

# Section 42A Officer's Report

**Stream #4:** Other Zones

## Subjects and Reporting officers:

<ul style="list-style-type: none"><li>• Open Space and Recreation Zones</li></ul>	Sean Bellamy <i>Intermediate Policy Planner</i>
<ul style="list-style-type: none"><li>• Hospital Zone</li></ul>	Peter McDonald <i>Senior Policy Planner</i>
<ul style="list-style-type: none"><li>• Tertiary Education Zone</li></ul>	Peter McDonald <i>Senior Policy Planner</i>
<ul style="list-style-type: none"><li>• Marae Zone</li></ul>	Cristal Bennett <i>Senior Pou Whakamahere Kaupapa Here</i>

including related Definitions and maps

**Note:** *In addition to this report, a specific report for submissions on the Quarry Zone has been prepared for this hearing stream.*

**Reviewed by:** Nathan Geard, Policy Planning Manager

# 1 Contents

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1	Contents .....	2
2	Introduction .....	5
2.1	Purpose of this report .....	5
2.2	Scope and structure .....	5
2.3	Authors .....	6
2.3.1	Introduction from Peter McDonald .....	7
2.3.2	Introduction from Sean Bellamy .....	7
2.3.3	Introduction from Cristal Bennett .....	8
2.4	Supporting evidence .....	10
2.5	Procedural issues .....	10
2.5.1	Relevance of the PDP exemption for topics covered by this report ....	10
2.5.2	Integration with the Operative District Plan .....	11
2.5.3	Notices of requirement for regional parks .....	11
3	Open Space and Recreation Zones .....	12
3.1	Chapter summary .....	12
3.1.1	Natural Open Space Zone .....	12
3.1.2	Open Space Zone .....	13
3.1.3	Sport and Active Recreation Zone .....	13
3.2	Statutory and policy context .....	14
3.3	Discussion of submissions and recommendations .....	14
3.4	Key resource management issues .....	15
3.5	Submissions on Open Space and Recreation Zone chapters – Discussion and recommendations .....	15
3.5.1	Provisions not in dispute .....	16

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3.5.2	General submissions.....	17
3.5.3	NOSZ/OSZ/SARZ Objectives .....	19
3.5.4	NOSZ - new policy and rule for keeping of goats.....	21
3.5.5	NOSZ/OSZ/SARZ Rules .....	22
3.5.6	NOSZ/OSZ/SARZ standards.....	25
3.6	Mapping and site-specific requests.....	28
3.6.1	Natural Open Space Zone .....	28
3.6.2	Open Space Zone .....	36
3.6.3	Sport and Active Recreation Zone .....	45
4	HOSZ – Hospital Zone .....	47
4.1	Chapter summary .....	47
4.2	Statutory and policy context .....	47
4.2.1	National Policy Statement for Infrastructure 2025 .....	47
4.3	Key resource management issues .....	48
4.4	Submissions on the Hospital Zone chapter - Discussion and recommendations.....	48
4.4.1	Late submission.....	49
4.4.2	Structure of assessment.....	50
4.4.3	Provisions not in dispute .....	50
4.4.4	General submissions.....	51
5	MAZ – Marae Zone .....	61
5.1	Chapter summary .....	61
5.2	Statutory and policy context .....	62
5.3	Submissions on the Marae Zone chapter - Discussion and recommendations .....	63
5.3.1	Key resource management issues.....	64
5.3.2	Assessment of submission points .....	67
6	TEDZ – Tertiary Education Zone.....	75

6.1	Chapter summary .....	75
6.2	Statutory and policy context .....	75
6.3	Submissions on the Tertiary Education Zone chapter – Discussion and recommendations.....	76
6.3.1	Submissions on urban design policies .....	77
7	Conclusion .....	81
8	Attachments.....	82

## 2 Introduction

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### 2.1 Purpose of this report

- (1) This report is the Officer Report for the **Other Zones** topic for the Proposed Lower Hutt District Plan (the PDP).
- (2) The report is prepared under section 42A of the Resource Management Act 1991 (the RMA) to:
  - Assist the Hearing Panel in making their recommendations on the submissions and further submissions on the Proposed Lower Hutt District Plan (the PDP), and
  - Provide submitters with information on how their submissions/further submissions have been evaluated by the reporting officer(s) for this hearing stream, and their recommendations to the Hearing Panel.
- (3) The Independent Hearings Panel may choose to accept or reject the conclusions and recommendations of these reports, or may come to different conclusions and make different recommendations, based on the information provided to them, including evidence provided to them by submitters.

### 2.2 Scope and structure

- (4) This report addresses submissions on the four following topics of the PDP:

Open Space and Recreation Zones, specifically:

- NOSZ - Natural Open Space Zone
- OSZ - Open Space Zone
- SARZ - Sport and Active Recreation Zone

HOSZ - Hospital Zone

MAZ - Marae Zone
TEDZ - Tertiary Education Zone

- (8) This report also addresses submissions on the definitions of Health care activity and Tertiary education activities.
- (9) To specifically address these topics, this report includes four sub-parts, each with the following:
- A summary of the relevant chapter(s),
  - A summary of the statutory and policy context where this has changed since notification of the PDP, and
  - A discussion of the submission points for these topics, including the reporting officers' recommendations in response to those submission points.
- (10) Appendix 1 of this report is a 'tracked changes' version of the chapters, showing the reporting officers' recommended amendments.
- (11) Appendix 2 of this report is a table of the submission points addressed by this report, with the reporting officers' recommendations on each point.
- (12) In addition to this report, a separate report for submissions on the Quarry Zone has also been prepared for the *Other Zones* hearing stream.

## 2.3 Authors

- (13) As this report covers a range of topics and chapters for the Proposed District Plan, it has multiple authors. The authors and the parts of the report that they are responsible for are:

Peter McDonald	HOSZ - Hospital Zone TEDZ - Tertiary Education Zone
Sean Bellamy	Open Space and Recreation Zones

Cristal Bennett	MAZ - Marae Zone
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- (14) Where a section of this report has been prepared by a specific author, the relevant author is identified at the beginning of the section.

### **2.3.1 Introduction from Peter McDonald**

- (15) My name is Peter McDonald. I am a Senior Policy Planner in the Policy Planning Team at Hutt City Council.
- (16) I have 8 years' experience in planning and resource management in Local Government in New Zealand, covering the district plan review and resource consent processing. I have a further 6 years' experience in resource management and transport planning in Queensland, Australia.
- (17) I have been involved in the District Plan Review since 2023. In addition to the HOSZ and TEDZ chapters, I have led the review for the Infrastructure, Transport and Wind topics.
- (18) Although this is a Council hearing, I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. I have complied with the Code of Conduct when preparing my written report and I agree to comply with it when I give any oral evidence.
- (19) Other than where I state that I am relying on the advice of another person, this evidence is within my areas of expertise. I have not omitted to consider material facts known to us that might alter or detract from the opinions that I express.
- (20) Any data, information, facts, and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinion. Where I have set out opinions in my evidence, I have given reasons for those opinions.

### **2.3.2 Introduction from Sean Bellamy**

- (21) My full name is Sean Bellamy. I am an Intermediate Policy Planner in the Policy Planning team at Hutt City Council.

- (22) I hold the qualifications of a Master of Regional and Resource Planning from the University of Otago, and a Master of Earth Science from the University of Waikato. I am an Intermediate Member of the New Zealand Planning Institute.
- (23) I have approximately 13 years' experience in planning and resource management roles in Local Government, covering district plan reviews and resource consent processing. This experience includes processing resource consent applications for Dunedin City Council and Hawkes Bay Regional Council and managing the review of the residential section of the Hastings District Plan.
- (24) I have been involved in the Hutt City Council District Plan Review since 2022, including working on the General Rural Zone, Rural Lifestyle Zone, Quarry Zone, Activities on the Surface Water, Signs and Designation chapters and associated s32 reports.
- (25) Although this is a Council hearing, I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. I have complied with the Code of Conduct when preparing my written report and I agree to comply with it when I give any oral evidence.
- (26) Other than where I state that I am relying on the advice of another person, this evidence is within my areas of expertise. I have not omitted to consider material facts known to us that might alter or detract from the opinions that I express.
- (27) Any data, information, facts, and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinion. Where I have set out opinions in my evidence, I have given reasons for those opinions.

### **2.3.3 Introduction from Cristal Bennett**

*Tēnā Koutou Katoa,*

*Ko Tokerau te Maunga i tu iho mai*

*Ko Orongo te Pā o Pūhi kaitiaki o Matātua waka, I moe mai i te awa o Takou*

*Ko Ngati Rehia me Ngati Hine nga hapū*

*Ko Ngāpuhi te iwi*

*Ko Cristal Bennett ahau*

- (28) My name is Cristal Bennett. I am employed by the Council as the Senior Pou Whakamahere Kaupapa Here and sit within the Te Tira Māori and Policy Planning Teams.
- (29) I hold a Master's in Planning Practice from the University of Auckland and a Master's of Business Administration from the Auckland University of Technology. I am an intermediate member of the New Zealand Planning Institute. Additionally, I completed the RMA Making Good Decisions Course in 2025.
- (30) With more than 15 years of experience in various resource consent planning (RMA) and team leadership roles within both local and regional councils, I have developed a specialisation in Te Ao Māori and tikanga. This enables me to translate government legislation for hapū/iwi and integrate cultural values and impacts into my work. My interests encompass Māori Land governance, hapū/iwi politics, papakāinga and mātauranga Māori, with a particular focus on engaging with hapū/iwi.
- (31) I have been involved in the District Plan Review since March 2024, focusing on the Te Ao Māori chapters (Tangata Whenua, Sites and Areas of Significance to Māori, Marae Zone and Papakāinga chapters), Notable Trees chapter and associated s32 reports'
- (32) Although this is a Council hearing, I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. I have complied with the Code of Conduct when preparing my written report, and I agree to comply with it when I give any oral evidence.
- (33) Other than where I state that I am relying on the advice of another person, this evidence is within my areas of expertise. I have not omitted to consider material facts known to us that might alter or detract from the opinions that I express.

(34) Any data, information, facts, and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinion. Where I have set out opinions in my evidence, I have given reasons for those opinions.

## **2.4 Supporting evidence**

(35) Other than the s32 evaluation reports for these chapters, there are no additional supporting documents or evidence for this report.

## **2.5 Procedural issues**

(36) At the time of writing this report there have not been any pre-hearing conferences, clause 8AA meetings or expert witness conferencing in relation to submissions addressed through this report.

### **2.5.1 Relevance of the PDP exemption for topics covered by this report**

(37) As discussed in the s42A report for *Hearing #1: Opening*<sup>1</sup>:

- The Resource Management (Consenting and Other System Changes) Amendment Act came into force on 20 August 2025.
- The Amendment Act introduced new “Plan Stop” requirements.
- For Hutt City Council and its PDP, these requirements effectively required Council to stop the PDP process and withdraw the plan unless an exemption was granted by the Minister for the Environment.
- Council requested an exemption for specific parts of the PDP. This exemption was granted on 15 January 2026.

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<sup>1</sup> <https://www.huttcity.govt.nz/council/district-plan/district-plan-review/proposed-district-plan-hearings/hearing-stream-1>

(38) For the *Other Zones* topic of the PDP, all parts of the relevant chapters are within scope of the exemption.

## **2.5.2 Integration with the Operative District Plan**

(39) As parts of the PDP have been withdrawn, the PDP is no longer a complete replacement of the Operative District Plan. As a result, on the completion of the PDP process, the surviving parts of the PDP will need to integrate with the parts of the Operative District Plan that will no longer be replaced.

(40) For the *Other Zones* topic of the PDP, no integration issues are anticipated as the chapters are effectively a *1 for 1* replacement of existing chapters of the Operative District Plan.

## **2.5.3 Notices of requirement for regional parks**

(41) Greater Wellington Regional Council (GWRC) has submitted notices of requirement for Belmont Regional Park, East Harbour Regional Park and Wainuiomata Regional Park, which have been included in the PDP. The proposed designations would limit the application of the NOSZ.

(42) The effect of designating the regional parks, as outlined in sections 176 and 176A of the RMA, is that:

- A resource consent is not required for public work undertaken by the requiring authority under the designation,
- Other persons require written consent from the requiring authority to anything in relation to the land that might prevent or hinder a public work that might be undertaken under the designation,
- The provisions in the district plan apply only to the extent they are not used for the purpose of the designation. The requiring authority must submit an outline plan to the territorial authority prior to undertaking the public work, and
- An outline plan may be required of the public work, project or work to be constructed on designated land.

# 3 Open Space and Recreation Zones

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**Author of this section: Sean Bellamy**

## 3.1 Chapter summary

(43) The PDP includes the following Open Space and Recreation Zones:

- Natural Open Space Zone
- Open Space Zone
- Sport and Active Recreation Zone

(44) These zones are summarised below.

### 3.1.1 Natural Open Space Zone

(45) The National Planning Standards describe the Natural Open Space Zone as:

*“Areas where the natural environment is retained and activities, buildings and other structures are compatible with the characteristics of the zone.”*

(46) The Natural Open Space Zone (NOSZ) in the PDP includes public land that is primarily used for conservation purposes and a range of recreation activities. The majority of the land in the Natural Open Space Zone is contained within Rimutaka Forest Park, Belmont Regional Park, East Harbour Regional Park, and the Wainuiomata Water Collection Area. It also includes some smaller reserves, including the islands located within Wellington Harbour.

(47) The NOSZ chapter provides for conservation activities, recreational activities, customary activities, public and community gardens, walking and cycling tracks, park maintenance and repair and carparking. Activities such as visitor centres, food and beverage activity, visitor accommodation and community

facilities activities are provided for subject to controls on scale of the land use.

### **3.1.2 Open Space Zone**

(48) The National Planning Standard describe the Open Space Zone as:

*“Areas used predominantly for a range of passive and active recreational activities, along with limited associated facilities and structures.”*

(49) The Open Space Zone (OSZ) in the PDP includes public land, such as local parks and playgrounds, that are typically used for informal recreation and leisure activities. In general, this land has a low level of built development. It includes reserves and parks adjacent to rivers and streams, and other areas where development may be inappropriate to the risk of natural hazards.

(50) The OSZ Chapter provides recreational activities and a low level of built development. Potentially compatible activities may include recreational activities and community facilities activities. Other activities are considered potentially incompatible. The built development is managed to maintain open space amenity and character.

(51) The OSZ includes the Hutt River Mouth Stabilisation Precinct. This is an area of land adjacent to the Hutt River Mouth, that is associated with activities associated with the maintenance and stabilisation of the Te Awa Kairangi/Hutt River. It provides for the processing, storage, distribution and sale of aggregate.

### **3.1.3 Sport and Active Recreation Zone**

(52) The National Planning Standard describe the Sport and Active Recreation Zone as:

*“Areas used predominantly for a range of indoor and outdoor sport and active recreational activities and associated facilities and structures.”*

(53) The Sport and Active Recreation Zone (SARZ) contains the majority of Lower Hutt’s public sports grounds, such as sports fields, golf courses and larger reserves with playgrounds. It also contains a range of indoor facilities for

community activities and indoor sports. Development is limited to that which is necessary to provide for and support recreational and community activities.

- (54) The SARZ includes the Hutt Park Accommodation Precinct. This is an area of land within the Hutt Park reserve that has a history of being used for visitor accommodation and associated ancillary activities. The precinct provides bespoke provisions for these activities.

## 3.2 Statutory and policy context

- (55) The broader statutory considerations and national and regional direction for the Open Space and Recreation Zones of the PDP remains as set out in the s32 report for the chapters.

- (56) While there was a significant package of new and updated national direction in January 2026, and further amended direction is set to come into force in June 2026, this national direction has little relevance for these chapters. Where the new direction has some relevance for the zone (for example, in relation to the management of natural hazards through the *National Policy Statement for Natural Hazards 2025* or provision for infrastructure through the *National Policy Statement for Infrastructure*), this direction is better address through upcoming hearings that address these matters district-wide.

## 3.3 Discussion of submissions and recommendations

- (57) The following sections of this report discuss the submission points on Open Space and Recreation Zones.

- (58) It includes sections on:
- Key issues raised in submissions (s3.4),
  - Submissions on Open Space and Recreation Zones chapters (s3.5), and
  - Submissions on the mapping of the Open Space and Recreation Zones and site-specific requests (s3.6).

## **3.4 Key resource management issues**

(59) The following key resource management issues have been identified for the submissions on the Open Space and Recreation Zones of the PDP:

- Rezoning land,
- Provision for quarrying activities in NOSZ,
- Management of goats, and
- Amendments relating to fire fighting.

(60) These issues are discussed in relation to the relevant submission points in the following assessments.

## **3.5 Submissions on Open Space and Recreation Zone chapters – Discussion and recommendations**

(61) The following sections of this report address submission points on Open Space and Recreation Zone chapters, with recommendations on decisions requested by submitters and other amendments resulting from these submission points.

(62) The sections are:

- Provisions not in dispute
- Strategic Directions
- General submissions
- NOSZ / OSZ / SARZ objectives
- NOSZ policies
- NOSZ / OSZ / SARZ rules

- NOSZ / OSZ / SARZ standards
- Mapping and site-specific requests

(63) Each section includes:

- A brief summary of the relevant submission points for that section,
- A discussion of those points, and
- The reporting officer's (Sean Bellamy's) recommendations on the decisions requested or alternative relief.

(64) Where I recommend an amendment to the PDP, an assessment of the amendment in accordance with s32AA of the RMA is provided.

### **3.5.1 Provisions not in dispute**

(65) The following provisions only have submissions that are neutral or in support, with no changes sought:

#### **Policies**

- NOSZ-P1 (Predominant activities) – supported by NZ Helicopter Association (215.8) and NZ Agricultural Aviation Association (231.10)
- NOSZ-P2 (Compatible activities) – supported by Clarus (474.72)
- NOSZ-P3 (Potentially incompatible activities) – supported by Clarus (474.73)

#### **Rules**

- NOSZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures) – supported by Wellington Regional Council (452.192 and 452.193)
- NOSZ-R11 (Visitor accommodation) – supported by Wellington Regional Council (452.194)

## Mapping

- Zoning of 73 Mulberry Street, Maungaraki – supported by Joshua and Fenyi Patterson (PDP 284.1)

(66) I recommend that the submission points supporting these provisions, as identified above, be accepted.

