,
 - x. MCZ-S10: Outlook space, and
 - xi. MCZ-S11: Height in relation to boundary and setbacks — Te Puni Urupā.
- f. Within the Jackson Street Character Transition Precinct, the matters in policy MCZ-PREC1-P1: Character values.

Notification:

Public notification is precluded for applications under this rule where the only non-compliances are MCZ-S2, MCZ-S3, MCZ-S9, MCZ-S10, or MCZ-S11.

Limited notification is precluded for applications under this rule where the only non-compliances are MCZ-S9 or MCZ-S10.

Note:

Where condition MCZ-R5.1b is not met, this rule does not apply, and rule MCZ-R6 applies.

MCZ-R6	Construction of New buildings and structures (except minor buildings and minor structures)
<p>2. Activity status: Restricted discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments). b. The matters in MCZ-P10: Urban design outcomes (exclusions). c. The matters of discretion in any of the following standards if they are not met: <ol style="list-style-type: none"> i. MCZ-S1: Height, ii. MCZ-S2: Height in relation to boundary - adjoining zones, iii. MCZ-S3: Setbacks - adjoining zones, iv. MCZ-S4: Active frontages — buildings and structures, v. MCZ-S5: Active frontages — required verandahs, vi. MCZ-S6: Active frontages — existing vehicle crossings, vii. MCZ-S7: Active frontages — land uses, viii. MCZ-S8: Location and design of carparking, ix. MCZ-S9: Outdoor living space, x. MCZ-S10: Outlook space, and xi. MCZ-S11: Height in relation to boundary and setbacks — Te Puni Urupā. d. Within the Jackson Street Character Transition Precinct, the matters in policy MCZ-PREC1-P1: Character values. <p>Notification: Public notification is precluded for applications under this rule where the only non-compliances are MCZ-S2, MCZ-S3, MCZ-S9, MCZ-S10, or MCZ-S11. Limited notification is precluded for applications under this rule where the only non-compliances are MCZ-S9 or MCZ-S10.</p>	

Commented [CN120]: New Zealand Heavy Haulage Association (429.03 and 429.08)

Standards

...

MCZ-S7	Active frontages — Land uses
<p>On any site subject to an Active Street Frontage Overlay:</p> <ol style="list-style-type: none"> 1. No activity sensitive to privacy intrusion or light manufacturing and servicing activity may be located at ground level within 10 metres of an active frontage boundary. <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 1. Pedestrian amenity, comfort, and safety. 2. Reverse sensitivity effects on other activities in the zone. 3. Effects, including reverse sensitivity effects, on the current or potential future use of the road for temporary activities. 4. Effects, including reverse sensitivity effects on the current or potential future use of the road for public transport or active transport infrastructure. 	

Commented [CN121]: HS1 Minor Corrections Policy Planning team of Hutt City Council (440.3)

Commented [CN122]: HS1 Minor Corrections Policy Planning team of Hutt City Council (440.3)

5. Where the non-compliance relates to an existing activity, the ability of that activity to continue functioning if it were to comply with the standard, and the scale of the non-compliance in relation to the effects of that activity no longer occurring at the site.
6. The short-term, medium-term, and long-term development capacity and demand needs for commercial and residential activities in the commercial centre.
7. Urban design outcomes 1, 4, and 5 in MCZ-P8: Urban design outcomes (by meeting standard or assessment).
8. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
9. The matters in MCZ-P10: Urban design outcomes (exclusions).
10. Any positive effects that can only be achieved through non-compliance with the standard.

LCZ — Local Centre Zone

...

Policies

...

LCZ-P3	Potentially incompatible activities
	<ul style="list-style-type: none"> • Provide for other, potentially incompatible activities if they: <ul style="list-style-type: none"> ○ Maintain and enhance the amenity and vitality of the Local Centre, particularly the Centre’s attractiveness to visitors, ○ Do not detract from the Local Centre’s ability to meet the zone’s planned purpose, ○ Promote the efficient use of land, ○ Are of at least a scale and intensity that is consistent with the planned density of the Local Centre Zone, ○ Are designed and managed to be consistent with the planned character of the Local Centre Zone, ○ Are focused on serving customers or other visitors, ○ Avoid significant adverse effects on commercial activities and community activities enabled in the zone, and ○ If the activity is not a commercial activity or community activity, avoids significant adverse effects on residential activities enabled in the zone, and avoids creating reverse sensitivity <u>effects</u>. • Potentially incompatible activities include: <ul style="list-style-type: none"> ○ Industrial activities, ○ Yard-based retail, ○ Drive-through activities, ○ Service stations, ○ Motor vehicle servicing, ○ Carparking at ground level on sites subject to the Active Street Frontage Overlay, and ○ The demolition of buildings that results in vacant land.

Commented [CN123]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

Standards

...

LCZ-S7	Active frontages — Land uses
<p>On any site subject to an Active Street Frontage Overlay:</p> <ol style="list-style-type: none"> 1. No activity sensitive to privacy intrusion or light manufacturing and servicing activity may be located at ground level within 10m of an active frontage boundary. <p>On any site within the Riverbank Precinct:</p> <ol style="list-style-type: none"> 1. No activity sensitive to privacy intrusion or light manufacturing and servicing activity may be located on site unless the finished floor level of the activity is at least 4m above the top of the stopbank. <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 1. Pedestrian amenity, comfort, and safety. 2. Reverse sensitivity effects on other activities in the zone. 3. Effects, including reverse sensitivity effects, on the current or potential future use of the road for temporary activities. 4. Effects, including reverse sensitivity effects, on the current or potential future use of the road for public transport or active transport infrastructure. 5. Where the non-compliance relates to an existing activity, the ability of that activity to continue functioning if it were to comply with the standard, and the scale of the non-compliance in relation to the effects of that activity no longer occurring at the site. 6. The short-term, medium-term, and long-term development capacity and demand needs for commercial and residential activities in the commercial centre. 7. Urban design outcomes 1, 2, 3, 4, 9, 10, 13, and 14 in LCZ-P8: Urban design outcomes (by meeting standard or assessment). 8. The urban design outcomes in LCZ-P9: Urban design outcomes (larger developments and potentially incompatible activities). 9. The matters in LCZ-P10: Urban design exclusions. 10. Any positive effects that can only be achieved through non-compliance with the standard. 	

Commented [CN124]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

Commented [CN125]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

Commented [CN126]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

....

NCZ — Neighbourhood Centre Zone

....

Policies

....

NCZ-P3	Potentially incompatible activities
<ul style="list-style-type: none"> • Provide for other, potentially incompatible activities if they: 	

- o Maintain and enhance the amenity and vitality of the Neighbourhood Centre, particularly the Centre’s attractiveness to visitors,
- o Do not detract from the Neighbourhood Centre’s ability to meet the zone’s planned purpose,
- o Promote the efficient use of land,
- o Are of at least a scale and intensity that is consistent with the planned density of the Neighbourhood Centre Zone,
- o Are designed and managed to be consistent with the planned character of the Neighbourhood Centre Zone,
- o Are focused on serving customers or other visitors,
- o Avoid significant adverse effects on commercial activities and community activities enabled in the zone, and
- o If the activity is not a commercial activity or community activity, avoids significant adverse effects on residential activities enabled in the zone, and avoids creating reverse sensitivity ~~effects~~.
- Potentially incompatible activities include:
 - o Industrial activities,
 - o Yard-based retail,
 - o Service stations,
 - o Motor vehicle servicing, and
 - o Carparking at ground level on sites subject to the Active Street Frontage Overlay.

Commented [CN127]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

....

Standards

....