## 3.5.2 General submissions

### 3.5.2.1 Whole chapter

#### *Submission*

(67) Aggregate and Quarry Association of New Zealand (202.8) submits that the Natural Open Space Zone should include provisions providing for quarrying activities in the Zone.

(68) They argue that the District Plan should consider providing for quarrying within the NOSZ, subject to appropriate conditions. The NOSZ covers a large area and may contain accessible aggregate deposits, but there are no provisions for this in the proposed plan.

#### *Assessment*

(69) I disagree with the submission. The submitter has not provided a suggested wording for any new provisions for quarrying activities, or any associated s32 assessment.

(70) I consider the submitter raises valid issues for consideration. I agree that quarrying activities need to be provided for in the District Plan. It is a limited resource, that is location dependent on the nature of the geology, adequate access, and should ideally be close to the point of use. I recognise that there are limited opportunities for quarrying in Lower Hutt and that future quarries may be dependent on the use of land within the Natural Space Zone.

(71) The NPS-I provides for infrastructure supporting activities, such as quarrying. Policy 5 requires decision makers to recognise and provide for infrastructure supporting activities, including:

- Recognising the importance of quarrying and enabling the benefits to be realised,
- Recognising the operational need or functional need of quarrying to be realised, and
- Enabling the timely delivery of quarrying.

I consider the existing provisions in the Quarry Zone and General Rural Zone adequately provide for, and enable, quarrying within the District Plan. The Quarry Zone specifically provides for quarry activities. The General Rural Zone recognises the importance and provides a resource consent pathway for quarrying activities.

- (72) The NOSZ specifically provides for areas with high natural values. Quarrying of these areas potentially has significant effects on indigenous biodiversity. Other potential issues include impacts on significant natural features and landscapes, the coastal environment, SASMs, heritage values and other matters listed in s6 of the RMA. There is also the potential for effects beyond the boundary of a site, such as transport effects, noise and vibration effects and dust.
- (73) In addition, use of land in the NOSZ for quarrying activities may require changes to legislation and ownership for quarrying to be undertaken. Land in NOSZ is publicly owned and often subject to the Reserves Act 1977 or the Conservation Act 1987. The development of a quarry may require the transfer of land, and/or the removal of a reserve. This is the case with the potential rezoning of land within the Belmont Regional Park.
- (74) I believe that the potential effects of quarry and ancillary activities are difficult to define, assess and provide for without specific information on locations, scale and type of activities. Additionally, they likely require specialist assessments and consultation to manage any adverse effects. In the absence of any assessment of the resource potential, the scale and location of activities, the types of effects and impact of quarrying, I consider the existing provisions the most appropriate methods for managing the effects. This would require a resource consent or plan change to enable quarrying at a specific location and ensure that any adverse effects are appropriately accounted for, and avoided, remedied or mitigated.

*Recommendation*

- (75) I recommend rejecting the submission point of the Aggregate and Quarry Association of New Zealand (PDP 202.8).

### **3.5.3 NOSZ/OSZ/SARZ Objectives**

#### **3.5.3.1 NOSZ-O2 Activities in the zone**

*Submission*

- (76) NZ Helicopter Association (215.7) and NZ Agricultural Aviation Association (231.9) seek to retain the objective as notified.
- (77) Clarus (PDP 474.70) seeks to amend the objective *NOSZ-O2: Activities in the zone* as follows:

*(b) Provides for other activities that:*

...

*iii. Are compatible with conservation and recreation activities within the zone, or*

*iv. Have a functional or operational need to be located in the zone.*

- (78) The submitter argues that the zone includes infrastructure which necessarily must traverse some Open Space Zone areas in order to provide essential services to residents and businesses. These include electricity and gas in particular, and other services such as telecommunications and three waters.

*Assessment*

- (79) I disagree with the submission by Clarus. I agree that the electricity, gas, telecommunications and 3 waters need to be provided for in the District Plan. However, I consider that they are more appropriately provided for in the District Wide Matter chapters. All of the activities described by the submitter fall within the definition of infrastructure in the PDP. The PDP provides for these activities in a number of chapters, including:

- Infrastructure chapter, and

- Three Waters chapter.

*Recommendation*

(80) I recommend rejecting the submission point of Clarus (474.70).

### **3.5.3.2 NOSZ-O3 Built Character**

*Submission*

(81) Clarus (474.71) seeks to amend the objective as follows:

*NOSZ-O3 Built character*

*The Natural Open Space Zone includes a low level of built development that:*

*a. Retains the natural, ecological and landscape values within the zone, including landscapes with high levels of indigenous vegetation,*

*b. Either provides for conservation activities and recreation activities or are compatible with the provision of recreation activities and community facilities within the zone, and*

*c. Is compatible with the planned character and amenity of adjoining Residential Zones and Rural Zones, or*

*d. includes essential infrastructure only to the extent that this has a functional or operational need to be located in the zone.*

(82) They argue that the amendment is necessary as the zone is traversed by infrastructure (including electricity, gas, telecommunications and three waters) in order to provide essential services to residents and businesses.

(83) I disagree with the submission. I do not consider that there is a benefit to amending the objective to specifically account for infrastructure. Infrastructure including new gas pipelines is managed in the Infrastructure and Three Waters chapters, via district wide provisions.

*Recommendation*

- (84) I recommend rejecting the submission point of Clarus (PDP 474.71).

### **3.5.4 NOSZ - new policy and rule for keeping of goats**

*Submission*

- (85) Forest and Bird (424.2d), supported by Manor Park and Haywards Residents (F10.54), seek the following new policy and rule on the keeping of goats in the Natural Open Space Zone:

**NOSZ-PX: Keeping of goats**

Restrict the keeping of goats in rural zones near open space zones to protect natural values.

**NOSZ-RX Keeping of goats** (rule based on proposed Combined Wairarapa District Plan ECO-R3)

Activity status: Permitted

Where:

1. All goats shall be contained within goat-proof fenced areas<sup>3</sup>

2. the site(s) on which the goats are kept is not located within 2km of the Natural Open Space Zone.

Where compliance with 1 or 2 is not achieved the activity is RDIS.

Matters of discretion to include effects on indigenous biodiversity.

*Assessment*

- (86) I agree with the submitter that the keeping of goats is a potential issue within the rural environment of Lower Hutt. Goats are used in the rural environment to manage pest species, but have the potential to impact on areas of indigenous vegetation. The submitter's proposed provisions would provide for the containment of goats and limit the development of feral goat populations.

- (87) The Natural Open Space Zone covers areas of the district where there are low levels of built development. The zone has been applied to publicly owned parks and reserves managed by the Department of Conservation, GWRC and Hutt City Council. This includes Remutaka Forest Park, East Harbour Regional Park, Belmont Regional Park and other similar areas.
- (88) The submitter has not provided evidence regarding the extent to which the keeping of goats within land in the Natural Open Space zone, are contributing to the loss of environmental values associated with zone.

*Recommendation*

- (89) I recommend rejecting the relief sought by Forest and Bird (424.2d).

### **3.5.5 NOSZ/OSZ/SARZ Rules**

- (90) There are no submissions which seek relief to rules of notified NOSZ / OSZ / SARZ chapters. However, submitters have sought changes to the introduction to the rules chapter, and to include new provisions. These submission points are addressed here.

#### **3.5.5.1 NOSZ Rules – Introduction**

*Submissions*

- (91) NZ Helicopter Association (215.9) and NZ Agricultural Aviation Association (231.11) seek to include the following note with the rules of the NOSZ chapter:

*Section 4(3) RMA allows certain Crown activity to contravene a District Plan in relation to any work or activity on land held under the Conservation Act 1987 that is consistent with a conservation management strategy, conservation management plan, or management plan and does not have a significant adverse effect beyond the boundary of the land. Accordingly, this chapter does not apply to the Department of Conservation activities that meet section 4(3) RMA, but does apply to their activities that do not meet section 4(3) RMA.*

*Assessment*

- (92) I agree that the section 4(3) of the RMA, exempts the Crown from some activities. However, I do not consider there is value in restating this in the NOSZ chapter.

*Recommendation*

- (93) I recommend rejecting the submission of the NZ Helicopter Association (215.9) and NZ Agricultural Aviation Association (231.11).

**3.5.5.2 NOSZ/OSZ/SARZ New Rule: Emergency Services Facilities**

*Submission*

- (94) Fire and Emergency New Zealand (374.68l, 374.68m, 374.68n) seeks new rules to provide for Emergency Service Facilities as a permitted activity in open space and recreation zones, subject to standards. The proposed change is:

xxxZ-Rx Emergency Services facilities

1. Activity Status: Permitted

- (95) The submitter states that the rule would mean that emergency service facilities would be controlled by performance standards such as height, height in relation to boundary and building coverage. However, this is not consistent with their proposed drafting as above. The submitter may wish to clarify their intended relief.
- (96) Fire and Emergency argues that the facilities are critical importance of emergency services to communities and that the ability to construct and operate emergency service facilities (i.e., fire stations) in locations which will enable reasonable response times to fire and other emergencies is restricted. New fire stations may be necessary in any zone across the district in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change.

### *Assessment*

- (97) Emergency service facilities have non-complying activity status through catch-all rules in each of the Open Space and Recreation zones.
- (98) Whilst I agree that emergency service facilities provide an important service for the community, and that provision should be provided for them. I don't believe that the Natural Open Space Zone is an appropriate zone.
- (99) Under the National Planning Standards, the Natural Open Space Zone includes areas used predominantly for conservation and recreation activities, along with limited associated facilities and structures. In my opinion, emergency facilities fall outside of these activities and should be considered on their own merit prior to change of use and development.
- (100) The submitter argues that the effects of a fire station can be largely anticipated and, in the most part, do not differ to the effects of many activities that may be anticipated through rural and urban environments. I consider that this is not the case for the Natural Open Space Zone, and no change to the rule framework for this chapter is necessary.
- (101) The Open Space Zone and Sport and Active Recreation Zone anticipate a mix of recreation, sporting and community activities. I do not consider that an appropriately designed or located emergency service facility would be contrary to the purpose or character anticipated for these zones.
- (102) Emergency service facilities potentially will have effects which are not compatible with the Open Space Zone and Sport and Active Recreation Zone, whereby I do not consider that a permitted rule is appropriate. I consider that the defined term "emergency services facilities" will encompass a wide range and scale of activities whereby potential adverse effects may be difficult to anticipate and control through a restricted discretionary rule.
- (103) Therefore I consider it is appropriate to include a new rule with a Discretionary activity status for emergency service facilities in each of the Open Space Zone and the Sport and Active Recreation Zone. This will ensure these activities are provided for and are assessed with respect to the policy direction for compatible activities.

*Recommendation*

- (104) I recommend rejecting submission point 374.68l of Fire and Emergency New Zealand.
- (105) I recommend accepting in part submission points 374.68m and 374.68n of the Fire and Emergency New Zealand, and including a new rule in each of the Open Space Zone and Sport and Active Recreation Zone, as follows:

OSZ/SARZ-Rx Emergency service facilities

1. Activity Status: Discretionary

### **3.5.6 NOSZ/OSZ/SARZ standards**

#### **3.5.6.1 Adjoining zones**

*Submission*

- (106) The Planning Policy Team of Hutt City Council (440.74a, 440.74b and 440.74c) seeks changes to the description of standards for height in relation to boundary and setbacks in each of the three chapters to provide consistency with the rest of the plan and assist in plan interpretation. The amendments are as follows:

*NOSZ-S3 / OSZ-S4 / SARZ-S4    Height in relation to boundary* ~~—~~

Adjoining zones

*NOSZ-S4 / OSZ-S5 / SARZ-S5 – Setbacks* ~~—~~ Adjoining zones

*Assessment*

- (107) This is a minor change that ensures consistency across the District Plan. The proposed change more accurately reflects that the standards limit height in relation to boundaries and setbacks from sites in adjoining zones.

*Recommendation*

- (108) I recommend that the submission points of Hutt City Council's Planning Policy Team (440.74a, 440.74b and 440.74c) be accepted.

### 3.5.6.2 Emergency structures

#### *Submission*

- (109) Fire and Emergency New Zealand (374.70o, 374.70p and 374.70q) seek to amend standards for height, height in relation to boundary and setbacks in each of the Open Space and Recreation zones to provide an exemption for structures associated with an emergency services facility. The wording of the proposed exemption is as follows:

*Exemption from the Building height (XXXZ-SX), Height in relation to boundary (XXXZ-SX) and Setbacks (XXXZ-SX) standards: The erection or installation of an emergency service tower or communication pole, up to a height of no more than 15m, associated with an emergency services facility.*

- (110) Fire and Emergency New Zealand submit that the removal of the need to comply with height standard for the Natural Open Space Zone would enable the efficient functioning of Fire and Emergency in establishing and operating fire stations.

#### *Assessment*

- (111) I consider it unlikely that there are any sites in the Natural Open Space Zone that would likely require this exemption. The exemption is sought specifically for sites containing an existing, or future, emergency services facility I am not aware of any sites in the Hutt District where this is the case.
- (112) I disagree with the equivocation with chimneys, satellite dishes and aerials in the Natural Open Space Zone due to potential scale of the structure (i.e. up to a maximum height of 15m), and the importance of the character of amenity associated with open space.

#### *Recommendation*

- (113) I recommend rejecting the relief sought by Fire and Emergency New Zealand (374.70o, 374.70p, 374.70q).

### 3.5.6.3 Water supply for fire fighting

*Submission*

- (114) Fire and Emergency New Zealand (374.69o, 374.69p and 374.69q) seeks a new standard requiring for firefighting purposes:

**xxxZ-Sx Firefighting water supply**

**1. Activity status: Permitted**

a. Where a connection to a publicly owned reticulated water supply systems is available, all new allotments must:

i. Be provided with a water supply connection at the allotment boundary, that meets the requirements of the Wellington Water Regional Standard for Water Services December 2021 (Chapter 6, Tables 6.1 and 6.2), and

ii. Comply with water supply requirements in the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

b. Where a connection to a publicly owned reticulated water supply systems is not available, all allotments must:

i. Be provided with access to a self-sufficient potable water supply with a minimum volume of 10,000L, and

ii. Comply with the water supply requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Matters of discretion:

1. The extent to which the proposed water supply is sufficient for the development or activity it serves.

2. The suitability of the proposed water supply for fire-fighting purposes, including effects on people's health and safety, and on property.

3. Where a publicly owned reticulated system is not immediately available, but is likely to be in the near future, the appropriateness of temporary systems.

4. Whether any site constraints make compliance impracticable.

5. Any resulting changes to the level of service provided to other properties in that part of the network.

#### *Assessment*

- (115) These submission points are more appropriately considered through the hearing for the Three Waters chapter (Hearing # 6: Infrastructure, scheduled for September 2026), where FENZ has made similar submission points. As such, these submission points will be addressed in the relevant officer report for that hearing. On this basis, I make no recommendation on these submission points.

## **3.6 Mapping and site-specific requests**

### **3.6.1 Natural Open Space Zone**

#### **3.6.1.1 Reserve land near Stanhope Grove**

##### *Submission*

- (116) Lorraine Mansfield (216.3) seeks that reserve land adjacent to Stanhope Grove, Korokoro is not intensified or developed including for residential infill development.



Figure 1. Sites adjacent to 33 Stanhope Grove, Korokoro (outlined in blue).

*Assessment*

- (117) I consider that the existing provisions sufficiently restrict development on reserve land. The reserve land in question (105 Western Hutt Road, Petone) is within the Natural Open Space Zone and publicly owned. Residential dwellings are only provided where they are ancillary to park activities (e.g. to provide accommodation for staff).

*Recommendation*

- (118) I recommend accepting in part the submission point of Lorraine Mansfield (216.3), with no amendments to the provisions in the Natural Open Space Zone.

**3.6.1.2 1190 and 1354 Coast Road, Wainuiomata Coast**

*Submission*

- (119) Margot Fry and Ian Turner (388.1) oppose the District Plan Maps and request that the area of land mapped as Natural Open Space Zone be removed from the land, easement strips and riverbed between 1190 and 1352 Coast Road,

and that land be zoned General Rural Zone. The area is shown in Figure 2 below.

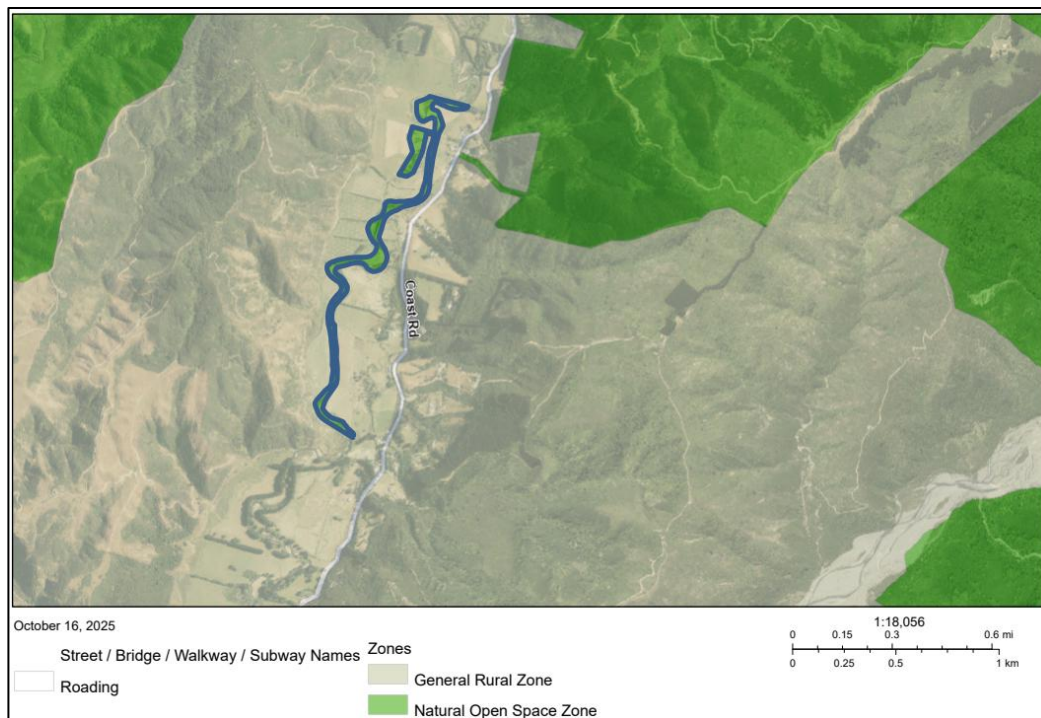


Figure 2. The area zoned Natural Open Space Zone located between 1190 Coast Road and 1354 Coast Road, Wainuiomata Coast, outlined in blue.