NCZ-S7	Active frontages — Land uses
<p>On any site subject to an Active Street Frontage Overlay:</p> <ol style="list-style-type: none"> 1. No activity sensitive to privacy intrusion or light manufacturing and servicing activity may be located at ground level within 10 metres of an active frontage boundary. <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 1. Pedestrian amenity, comfort, and safety. 2. Reverse sensitivity effects on other activities in the zone. 3. Effects including reverse sensitivity effects on the current or potential future use of the road for temporary activities. 4. Effects including reverse sensitivity effects on the current or potential future use of the road for public transport or active transport infrastructure. 5. Where the non-compliance relates to an existing activity, the ability of that activity to continue functioning if it were to comply, and the scale of the non-compliance in relation to the effects of that activity no longer occurring at the site. 6. The short-term, medium-term, and long-term development capacity and demand needs for commercial and residential activities in the commercial centre. 7. Urban design outcomes 1, 2, 3, 4, 9, 10, 13, and 14 in NCZ-P8: Urban design outcomes (by meeting standard or assessment). 	

Commented [CN128]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

Commented [CN129]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

Commented [CN130]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

- 8. The urban design outcomes in NCZ-P9: Urban design outcomes (larger developments and potentially incompatible activities).
- 9. The matters in NCZ-P10: Urban design outcomes (exclusions).
- 10. Any positive effects that can only be achieved through non-compliance with the standard.

MUZ — Mixed Use Zone

....

Policies

...

MUZ-P2	Potentially incompatible activities
	<ul style="list-style-type: none"> • Provide for other, potentially incompatible activities if they: <ul style="list-style-type: none"> ○ Maintain and enhance the amenity of the mixed use area, as it affects both residential and non-residential uses, ○ Do not detract from the Mixed Use Zone’s ability to meet the zone’s planned purpose, ○ Do not result in land being used in a significantly inefficient way, ○ Are designed and managed to be consistent with the planned character of the Mixed Use Zone, ○ Avoid significant adverse effects on residential activities, commercial activities, community activities, and recreation activities enabled in the zone, ○ Avoid creating reverse sensitivity effects, ○ Do not undermine the role of commercial centres, and ○ Do not form a significant city-wide or regional destination. • Potentially incompatible activities include: <ul style="list-style-type: none"> ○ Activities with visitor carparking, ○ Industrial activities, ○ Integrated retail, ○ Yard-based retail, ○ Drive-through activities, ○ Service stations, and ○ Motor vehicle servicing.

Commented [CN131]: HSI minor correction
Policy Planning team of Hutt City Council (440.3)

Rules

...

MUZ-R19	Emergency service facilities
	<p>2. Activity status: Restricted discretionary Matters of discretion are limitedrestricted to:</p> <ul style="list-style-type: none"> c. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.

Commented [CN132]: Policy Planning team of Hutt City Council (440.5)

- d. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on the streetscape, and adjoining public space.
- e. Residential amenity for existing residential units in the zone.
- f. Residential amenity in adjacent Residential Zones and Marae Zones.
- g. The urban design matters in Policies MUZ-P8: Urban design outcomes (larger developments and potentially incompatible activities).
- h. The matters in MUZ-P9: Urban design exclusions.

LIZ — Light Industrial Zone

...

Policies

...

LIZ-P3	Heavy industrial activities
Avoid heavy industrial activities unless they: <ul style="list-style-type: none"> • Have an operational need or functional need to operate at the specific site proposed, or • Are managed to have no significant adverse effects different in scale or character to those from activities primarily provided for in the zone. 	

Commented [CN133]: Policy Planning team of Hutt City Council (440.4)

GIZ — General Industrial Zone

...

Policies

GIZ-P3	Heavy industrial activities
Avoid heavy industrial activities unless they: <ul style="list-style-type: none"> • Have an operational need or functional need to operate at the specific site proposed, or • Are managed to have no significant adverse effects different in scale or character to those from activities primarily provided for in the zone. 	

Commented [CN134]: Policy Planning team of Hutt City Council (440.4)

NOSZ — Natural Open Space Zone

...

Policies

NOSZ-P3	Potentially incompatible activities
<ul style="list-style-type: none"> • Only allow potentially incompatible activities in the Natural Open Space Zone where they: <ul style="list-style-type: none"> ○ Maintain or enhance the natural character and amenity values of the Natural Open Space Zone, ○ Do not limit or constrain the existing and future use of the natural open space for conservation activities and recreation activities, ○ Are compatible with the planned character of adjoining Residential Zones, including through managing the effects of built development, noise-generating activities and outdoor storage and carparking areas, ○ Are compatible with the planned character of adjoining Rural Zones, including through managing reverse sensitivity effects on existing rural activities, and ○ Have a functional or operational need to be in that location. • Potentially incompatible activities include: <ul style="list-style-type: none"> ○ Rural activities that are not associated with existing rural operations within the zone, ○ Industrial activities, and ○ Other activities, including retail activities, that do not support conservation activities and recreation activities at the site. 	

Commented [CN135]: Policy Planning team of Hutt City Council (440.3)

HOSZ — Hospital Zone

...

Policies

...

HOSZ-P2	Potentially incompatible activities
<ol style="list-style-type: none"> 1. Only allow non-health care related activities in the Hospital Zone that: <ol style="list-style-type: none"> a. Do not compromise the operation and development of health care activities in the Hospital Zone, b. Promote the efficient use of land, c. Are designed and managed to be consistent with planned urban environment of the Hospital Zone and surrounding zones, and d. Support the social, economic and cultural well-being of the surrounding community. 2. Activities may be incompatible if they: <ol style="list-style-type: none"> a. Compromise the operation and development of health care activities in the Hospital Zone, or b. Do not fit the purpose and character of the zone and detract from the Hospital Zone's ability to meet that purpose and character, or 	

- c. Use land less efficiently than the expected uses in the zone, or
 - d. Create significant adverse effects, including reverse sensitivity ~~effects,~~ on activities enabled in the zone.
3. Potentially incompatible activities include:
- a. Commercial activities,
 - b. Residential activities,
 - c. Visitor accommodation,
 - d. Educational facilities,
 - e. Community facilities, and
 - f. Carparking areas.

Commented [CN136]: Policy Planning team of Hutt City Council (440.3)

MAZ — Marae Zone

...

Policies

...

MAZ-P3	Residential activities
Provide for residential activities, including papakāinga housing and kaumātua housing, where:	
<ol style="list-style-type: none"> 1. They provide for the culture and traditions and social and economic aspirations of the Marae community, 2. They are part of or ancillary to the Marae, 3. They are adequately serviced by existing or planned infrastructure, or alternative solutions are provided, and 4. Reverse sensitivity effects on surrounding sites are adequately mitigated. 	

Commented [CN137]: Policy Planning team of Hutt City Council (440.3)

...

TEDZ – Tertiary Education Zone

...

Policies

...

TEDZ-P2	Potentially incompatible activities
<ol style="list-style-type: none"> 1. Only allow activities that are not related to tertiary education activities where they: <ol style="list-style-type: none"> a. Do not compromise the operation and development of tertiary education activities in the Tertiary Education Zone, b. Promote the efficient use of land, 	

- c. Are designed and managed to be consistent with the planned urban environment of the Tertiary Education Zone and surrounding zones, and
 - d. Support the social, economic and cultural well-being of the surrounding community.
2. Activities may be incompatible if they:
- a. Compromise the operation and development of Tertiary education activities in the Tertiary Education Zone,
 - b. Do not fit the purpose and character of the zone and detract from the Tertiary Education Zone's ability to meet that purpose and character,
 - c. Uses land less efficiently than the expected uses in the zone, and
 - d. Create significant adverse effects, including reverse sensitivity effects on activities enabled in the zone.
3. Potentially incompatible activities include:
- a. Community facilities,
 - b. Commercial activities,
 - c. Residential activities,
 - d. Visitor accommodation,
 - e. Healthcare activities,
 - f. Light manufacturing and servicing, and
 - g. Motor vehicle servicing.

Commented [CN138]: Policy Planning team of Hutt City Council (440.3)

APPENDIX 2: RPS POLICY FW.3 WORDING

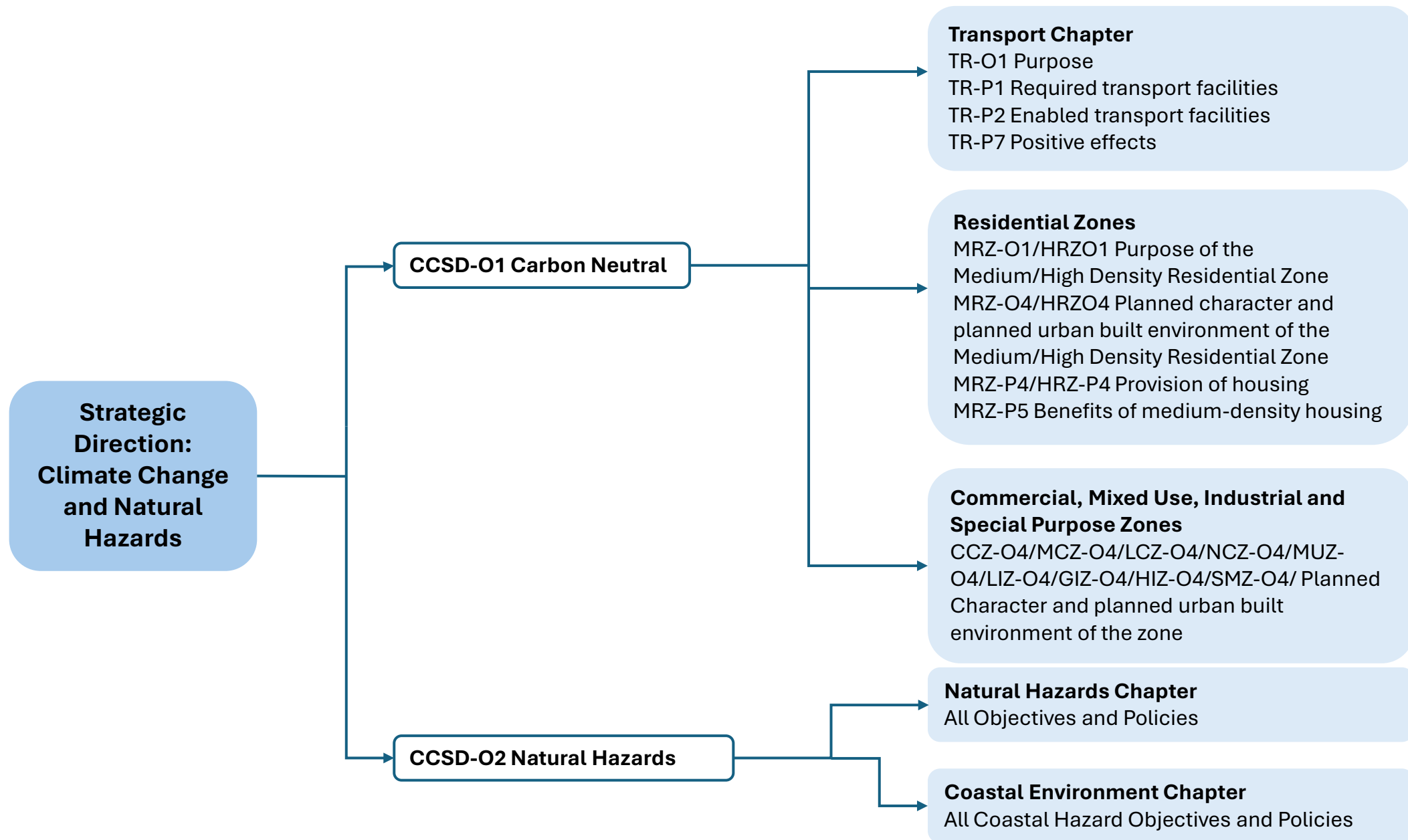
Policy FW.3 Urban development effects on freshwater and receiving environments – district plans

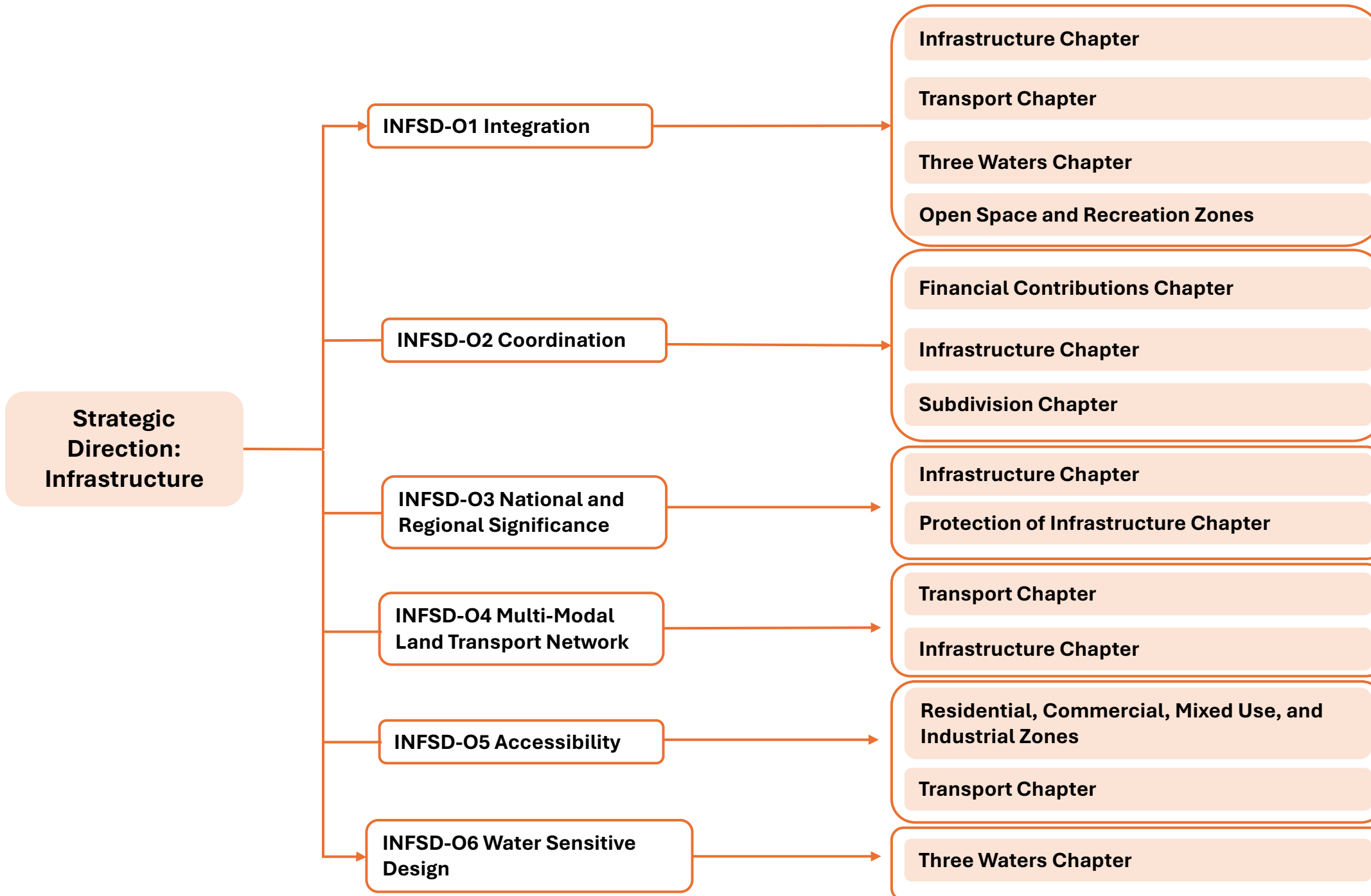
District plans shall include objectives, policies, and methods including rules for urban development, that give effect to Te Mana o te Wai and section 3.5(4) of the National Policy Statement for Freshwater Management 2020, and in doing so must:

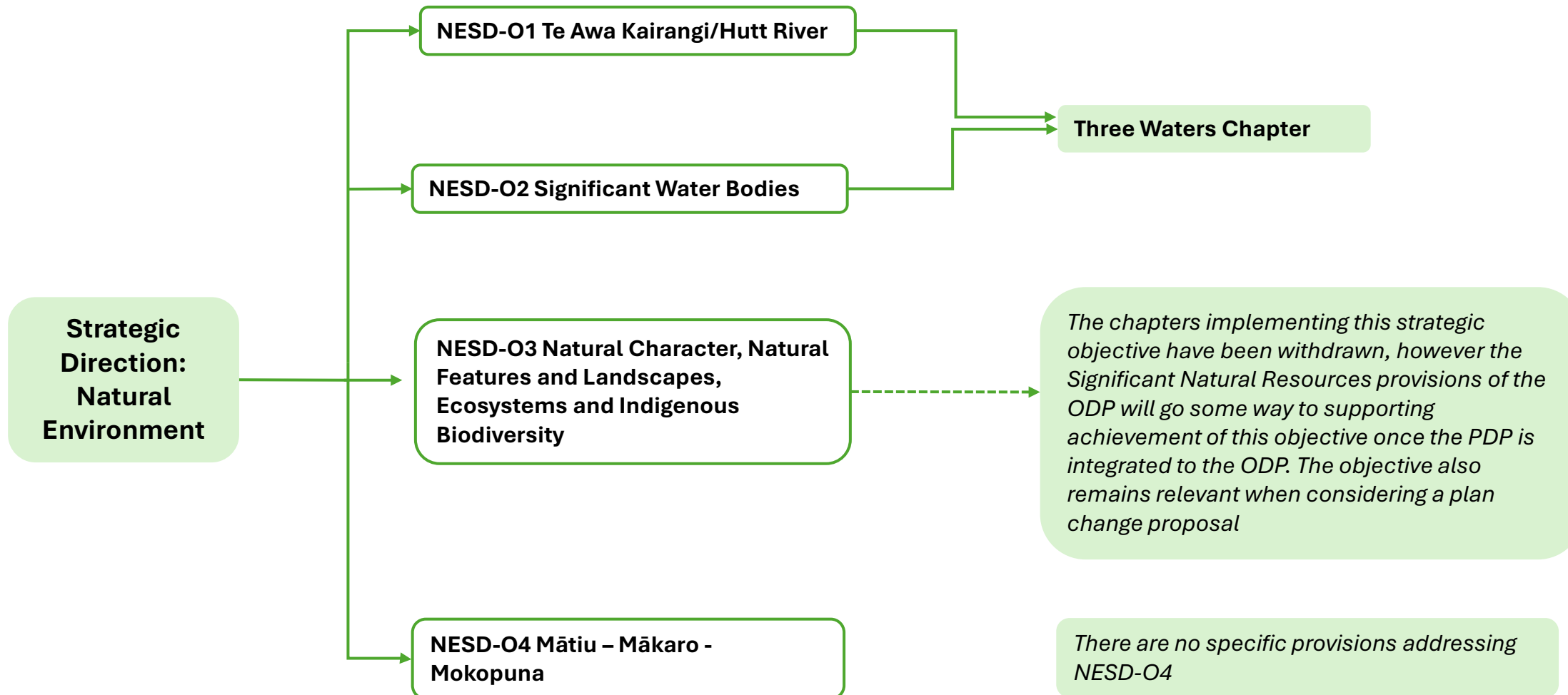
- a) partner with mana whenua / tangata whenua and recognise and provide for their relationship with their culture, land, water, wāhi tapu and other taonga; and
- b) incorporate the use of mātauranga Māori to ensure the effects of urban development are considered appropriately; and
- c) adopt an integrated approach, ki uta ki tai, that recognises the interconnectedness of the whole environment to determine the location and form of urban development; and
- d) integrate planning and design of stormwater management to achieve multiple improved outcomes – amenity values, recreational, cultural, ecological, climate, vegetation retention; and
- e) consider the effects of the location, layout and design of urban development on freshwater; and
- f) require that water sensitive urban design principles and methods are applied during consideration of subdivision, including the extent of impervious surfaces and stormwater infrastructure; and
- g) require urban development to be designed, constructed and maintained to achieve hydraulic neutrality; and
- h) require that urban development is located and designed to protect and enhance the health and wellbeing of gully heads, rivers, lakes, wetlands, springs, riparian margins and estuaries and other receiving environments; and
- i) identify aquifers and drinking water source areas in the district and include information about how urban development in these areas is managed in the Wellington Region; and
- j) require that urban development is located and designed to protect natural flows and enable the daylighting of rivers as far as practicable; and

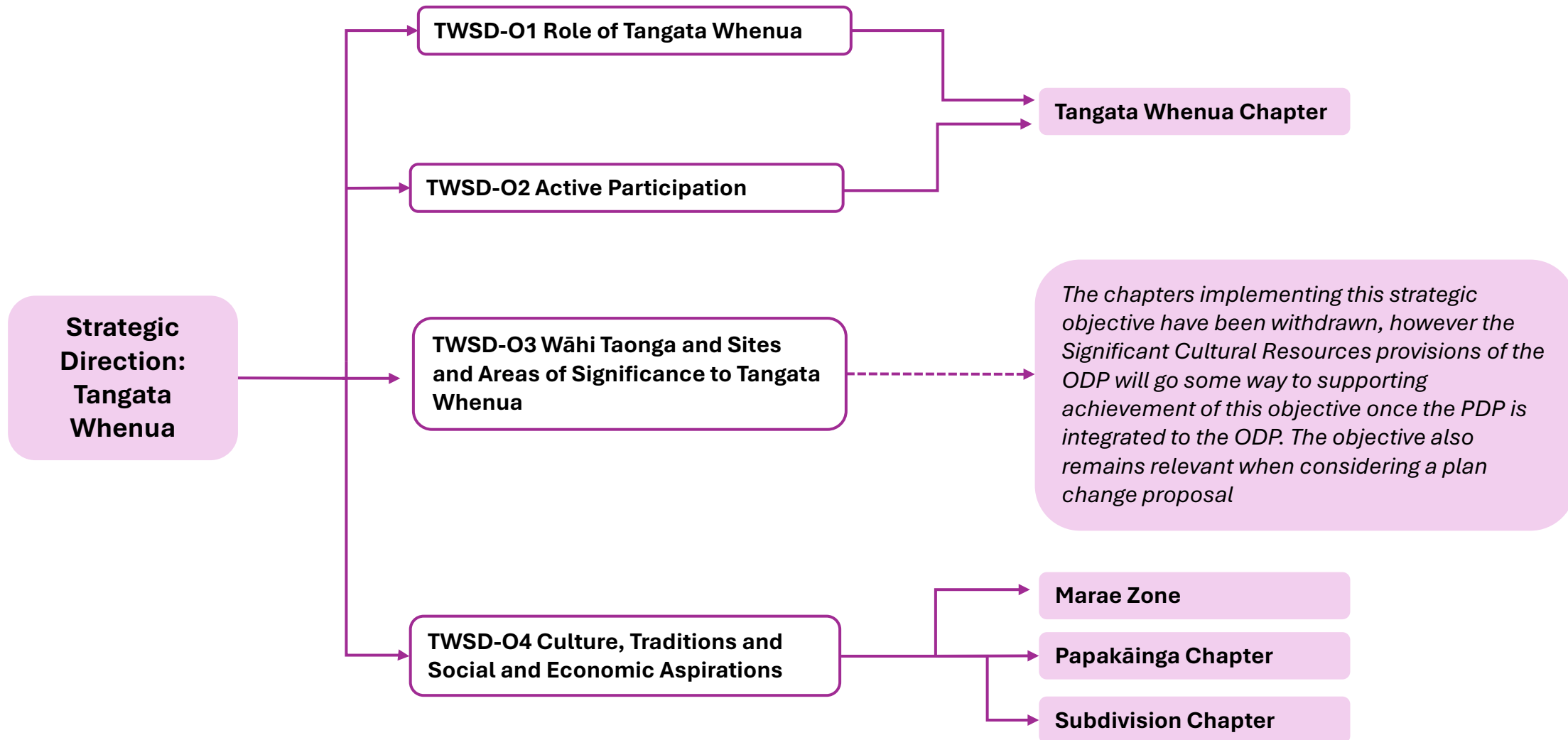
k) manage land use and development in a way that will minimise the generation of contaminants, including in relation to the choice of building materials.