#### *Assessment*

- (120) I consider the most appropriate zoning is Natural Open Space Zone.
- (121) I disagree with the argument that the General Rural Zone is the appropriate zone for the area. The site is publicly owned land that encompasses the Wainuiomata River and its margins. I consider it most closely aligns with the description of Natural Open Space Zone as set out in the National Planning Standards.
- (122) I note that none of the land that is zoned NOSZ in the PDP is privately owned. The land associated with the Wainuiomata River is legally described as Parcel 4105626, and is crown owned land. This parcel is not included on any of the records of title for adjacent properties. Also included in NOSZ is a small Department of Conservation Scenic Reserve located at 1292 Coast Road.

- (123) I consider that the use of the adjacent sites, and the esplanade strips attached to them, do not warrant applying the General Rural Zone to the site.
- (124) Additionally, the rezoning of this land does not trigger any additional consents for land use on the adjacent GRUZ zoned properties.
- (125) I believe that access to the sites is a separate question. Public access to the sites is not a determining factor in the proposed zone. I do note that the area is not connected to public road by public land, but relies on interests attached to records of titles of adjacent privately owned sites.

*Recommendation*

- (126) I recommend rejecting the submission point Margot Fry and Ian Turner (388.1).

### **3.6.1.3 1A Mackenzie Road, Eastbourne**

*Submission*

- (127) David and Caroline Skelley (30.1) request that 1A Mackenzie Road, Eastbourne is rezoned from Natural Open Space Zone to Medium Density Residential Zone. The site and the zoning in the PDP are shown in Figure 3 below.
- (128) David and Caroline Skelley (30.2) have also requested that 1A Mackenzie Road, Eastbourne be included in the 18m Height Control Overlay. This submission point has been addressed in Hearing #2: Residential Zones. However, the s42A report for this hearing did not include recommendations with respect to the correct submission point number. I have incorporated the relevant assessment from the Residential Zones s42A assessment into this report, and have included a recommendation with respect to submission point 30.2.



Figure 3. 1A MacKenzie Road, Eastbourne. The site boundary is outlined in blue.

### Assessment

- (129) I agree with submission point 30.1 of David and Caroline Skelley. Rezoning the site would reflect the actual use of the site. The site is privately owned and is zoned as Medium Density Residential under the Operative District Plan. In addition, resource consent (RM230298) has been granted for a dwelling with vegetation clearance and earthworks, and a building consent (BC250408) has been issued for a three-storey dwelling on site.
- (130) In relation to the submission from David Skelley and Caroline Skelley (30.2), seeking the application of the 18m Height Control Overlay to 1A MacKenzie Road, I confirm that the ODP has an 18m Height Control Overlay for this property. I also note that the rear section of adjacent properties also have this overlay. However, under the PDP the spatial extent of this overlay has been reduced to only include properties with street frontages to Muritai Road. The rear of these properties, including this site, are no longer subject to the height control overlay. While I note the owner has resource consent to construct a dwelling onsite, this does not influence the height control overlay. The site is an undeveloped lot to the rear of the properties along Muritai Road. The site

has access to MacKenzie Road which is also subject to the Highly Constrained Roads Overlay.

- (131) The height control overlay is for areas where additional development is provided for adjacent to centres, including Eastbourne commercial centre. The overlay also applies to areas well-served by existing or planned commercial activities and community services. I have reviewed the request to include 1A Mackenzie Road, Eastbourne against these criteria and disagree that it should be included in the Specific Height Control Overlay. Furthermore, the site is constrained due to its location on MacKenzie Road which makes it unsuitable for the height control. I also note the site is bounded to the rear by East Harbour Regional Park which has a Natural Open Space zoning. In my opinion it is appropriate to limit heights adjacent to this area of open space to that provided for in the zone, rather than providing additional height as this protects the amenity of the open space area.

*Recommendation*

- (132) I recommend that submission point 30.1 of David and Caroline Skelley be accepted.
- (133) I recommend that submission point 30.2 of David and Caroline Skelley be rejected.

**3.6.1.4 64 Waipounamu Drive, Kelson**

*Submission*

- (134) Kelson Heights Limited (373.2) seeks that the area mapped as Natural Open Space Zone at 64 Waipounamu Road, Kelson is rezoned to the Medium Density Residential Zone.



Figure 4. 64 Waipounamu Road, including Natural Open Space zoning to the north of the site.

- (135) The site is subject to resource consents for further subdivision and residential development. The Natural Open Space zoned portion of the site is to be vested to the Council as reserve on completion of the development.
- (136) The submitter states that the zone boundary within the site may cause issues with the construction of earthworks structures for the remaining residential development. Although the approved earthworks encroach within the Natural Open Space portion of the site, the submitter argues that this zoning (being more restrictive of earthworks) may cause issues if further variations or consents were required to complete the development.

*Assessment*

- (137) It is unclear from the submission why the proposed change in zoning is required. The PDP provides for earthworks in both the Medium Density

Residential Zone and the Natural Open Space Zone. The earthworks standards in the PDP are in fact more enabling within the Natural Open Space Zone than the Medium Density Residential Zone. Therefore, granting the submitter’s relief may be contrary to the intent of their submission. The submitter may wish to provide further clarification if they consider this is not the case.

*Recommendation*

- (138) I recommend the submission point of Kelson Heights Limited (373.2) be rejected.

### 3.6.1.5 95 Kingsley Street, Stokes Valley

*Submission*

- (139) Silverstream Park Christian Centre (32.4) request an amendment to remove the Natural Open Space Zone from 95 Kingsley Street, Stokes Valley, or its rezoning to Medium Density Residential Zone (see Figure 5 below). They submit that it is road reserve, and the zoning should be removed.



Figure 5. 95 Kingsley Street, Stokes Valley.

*Assessment*

- (140) I do not agree with the requests of the Silverstream Park Christian Centre submission.
- (141) The site is effectively a formed road. It has an established sealed road, that is used for access to adjacent sites. The site is covered by a right of way and provides access to adjacent sites. The right of way limits the use or development of structures on the site and on the adjacent sites. The site at 3 Bach Reynolds Drive, Stokes Valley, also has restrictions on development due to easements adjacent to the boundary for the transmission of electricity and water.
- (142) In my view a change in the zoning of the site has no effect on the adjacent sites. There are no rules that are triggered by the boundary of the Natural Open Space Zone with the Medium Residential Zone or General Rural Zone. While the development of the site could be restricted by the proposed zoning, this is minimised by the ROW provisions.
- (143) I consider the zoning of the site to have little or no effect on the use of the existing site.

*Recommendation*

- (144) I recommend rejecting the submission point of Silverstream Park Christian Centre (32.4).

## **3.6.2 Open Space Zone**

### **3.6.2.1 1/65 Marsden Road, Melling**

*Submission*

- (145) Adrian Palmer Family Trust (315.7) seeks to amend the PDP by rezoning that portion of the property at 1/65 Marsden Road, Melling that is mapped Open Space Zone to Light Industrial Zone. See Figure 6 below.



Figure 6. The site at 1/65 Marsden Road proposed to be rezoned Light Industrial Zone, outlined in blue.

*Assessment*

(146) Although the submitter does not provide reasons for the submission, the majority of the site in question is within the Light Industrial Zone in the PDP maps. The entire site is zoned General Business Activity area in the Operative District Plan, the majority of the area contains Industrial and commercial activities, and it is privately owned.

(147) In my opinion, the zone maps should be amended so that the whole of the site is in the Light industrial Zone, to reflect the previous zoning and existing use of the site. This area is currently used for parking, access and industrial activities. The zoning boundary is an error and should be corrected.

*Recommendation*

(148) I recommend accepting the submission point of Adrian Palmer Family Trust (315.7).

### **3.6.2.2 5 Coulson Street**

#### *Submission*

- (149) Urban Plus Limited seeks either:
- 5 Coulson Street, Avalon (Colson Street Reserve) is rezoned to the High Density Residential Zone (322.39), or
  - The sites at 5 Colson Street, 12 Hollard Grove, 13-16 Hollard Grove, 17-20 Hollard Grove, 10-16 Colson Street, 16A Colson Street and 18-26A Colson Street are rezoned to Open Space Zone and High Density Residential Zone in accordance with the outcomes of a reserve exchange process and based on the preliminary masterplan for the sites (322.40).

#### *Assessment*

- (150) I understand that the relief requested by the submitter is related to a development proposal that was being considered at the time that the PDP was notified for submissions, but that the submitter is no longer pursuing. The submitter can advise if this is not the case. On this basis, I recommend that the submission be rejected.

#### *Recommendation*

- (151) I recommend that the submission points of Urban Plus Limited (322.39, 322.40) be rejected.

### **3.6.2.3 Harry Martin Lane, Wainuiomata**

#### *Submission*

- (152) The Planning Policy Team of Hutt City Council (440.101) seeks to rezone 8 to 44 Harry Martin Lane, Wainuiomata from the Open Space Zone to the Medium Density Residential Zone. These sites are shown in Figure 7 below.



Figure 7. The sites at 8 to 44 Harry Martin Lane, Wainuiomata.

(153) The Policy Planning Team of Hutt City Council (440.102) also seeks:

- Corrections to the zoning of 2, 4 and 6 Harry Martin Lane, Wainuiomata to Medium Density Residential Zone, and
- To move the boundary between the Medium Density Residential Zone and Open Space Zone on the opposite side of Parkway to the centreline of Parkway.

2, 4, and 6 Harry Martin Lane are shown in Figure 8 below.



Figure 8. 2, 4 and 6 Harry Martin Lane and Parkway, Wainuiomata.

*Assessment*

(154) I agree with the relief sought in submission points 440.101 and 440.102. The amendments will correct GIS processing errors. The sites in question are privately owned, have existing residential development, consistent with the Medium Density Residential Zone, and are within the General Residential Activity Area in the Operative District Plan. This is consistent with the Medium Density Residential zone and inconsistent with the provisions of the Open Space Zone in the PDP.

(155) Applying the correct zoning to 8 to 44 Harry Martin Lane, will mean that there will be Medium Density Residential zoned land on either side of Harry Martin Lane (which is identified in the PDP as within the Open Space Zone). Therefore, as consequential relief to accepting 440.101, I recommend amending the zoning of Harry Martin Lane to the Medium Density Residential Zone.

*Recommendation*

(156) I recommend accepting the submission points of the Policy Planning Team of Hutt City Council (440.101, 440.102).

### 3.6.2.4 33 Grovedale Square, Wainuiomata

#### Submission

- (157) The Policy Planning Team of Hutt City Council (440.103) seeks to amend the boundary between Medium Density Residential Zone and Open Space Zone such that it matches the property boundary at 33 Grovedale Square, Wainuiomata. The site is shown in Figure 9 below.



Figure 9. The site at 33 Grovedale Square, Wainuiomata, with the blue outline delineating the area requested to be rezoned Medium Density Residential Zone.

#### Assessment

- (158) I agree with submission point 440.103. The site is a residential section, with existing residential use. Almost the entirety of the site is zoned Medium Density Residential in the PDP. There are small portions of the site near the south-eastern boundary that are zoned Open Space Zone. This will correct mapping error.

*Recommendation*

- (159) I recommend accepting the submission point of the Policy Planning Team of Hutt City Council (440.103).

**3.6.2.5 1 Mary Huse Grove, Manor Park**

*Submission*

- (160) The Planning Policy Team of Hutt City Council (440.104) seeks to rezone 1 Mary Huse Grove, Manor Park to Medium Density Residential Zone. The site is shown in Figure 10 below.



Figure 10. The site at 1 Mary Huse Grove, Manor Park, with the blue outline delineating the area requested to be rezoned Medium Density Residential.

*Assessment*

- (161) I agree with the relief sought by submission point 440.104. The site is a residential section, with existing residential use and the adjoining residential site is in Medium Density Residential Zone in the PDP. The amendment will correct a GIS processing error.

*Recommendation*

- (162) I recommend accepting the submission point of the Policy Planning Team of Hutt City Council (440.104).

**3.6.2.6 75, 105A, and 105B Woburn Road, Woburn**

*Submission*

- (163) The Policy Planning Team of Hutt City Council (440.105) seeks that the boundary of Open Space Zone and Medium Density Residential Zone is realigned to match the property boundaries of the sites at 75, 105A and 105B Woburn Road, Woburn. The sites are shown in Figure 11, Figure 12 and Figure 13 below.

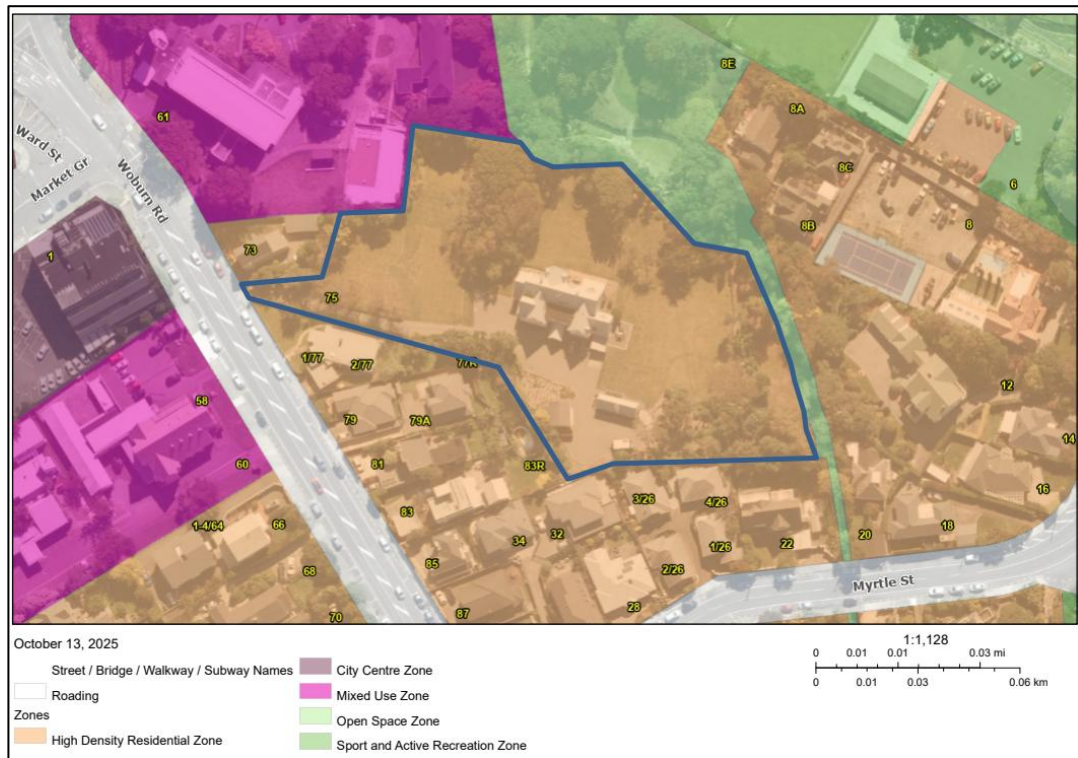


Figure 11. The site at 75 Woburn Road, Woburn, with the blue outline delineating the area requested to be rezoned Medium Density Residential Zone.

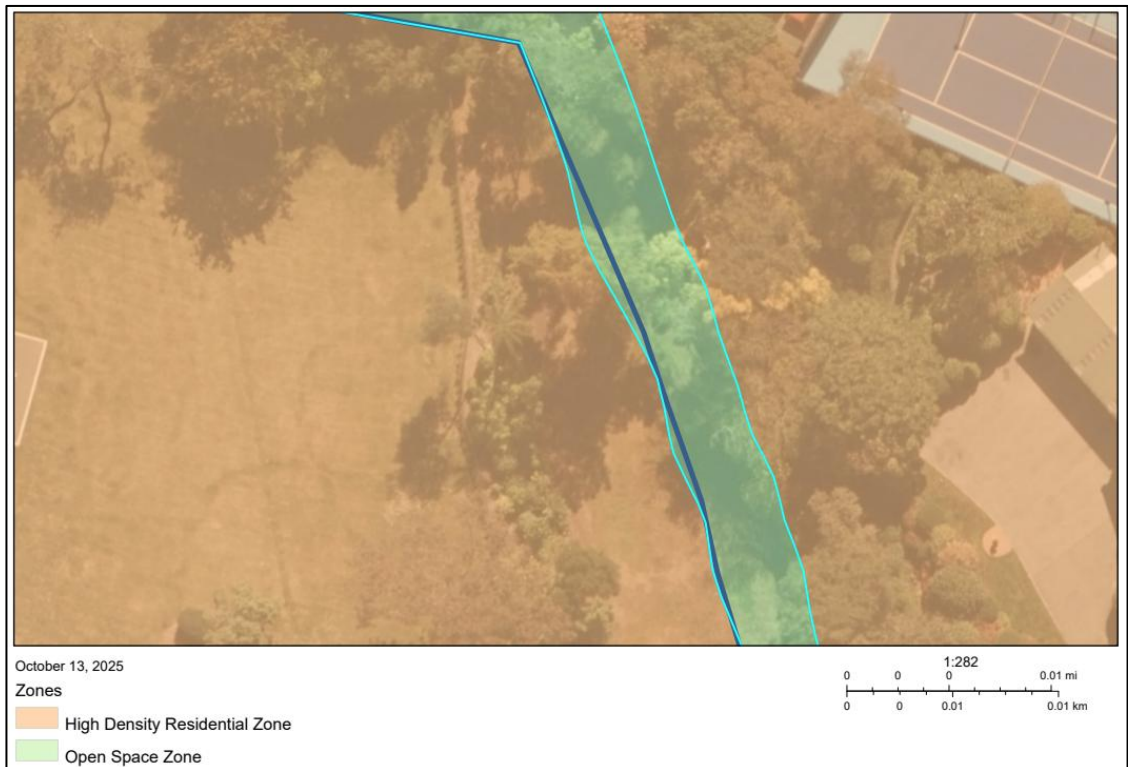


Figure 12. The site at 75 Woburn Road, Woburn, with the blue outline delineating the area requested to be rezoned High Density Residential Zone.



Figure 13. The sites at 105A and 105B Woburn Road, Woburn, with the blue outline delineating the area requested to be rezoned Medium Density Residential Zone.

*Assessment*

- (164) I agree with the relief sought in submission point 440.105. The sites in question are residential and the boundary of the Medium Density Residential Zone and Open Space Zone on the eastern sides of the sites do not align with the property boundaries (although the misalignment is minor). The areas are relatively insubstantial, the proposed change in the zone boundaries allows for more efficient and effective use of the sites for residential activity and have a negligible impact on the Open Space Zone.

*Recommendation*

- (165) I recommend accepting the submission point of the Policy Planning Team of Hutt City Council (440.105).

### **3.6.3 Sport and Active Recreation Zone**

#### **3.6.3.1 6 Myrtle Street, Hutt Central**

*Submission*

- (166) The Hutt Bowling Club (82.1) seek to rezone the land at 6 Myrtle, Hutt Central from Sport and Active Recreation Zone to High Density Residential Zone. The current zoning boundary reflects the resource consent granted for a residential development at the bowling club. The submitter states that rezoning will better allow for development of the land, should the Hutt Bowling Club need to relocate, and that the land is privately owned.



Figure 14: 6 Myrtle Street, Hutt Central

*Assessment*

- (167) I disagree with the submission that the land should be rezoned.
- (168) The Sport and Active Recreation Zone is the appropriate zone for this site and activity as it is in present. While a change in zoning would provide for additional residential development potential, it could potentially add additional regulatory constraints, costs etc on the existing activity.
- (169) The site is privately owned and while the majority of sites in the Sport and Active recreation Zone are publicly owned, this is not in of itself a defining factor in the zoning.

*Recommendation*

- (170) I recommend rejecting the submission point of the Hutt Bowling Club (82.1).

# 4 HOSZ – Hospital Zone

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**Author of this section: Peter McDonald**

## 4.1 Chapter summary

(171) The Hospital Zone is a special purpose zone which is proposed to apply to a contiguous 10.2ha area and which comprises a number of connected sites with public and private health care facilities.

(172) The National Planning Standards describe the zone as:

*“Areas used predominantly for the operation and development of locally or regionally important medical, surgical or psychiatric care facilities, as well as health care services and facilities, administrative and commercial activities associated with these facilities.”*

(173) The zone primarily provides for the operation and development of health care facilities, as well as activities that support these facilities.

## 4.2 Statutory and policy context

(174) The broader statutory considerations and national and regional direction largely remains as set out in the s32 report for the chapter. However, a significant package of new and updated national direction in January 2026, and further amended direction is set to come into force in June 2026. Of these instruments, the new *National Policy Statement for Infrastructure* (NPS-I) is of particular relevance to the Hospital Zone.

### 4.2.1 National Policy Statement for Infrastructure 2025

(175) The NPS-I includes one objective and 11 policies which are intended to guide the efficient development, management and upgrading of “infrastructure”.

(176) The NPS-I defines “infrastructure” to include the activities described as infrastructure within the RMA definition, as well as “additional infrastructure”. “Additional infrastructure” is defined to include:

*“a health facility operated by Health New Zealand to meet its obligations under the Pae Ora (Health Futures) Act 2022.”*

(177) I consider that this description includes the Hutt Hospital complex.

(178) The alignment of the Hospital Zone with the NPS-I will be discussed within the context and scope provided by relevant submission points below.

### **4.3 Key resource management issues**

(179) The following key resource management issues have been identified for the submissions on the Hospital Zone chapter:

- Whether the HOSZ is sufficiently enabling of Hutt Hospital activities,
- Whether the HOSZ is overly restrictive of built development, and
- The structure and clarity of urban design direction.

(180) These issues are discussed in relation to the relevant submission points in the following assessments.

### **4.4 Submissions on the Hospital Zone chapter – Discussion and recommendations**

(181) There were 18 submission points from on-time submissions in relation to the Hospital Zone, as follows:

- Three original submitters who collectively made 10 submission points, including:
  - Seven submission points which specifically relate to the HOSZ chapter
  - One submission points on the defined term “health care activity”
  - One submission point on the mapping of the Hospital Zone

- One further submitter who made a eight further submission points in relation to the above original submissions.

#### **4.4.1 Late submission**

(182) The original submission of Health NZ (518) was received 43 working days after the close of submissions. The submission includes 23 submission points, 12 of which relate to the Hospital Zone.

(183) In accordance with s37 of the Act, a local authority may waive a failure to comply with a time limit specified under the Act. Section 37A sets out that a local authority, when considering a waiver or extension, must take into account:

- The interests of any person who, in its opinion, may be directly affected by the extension or waiver;
- The interests of the community in achieving adequate assessment of the effects of a proposal, policy statement, or plan; and
- Its duty under section 21 to avoid unreasonable delay.

(184) Notwithstanding its late lodgement, the submission was included in the notified summary of submissions, whereby other submitters or other persons representing a relevant aspect of the public interest, have had the opportunity to make a further submission in response to the relief requested by Health NZ. No further submissions have been received in relation to Health NZ's submission.

(185) The Health NZ submission seeks extensive and open-ended relief, particularly to the Hospital Zone provisions, with respect to provision for the Hutt Hospital. In my following assessment, I have included one recommendation to modify the HOSZ chapter in response to relief requested by Health NZ. At least to this extent, the submission supports the adequate assessment of the PDP.

(186) I do not consider the lateness of the submission has resulted in unreasonable delay to the PDP process, and no party has been disadvantaged by its lateness.

## 4.4.2 Structure of assessment

(187) The following sections of this report address submission points on the Hospital Zone chapter, with recommendations on decisions requested by submitters and other amendments resulting from these submission points.

(188) The sections address submission points on:

- Whole chapter
- Introduction
- Objectives and policies in general
- Urban design policies
- Rules and standards
- Definitions
- Zone maps

(189) Each section includes:

- A brief summary of the relevant submission points for that section,
- A discussion of those points, and
- The reporting officer's (Peter McDonald's) recommendations on the decisions requested or alternative relief.

(190) Where I recommend an amendment to the PDP, an assessment of the amendment in accordance with s32AA of the RMA is also provided.

## 4.4.3 Provisions not in dispute

(191) The late submission from Health NZ (PDP/518) seeks broad ranging relief which touches on all parts of the HOSZ chapter. Therefore, if the timeframe for making the submission is waived, then I would consider no provisions of the HOSZ chapter to not be in dispute.

## 4.4.4 General submissions

### 4.4.4.1 Whole chapter

#### *Submissions*

- (192) Vital Healthcare (195.2b) supports the whole HOSZ chapter, specifically as it applies to Boulcott Hospital and Hutt Valley Health Hub. Health NZ (F37.26) supports 195.2b in part, and seeks the relevant provisions are amended in line with Health NZ's original submission.
- (193) Health NZ (518.17) opposes all aspects of the Hospital Zone, and seeks non-specific relief including *"all necessary modifications (or further, alternative and/or consequential relief) to these (and inter-related) provisions to provide an appropriately protective and enabling framework to manage the use and development of SPHZ land for the benefit of the public health system"*.

#### *Assessment*

- (194) Health NZ (518.17) have not specified or provided examples of what modifications are necessary to achieve their requested relief. The intent of the HOSZ provisions is to be enabling of health care activities, and I consider this is achieved through the notified provisions. However, I have made some recommendations in response to submission points on the rules and standards of the chapter to make the rule framework more enabling for built development.

#### *Recommendation*

- (195) Subject to the detailed discussion of individual provisions below I recommend accepting the submission point of Vital Healthcare (195.2b) and rejecting the submission points of Health NZ (518.17).

#### **4.4.4.2 Introduction**

##### *Submission*

- (196) Health NZ (518.20) seeks modifications to the introductory text, including to explicitly identify Hutt Hospital and its critical role in Hutt Valley and the wider region, and to clarify the intent and scope of the chapter provisions.

##### *Assessment*

- (197) The reasons provided to support the requested relief state “the amendments are necessary to provide an appropriately protective and enabling framework to manage the use and development of SPHZ land for the benefit of the public health system”.
- (198) The introductory text provides context and explanation for the HOSZ chapter. It does not in itself enable activities within the zone. To the extent the chapter provides for framework for enabling activities, this should be provided within the provisions of the chapter. I consider the introduction provides an appropriate explanation for the chapter.

##### *Recommendation*

- (199) I recommend that the submission point of Health NZ (518.20) be rejected.

#### **4.4.4.3 Objectives and policies - general**

##### *Submission*

- (200) Health NZ (518.21) seek that modifications are made to the objectives and policies which it states are “necessary to provide an appropriately protective and enabling framework” to manage the use and development of Hutt Hospital. This includes through specifically identifying the Hutt Hospital as a critical part of the health system, and ensuring the policy framework prioritises the hospital over other health care facilities in the zone. Health NZ also seeks that the policy framework is modified to include non-specified reverse sensitivity protections, and to limit management of effects of activities within the zone to only significant adverse effects.

### *Assessment*

- (201) I disagree that modifications to the proposed objectives and policies or necessary to be enabling of use and development of Hutt Hospital. The provisions as proposed are broadly enabling of health care activities, which encompasses the Hutt Hospital.
- (202) I acknowledge the NPS-I includes direction which is of relevance to the Hutt Hospital specifically, and which is not of relevance to other health care activities which are located within the Hospital Zone. However, I consider the HOSZ aligns with the NPS-I, including directions to recognise and provide for benefits of infrastructure, by providing a framework which is highly enabling of health care activities.
- (203) HOSZ-O1 identifies the Hospital Zone provides for essential health care services for Lower Hutt and the Wellington Region, including for a changing population. This direction applies to health care services in the zone generally, rather than to Hutt Hospital specifically. I do not consider that this approach dilutes the support for Hutt Hospital in the HOSZ. Other health care facilities in zone (notably Hutt Valley Health Hub and Boulcott Private Hospital) provide specialist services which are also of a regional importance. Providing for the future development of these sites within the HOSZ supports the continued provision of essential services in the city and region.

### *Recommendation*

- (204) I recommend that the submission point of Health NZ (518.21) be rejected.

#### **4.4.4.4 Urban design policies**

##### *Submission*

- (205) Urban Edge (449) have requested modification to urban design policies in special purpose zones, the following of which is relevant to the HOSZ chapter:
- Include one urban design policy per zone, possibly called “character and amenity” (449.53)
  - Remove references to ensuring adequate daylight (449.57)

- Replace references to pedestrian comfort and dignity with pedestrian safety and accessibility (449.61)
- Adding “where appropriate” or “where possible” to the retention of healthy and mature vegetation (449.73).

(206) The submission of Urban Edge Planning Limited (PDP/449) requested relief for the special purpose zones in a combined way, whereby some of the submission points were not of specific relevance to the content of the HOSZ chapter. This includes:

- Relief related to exclusions to urban design outcomes (449.65, 449.69), as the HOSZ chapter does not include an urban design outcomes (exclusions) policy.

(207) Each of these submission points are opposed by Health NZ (F37.27, F37.28, F37.29, F37.30, F37.31, F37.32).

*Assessment*

(208) The HOSZ chapter includes one urban design policy – HOSZ-P5 Urban design outcomes. The drafting of the policy aimed for a degree of consistency with equivalent policies in other zone chapters. Some other zone chapters include three urban design policies. Given the small area of the Hospital Zone, and the focus of predominant activities in the zone, I consider the consolidation of urban design direction in one policy (as per the PDP as notified) is appropriate for the HOSZ.

(209) The submitter has made similar submissions on equivalent urban design policies in for other urban zones. Submission points for the Commercial and Mixed Use Zones, Industrial Zones and the Seaview Marina Zone have been considered in Hearing Stream #2. Submission points for Residential Zones will be considered in Hearing Stream #3. To the extent the submission points cover similar matters, I consider it is appropriate to aim for plan-wide consistency in how these submission points are addressed.

(210) With regard to the requested relief, as I have stated above the notified HOSZ includes one urban design policy, which is the preference of the submitter. I consider “Urban design outcomes” is an appropriate description for the

policy, as it provides clear direction for urban design considerations for development in the zone, and will tie in with the urban design guide which will sit outside the plan. I acknowledge that in Hearing Stream #2, Stephen Davis as the reporting officer for the Commercial and Mixed Use Zones and the Industrial Zones was invited to consider reframing the urban design policies to use more active language rather than referring to outcomes. I make no further comment on this prior to Mr Davis's right of reply, but may revisit this in future evidence or at Hearing Stream #4, with a view towards achieving consistency across the plan.

(211) With regard to the other relief requested by the submitter, I am aligned with the assessment and recommendations of Mr Davis and the urban design advice of Miriam Moore from the Hearing Stream #2 where they addressed similar matters, including that:

- It is appropriate to remove references to daylight, as it is difficult to measure and apply, and
- The use of "pedestrian dignity" in a regulatory context is ambiguous.

*Recommendation*

(212) I recommend that:

- Submission points 449.57, 449.61 and 449.73 of Urban Edge be accepted,
- Submission points 449.53, 449.65 and 449.69 of Urban Edge be accepted in part. and
- Policy *HOSZ-P5: Urban design* be amended as follows:

*Built development is managed to achieve the following outcomes:*

...

4. *On-site landscaping:*

- a. *Retains healthy and mature vegetation, where appropriate.*

- b. Uses planting that is appropriate for the climate and environment within the site,*
  - c. Improves outlooks from dwellings and softens hard built surfaces, and*
  - d. Provides one or more of functional, aesthetic, stormwater management, ecological, or urban heat mitigation benefits.*
- 5. Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian safety, comfort, ~~dignity~~, and amenity.*
- 6. Where residential activities are provided on-site:*
  - a. Ensure adequate privacy for residential activities and other sensitive activities on the site and on adjacent sites,*
  - ~~*b. Ensure adequate access to daylight for residential activities on the site and on adjacent residential zone sites,*~~
  - c. Ensure residential units have adequate outlook from habitable rooms, and*
  - d. Ensure residential units have access to outdoor living spaces that:*
    - i. Are located and oriented to ensure good access to sunlight, or*
    - ii. Are of a functional size and configuration, or*
    - iii. Provide screening or landscaping to contribute to privacy, or*
    - iv. Alternatively, public open space is located nearby that is accessible and functional for residents.*

#### *S32AA assessment*

- (213) The amendment improves the efficiency of the PDP, as the revised language is less ambiguous and relates to more measurable outcomes, and aligns with similar language and direction in similar policies other zone chapters. The amendment is effective in achieving the objectives, particularly HOSZ-O3 as the alteration provides clearer direction for achieving the outcome of this objective.

#### **4.4.4.5 Rules and standards**

##### *Submissions*

- (214) Health NZ (518.22, 518.23) seeks unspecified modifications to the HOSZ rules and standards, including to:
- Improve the “functional mechanics” of the zone rules and their relation to “unreasonable / unjustified requirements” in other plan provisions which undermine the zone.
  - Enable some buildings and structures (such as accessory buildings) as permitted activities (without being subject to standards).
  - Ensure that activities that are controlled by the rule framework are subjected to reasonable permitted activity standards.
  - Explicitly delineate and enable the hospital in an appropriately permissive framework.
  - Achieve the appropriate settings in the standards as it relates to hospital and healthcare activities vs other activities.
- (215) Go Architecture (331.33) seeks that HOSZ-S1 (Building coverage) is amended to include an exclusion for structures that are lower than a certain height.

##### *Assessment*

- (216) With regard to the “functional mechanics” of the zone rules in relation to requirements in other plan provisions, the relationship of the HOSZ chapter to other chapters of the plan is explained in the chapter introduction. The “How

the Plan works” section also provides information on how the plan should be read and the relationship between chapters. The structure of the plan has been guided by the National Planning Standards. I do not consider that other District Plan chapters include unreasonable or unjustified requirements which undermine the intent of the Hospital Zone.

(217) With regard to whether the provisions are sufficiently enabling of buildings and structures, the PDP includes a building coverage standard of 50% (HOSZ-S1). Under the ODP, most of the Hospital Zone land is in the Community Health Activity Area which has no site coverage standard. Given the extent to which these sites are already developed, a 50% building coverage is unnecessarily restrictive for new buildings including accessory buildings given the need for ongoing development at the site. I consider that standards HOSZ-S2 to HOSZ-S6 are adequate to manage amenity at the zone interface and to provide suitable amenity within the zone, whereby HOSZ-S1 can be removed.

(218) The relief requested by Health NZ (518.22, 518.23) is otherwise unclear. However, I note that hospital activities are enabled as permitted health care activities under HOSZ-R4 and are not subject to any conditions under this rule. I do not consider that it is necessary or appropriate to delineate between hospital and healthcare activities vs other activities within the standards. The standards should manage the effects in a consistent way regardless of the activity, and the policies and rules should provide direction as to how this is weighted with consideration to the benefits of activities that the zone seeks to enable.

#### *Recommendations*

(219) I recommend that the submission point of Go Architecture (331.33) be accepted in part and that the submission point of Health NZ regarding standards of the HOSZ chapter (518.23) be accepted in part, and that standard HOSZ-S1: Building coverage be removed.

(220) I recommend that the submission point of Health NZ regarding rules of the HOSZ chapter (518.23) be rejected.

*S32AA assessment*

- (221) The recommended alteration is efficient as it reduces consenting requirements, including for smaller accessory buildings, which may otherwise be caught by the 50% building coverage standard. This recognises the developed nature of sites within the Hospital Zone and aligns with existing approach of the ODP which does not include a building coverage standard. I consider it is effective in achieving the objectives of the HOSZ, as it supports the continued provision of health care activities (HOSZ-O1 and HOSZ-O2). It is also consistent with HOSZ-O3 as it provides for buildings which are sufficient to support health care activities, while the remaining standards are sufficient to support the expected outcomes for amenity in the zone.