APPENDIX 3: LINKS BETWEEN STRATEGIC DIRECTIONS AND LOWER- ORDER PARTS OF THE PDP









**Strategic Direction:
Urban Development**

UDSD-O1 Well-Functioning Urban Environments

All zone chapters
Transport Chapter
Natural Hazards Chapters

UDSD-O2 Outcomes for Well-Functioning Urban Environments

Some withdrawn chapters, such as the Historic Heritage and Natural Environment Chapters, also supported these outcomes. The equivalent ODP chapters will go some way to contributing to these outcomes once the PDP and ODP are integrated.

UDSD-O3 Urban Form

All zones

UDSD-O4 Location of Urban Development

UDSD-O5 Development Capacity

UDSD-O6 Housing Choice

Residential Zones
Commercial and Mixed Use Zones (insofar as they provide for residential activity)

UDSD-O7 Housing Quality

UDSD-O8 Rural and Open Space Areas

Rural Zones
Open Space and Recreation Zones

UDSD-O9 City-Wide Network of Open Spaces

Open Space Zones

UDSD-O10 Community Spaces

Commercial and Mixed Use Zones

UDSD-O11 Special Values

Some withdrawn chapters, such as the Historic Heritage and Natural Environment Chapters, also supported these outcomes. The equivalent ODP chapters will go some way to contributing to these outcomes once the PDP and ODP are integrated.

UDSD-O12 Centres as Community Focal Points

UDSD-O13 Centres Hierarchy

City Centre Zone, Metropolitan Centre Zone, Local Centre Zone, Neighbourhood Centre Zone, Mixed Use Zone

UDSD-O14 Industrial and Business Activities

All Industrial Zones

APPENDIX 4: PROVISIONS RELATING TO THE ‘COASTAL ENVIRONMENT’ IN THE PDP

Chapter	Provision	Comment
General approach	<p>Identifying provisions that are relevant to your activity</p> <p>Part 2: District-wide matters</p> <p>.....</p> <p>Other chapters only apply to overlays or other spatially identified areas. You will need to consult these chapters if your activity is within one of the chapter’s overlays or other spatial areas:</p> <ul style="list-style-type: none"> • Historical Heritage • Notable Trees • Sites and Areas of Significance to Māori • Natural Character • Natural Features and Landscapes • Coastal Environment • Protection of Infrastructure 	<p>The coastal environment chapter reference here is now only relevant in relation to coastal hazards.</p>
Definitions	<p>Coastal Environment</p> <p>means the area identified on the planning maps as being located within the inland extent of the Coastal Environment.</p>	<p>This definition relies on the mapped coastal environment which has been withdrawn from the PDP.</p>
	<p>Coastal Terrestrial Area</p> <p>means the landward extent of the Coastal Environment.</p>	<p>This definition relies on the mapped coastal environment which has been withdrawn from the PDP.</p>
Infrastructure	<p>Policy INF-P12 Upgrading and developing infrastructure in Outstanding Natural Features and Outstanding Natural Landscapes</p> <p>Provide for new or upgraded infrastructure in Outstanding Natural Features and Outstanding Natural Landscapes where:</p>	<p>This Policy relates to mapped spatial layers which have all been withdrawn being Outstanding Natural Features, Outstanding Natural Landscapes, and the coastal environment.</p>

	<ol style="list-style-type: none"> 1. There is a functional need or operational need for the infrastructure to be in that location and there are no practicable alternative locations or solutions, 2. Adverse effects on the identified values of the Outstanding Natural Feature and Outstanding Natural Landscape where located in the Coastal Environment are avoided, 3. Significant adverse effects on the identified values of Outstanding Natural Feature and Outstanding Natural Landscape where located outside the Coastal Environment are avoided, and 4. Other adverse effects on Outstanding Natural Features and Outstanding Natural Landscapes are avoided, remedied or mitigated. <p>Note: This policy does not apply to upgrading and developing the National Grid, which is covered by Policy INF-P8.</p>	
	<p>Rule Tables The coastal environment is referenced within the tables of rules and standards applying to:</p> <ul style="list-style-type: none"> • Operation, maintenance, repair and decommissioning, • Telecommunications, radiocommunications and electricity distribution • Gas transmission • Electricity transmission • Aboveground water infrastructure • Transport infrastructure • Infrastructure not otherwise provided for in the above tables <p>All tables have columns for rules for activities inside or outside the coastal environment, within Outstanding Natural Features, Outstanding Natural Landscapes, High and Very High Outstanding Coastal Natural Character, and Outstanding Coastal Natural Character Areas.</p>	<p>The relevant rules are reliant on mapped layers which have been withdrawn from the PDP.</p>

	<p>INF-S6(9) and (10) Height – Support structures not regulated by the NESTF</p> <table border="1"> <tr> <td>Outstanding Natural Features</td> <td>9. The support structure must not exceed a maximum height above ground level of 5m, where located within the Coastal Environment.</td> </tr> <tr> <td>Outstanding Natural Landscapes</td> <td>10. The support structure must not exceed a maximum height above ground level of 8m, where located outside the Coastal Environment.</td> </tr> </table>	Outstanding Natural Features	9. The support structure must not exceed a maximum height above ground level of 5m, where located within the Coastal Environment.	Outstanding Natural Landscapes	10. The support structure must not exceed a maximum height above ground level of 8m, where located outside the Coastal Environment.	<p>The standards rely on mapped layers which have been withdrawn from the PDP</p>
Outstanding Natural Features	9. The support structure must not exceed a maximum height above ground level of 5m, where located within the Coastal Environment.					
Outstanding Natural Landscapes	10. The support structure must not exceed a maximum height above ground level of 8m, where located outside the Coastal Environment.					

	INF-S14 Buildings and structures, other than cabinets or support structures		The standards rely on mapped layers which have been withdrawn from the PDP
	High and Very High Coastal Natural Character	3. Must not exceed a maximum height of 5m above ground level. 4. Must not exceed 50m ² in area.	
	Outstanding Natural Feature	5. Must not exceed a maximum height of 5m above ground level. 6. Must not exceed 50m ² in area. 7. The highest point of the building or structure must be below the ridgeline when measured horizontally from the ridgeline.	
	Outstanding Natural Landscape	8. Where located within the Coastal Environment: a. Must not exceed a maximum height of 5m above ground level. b. Must not exceed 50m ² in area. c. The highest point of the building or structure must be below the ridgeline when measured horizontally from the ridgeline.	
INF-S16 Earthworks – slope, height, depth and location		The standards rely on mapped layers which have been withdrawn from the PDP	
Outstanding Natural Features	6. Where located within the Coastal Environment, earthworks cut or fill depth (measured vertically) must not exceed 1.0m.		