**4.4.4.6 Definition – Health care activity / New definition – Hospital**

*Submissions*

- (222) Vital Healthcare (195.1) seek that the definition of “Health care activity” is retained as notified. Health NZ (F37.6) opposes 195.1 in part, and seeks relief in line with their own submission points (see below).
- (223) Health NZ (518.2, 518.3, 518.4) seeks that there is either a new definition for “Hospital” which specifically provides for Hutt Hospital while excluding hospitals from the “Health care activities”, or “Health care activities” is amended to include specific reference to Hutt Hospital.
- (224) Health NZ (518.5) further seeks that the “Health care activities” definition is expanded without further explanation.
- (225) The submission point from Vital Healthcare (195.1) has been addressed by the reporting officer for Hearing Stream #1, who recommended the submission point be accepted. However, they did not include assessment or recommendations with regard to the Health NZ submission points on the same definition. For the sake of completeness, I have included here a full assessment of the submission points in relation to this definition.

*Assessment*

- (226) I consider that the “Health care activities” definition is suitably comprehensive to encompass Hutt Hospital activities, as well as other health care activity and supporting ancillary activities, and there is not a benefit from defining “Hospital” separately.

*Recommendation*

- (227) I recommend that the submission points of Health NZ (518.2, 518.3, 518.4, 518.5) be rejected.

**4.4.4.7 Zone maps**

*Submissions*

- (228) Vital Healthcare (195.2a) supports the inclusion of Boulcott Hospital and Hutt Valley Health Hub within the Hospital Zone.
- (229) Health NZ (518.18) supports the inclusion of the Hutt Hospital campus in the Hospital Zone, provided their proposed modifications to zone provisions are accepted.
- (230) Health NZ (518.19) also state a neutral position in relation to the zoning of other sites in the Hospital Zone and have requested no relief on this point.

*Assessment and recommendation*

- (231) I recommend that the submission point of Vital Healthcare (195.2a) be accepted.
- (232) I recommend that the submission point 518.18 of Health NZ be accepted in part, and that submission point 518.19 of Health NZ be accepted.

# 5 MAZ – Marae Zone

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**Author of this section: Cristal Bennett**

## 5.1 Chapter summary

- (233) The Marae Zone sits within the Special Purpose Zones section of the PDP.
- (234) It replaces the Community Iwi Activity Area of the Operative District Plan. Both versions of the district plan specifically centre around the seven existing marae already established in Lower Hutt:
- Waiwhetū Marae (Puketapu Grove, Waiwhetū)
  - Te Tatau O Te Pō Marae (437 Hutt Road, Alicetown)
  - Kōraunui Marae (146 Stokes Valley Road, Stokes Valley)
  - Te Kākano o Te Aroha Marae (136 Randwick Road, Moera)
  - Te Mangungu Marae (77 Rata Street, Naenae)
  - Wainuiomata Marae (Parkway, Wainuiomata)
  - Kōkiri Marae (7-9 Barnes Street, Seaview)
- (235) The proposed Marae Zone continues to recognise marae as important places for tangata whenua that hold cultural, spiritual, social, and economic significance.
- (236) It is important at the outset to distinguish the Community Iwi Activity Area provisions and the proposed Marae Zone provisions. While both give effect to Te Tiriti o Waitangi by recognising Māori cultural values and tikanga, they perform materially different functions within the structure of the PDP.
- (237) The proposed Marae Zone aims to reflect marae activities as normal expectations, rather than exceptions that need justification. This aligns with the PDP’s response to Te Tiriti-based provisions under the RMA framework. Refer to the summary of key differences below in Table 1.
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**Table 1. Planning change between the operative and proposed plans.**

<b>Planning Issues</b>	<b>ODP - Community Iwi Activity Area</b>	<b>PDP - Marae Zone</b>
Planning approach	Generic community activity area	Purpose-specific cultural zone
Marae status	One of several activities	Central and defining use
Recognition and provision for cultural values, e.g. tikanga	Limited/implicit	Explicit and directive
Consenting burden	Moderate to high	Reduced for core marae and ancillary activities
Treaty alignment	Indirect	Direct and intentional

(238) The Marae zone offers the community clarity regarding the types and scales of activities that can be conducted as permitted activities, while ensuring that specific standards are still upheld. This approach aims to strike a balance between fostering marae activities and developments, and ensuring they remain compatible with the surrounding areas.

(239) These key shifts matter in planning practice because they:

- Reduce planning risk and cost for marae development,
- Better reflects lived marae realities (e.g. tangihanga, overnight stays) and reverse sensitivity issues, and
- Supports institutional recognition of marae as infrastructure of cultural importance, not just community facilities.

## **5.2 Statutory and policy context**

(240) The broader statutory considerations and national and regional direction largely remains as set out in the s32 report for the chapter. While there was a

significant package of new and updated national direction in January 2026, and further amended direction is set to come into force in June 2026, most of it is either not relevant to the Marae Zone or would be implemented through district-wide chapters.

- (241) Of note, a new National Environmental Standard for Papakāinga (NES-P), comes into force from 2 July 2026.
- (242) The NES-P will allow a relatively high level of development (e.g. higher unit thresholds, ancillary activities and recognise papakāinga-type development as intrinsic to marae use.
- (243) While the NES-P is particularly relevant for the Marae Zone, the PDP's overall approach to Papakāinga will be addressed through *Hearing #7: Other Topics*, where its relevance for all zones can be addressed holistically.

## 5.3 Submissions on the Marae Zone chapter – Discussion and recommendations

- (244) This section is a discussion of the submission points of the proposed Marae Zone, and includes my recommendations on decisions requested by submitters. It includes:
- A discussion on **Key resource management issues** for Marae Zones,
  - An assessment of submission points, under the following headings:
    - Typographical error correction,
    - Urban design,
    - Re-zoning requests,
    - Provision for temporary emergency management activities, and
    - More permissive provisions for commercial activities in the Marae Zone.

(245) Three submissions and fourteen individual submission points address the Marae Zone.

(246) The submitters are:

- Policy Planning Team of the Hutt City Council – relating to typographical errors in standard MAZ-S3 - Clauses 2 and 3 (440.65b and 440.66d),
- Urban Edge Planning Ltd – relating to Urban Design policies (449.54, 449.58, 449.62, 449.66, 449.70 and 449.74),
- Te Rūnanganui o te Āti Awa ki te Upoko o te Ika a Māui (Te Āti Awa) – relating to extending the Marae Zone in Waiwhetū and more permissive commercial activities (503.9, 503.53a, 503.53b, 503.54a, 503.54b, 503.54d and 503.55).

(247) No further submissions were received.

### **5.3.1 Key resource management issues**

(248) The key resource management issues arising from the submissions are:

- Urban design,
- Land surrounding Waiwhetū Marae, and
- More permissive provisions for commercial activities.

#### **5.3.1.1 Urban Design**

(249) Urban design in the new Marae Zone is an important and unique consideration. A marae building often integrates traditional carvings, and specific Māori design elements to reflect their cultural values. whakapapa, (tikanga), social activities, and mātauranga Māori concepts.

(250) The Marae Zone also serves as a crucial cultural hub for Māori in Lower Hutt, supporting community and cultural gatherings, education, and housing (papakāinga).

(251) The key design components of a typical Marae include:

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- A Wharenui and Wharekai: The wharenui (meeting house) and wharekai (dining hall) remain the core, often with traditional and contemporary carvings.
- Marae Ātea: An open space in front of the wharenui, designed as a central gathering area, often integrated with communal, open spaces.
- Papakāinga Housing: Multi-generational housing that supports community cohesion, often with shared services, communal gardens, and spaces for social interaction.
- Waharoa & Fencing: Entranceways and fencing (pekerangi/taiapa) that express cultural identity.
- Mixed-Use areas: Incorporating commercial, residential, educational, non-residential activities and visitor accommodation to sustain the community.
- Urupā – Māori burial grounds are often located near the marae, particularly in traditional times.

(252) Specific urban design standards for marae structures often fit outside urban planning building controls.

- Setbacks from boundaries have been implemented in the proposed Marae Zone to manage the bulk and scale of buildings, to ensure a spacious, landscaped and non-intrusive environment.
- Impermeable surfaces are restricted to ensure adequate environmental health and stormwater management.

(253) Marae with papakāinga development may utilise shared infrastructure and services such as laundry rooms, solar energy, rainwater gardens, maara kai and collective wastewater systems. The proposed Marae zone enables these functions as ancillary to marae activities.

(254) The marae zone emphasises the importance of fostering relationships between iwi/hapū, developers, and Hutt City Council. This collaboration is essential to ensure that design processes thoughtfully acknowledge and

embrace Māori perspectives, enabling a workable integration into urban environments.

- (255) Objective – MAZ – 01 has a clear purpose;
- (256) *'Māori communities are able to provide for their culture and traditions, and their social and economic aspirations in the Marae Zone.'*
- (257) This objective seeks to balance providing for Māori cultural aspirations and reinforces the importance of fostering these relationships in section 6(e) of the RMA.
- (258) Our local marae have existing relationships with the Council, fostering collaboration that respects and celebrates Māori culture and traditions. This partnership has led to specific Māori urban designs without a specific urban design criteria; this has been managed within a different Council department. This has led to a greater mutual understanding and support for marae design initiatives.
- (259) In future, mana whenua may support implementing a Māori urban design guide/policy and this would require engagement with them to develop it.

### **5.3.1.2 Land surrounding Waiwhetū Marae**

- (260) Te Āti Awa has requested that Council include surrounding land around Waiwhetū Marae, including Te Whiti Park and some nearby residential properties. Mana whenua intend to seek rezoning of this land to Marae Zone, subject to an application for its return. Any return of the land is a separate process from the District Plan Review. It would generally require evidence that the land is ancestral and should be returned, or that it is needed for the future expansion of the marae.
- (261) The submissions focus on land immediately adjoining the current marae, and buildings that are used as part of a marae. The following steps would enable the surrounding land inclusion:
- Confirm mana whenua have legally acquired the land under their ownership,

- Request re-zoning (as part of a variation to the proposed plan or a separate plan change process), and
- Amendments made to the plan and zoning maps.

### **5.3.1.3 Permissive Commercial activities**

- (262) Commercial activities in a Marae Zone are typically designed to support the financial sustainability of the marae, enable economic development for local Māori, and maintain cultural integrity.
- (263) Marae operate as multiple functioning places; this includes a variety of non-residential activities, limited-scale commercial activities, including papakāinga. These activities support the aspirations of marae and are generally permitted, provided they are of a scale compatible with the site's primary role, and avoid or mitigate any adverse effects on neighbouring properties.
- (264) It is important to consider that commercial activities in a Marae Zone can include educational facilities such as kōhanga reo (preschool), kura kaupapa (schools), and whare wānanga (tertiary). Hauora (Health) Services offices or clinics associated with health and wellbeing services, small-scale retail, the sale of goods and products produced on-site (handicrafts, art, and produce), cultural tourism experiences in the form of cultural tours, educational workshops, and visitor experiences (e.g. carving workshops). In these cases, size matters in relation to the overall marae complex (to prevent dominance of ancillary marae activities).

## **5.3.2 Assessment of submission points**

### **5.3.2.1 Typographical error correction**

#### *Submission*

- (265) The Policy Planning Team of Hutt City Council (440.65b, and 440.66d), oppose in part standard MAZ-S3 (height in relation to boundary) to amend clauses 2 and 3(d) of the standard.
- (266) The submitter requests the following amendment to clause 2 of the standard:
-

*"Where the boundary forms part of ~~part~~ of a legal right of way..."*

(267) The submitter requests the following amendment to clause 3(d) of the standard:

*"Chimney Structures not exceeding 1.1m in ~~with~~ width on any elevation..."*

*Recommendation*

(268) I recommend that the submission points of the Policy Planning Team of Hutt City Council (440.65b and 440.66d) are accepted in part and amended to reflect the correct wording.

### **5.3.2.2 Urban design**

(269) Urban Edge (449) have requested modification to urban design policies in special purpose zones, the following of which is relevant to the MAZ chapter:

- Include one urban design policy per zone, possibly called "character and amenity" (449.54)
- Remove references to ensuring adequate daylight (449.58)

(270) The submission of Urban Edge Planning Limited (PDP/449) requests relief for the special purpose zones in a combined way, whereby some of the submission points are relevant for some special purpose zones, but are not relevant for the Marae Zone given the content of the Marae Zone chapter. This includes:

- Relief sought in relation to replacing references to pedestrian comfort and dignity with pedestrian safety and accessibility (449.62) as the MAZ chapter does not include provisions on pedestrian comfort and dignity,
- Relief related to exclusions to urban design outcomes (449.66, 449.70), as the MAZ chapter does not include an urban design outcomes (exclusions) policy, and

- Relief for qualifying language to be applied in relation to the retention of healthy and mature vegetation (449.74), as the MAZ chapter does not include provisions on vegetation.

#### *Assessment*

- (271) Urban Edge have suggested a single urban design policy per zone, possibly called “character and amenity” (449.54). While this is not the case for all special purpose zones of the PDP, it is the case for the Marae Zone. As a result, the chapter is consistent with the relief sought by the submitter.
- (272) With regard to removing references to ensuring adequate daylight (449.58), the submitter has made similar submissions on urban design policies in for other urban zones. Submission points for the Commercial and Mixed Use Zones, Industrial Zones and the Seaview Marina Zone, have been considered in Hearing Stream #2 for these chapters. In addition, submission points for Residential Zones will be addressed at Hearing Stream #3. To the extent the submission points cover similar matters, I consider it is appropriate to aim for plan-wide consistency in how these submission points are addressed.
- (273) I am aligned with the assessment and recommendations of Mr Davis and the urban design advice of Miriam Moore from Hearing Stream #2 where addressing a similar matter. Specifically, that it is appropriate to remove references to daylight, as it is difficult to measure and apply.

#### *Recommendation*

- (274) I recommend that submission point 449.54 of Urban Edge be accepted, in that I recommend that the MAZ chapter retain its single urban design policy titled “Character and amenity”.
- (275) I recommend that submission points 449.62 (which relates to pedestrian comfort and dignity), 449.66 and 449.70 (which relate to urban design exclusion policies) and 449.74 (which relates to retention of healthy and mature vegetation) of Urban Edge be accepted in part, in that I note the points but do not recommend any amendments in response to them as they raise concerns that are not relevant for the MAZ chapter.

(276) I recommend that submission point 449.58 of Urban Edge be accepted, and that policy MAZ-P5: *Character and amenity* be amended as follows:

*Maintain or enhance the character and amenity of the Marae Zone and avoid, remedy, or mitigate adverse effects on adjoining properties in other zones by:*

1. *Managing the height, bulk and location of development to avoid, remedy, or mitigate adverse effects on the privacy and access to sunlight ~~and daylight~~ of sensitive activities in other zones,*

...

*S32AA assessment*

(277) The recommended amendment improves the efficiency of the PDP, as the revised language is less ambiguous and relates to more measurable outcomes, and aligns with similar language and direction in similar policies other zone chapters.

### **5.3.2.3 Rezoning request**

*Submission*

(278) Te Āti Awa have three submission points on the location of the Marae Zone in the area surrounding Waiwhetū Marae. Specifically:

- 503.54a, seeking that the Marae Zone is expanded to include a number of properties from numbers 150–172 White Lines East if the property is owned by Te Rūnanganui or Rūnanganui whānau, and inclusion occurs with the owners' agreement.
- 503.54b, seeking amendment, with property owner's agreement, to include other buildings that are currently part of the Waiwhetū Marae Complex within the Marae Zone, namely:
  - Te Matauraura o Whenuangaro
  - Tamaiti Whāngai

- Waiwhetū Sports and Fitness Centre
- 503.54d, seeking that land adjacent to the current medical centre within the Marae Zone be included in the zone to provide for temporary emergency management activities.
- 503.55, seeks that the properties identified in submission points 503.54a and 503.54b are removed from the Medium Density Residential Zone.

#### *Assessment*

- (279) These submission points relate to potential rezoning, with the property owner's agreement, of properties in the vicinity of Te Whiti Park, including Te Whiti Park itself (at 170 Whites Line East). Te Matauraura o Whenuangaro, Tamaiti Whāngai and the Waiwhetū Sports and Fitness Centre are all part of the wider Waiwhetū Marae complex, and are within the Te Whiti Park.
- (280) Te Whiti Park is spiritually and culturally significant to Te Āti Awa, and rezoning of the park would enable them to further develop marae activities. A marae rarely operates spiritually independent from its surrounding whenua, awa or waahi tapu, sacred maunga and/or sites of significance nearby. Te Whiti Park is sacred and is a site of significance for Te Āti Awa.
- (281) The aspirations for Waiwhetū Marae to include Te Whiti Park would reinforce their whakapapa connections back to their tupuna and whenua, not just to broaden the existing buildings. Currently, mana whenua have expressed a feeling of disconnection from Te Whiti Park and are limited in expanding the marae complex.
- (282) Te Whiti Park is named after the Māori spiritual leader Te Whiti o Rongomai, whose family lived in the Waiwhetū area. The lands in this area originally belonged to Te Āti Awa who used it as farming land. However, from 1943 onwards the park was taken over by the Crown for unpaid rates and used as a military car park in World War II. Later, it was transferred from the Crown to Council and is currently used as cricket sports grounds.

- (283) Te Whiti Park is currently owned by Hutt City Council and is split zoned in the PDP between the Natural Open Space Zone and the Sport and Active Recreation Zone.
- (284) The submission also includes property numbers 150 – 168 and 172 White Lines East, that are situated adjacent to Te Whiti Park near the Waiwhetū Hauora Centre. They are currently privately owned residential properties and are zoned Medium Density Residential Zone in the PDP.
- (285) The submission of Te Āti Awa is specifically on rezoning the land **with the property owner's agreement**, be that a private property owner, the Council or some other entity. I think this is appropriate given the properties are used as a combination of private residential properties and a public park/reserve.
- (286) While I do not oppose the potential rezoning of these properties, as there are currently no agreements in place with the property owners of these properties, I recommend that that are not rezoned. If in some point in the future property owners agree to rezoning of the properties to the Marae Zone, this matter should be revisited (likely through a future plan change).

*Recommendation*

- (287) I recommend that the submission points of Te Āti Awa relating to the rezoning of specific properties in the area surrounding Waiwhetū Marae (503.54a, 503.54b, 503.54d and 503.55) be rejected.

#### **5.3.2.4 Temporary emergency management activities**

*Submission*

- (288) Te Āti Awa (503.53b) seeks an amendment that would provide for temporary emergency management activities that are managed as part of the Waiwhetū Marae complex but that extend into Te Whiti Park.

*Assessment*

- (289) The essential role that the Waiwhetū Marae and other marae play in supporting the local community during emergencies is acknowledged. It is

also acknowledged that some facilities associated with the Waiwehtū Marae are in the adjoining Sport and Active Recreation Zone of the PDP (as notified).

(290) Given this, it is appropriate to ensure that temporary emergency management activities are provided for by the plan for these facilities.

(291) Under the PDP, these types of facilities are community facilities. In the Sport and Active Recreation Zone, community facilities are a permitted activity, which ensures the temporary emergency management activities are provided for in the zone.

*Recommendation*

(292) I recommend that the submission point of Te Āti Awa (503.53b) be accepted, in that temporary emergency management activities are provided for in the Sport and Active Recreation Zone of the PDP as notified.

### **5.3.2.5 More permissive provisions for commercial activities in the Marae Zone**

*Submission*

(293) Te Āti Awa (503.53a) supports Rule MAZ-R6, for commercial activities in the Marae Zone, in part and seek an amendment to allow for a greater gross floor area for commercial activities within the Marae Zone.

*Assessment*

(294) The existing rule MAZ-R6 is designed to limit large commercial activities, primarily to ensure that these activities do not overshadow the main purpose of the marae. Additionally, impacts on amenity to maintain compatibility with the surrounding areas need some consideration.

(295) MAZ-R6 is intended to provide some flexibility in the rules governing marae, proposing that if the permitted threshold of 200m<sup>2</sup> for commercial activities is reached, the activity will default to a discretionary one.

(296) Commercial activities are considered ancillary to a marae, which support marae, such as catering, operating a commercial kitchen, health and well-being centres and tourism services.

- (297) According to the PDP, the definition of a 'commercial activity' encompasses any activity that involves trading goods, equipment, or services, including any ancillary activities related to the primary commercial activity (for example, administrative or head offices). The proposed definition of 'marae' specifically includes 'ancillary commercial activities', including the manufacture and sale of Māori craft products, excluding ancillary administrative activities, such as offices.
- (298) It is important to understand that Waiwhetū Marae currently has a small papakāinga development, Hauora centre, a gym and an art and cultural centre as part of its marae complex.
- (299) I consider the baseline scale of 200 m<sup>2</sup> for commercial activities to be reasonable. Allowing more than this scale provides a pathway for marae to consider as a discretionary activity. In addition, this factor depends largely on the existing and proposed scale of a marae, because extending the permitted threshold could undermine the character and amenity of the surrounding area, or overshadow the marae's main purpose.

*Recommendation*

- (300) I recommend that the submission point of Te Āti Awa (503.53a) be rejected.

### **5.3.2.6 Definition - marae**

*Submission*

- (301) Te Āti Awa (503.9) seek that the definition for "marae" is retained as notified.

*Recommendation*

- (302) I recommend the submission point of Te Āti Awa (503.9) is accepted and that the definition be retained as notified.

# 6 TEDZ – Tertiary Education Zone

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**Author of this section: Peter McDonald**

## 6.1 Chapter summary

(303) The Tertiary Education Zone is a special purpose zone which is proposed to apply to land containing the Petone campus of the Whitireia New Zealand and Wellington Institute of Technology (henceforth referred to collectively as WelTec). The campus consists of three non-contiguous portions of land with a total area of 2.5ha, which are located to the south-east of Petone Recreation Ground between Jackson Street and Cuba Street, Pito one.

(304) The National Planning Standards describe the zone as:

*“Areas used predominantly for the operation and development of tertiary education facilities and associated activities.”*

(305) The zone primarily provides for the operation and development of tertiary education activities, as well as activities that support these activities.

## 6.2 Statutory and policy context

(306) The broader statutory considerations and national and regional direction largely remains as set out in the s32 report for the chapter. However, a significant package of new and updated national direction in January 2026, and further amended direction is set to come into force in June 2026. Of these instruments, the new *National Policy Statement for Infrastructure* (NPS-I) is of particular relevance to the Tertiary Education Zone.

(307) The NPS-I includes one objective and 11 policies which are intended to guide the efficient development, management and upgrading of “infrastructure”.

(308) The NPS-I defines “infrastructure” to include the activities described as infrastructure within the RMA definition, as well as “additional infrastructure”. “Additional infrastructure” is defined to include:

*“a relevant school or institution as defined in the Education and Training Act 2020”*

- (309) The Education and Training Act 2020 defines “institution” as meaning a polytechnic, university or wānanga. I consider WelTec to be an “institution” and therefore “additional infrastructure”, and subject to the direction of the NPS-I.
- (310) There is a question of whether submissions on the PDP provide the necessary scope to allow the PDP to be updated to give effect to the NPS-I in relation to education facilities.
- (311) There is a submission point from the Ministry of Education (399.7), which seeks a definition for “additional infrastructure” be included in the PDP. However, the definition they have requested is the term as defined in the NPS for Urban Development 2020 which is different to the term as defined in the NPS-I.
- (312) I consider that no part of the Ministry of Education submission, or any other submission seeks that educational facilities be provided for as infrastructure as per the directions of the NPS-I. Therefore, I do not consider there to be scope to review the provisions of the TEDZ chapter with regard to alignment with the NPS-I.
- (313) Notwithstanding this, I consider the PDP provisions as notified do align with the NPS-I to the extent it enables the continued operation and development of tertiary education activities in the Tertiary Education Zone.

## **6.3 Submissions on the Tertiary Education Zone chapter – Discussion and recommendations**

- (314) Six submission points from one submitter were received in relation to the Tertiary Education Zone. The submission points seek relief with regard to the urban design policies of the zone.

### 6.3.1 Submissions on urban design policies

#### *Submission*

(315) Urban Edge (449) have requested modification to urban design policies in special purpose zones, the following of which is relevant to the TEDZ chapter:

- Include one urban design policy per zone, possibly called “character and amenity” (449.55)
- Remove references to ensuring adequate daylight (449.59)
- Replace references to pedestrian comfort and dignity with pedestrian safety and accessibility (449.63)

(316) The submission of Urban Edge Planning Limited (PDP/449) requested relief for the special purpose zones in a combined way, whereby some of the submission points were not of specific relevance to the content of the TEDZ chapter. This includes:

- Relief related to exclusions to urban design outcomes (449.67, 449.71), as the TEDZ chapter does not include an urban design outcomes (exclusions) policy, and
- Relief for qualifying language to be applied in relation to the retention of healthy and mature vegetation (449.75), as the TEDZ chapter does not include a clause relevant to this relief.

#### *Assessment*

(317) The TEDZ chapter includes one urban design policy – TEDZ-P5 Urban design outcomes. The drafting of the policy aimed for a degree of consistency with equivalent policies in other zone chapters. Some other zone chapters include three urban design policies. Given the small area of the Tertiary Education Zone, and the focus of predominant activities in the zone, I consider the consolidation of urban design direction in one policy (as per the PDP) is appropriate for the TEDZ.

(318) The submitter has made similar submissions on equivalent urban design policies in for other urban zones. Submission points for the Commercial and

Mixed Use Zones, Industrial Zones and the Seaview Marina Zone, have been considered in Hearing Stream #2 for these chapters. In addition, submission points for Residential Zones will be addressed at Hearing Stream #3. To the extent the submission points cover similar matters, I consider it is appropriate to aim for plan-wide consistency in how these submission points are addressed.

(319) With regard to the requested relief, as I have stated above the notified TEDZ includes one urban design policy, which is the preference of the submitter. I consider "Urban design outcomes" is an appropriate description for the policy, as it provides clear direction for urban design considerations for development in the zone, and will tie in with the urban design guide which will sit outside the plan. I acknowledge that in Hearing Stream #2, Stephen Davis as the reporting officer for the Commercial and Mixed Use Zones and the Industrial Zones was invited to consider reframing the urban design policies to use more active language rather than referring to outcomes. I make no further comment on this prior to Mr Davis's right of reply, but may revisit this in future evidence or at Hearing Stream #4 with a view towards achieving consistency across the plan.

(320) With regard to the other relief requested by the submitter, I am aligned with the assessment and recommendations of Mr Davis and the urban design advice of Miriam Moore from Hearing Stream #2 where addressing similar matters, including:

- It is appropriate to remove references to daylight, as it is difficult to measure and apply, and
- The use of "pedestrian dignity" in a regulatory context is ambiguous.

*Recommendation*

(321) I recommend that submission points 449.59 and 449.63 of Urban Edge be accepted, that submission points 449.55, 449.67, 449.71. and 449.75 of Urban Edge be accepted in part, and that policy *TEDZ-P5: Urban design outcomes* be amended as follows:

*Built development is managed to achieve the following outcomes:*

...

5. *Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian safety, comfort, ~~dignity,~~ and amenity.*
6. *Where residential activities are provided on-site:*
  - a. *Ensure adequate privacy for residential activities and other sensitive activities on the site and on adjacent sites,*
  - ~~b. *Ensure adequate access to daylight for residential activities on the site and on adjacent residential zone sites,*~~
  - c. *Ensure residential units have adequate outlook from habitable rooms, and*
  - d. *Ensure residential units have access to outdoor living spaces that:*
    - i. *Are located and oriented to ensure good access to sunlight, or*
    - ii. *Are of a functional size and configuration, or*
    - iii. *Provide screening or landscaping to contribute to privacy, or*
    - iv. *Alternatively, public open space is located nearby that is accessible and functional for residents.*

#### *S32AA assessment*

- (322) The recommended amendment improves the efficiency of the PDP, as the revised language is less ambiguous and relates to more measurable outcomes, and aligns with similar language and direction in similar policies other zone chapters. The amendment is effective in achieving the objectives, particularly TEDZ-O3 as the alteration provides clearer direction for achieving the outcome of this objective.



# 7 Conclusion

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- (323) This report has provided an assessment of submissions received in relation to Hearing Stream 4 with regard to Open Space and Recreation Zones, the Hospital Zone, the Marae Zone and the Tertiary Education Zone, as well as submissions on the definitions of Health care activity and Tertiary education activities.
- (324) Sections 3 to 6 of this report assesses and provide recommendations on the decisions requested in submissions on these parts of the PDP. I consider that the submissions addressed in that section for the purpose of Hearing Stream 4 should be accepted, accepted in part, or rejected, as set out in my recommendations of this report and in Appendix 2.
- (325) I recommend that provisions be amended as set out in Appendix 1 for the reasons set out in this report. Recommendations for changes to the maps of the PDP, particularly in relation to Open Space and Recreation Zones, are detailed in sections 3 to 6 of the report.
- (326) I consider that the amended provisions will be efficient and effective in achieving the purpose of the RMA, the relevant objectives of the PDP and other relevant statutory documents, for the reasons set out in the Section 32AA evaluations provided within this report.

# 8 Attachments

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Appendix 1: Recommended amendments to the Proposed Lower Hutt District Plan

Appendix 2: Recommended decisions on submission points relating to Open Space and Recreation Zones, the Hospital Zone, the Marae Zone and the Tertiary Education Zone, and definitions of Health care activities and Tertiary education activities

# **Appendix 1: Recommended amendments to the Proposed Lower Hutt District Plan**

## NOSZ — Natural Open Space Zone

The Natural Open Space Zone covers areas of public land in Lower Hutt that are dominated by natural landscapes with low levels of built development. This includes the Remutaka Forest Park, East Harbour Regional Park, Belmont Regional Park, Wainuiomata Water Collection Area and other large parks and reserves.

In addition to the natural landscape values, areas within the zone also contain significant indigenous biodiversity and heritage values, and sites and areas of significance to Mana Whenua, and form an edge to the city's urban and rural areas.

Areas in the zone are primarily used for conservation and a range of recreation activities, including walking and tramping, running, mountain biking and picnicking.

Built development within the zone is primarily the development necessary to support conservation and recreation activities as well as infrastructure with a functional or operational need to be in a location within the zone.

While this chapter includes the core objectives, policies, and rules that apply to the Natural Open Space Zone, other district-wide chapters of the District Plan, including those that apply overlays across specified areas, set additional objectives, policies and rules for all or part of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

### Objectives

NOSZ-O1	Purpose and character of the zone
The Natural Open Space Zone consists of areas of high natural, ecological and landscape values that provide opportunities for conservation activities and recreation activities, with low levels of built development that primarily supports conservation activities and recreation activities.	
NOSZ-O2	Activities in the zone
<p>The Natural Open Space Zone:</p> <ul style="list-style-type: none"> <li>a. Predominantly provides for conservation activities and recreation activities that:               <ul style="list-style-type: none"> <li>i. Maintain or enhance the natural, open space character and amenity values of the zone, and</li> <li>ii. Are compatible with the planned character and amenity of adjoining Residential Zones and Rural Zones.</li> </ul> </li> <li>b. Provides for other activities that:               <ul style="list-style-type: none"> <li>i. Maintain or enhance the natural, open space character and amenity values of the zone,</li> <li>ii. Are compatible with the planned character of adjoining residential and rural zones, and</li> <li>iii. Are compatible with conservation and recreation activities within the zone.</li> </ul> </li> </ul>	
NOSZ-O3	Built character
<p>The Natural Open Space Zone includes a low level of built development that:</p> <ul style="list-style-type: none"> <li>a. Retains the natural, ecological and landscape values within the zone, including landscapes with high levels of indigenous vegetation,</li> <li>b. Either provides for conservation activities and recreation activities or are compatible with the provision of recreation activities and community facilities within the zone, and</li> <li>c. Is compatible with the planned character and amenity of adjoining Residential Zones and Rural Zones.</li> </ul> <p>This includes visitor centres, shelters, toilet facilities, equipment sheds, and maintenance buildings.</p>	

<b>NOSZ-O4</b>	<b>Adverse effects</b>
Adverse effects of activities and development are effectively managed within the zone, and at interfaces with Residential Zones and Rural Zones.	

**Policies**

<b>NOSZ-P1</b>	<b>Predominant activities</b>
Enable conservation activities and recreation activities as the predominant activities in the Natural Open Space Zone, where they: <ol style="list-style-type: none"> <li>a. Retain or enhance the natural, open space character and amenity values of the zone, and</li> <li>b. Are compatible the planned character of the adjoining Residential Zones and Rural Zones.</li> </ol>	

<b>NOSZ-P2</b>	<b>Compatible activities</b>
<ol style="list-style-type: none"> <li>1. Provide for activities in the Natural Open Space Zone that:                     <ol style="list-style-type: none"> <li>a. Support the conservation and recreation activities within the zone,</li> <li>b. Retain or enhance the natural, open space character and amenity values of the zone,</li> <li>c. Do not limit or constrain the existing and future use of the natural open space for conservation activities and recreation activities,</li> <li>d. Are compatible with the planned character of adjoining Residential Zones and Rural Zones, and</li> <li>e. Have a functional or operational need to be in that location.</li> </ol> </li> </ol> Potentially compatible activities include visitor centres and commercial activities, including retail activities, associated with recreation within the zone.	

<b>NOSZ-P3</b>	<b>Potentially incompatible activities</b>
<ol style="list-style-type: none"> <li>1. Only allow potentially incompatible activities in the Natural Open Space Zone where they:                     <ol style="list-style-type: none"> <li>a. Maintain or enhance the natural character and amenity values of the Natural Open Space Zone,</li> <li>b. Do not limit or constrain the existing and future use of the natural open space for conservation activities and recreation activities,</li> <li>c. 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,</li> <li>d. Are compatible with the planned character of adjoining Rural Zones, including through managing reverse sensitivity <del>effects</del> on existing rural activities, and</li> <li>e. Have a functional or operational need to be in that location.</li> </ol> </li> <li>2. Potentially incompatible activities include:                     <ol style="list-style-type: none"> <li>a. Rural activities that are not associated with existing rural operations within the zone,</li> <li>b. Industrial activities, and</li> <li>c. Other activities, including retail activities, that do not support conservation activities and recreation activities at the site.</li> </ol> </li> </ol>	

<b>NOSZ-P4</b>	<b>Built development</b>
Built development in the Natural Open Space Zone is managed to: <ol style="list-style-type: none"> <li>a. Maintain or enhance the natural, open space character and amenity values of the zone,</li> <li>b. Ensure conservation activities and recreation activities are provided for within the zone,</li> <li>c. Maintain public access, unless it is necessary to restrict public access to protect of sensitive indigenous habitats, the health or safety of people, sensitive cultural and historic heritage values, or the integrity and security of regionally significant infrastructure, and</li> <li>d. Ensure adequate privacy and access to daylight for residential activities and other sensitive activities on adjacent sites.</li> </ol>	

<b>NOSZ-P5</b>	<b>Outdoor storage areas, work areas and carparking areas</b>
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**Commented [CN1]:** Policy Planning team of Hutt City Council (440.3)

Manage impacts of outdoor storage areas, work areas and carparking areas in the Natural and Open Space Zone on the amenity values of the zone and on adjoining sites, including through the location of the areas, screening and landscaping.

## Rules

### Note:

Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and status for an activity are set out in the General Approach chapter.

The Ecosystems and indigenous biodiversity (ECO) chapter contains provisions which control the removal of indigenous vegetation within the Natural Open Space Zone.

Activities on public land (such as reserves and parks) may also require permission (such as a lease or licence) from the relevant administering body (such as Hutt City Council, Wellington Regional Council or Department of Conservation).

### Buildings and structures

<b>NOSZ-R1</b>	<b>Repair and maintenance of buildings and structures</b>
	1. <b>Activity status:</b> Permitted
<b>NOSZ-R2</b>	<b>Demolition or removal of buildings and structures</b>
	1. <b>Activity status:</b> Permitted
<b>NOSZ-R3</b>	<b>Construction of new buildings and structures and alterations and additions to existing buildings and structures</b>
	1. <b>Activity status:</b> Permitted  Where: a. Compliance is achieved with: i. NOSZ-S1: Gross floor area, ii. NOSZ-S2: Building height, iii. NOSZ-S3: Height in relation to boundary, and iv. NOSZ-S4: Setbacks.
	2. <b>Activity status:</b> Restricted discretionary  Where: a. Compliance is not achieved with NOSZ-R3.1. <b>Matters of discretion are restricted to:</b> 1. The matters of discretion for any infringing standard.