	Outstanding Natural Landscapes	
	Outstanding Coastal Natural Character	7. Earthworks cut or fill depth (measured vertically) must not exceed 0.5m.
	INF-S17 Earthworks – Area limit, including trenching	
	Outstanding Natural Landscapes	5. The total area of earthworks in any 12-month period must not exceed: a. 100m ² where located in the coastal environment b. 200m ² where not located in the coastal environment
	Outstanding Natural Features	6. The total area of earthworks in any 12-month period must not exceed: a. 50m ² where located in the coastal environment b. 100m ² where not located in the coastal environment
	High and Very High Coastal Natural Character	7. The total area of earthworks must not exceed 100m ² in any 12-month period.
	Outstanding Coastal Character	The total area of earthworks must not exceed 50m ² in any 12-month period 8. The total area of earthworks must not exceed 50m ² in any 12-month period
	INFS-S20 Removal of indigenous vegetation	

	Outstanding Natural Landscapes	2. The total area of indigenous vegetation removal in any 12-month period must not exceed: a. 200m ² where located outside the Coastal Environment, and b. 100m ² where located within the Coastal Environment	
	Outstanding Natural Features	3. The total area of indigenous vegetation removal in any 12-month period must not exceed: a. 100m ² where located outside the Coastal Environment, and b. 50m ² where located within the Coastal Environment	
	Outstanding Coastal Natural Character Areas	4. The total area of indigenous vegetation removal in any 12-month period must not exceed 50m ² .	
	High and Very High Coastal Natural Character Areas	5. The total area of indigenous vegetation removal in any 12-month period must not exceed 50m ² .	
Renewable Electricity Generation	<p>REG-P4 Renewable electricity generation investigation activities Provide for renewable electricity generation investigation activities, while:</p> <ol style="list-style-type: none"> 1. Avoiding non-transitory adverse effects on the identified values of: <ol style="list-style-type: none"> a. Outstanding Coastal Natural Character Areas, b. Outstanding Natural Features, and c. Outstanding Natural Landscapes where located in the Coastal Environment. 2. Avoiding significant non-transitory adverse effects on the features and identified values of: <ol style="list-style-type: none"> a. High and Very High Coastal Natural Character Areas, 		Parts of this policy refer to spatial layers that have now been withdrawn from the PDP, including the coastal environment.

	<ul style="list-style-type: none"> b. Outstanding Natural Landscapes, where located outside the Coastal Environment, c. Heritage areas or sites containing a heritage building or heritage structure, and d. Sites and areas of significance to Māori. <p>3. Avoiding effects of increased natural hazard risk where located in high hazard areas.</p> <p>4. Avoiding, remedying or mitigating other adverse effects, to the extent practicable, including by:</p> <ul style="list-style-type: none"> a. Limiting the size of any structures required for the activities, b. Restricting the duration of the activities, and c. Restoring the site to pre-works conditions after removal of the activities. 	
	<p>REG-P9 Upgrading and developing renewable electricity generation activities, in ONFs and ONLs</p> <p>Provide for new or upgraded renewable electricity generation activities in Outstanding Natural Features and Outstanding Natural Landscapes where:</p> <ul style="list-style-type: none"> 1. There is a functional need or an operational need for the activity to be in that location and there are no practicable alternative locations or solutions, 2. Adverse effects on the identified values of Outstanding Natural Features are avoided, 3. Adverse effects on the identified values of Outstanding Natural Landscapes, where located within the Coastal Environment are avoided, 4. Significant adverse effects on the identified values of Outstanding Natural Landscapes, where located outside the Coastal Environment are avoided, and 5. Other adverse effects on Outstanding Natural Landscapes are avoided, remedied or mitigated. 	<p>This policy relates solely to mapped layers that have now been withdrawn from the PDP, including the coastal environment.</p>
	<p>REG-R2 Renewable electricity generation investigation activities</p>	

	<ul style="list-style-type: none"> • REG-R2(3) Discretionary activity where compliance not achieved with REG-R2.1 (Permitted Activity rule) and located within an Outstanding Natural Landscape outside the Coastal Environment. • REG-R2(4) Non-complying activity where compliance not achieved with REG-R2.1 (permitted activity) and located within an Outstanding Natural Landscape in the Coastal Environment. 	<p>These rules relate to REG activities within overlays which have been withdrawn from the PDP, including the coastal environment layer.</p>
<p>REG-R4 Upgrading, developing and operating small-scale renewable electricity generation activities – Freestanding structures</p> <ul style="list-style-type: none"> • REG-R4(5) RDA where located in an Outstanding Natural Landscape outside the Coastal Environment and compliance is achieved with Permitted Activity rules REG-R4.1a and REG—R4.1b • REG-R4(6) Discretionary where within an Outstanding Natural Landscape outside the Coastal Environment and compliance is not achieved with Permitted Activity rules REG-R4.1a and REG-R4.1b • REG-R4(7) NCA where located in a Outstanding Natural Landscape within the Coastal Environment. 		
<p>REG-R6 Community-scale renewable electricity generation activities not otherwise provided for</p> <ul style="list-style-type: none"> • REG-R6(5) RDA where located within an Outstanding Natural Landscape, outside the Coastal Environment and compliance is achieved with Permitted Activity Rules REG-R6.1a and REG-R6.1.b. • REG-R6(5) Discretionary where located within an Outstanding Natural Landscape outside the Coastal Environment and compliance is not achieved with Permitted Activity rules REG-R6.1a and REG-R6.1b • REG-R6(7) NCA where located within an Outstanding Natural Landscape within the Coastal Environment. 		
<p>Natural Hazards</p>	<p>Introduction The coastal hazard provisions (coastal inundation, sea level rise, and tsunami) are addressed in the Coastal Environment chapter of the District Plan. The Natural Hazards Chapter addresses the other hazards identified above</p>	<p>This text remains relevant and the coastal hazard provisions within the Coastal Environment chapter have not been withdrawn.</p>

Subdivision	<p>SUB-P8 Esplanade requirements</p> <ol style="list-style-type: none"> 1. Require the provision of esplanade reserves and esplanade strips for subdivisions adjacent to the coastal marine area, rivers, and lakes to maintain and enhance: <ol style="list-style-type: none"> a. Public access to and along the coastal marine area, rivers, and lakes, b. Ecological, amenity, and recreational values, and c. Natural hazard resilience. 2. Only allow for the reduction or waiver of any esplanade reserve or esplanade strip requirements, where it can be demonstrated that: <ol style="list-style-type: none"> a. Safe public access to and along the coastal marine area, rivers, and lakes and recreational use is already possible and can be maintained for the future, b. The ecological values and landscape features of the land adjoining the coastal marine area, river, or lake will not be adversely affected, c. Any scheduled historic heritage places and sites and areas of significance to Māori will not be adversely affected, d. The reduced width of the esplanade reserve or strip is sufficient to manage the risk of adverse effects resulting from natural hazards, taking into account the likely long-term effects of climate change, e. A full-width esplanade reserve or esplanade strip is not required to maintain the natural character and amenity of the coastal environment 	<p>Parts of this policy refer to the now withdrawn coastal environment layer.</p>
	<p>SUB-P19 Subdivision of Land within Outstanding Natural Features and Landscapes</p> <p>Subdivision of land within identified Outstanding Natural Features and Landscapes is managed as follows:</p> <ol style="list-style-type: none"> 1. Provide for the subdivision of land within identified Outstanding Natural Features and Landscapes located outside of the coastal environment where the subdivision: <ol style="list-style-type: none"> a. Is compatible with the values identified in SCHED4 - Outstanding Natural Features and Landscapes, 	<p>Relates to withdrawn overlays being ONFs, ONLs and the CE. No implications.</p>

	<ul style="list-style-type: none"> b. Avoids, remedies, or mitigates significant adverse effects on the values and characteristics identified in SCHED4 - Outstanding Natural Features and Landscapes, and c. Is designed to protect the values and characteristics identified in SCHED4 - Outstanding Natural Features and Landscapes. <p>2. Only allow for the subdivision of land within identified Outstanding Natural Features and Landscapes within the coastal environment, where:</p> <ul style="list-style-type: none"> a. Any adverse effects of future use and development enabled by the subdivision on the values identified in SCHED4 - Outstanding Natural Features and Landscapes are avoided. 	
	<p>SUB-P21 Subdivision of land within the coastal environment Subdivision of land within the coastal environment is managed as follows:</p> <ul style="list-style-type: none"> 1. Provide for subdivision of land located within the coastal environment but outside the High, Very High or Outstanding Coastal Natural Character Areas where it: <ul style="list-style-type: none"> a. Consolidates existing urban areas, and b. Does not establish new urban sprawl along the coastline. 2. Provide for subdivision of land located within the coastal environment and partly within High or Very High Coastal Natural Character Areas where any anticipated development can be located outside High or Very High Coastal Natural Character Areas. 3. Only allow for any other subdivision of land located within the coastal environment and within High or Very High Coastal Natural Character Areas where: <ul style="list-style-type: none"> a. Any significant adverse effects on the values identified in SCHED5 - Coastal Natural Character Areas are avoided and any other adverse effects on the values identified in SCHED5 - Coastal Natural Character Areas are avoided, remedied, or mitigated, and b. It can be demonstrated that: <ul style="list-style-type: none"> i. The values and characteristics of the areas of high coastal natural character areas as identified in SCHED5 - Coastal Natural Character Areas are protected from inappropriate subdivision, considering the extent 	<p>This policy relates specifically to the coastal environment and other spatial layers which have been withdrawn.</p>