### Land use activities

<b>NOSZ-R4</b>	<b>Conservation activities</b>
	1. <b>Activity status:</b> Permitted
<b>NOSZ-R5</b>	<b>Recreation activities</b>
	1. <b>Activity status:</b> Permitted  Where:

	<p>a. The activity does not involve any motorised recreation activities, and                  b. For organised recreation activities, compliance is achieved with NOSZ-S5: Hours of operation.</p>
	<p><b>2. Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NOSZ-R5.1.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters of discretion of NOSZ-S5: Hours of operation.</li> <li>2. Effects on character and amenity values of the site and adjacent sites in Open Space and Recreation Zones, Residential Zones, and Rural Zones.</li> <li>3. Any positive effects that can only be achieved through non-compliance with the rule.</li> </ol>
<b>NOSZ-R6</b>	<b>Public and community gardens</b>
	<p><b>1. Activity status:</b> Permitted</p>
<b>NOSZ-R7</b>	<b>Customary activities</b>
	<p><b>1. Activity status:</b> Permitted</p>
<b>NOSZ-R8</b>	<b>Park maintenance and repair</b>
	<p><b>1. Activity status:</b> Permitted</p>
<b>NOSZ-R9</b>	<b>Walking and cycling tracks</b>
	<p><b>1. Activity status:</b> Permitted</p>
<b>NOSZ-R10</b>	<b>Visitor centres</b>
	<p><b>1. Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The visitor centre is not within 40 metres of a site in a Residential Zone or Rural Zone, or</li> <li>b. Compliance is achieved with NOSZ-S5: Hours of operation.</li> </ol>
	<p><b>2. Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NOSZ-R10.1.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The nighttime amenity of sensitive activities in the surrounding area in Residential Zones and Rural Zones.</li> <li>2. The matters of discretion of NOSZ-S5: Hours of operation.</li> <li>3. Any positive effects that can only be achieved through non-compliance with the rule.</li> </ol> <p>Public notification is precluded for applications under this rule.</p>
<b>NOSZ-R11</b>	<b>Visitor accommodation</b>
	<p><b>1. Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The visitor accommodation is for the purpose of accommodating people involved in recreation activities or conservation activities at the site.</li> </ol>
	<p><b>2. Activity status:</b> Non-complying</p>

	<p>Where:</p> <p>a. Compliance is not achieved with NOSZ-R11.1.</p>
<b>NOSZ-R12</b>	<b>Food and beverage activity</b>
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <p>a. The total gross floor area of buildings for the activity does not exceed 60m<sup>2</sup>, and</p> <p>b. Compliance is achieved with NOSZ-S5: Hours of operation.</p>
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NOSZ-R12.1a.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Effects on character and amenity values of the site and adjacent sites in Open Space and Recreation Zones, Residential Zones, and Rural Zones.</li> <li>2. Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>
	<p>3. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NOSZ-R12.1b.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters of discretion of NOSZ-S5: Hours of operation.</li> </ol>
<b>NOSZ-R13</b>	<b>Residential activities</b>
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <p>a. There are no more than two residential units on the site, and</p> <p>b. Residential units are ancillary to provision of recreation activities, conservation activities, or park repair or maintenance on the site.</p>
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NOSZ-R13.1a.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Effects on character and amenity values the site and adjacent sites in Open Space and Recreation Zones, Residential Zones, and Rural Zones.</li> <li>2. Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>
	<p>3. <b>Activity status:</b> Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with NOSZ-R13.1b.</p>
<b>NOSZ-R14</b>	<b>Carparking areas</b>
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <p>a. The carparking area is ancillary to conservation activities or recreation activities on</p>

	<p>the site,                  b. Compliance is achieved with NOSZ-S4: Setback, and                  c. For outdoor carparking areas, at least 5% of the carparking area is landscaped with grass or plants.</p>
	<p><b>2. Activity status:</b> Restricted discretionary</p> <p>Where:                  a. Compliance is not achieved with NOSZ-R14.1b.  <b>Matters of discretion are restricted to:</b>                  1. The matters of discretion of NOSZ-S4: Setback.                  Public notification is precluded for applications under this rule.</p>
	<p><b>3. Activity status:</b> Restricted discretionary</p> <p>Where:                  a. Compliance is not achieved with NOSZ-R14.1c.  <b>Matters of discretion are restricted to:</b>                  1. Effects on the character and amenity values of the site.                  2. Effects on the amenity values of adjoining sites.                  3. Any proposed mitigation of adverse effects through design, appearance and siting of the carparking area or landscaping and screening.                  4. Whether the reduced landscaping is necessary to provide for the functional needs and operational needs of activities on the site.                  5. Any positive effects that can only be achieved through non-compliance with the standard.</p>
	<p><b>4. Activity status:</b> Non-complying</p> <p>Where:                  a. Compliance is not achieved with NOSZ-R14.1a.</p>
<b>NOSZ-R15</b>	<b>Activities not otherwise provided for</b>
	<p><b>1. Activity status:</b> Non-complying</p>

**General rules**

<b>NOSZ-R16</b>	<b>Outdoor storage and work areas</b>
	<p><b>1. Activity status:</b> Permitted</p> <p>Where:                  a. The stored material is for park maintenance and repair, or                  b. The outdoor storage area is screened by a building or a solid or close-boarded fully opaque fence of at least 1.8m in height above ground level from:                      i. Areas of the site that are accessible to the public,                      ii. Any adjoining site in an Open Space and Recreation Zone, Residential Zone, or Rural Zone, and                      iii. Any public road.</p>
	<p><b>2. Activity status:</b> Restricted discretionary</p> <p>Where:                  a. Compliance is not achieved with NOSZ-R16.1.  <b>Matters of discretion are restricted to:</b>                  1. Effects on character and amenity values of the site and adjoining sites in Open</p>

Space and Recreation Zones, Residential Zones, and Rural Zones. 2. Any positive effects that can only be achieved through non-compliance with NOSZ-R16.1.	
<b>NOSZ-R17</b>	<b>Servicing</b>
1. <b>Activity status:</b> Permitted  Where: a. The servicing is not within 40 metres of a site in a Residential Zone or Rural Zone, or b. The servicing occurs only between 7:00am and 10:00pm.	
2. <b>Activity status:</b> Restricted discretionary  Where: a. Compliance is not achieved with NOSZ-R17.1 <b>Matters of discretion are restricted to:</b> 1. The nighttime amenity of sensitive activities in the surrounding area in Residential Zones and Rural Zones. 2. Any positive effects that can only be achieved through non-compliance with the rule. Public notification is precluded for applications under this rule.	

**Standards**

<b>NOSZ-S1</b>	<b>Gross floor area</b>
1. Buildings and structures must not exceed 100m <sup>2</sup> in gross floor area. <b>Matters of discretion if the standard is breached:</b> 1. Effects on the character and amenity values of the site. 2. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects. 3. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening. 4. Whether the additional gross floor area is necessary to provide for the functional needs and operational needs of activities on the site. 5. Any positive effects that can only be achieved through non-compliance with the standard.	
<b>NOSZ-S2</b>	<b>Building height</b>
1. Buildings and structures must not exceed a maximum height above ground level of 8 metres. <b>Matters of discretion if the standard is breached:</b> 1. Effects on the character and amenity values of the site. 2. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects. 3. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening. 4. Whether the additional height is necessary to provide for the functional needs and operational needs of activities on the site. 5. Any positive effects that can only be achieved through non-compliance with the standard.	
<b>NOSZ-S3</b>	<b>Height in relation to boundary – Adjoining zones</b>
1. Where a site adjoins a Residential Zone or Rural Zone, buildings and structures must comply with the height in relation to boundary standard of the adjoining zone. <b>Matters of discretion if the standard is breached:</b> 1. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.	

**Commented [PM2]:** See Policy Planning Team of Hutt City Council (440.74a)

- 2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
- 3. Whether the additional height is necessary to provide for the functional needs and operational needs of activities on the site.
- 4. Any positive effects that can only be achieved through non-compliance with the standard.

**NOSZ-S4**      **Setbacks – Adjoining zones**

- 1. Buildings, structures, and outdoor carparking areas must be set back at least 6m from any boundary of adjoining sites with a Residential Zone or Rural Zone.
- 2. This standard does not apply to fences less than 2 metres in height above ground level.

**Matters of discretion if the standard is breached:**

- 1. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.
- 2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
- 3. Whether the reduced setback is necessary to provide for the functional needs and operational needs of activities on the site.
- 4. Any positive effects that can only be achieved through non-compliance with the standard.

**NOSZ-S5**      **Hours of operation**

- 1. Activities must not operate outside the hours of 7:00am and 10:00pm.

**Matters of discretion if the standard is breached:**

- 1. The nighttime amenity of sensitive activities in the surrounding area in Residential Zones and Rural Zones.
- 2. The extent to which the additional hours are necessary to provide for functional needs or operational needs of the activities on the site.
- 3. Any positive effects that can only be achieved through non-compliance with the rule.

**Commented [PM3]:** See Policy Planning Team of Hutt City Council (440.74a)

## OSZ — Open Space Zone

The Open Space Zone predominantly covers smaller parks within the urban area of Lower Hutt. It also covers other open space areas with limited facilities, buildings and structures.

The zone often applies to public land where recreation activities are typically informal, such as local parks and playgrounds, as well as other open space areas where further development would be inappropriate, including some areas with elevated levels of natural hazard risk.

Areas within the zone typically have a low level of built development, with buildings and structures being those necessary to provide for and support recreation and community activities within the zone, including playgrounds, community facilities, and maintenance and equipment sheds.

In providing for recreation and community facilities, sites in the Open Space Zone play a key role in supporting growth and a well-functioning urban environment.

While this chapter includes the core objectives, policies, and rules that apply to the Open Space Zone, other district-wide chapters of the District Plan, including those that apply overlays across specified areas, set additional objectives, policies and rules for all or part of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

### OSZ-PREC1 — Hutt River Mouth Stabilisation Precinct

The Hutt River Mouth Stabilisation Precinct identifies an area at the mouth of the Hutt River that has a history of being used for activities associated with the stabilisation of the Hutt River mouth, including river protection works and stockpiling of material extracted from the Hutt River.

This chapter includes specific objectives, policies and rules for the precinct. These objectives, policies and rules include notes that clarify whether they are in addition to or replace other objectives, policies and rules for the Open Space Zone.

### Objectives

<b>OSZ-01</b>	<b>Purpose and character of the zone</b>
The Open Space Zone consists of open space, recreation areas where recreation activities are typically informal, such as local parks and playgrounds.	
<b>OSZ-02</b>	<b>Activities in the Open Space Zone</b>
<p>The Open Space Zone:</p> <ul style="list-style-type: none"> <li>a. Predominantly provides for recreation activities and community facilities that are compatible with the planned character and amenity of adjoining Residential Zones, the Mixed Use Zone, and the Marae Zone.</li> <li>b. Provides for other activities that: <ul style="list-style-type: none"> <li>i. Are compatible with the purpose and planned character of the zone,</li> <li>ii. Are compatible with the planned character and amenity of adjoining Residential Zones, the Mixed Use Zone, and the Marae Zone, and</li> <li>iii. Are compatible with residential activities and use of community facilities within the zone.</li> </ul> </li> </ul>	
<b>OSZ-03</b>	<b>Built character</b>

- The Open Space Zone includes a low level of built development that:
- Retains open space areas suitable for informal, outdoor recreation, such as local parks and playgrounds,
  - Either provides for recreation activities and community facilities or is compatible with the provision of recreation activities and community facilities within the zone, and
  - Is compatible with the planned character and amenity of adjoining Residential Zones, the Mixed Use Zone, and the Marae Zone.

This includes buildings that accommodate community facilities, public toilets, equipment sheds and maintenance buildings.

<b>OSZ-O4</b>	<b>Adverse effects</b>
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Adverse effects of activities and development are effectively managed within the zone, and at interfaces with Residential Zones, the Mixed Use Zone, and the Marae Zone.

## Objectives — Hutt River Mouth Stabilisation Precinct

<b>OSZ-PREC1-01</b>	<b>Purpose, character and activities of the Hutt River Mouth Stabilisation Precinct</b>
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*This objective is in addition within the Hutt River Mouth Stabilisation Precinct.*

The Hutt Park Stabilisation Precinct provides for activities ancillary to the maintenance and stabilisation of the mouth of the Hutt River whilst maintaining the character and amenity of the precinct and the surrounding area, including the coastal marine area.

## Policies

<b>OSZ-P1</b>	<b>Predominant activities</b>
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Enable recreation activities and community facilities as the predominant activities within the Open Space Zone where they are compatible with the planned character of the zone and the planned character and amenity of the adjoining Residential, the Mixed Use Zone, and the Marae Zone.

<b>OSZ-P2</b>	<b>Compatible activities</b>
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- Provide for activities in the Open Space Zone that:
  - Support the recreation activities and community facilities within the zone or enhance the amenity of the site,
  - Are compatible with the character of adjoining Residential Zones, the Mixed Use Zone, and the Marae Zone, including through managing the effects of new built development and noise-generating activities, and
  - Have a functional need or operational need to be in that location.
- Potentially compatible activities include commercial activities, including retail activities, associated with recreation and community facilities on the site.

<b>OSZ-P3</b>	<b>Potentially incompatible activities</b>
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- Only allow potentially incompatible activities in the Open Space Zone where they:
  - Maintain or enhance the amenity values of the zone,
  - Do not limit or constrain the provision of recreation activities and community facilities, and
  - Are compatible with the planned character of adjoining Residential Zones, the Mixed Use Zone, and the Marae Zone, including through managing the effects of built development, noise-generating activities and outdoor storage and carparking areas.
- Potentially incompatible activities include, but are not limited to:
  - Rural activities,

- b. Industrial activities, and
- c. Other activities, including retail activities, that do not support recreation activities and community facilities with the zone.

<b>OSZ-P4</b>	<b>Built development</b>
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- Built development in the Open Space Zone is managed to:
- a. Maintain or enhance the provision of recreation activities and community facilities within the zone, including the provision of informal, outdoor recreation,
  - b. Maintain public access, unless it is necessary to restrict public access to protect of sensitive indigenous habitats, the health or safety of people, sensitive cultural and historic heritage values, or the integrity and security of regionally significant infrastructure, and
  - c. Ensure adequate privacy and access to daylight for residential activities and other sensitive activities on adjacent sites.

<b>OSZ-P5</b>	<b>Outdoor storage and carparking areas</b>
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- Manage impacts of outdoor storage and carparking areas in the Open Space Zone:
- a. The provision of recreation opportunities and community facilities, including through restricting outdoor storage and carparking areas that are not for the purpose of supporting recreation activities and community facilities on the site, and
  - b. The amenity values of the zone and on adjoining sites, including through the location of outdoor storage and carparking areas, screening, and landscaping.

## Policies — Hutt River Mouth Stabilisation Precinct

<b>OSZ-PREC1-P1</b>	<b>Additional enabled activities</b>
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*This policy is additional within the Hutt River Mouth Stabilisation Precinct.*

Enable quarrying activities in the Hutt River Mouth Stabilisation Precinct where there is a functional or operational need for the activities to take place within the precinct and adverse effects on the character and amenity values of the adjoining zones and coastal marine area are minimised.

## Rules

**Note:**

Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and status of an activity are set out in the General Approach chapter.

Activities on public land (such as reserves and parks) may also require permission (such as a lease or licence) from the relevant administering body. For sites in the Open Space Zone, this is likely to be Hutt City Council.

## Buildings and structures

<b>OSZ-R1</b>	<b>Repair and maintenance of buildings and structures</b>
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- |                                      |
|--------------------------------------|
| 1. <b>Activity status:</b> Permitted |
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<b>OSZ-R2</b>	<b>Demolition or removal of buildings and structures</b>
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- |                                      |
|--------------------------------------|
| 1. <b>Activity status:</b> Permitted |
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<b>OSZ-R3</b>	<b>Construction of new buildings and structures and alterations and additions to existing buildings and structures</b>
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1. <b>Activity status:</b> Permitted
Where: <ol style="list-style-type: none"> <li>a. Compliance is achieved with:           <ol style="list-style-type: none"> <li>i. OSZ-S1: Gross floor area,</li> <li>ii. OSZ-S2: Building coverage,</li> <li>iii. OSZ-S3: Building height,</li> <li>iv. OSZ-S4: Height in relation to boundary, and</li> <li>v. OSZ-S5: Setback.</li> </ol> </li> </ol>
2. <b>Activity status:</b> Restricted discretionary
Where: <ol style="list-style-type: none"> <li>a. Compliance is not achieved with OSZ-R3.1.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters of discretion for any infringed standard.</li> </ol>

**Land use activities**

OSZ-R4	Recreation activities
1. <b>Activity status:</b> Permitted	Where: <ol style="list-style-type: none"> <li>a. The activity does not involve any motorised recreation activities, and</li> <li>b. For organised recreation activities, compliance is achieved with OSZ-S6: Hours of operation.</li> </ol>
2. <b>Activity status:</b> Restricted discretionary	Where: <ol style="list-style-type: none"> <li>a. Compliance is not achieved with OSZ-R4.1.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters of discretion of OSZ-S6: Hours of operation.</li> <li>2. Effects on character and amenity values of the site and adjacent sites in Open Space and Recreation Zones, Residential Zones, the Mixed Use Zone and the Marae Zone.</li> <li>3. Any positive effects that can only be achieved through non-compliance with the rule.</li> </ol>
OSZ-R5	Community facilities
1. <b>Activity status:</b> Permitted	Where: <ol style="list-style-type: none"> <li>a. Compliance is achieved with OSZ-S6: Hours of operation.</li> </ol>
2. <b>Activity status:</b> Restricted discretionary	Where: <ol style="list-style-type: none"> <li>a. Compliance is not achieved with OSZ-R5.1.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters of discretion for SARZ-S6: Hours of operation.</li> </ol> <p>Public notification is precluded for applications under this rule.</p>
OSZ-R6	Conservation activities
1. <b>Activity status:</b> Permitted	
OSZ-R7	Public and community gardens

	1. <b>Activity status:</b> Permitted
<b>OSZ-R8</b>	<b>Customary activities</b>
	1. <b>Activity status:</b> Permitted
<b>OSZ-R9</b>	<b>Park maintenance and repair</b>
	1. <b>Activity status:</b> Permitted
<b>OSZ-R10</b>	<b>Walking and cycling tracks</b>
	1. <b>Activity status:</b> Permitted
<b>OSZ-R11</b>	<b>Food and beverage activities</b>
	1. <b>Activity status:</b> Permitted  Where: a. The total gross floor area of buildings for the activity does not exceed 60m <sup>2</sup> , and b. Compliance is achieved with OSZ-S6: Hours of operation.
	2. <b>Activity status:</b> Restricted discretionary  Where: a. Compliance is not achieved with OSZ-R11.1a. <b>Matters of discretion are restricted to:</b> 1. Effects on character and amenity values of the site and adjacent sites in Open Space and Recreation Zones, Residential Zones, the Mixed Use Zone, and the Marae Zone. 2. Any positive effects that can only be achieved through non-compliance with the standard.
	3. <b>Activity status:</b> Restricted discretionary  Where: a. Compliance is not achieved with OSZ-R11.1b. <b>Matters of discretion are restricted to:</b> 1. The matters of discretion of OSZ-S6: Hours of operation. Public notification is precluded for applications under this rule.
<b>OSZ-R12</b>	<b>Carparking activities</b>
	1. <b>Activity status:</b> Permitted  Where: a. The carparking area is ancillary to recreation activities or community facilities on the site, b. Compliance is achieved with OSZ-S5: Setback, and c. For outdoor carparking areas, at least 5% of the carparking area is landscaped with grass or plants.
	2. <b>Activity status:</b> Restricted discretionary  Where: a. Compliance is not achieved with OSZ-R12.1b. <b>Matters of discretion are restricted to:</b> 1. The matters of discretion for OSZ-S5: Setbacks. Public notification is precluded for applications under this rule.