	<p>to which the values and characteristics of the area are vulnerable to change, including the effects of climate change and other natural processes,</p> <p>ii. The duration and nature of adverse effects are limited,</p> <p>iii. There is a functional need or operational need for the subdivision to locate in the area,</p> <p>iv. There are no reasonably practical alternative locations that are outside of the coastal environment or are less vulnerable to change, and</p> <p>v. Restoration or rehabilitation planting of indigenous species will be incorporated to mitigate adverse effects on the values identified in SCHED5 - Coastal Natural Character Areas.</p> <p>4. Avoid subdivision of land located within the coastal environment and within Outstanding Coastal Natural Character Areas unless:</p> <p>a. Any adverse effects of future use and development enabled by the subdivision on the values identified in SCHED5 - Coastal Natural Character Areas are avoided.</p>	
	<p>SUB-R9 Subdivision of land within Outstanding Natural Features and Outstanding Natural Landscapes</p> <ul style="list-style-type: none"> • SUB-R9(2) RDA where compliance not achieved with the controlled activity rule SUB-R9(1) and subdivision is located outside the Coastal Environment • SUB-R9(3) Discretionary where subdivision is located within the coastal environment 	<p>These rules relate specifically to activities within overlays which have been withdrawn</p>
	<p>SUB-R11 Subdivision of land within the coastal environment</p> <ul style="list-style-type: none"> • SUB-R11(1) Controlled activity where outside of High, Very High, or Outstanding Coastal Natural Character Areas. Matters of control are the matters in SUB-P21 – Subdivision of land within the CE • SUB-R11(2) Controlled activity where: <ul style="list-style-type: none"> ○ within a High or Very High Coastal Natural Character Area and ○ for each proposed allotment that can accommodate a building, the proposed building platform and related access are identified and are 	

	<p>located entirely outside of the High or Very High Coastal Natural Character Area</p> <ul style="list-style-type: none"> ○ Matters of control limited to: <ul style="list-style-type: none"> ▪ The effects on the identified values of the High or Very High Coastal Natural Character Area. ▪ Any measures proposed to protect, maintain or enhance the identified values of the High or Very High Coastal Natural Character Area. ▪ The matters in: <ul style="list-style-type: none"> • SUB-P21: Subdivision of land within the coastal environment, • PA-P1: Appropriate activities within coastal margins and riparian margins, • PA-P2: Maintenance and improvement of public access, and • PA-P3: Restriction of public access. • SUB-R11(3) Discretionary <ul style="list-style-type: none"> ○ Where: <ul style="list-style-type: none"> a. The subdivision is within a High or Very High Coastal Natural Character Area, and b. Compliance is not achieved with SUB-R11.2. • SUB-R11(4) NCA where the subdivision is within and Outstanding Coastal Natural Character Area 	
<p>Coastal Environment</p>	<p>Introductory text to the chapter explains the difference between the CMA and CE and how the latter has been determined by applying Policy 1 of the NZCPS. Also explains the coastal terrestrial area (inland extent of the CE) which comprises Matiu/Somes Island, Mokopuna Island and Mākaro/Ward Islands.</p>	<p>The Coastal Environment chapter is to be retained insofar as it relates to Coastal Hazards. The introductory text requires amendment to reflect this change.</p>
	<p>CE-P13 Hard engineering coastal hazards mitigation works Only allow for hard engineering coastal hazards mitigation works for the reduction of the risk from coastal hazards where:</p>	<p>Clause 4 of this policy relates specifically to the coastal environment. This will need to be deleted or significantly amended to reflect the withdrawal of the coastal environment overlay.</p>

	<ol style="list-style-type: none"> 1. There is a demonstrable risk to life, private property or existing nationally or regionally significant infrastructure from the coastal hazard and it can be demonstrated that there is no practicable alternative to reduce this risk, 2. The construction of the hard engineering measures will not increase the risk from Coastal Hazards on adjacent properties that are not protected by the hard engineering measures, 3. It minimises the modification or alteration of natural features and systems in a way which ensures their function as natural defences is not compromised, 4. Hard engineering structures are designed to minimise adverse effects on the coastal environment, significant natural features and systems and any adverse effects are avoided, remedied or mitigated, and 5. It can be demonstrated that green infrastructure measures would not provide an appropriate level of protection in relation to the significance of the risk. 	
	<p>Rules Note:</p> <ul style="list-style-type: none"> • The policies, rules and standards for subdivision within the coastal environment are located in the Subdivision chapter. • The policies, rules and standards for earthworks within the coastal environment are located in the Earthworks chapter. • The policies, rules and standards for infrastructure within the coastal environment are located in the Infrastructure chapter. • The policies, rules and standards for renewable electricity generation within the coastal environment are located in the Renewable Electricity Generation chapter. • The landward extent of the coastal environment and areas of high, very high or outstanding natural character within the coastal environment may be subject to additional provisions and overlays, e.g. Outstanding Natural Features and Landscapes (Natural Features and Landscapes chapter) or Natural Character (Natural Character chapter). 	<p>This text will require amendment to reflect the withdrawal of the coastal environment overlay and associated spatial layers (i.e. ONLs, ONFs etc).</p>

Earthworks	<p>EW-P12 Earthworks within Outstanding Natural Features and Landscapes Earthworks within identified Outstanding Natural Features and Landscapes are managed as follows:</p> <ol style="list-style-type: none"> 1. Allow for earthworks within Outstanding Natural Features and Landscapes where: <ol style="list-style-type: none"> a. The earthworks are minor in scale, or b. The earthworks are for public cycling and walking tracks and the identified values described in SCHED4 are maintained, or c. The earthworks are for farming tracks for an established working farm and the identified values described in SCHED4 are maintained. 2. Provide for any other earthworks within Outstanding Natural Features and Landscapes where they are of a scale that protects the identified values described in SCHED4. 3. Only allow for larger scale earthworks within Outstanding Natural Features and Landscapes where: <ol style="list-style-type: none"> a. If located outside the coastal environment, earthworks are undertaken in a way that avoids any significant adverse effects and avoids, remedies, or mitigates any other adverse effects on the identified values described in SCHED4, or b. If located within the coastal environment, earthworks are undertaken in a way that avoids any adverse effects on the identified values described in SCHED4. 4. Measures are incorporated into earthworks within Outstanding Natural Features and Landscapes that: <ol style="list-style-type: none"> a. Restore or rehabilitate disturbed areas, and b. Minimise changes to the landform. 	<p>This policy relates specifically to the now withdrawn Outstanding Natural Features and Landscapes layers, including where located within the coastal environment. This policy will need to be significantly amended or deleted to reflect the withdrawal of the overlays.</p>
	<p>EW-P13 Earthworks within coastal margins and riparian margins Earthworks within coastal margins and riparian margins are managed as follows:</p> <ol style="list-style-type: none"> 1. Allow for earthworks within coastal Margins and riparian Margins where: <ol style="list-style-type: none"> a. The earthworks are minor in scale, or 	<p>This policy references the coastal environment in clause 3b. This clause will need to be significantly amended or deleted</p>

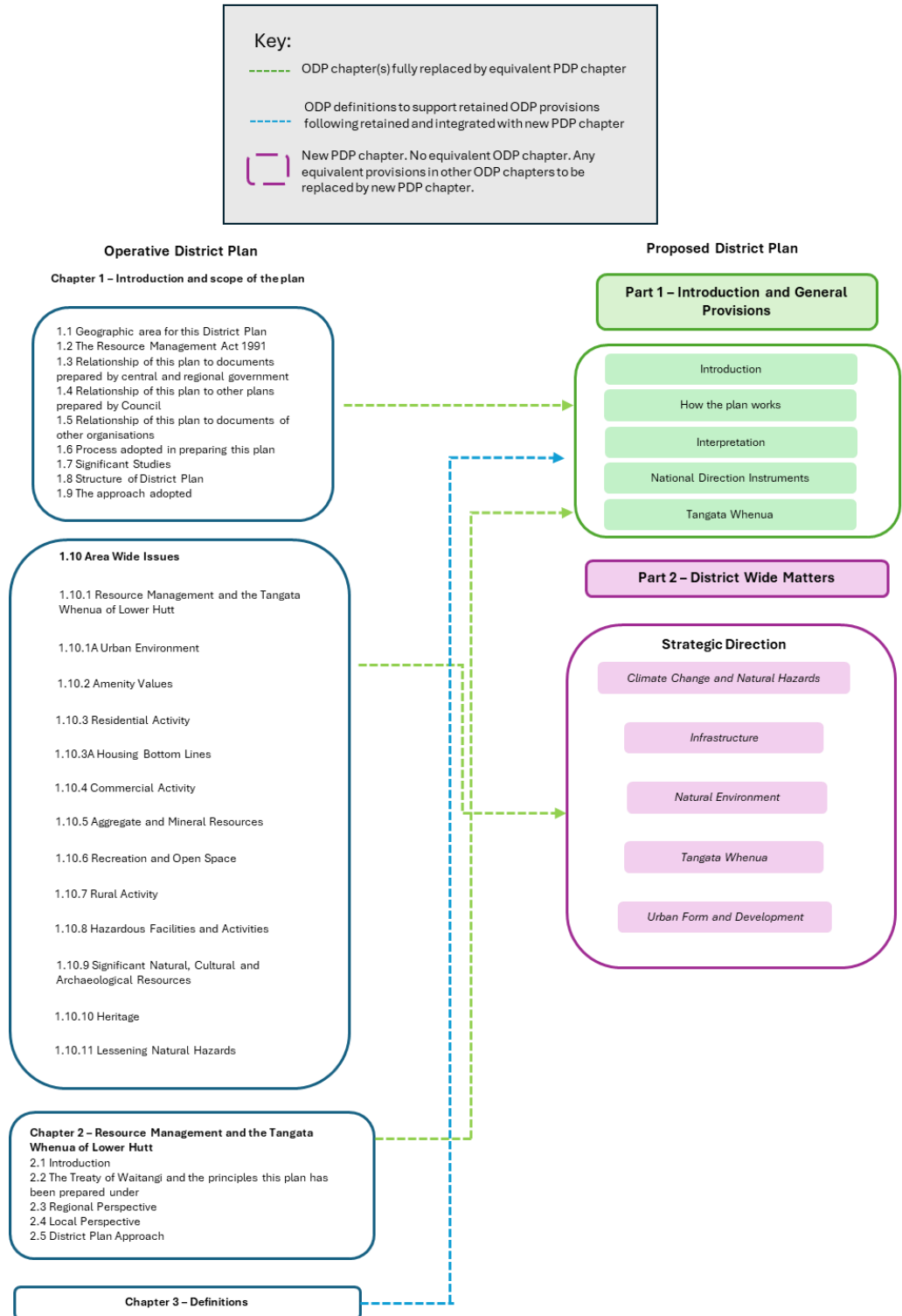
	<ul style="list-style-type: none"> b. The earthworks are associated with the ongoing maintenance and repair of existing public cycling and walking tracks and the natural character of the coastal margins and riparian margins is maintained, or c. The earthworks are associated with the ongoing maintenance and repair of existing farming tracks for an established working farm and the natural character of the coastal margins and riparian margins maintained. <p>2. Provide for earthworks in coastal margins and riparian margins where:</p> <ul style="list-style-type: none"> a. The earthworks are located within a highly modified location, or b. The earthworks are for new public walking or cycling tracks and the natural character of the coastal margins and riparian margins is maintained, or c. The earthworks are for new farming tracks for an established working farm and the natural character of the coastal margins and riparian margins is maintained, or d. The earthworks are of a small scale and maintain: <ul style="list-style-type: none"> i. The natural character values of the coastal margins and riparian margins, ii. Public access, and iii. Any natural hazard mitigation provided by the margin. <p>3. Only allow for other earthworks within coastal margins and riparian margins where:</p> <ul style="list-style-type: none"> a. The earthworks are of a scale and for a purpose that is compatible with the natural character of the coastal margin or riparian margin, b. If located within the coastal environment, the earthworks are undertaken in a manner that avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the natural character of the coastal margins and riparian margins, 	<p>to reflect the withdrawal of the coastal environment overlay.</p>
--	--	--

	<p>....</p> <p>EW-S10 Earthworks within Outstanding Natural Features and Outstanding Natural Landscapes</p> <p>1. Earthworks within Outstanding Natural Features and Landscapes located outside the coastal environment must not exceed:</p> <p>a. A total area of:</p> <p>i. 50m² per site within an identified Outstanding Natural Feature, or</p> <p>ii. 100m² per site within an identified Outstanding Natural Landscape, within any 12-month period.</p> <p>b. A maximum cut height or fill depth greater than 1m (measured vertically).</p> <p>2. Earthworks within Outstanding Natural Features and Landscapes located within the coastal environment must not exceed:</p> <p>a. A total area of:</p> <p>i. 25m² per site within an identified Outstanding Natural Feature, or</p> <p>ii. 50m² per site within an identified Outstanding Natural Landscape, within any 12-month period.</p> <p>b. maximum cut height or fill depth greater than 0.5m (measured vertically).</p> <p>Matters of discretion if the standard is breached:</p> <p>1. The natural landform and the extent to which the finished site will reflect and be sympathetic to the surrounding landform.</p> <p>2. The retention of silt and sediment on the site and the control of dust.</p> <p>3. The degree to which the effects of the earthworks can be remedied or mitigated.</p>	<p>This standard relates specifically to overlays which have been withdrawn and will require deletion to reflect this.</p>
--	--	--

APPENDIX 5: ODP AND PDP INTEGRATION – PRELIMINARY

Part 1: Introduction and Strategic Directions

Diagram Purpose: How the Proposed District Plan replaces Operative District Plan Part 1 provisions



Integration of PDP Part 2: District-Wide Matters with Retained ODP chapters following partial PDP withdrawal

ODP District-Wide Chapter	Corresponding PDP Chapter(s)
11 Subdivision	Subdivision
12 Financial Contributions	General District Wide Matters - Financial Contributions
13 Network Utilities, including the National Grid	Energy, Infrastructure and Transport: - Infrastructure - Protection of Infrastructure
14A Transport	Energy, Infrastructure and Transport - Transport - Noise
14B Signs	General District Wide Matters - Signs
14C Noise	General District Wide Matters - Noise
14D Hazardous Facilities	Hazards and Risks - Hazardous Substances
14E Significant Natural, Cultural and Archaeological Resources	Historical and Cultural Values - Notable Trees
14F Heritage Buildings and Structures	Plus retained ODP provisions relating to Significant Cultural and Archaeological Resources
14G Notable Trees	
14H Natural Hazards	Hazards and Risks - Natural Hazards General District Wide Matters - Coastal Environment
14I Earthworks	General District Wide Matters - Earthworks
14J Temporary Activities	General District Wide Matters - Temporary Activities
14K Filming	
14L Renewable Energy Generation	Energy, Infrastructure and Transport - Renewable Electricity Generation
14M Wind	General District Wide Matters - Wind
	New Chapters: Energy, Infrastructure and Transport - Three Waters Hazards and Risks - Contaminated Land General District Wide Matters - Activities on the Surface of Water (incorporates content from ODP Open Space Activity Areas) - Light (incorporates existing equivalent provisions in the ODP Activity Area chapters) - Papakāinga