**3. Activity status:** Restricted discretionary

Where:

- a. Compliance is not achieved with OSZ-R12.1c.

**Matters of discretion are restricted to:**

1. Effects on the character and amenity values of the site.
2. Effects on the amenity values of adjoining sites.
3. Any proposed mitigation of adverse effects through design, appearance and siting of the carparking or landscaping and screening.
4. Whether the reduced landscaping is necessary to provide for the functional needs and operational needs of activities on the site.
5. Any positive effects that can only be achieved through non-compliance with the standard.

**4. Activity status:** Non-complying

Where:

- a. Compliance is not achieved with OSZ-R12.1a.

**OSZ-R13****Activities not otherwise provided for****1. Activity status:** Non-complying**OSZ-RX****Emergency services facilities****1. Activity status:** Discretionary**General rules****OSZ-R14****Outdoor storage and work areas****1. Activity status:** Permitted

Where:

- a. The stored material is for park maintenance and repair, or
- b. The outdoor storage area is screened by a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height from:
  - i. Areas of the site that are accessible to the public,
  - ii. Any adjoining site in an Open Space and Recreation Zone, Residential Zone, Commercial and Mixed Use Zones, and the Marae Zone, and
  - iii. Any public road.

**2. Activity status:** Restricted discretionary

Where:

- a. Compliance is not achieved with OSZ-R14.1.

**Matters of discretion are restricted to:**

1. Effects on character and amenity values of the site and adjoining sites in Open Space and Recreation Zones, Residential Zones, Commercial and Mixed Use Zones, and the Marae Zone.
2. Any positive effects that can only be achieved through non-compliance with OSZ-R14.1.

**OSZ-R15****Servicing**

<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The servicing is not within 40 metres of a site in a Residential Zone, the Mixed Use Zone, or the Marae Zone, or</li> <li>The servicing occurs only between 7:00am and 10:00pm.</li> </ol>
<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with SARZ-R15.1.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The nighttime amenity of sensitive activities in the surrounding area in Residential Zones, the Mixed Use Zone, and the Marae Zone.</li> <li>Any positive effects that can only be achieved through non-compliance with the rule. Public notification is precluded for applications under this rule.</li> </ol>

## Rules — Hutt River Mouth Stabilisation Precinct

OSZ-PREC1-R1	Quarrying activities
<i>This rule is additional for the Hutt River Mouth Stabilisation Precinct.</i>	
<p>1. <b>Activity status:</b> Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity involves: <ol style="list-style-type: none"> <li>Processing aggregate (including crushing, screening, washing and blending),</li> <li>Storage of aggregate,</li> <li>Distribution and sale of aggregate,</li> <li>Earthworks ancillary to the quarrying activities, or</li> <li>Rehabilitation of the site.</li> </ol> </li> </ol>	

## Standards

OSZ-S1	Gross floor area
<p>1. Building and structures must not exceed 100m<sup>2</sup> in gross floor area.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>Effects on the character and amenity values of the site.</li> <li>Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.</li> <li>Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.</li> <li>Whether the additional gross floor area is necessary to provide for the functional needs and operational needs of activities on the site.</li> <li>Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>	
OSZ-S2	Building coverage
<p>1. Building coverage must not exceed 15% of the net site area.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>Effects on the character and amenity values of the site.</li> <li>Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.</li> <li>Any proposed mitigation of adverse effects through design, appearance and siting of the</li> </ol>	

<p>building or structure or landscaping and screening.</p> <p>4. Whether the additional building coverage is necessary to provide for the functional needs and operational needs of activities on the site.</p> <p>5. Any positive effects that can only be achieved through non-compliance with the standard.</p>	
<b>OSZ-S3</b>	<b>Building height</b>
<p>1. Buildings and structures must not exceed a maximum height above ground level of 8m.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <p>1. Effects on the character and amenity values of the site.</p> <p>2. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.</p> <p>3. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.</p> <p>4. Whether the additional height is necessary to provide for the functional needs and operational needs of activities on the site.</p> <p>5. Any positive effects that can only be achieved through non-compliance with the standard.</p>	
<b>OSZ-S4</b>	<b>Height in relation to boundary – Adjoining zones</b>
<p>1. Where a site adjoins a Residential Zone, the Mixed Use Zone, or the Marae Zone, buildings and structures must comply with the height in relation to boundary standard of the adjoining zone.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <p>1. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.</p> <p>2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.</p> <p>3. The extent to which the additional height is necessary to provide for the functional needs and operational needs of activities on the site.</p> <p>4. Any positive effects that can only be achieved through non-compliance with the standard.</p>	
<b>OSZ-S5</b>	<b>Setbacks – Adjoining zones</b>
<p>1. Buildings, structures, and outdoor carparking areas must be set back at least 6 metres from any sites within a Residential Zone, the Mixed Use Zone, or the Marae Zone.</p> <p>2. This standard does not apply to fences less than 2 metres in height above ground level.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <p>1. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.</p> <p>2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.</p> <p>3. The extent to which the reduced setback is necessary to provide for the functional needs and operational needs of activities on the site.</p> <p>4. Any positive effects that can only be achieved through non-compliance with the standard.</p>	
<b>OSZ-S6</b>	<b>Hours of operation</b>
<p>1. Activities must not operate outside the hours of 7:00am and 10:00pm</p> <p><b>Matters of discretion if the standard is breached:</b></p> <p>1. The nighttime amenity of sensitive activities in the surrounding area in Residential Zones, the Mixed Use Zone, and the Marae Zone.</p> <p>2. The extent to which the additional hours are necessary to provide for functional needs or operational needs of the activities on the site.</p> <p>3. Any positive effects that can only be achieved through non-compliance with the rule.</p>	

**Commented [PM2]:** See Policy Planning Team of Hutt City Council (440.74b)

**Commented [PM3]:** See Policy Planning Team of Hutt City Council (440.74b)

## SARZ — Sport and Active Recreation Zone

The Sport and Active Recreation Zone covers sports fields and associated facilities that are primarily used for organised sports and informal active recreation within the urban areas of Lower Hutt, providing recreation opportunities for the community of Lower Hutt and the Wellington region.

This zone primarily applies to public parks, such as sports fields, golf courses and larger reserves with playgrounds.

Built development within the zone is typically limited to the development necessary to provide for and support recreation and community activities within the zone, including indoor sports facilities, community facilities, clubrooms, and maintenance and equipment sheds.

In providing for recreation and community facilities, sites in the Sport and Active Recreation Zone play a key role in supporting growth and a well-functioning urban environment.

While this chapter includes the core objectives, policies, and rules that apply to the Sport and Active Recreation Zone, other district-wide chapters of the District Plan, including those that apply overlays across specified areas, set additional objectives, policies and rules for all or part of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

### SARZ-PREC1 — Hutt Park Accommodation Precinct

The Hutt Park Accommodation Precinct identifies an area within the Hutt Park reserve that has a history of being used for holiday park-style visitor accommodation and ancillary activities.

This chapter includes specific objectives, policies and rules for the precinct. These objectives, policies and rules include notes that clarify whether they are in addition to or replace other objectives, policies and rules for the Sport and Active Recreation Zone.

## Objectives

<b>SARZ-O1</b>	<b>Purpose and character of the zone</b>
The Sport and Active Recreation Zone consists of large open space areas within urban areas that provide for a mix of indoor and outdoor recreation and community facilities within urban areas, including playing fields, large playgrounds and sites that accommodate indoor sports facilities and community facilities.	
<b>SARZ-O2</b>	<b>Activities in the zone</b>
<p>The Sport and Active Recreation Zone:</p> <ol style="list-style-type: none"> <li>a. Predominantly provides for recreation activities and community facilities that are compatible with the planned character and amenity of adjoining Residential Zones, the Mixed Use Zone, and the Marae Zone.</li> <li>b. Provides for other activities that: <ol style="list-style-type: none"> <li>i. Are compatible with the purpose and planned character of the zone,</li> <li>ii. Are compatible with the planned character and amenity of adjoining Residential Zones, Mixed Use Zone, and the Marae Zone, and</li> <li>iii. Are compatible with the recreation activities and use of community facilities within the zone.</li> </ol> </li> </ol>	
<b>SARZ-O3</b>	<b>Built character</b>

- Built development within the Sport and Active Recreation Zone:
- Retains open space areas suitable for active recreation, such as sports fields,
  - Either provides for recreation activities and community facilities or is compatible with the provision of recreation activities and community facilities within the zone, and
  - Is compatible with the planned character and amenity of adjoining Residential Zones, Mixed Use Zone, and the Marae Zone.

This includes buildings that accommodate indoor sports facilities, community facilities, clubhouses, public toilets, equipment sheds, and maintenance buildings.

<b>SARZ-O4</b>	<b>Adverse effects</b>
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Adverse effects of activities and development are effectively managed within the zone, and at interfaces with Residential Zones, Mixed Use Zone, and the Marae Zone.

## Objectives — Hutt Park Accommodation Precinct

<b>SARZ- PREC1-01</b>	<b>Purpose, character and activities of the Hutt Park Accommodation Precinct</b>
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*This objective is additional within the Hutt Park Accommodation Precinct.*

The Hutt Park Accommodation Precinct provides for visitor accommodation at a specific location in the Sport and Active Recreation Zone, as well as ancillary activities that support the visitor accommodation. Visitor accommodation in the precinct is of a low density, with low site coverage, provision of open space, and landscaping and planting at the site boundary.

## Policies

<b>SARZ-P1</b>	<b>Predominant activities</b>
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Enable indoor and outdoor recreation activities and community facilities as the predominant activities within the Sport and Active Recreation Zone where they are compatible with the planned character of the zone and the planned character and amenity of the adjoining Residential, the Mixed Use Zone, and the Marae Zone.

<b>SARZ-P2</b>	<b>Compatible activities</b>
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- Provide for activities in the Sport and Active Recreation Zone that:
  - Support the recreation activities and community facilities within the zone or enhance the amenity of the site,
  - Are compatible with the character of adjoining Residential Zones, the Mixed Use Zone, and the Marae Zone, including through managing the effects of new built development and noise-generating activities, and
  - Have a functional or operational need to be in that location.
- Potentially compatible activities include commercial activities, including retail activities, associated with recreation and community facilities on the site.

<b>SARZ-P3</b>	<b>Potentially incompatible activities</b>
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- Only allow potentially incompatible activities in the Sport and Active Recreation Zone where they:
  - Maintain or enhance the amenity values of the zone,
  - Do not limit or constrain the provision of recreation activities and community facilities, and
  - Are compatible with the planned character of adjoining Residential Zones, the Mixed Use Zone, and the Marae Zone, including through managing the effects of built development, noise-generating activities and outdoor storage and carparking areas.

2. Potentially incompatible activities include:
- Rural activities,
  - Industrial activities, and
  - Other activities, including retail activities, that do not support recreation activities and community facilities with the zone.

<b>SARZ-P4</b>	<b>Built development</b>
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- Built development in the Sport and Active Recreation Zone is managed to:
- Maintain or enhance the provision of recreation activities and community facilities within the zone,
  - Maintain public access, unless it is necessary to restrict public access to protect of sensitive indigenous habitats, the health or safety of people, sensitive cultural and historic heritage values, or the integrity and security of regionally significant infrastructure, and
  - Ensure adequate privacy and access to daylight for residential activities and other sensitive activities on adjacent sites.

<b>SARZ-P5</b>	<b>Outdoor storage and carparking areas</b>
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- Manage impacts of outdoor storage and carparking areas in the Sport and Active Recreation Zone on:
- The provision of recreation opportunities and community facilities, including through restricting outdoor storage and carparking areas that are not for the purpose of supporting recreation activities and community facilities on the site, and
  - The amenity values of the zone and on adjoining sites, including through the location of outdoor storage and carparking areas, screening, and landscaping.

## Policies — Hutt Park Accommodation Precinct

<b>SARZ- PREC1-P1</b>	<b>Additional enabled activities</b>
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*This policy is additional within the Hutt Park Accommodation Precinct.*

Enable visitor accommodation and activities that support the provision of visitor accommodation in the Hutt Park Accommodation Precinct.

## Rules

### Note:

Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and status for an activity are set out in the General Approach chapter. Activities on public land (such as reserves and parks) may also require permission (such as a lease or licence) from the relevant administering body. For sites in the Sport and Active Recreation Zone, this is likely to be Hutt City Council.

## Buildings and structures

<b>SARZ-R1</b>	<b>Repair and maintenance of buildings and structures</b>
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- Activity status:** Permitted

<b>SARZ-R2</b>	<b>Demolition or removal of buildings and structures</b>
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- Activity status:** Permitted

<b>SARZ-R3</b>	<b>Construction of new buildings and structures and alterations and additions to existing buildings and structures</b>
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1. <b>Activity status:</b> Permitted
Where: <ol style="list-style-type: none"> <li>a. Compliance is achieved with:           <ol style="list-style-type: none"> <li>i. SARZ-S1: Gross floor area,</li> <li>ii. SARZ-S2: Building coverage,</li> <li>iii. SARZ-S3: Building height,</li> <li>iv. SARZ-S4: Height in relation to boundary, and</li> <li>v. SARZ-S5: Setbacks.</li> </ol> </li> </ol>
2. <b>Activity status:</b> Restricted discretionary
Where: <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SARZ-R3.1.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters of discretion of any infringing standard.</li> </ol>

**Land use activities**

SARZ-R4	Recreation activities
1. <b>Activity status:</b> Permitted	Where: <ol style="list-style-type: none"> <li>a. The activity does not involve any motorised recreation activities, and</li> <li>b. For organised recreation activities, compliance is achieved with SARZ-S6: Hours of operation.</li> </ol>
2. <b>Activity status:</b> Restricted discretionary	Where: <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SARZ-R4.1.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters of discretion of SARZ-S6: Hours of operation.</li> <li>2. Effects on character and amenity values of the site and adjacent sites in Open Space and Recreation Zones, Residential Zones, the Mixed Use Zone, and the Marae Zone.</li> <li>3. Any positive effects that can only be achieved through non-compliance with the rule.</li> </ol>
SARZ-R5	Community facilities
1. <b>Activity status:</b> Permitted	Where: <ol style="list-style-type: none"> <li>a. Compliance is achieved with SARZ-S6: Hours of operation.</li> </ol>
2. <b>Activity status:</b> Restricted discretionary	Where: <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SARZ-R5.1.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters of discretion of SARZ-S6: Hours of operation.</li> </ol> <p>Public notification is precluded for applications under this rule.</p>
SARZ-R6	Conservation activities
1. <b>Activity status:</b> Permitted	
SARZ-R7	Public and community gardens

	1. <b>Activity status:</b> Permitted
<b>SARZ-R8</b>	<b>Customary activities</b>
	1. <b>Activity status:</b> Permitted
<b>SARZ-R9</b>	<b>Park maintenance and repair</b>
	1. <b>Activity status:</b> Permitted
<b>SARZ-R10</b>	<b>Walking and cycling tracks</b>
	1. <b>Activity status:</b> Permitted
<b>SARZ-R11</b>	<b>Food and beverage activity</b>
	1. <b>Activity status:</b> Permitted  Where: a. The total gross floor area of buildings for the activity does not exceed 60m <sup>2</sup> , and b. Compliance is achieved with SARZ-S6: Hours of operation.
	2. <b>Activity status:</b> Restricted discretionary  Where: a. Compliance is not achieved with SARZ-R11.1a. <b>Matters of discretion are restricted to:</b> 1. Effects on character and amenity values of the site and adjacent sites in Open Space and Recreation Zones, Residential Zones, the Mixed Use Zone, and the Marae Zone. 2. Any positive effects that can only be achieved through non-compliance with the standard.
	3. <b>Activity status:</b> Restricted discretionary  Where: a. Compliance is not achieved with SARZ-R11.1b. <b>Matters of discretion are restricted to:</b> 1. The matters of discretion of SARZ-S6: Hours of operation. Public notification is precluded for applications under this rule.
<b>SARZ-R12</b>	<b>Commercial activities not otherwise provided for</b>
	1. <b>Activity status:</b> Permitted  Where: a. The activity is ancillary to recreation activities at the site, including: i. Sale of tickets for recreation activities on the site, ii. Recreation and sporting equipment directly related to the activity occurring on site, and iii. Professional sports events, coaching clinics, sports education, or training. b. The total gross floor area of buildings for the activity does not exceed 100m <sup>2</sup> . c. Compliance is achieved with SARZ-S6: Hours of operation.
	2. <b>Activity status:</b> Restricted discretionary  Where: a. Compliance is not achieved with SARZ-R12.1b. <b>Matters of discretion are restricted to:</b> 1. Effects on character and amenity values of the site and adjacent sites in Open Space

	<p>and Recreation Zones, Residential Zones, the Mixed Use Zone, and the Marae Zone.</p> <p>2. Any positive effects that can only be achieved through non-compliance with the standard.</p>
	<p>3. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>1. Compliance is not achieved with SARZ-R12.1c.</p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. The matters of discretion of SARZ-S6: Hours of operation.</p>
	<p>4. <b>Activity status:</b> Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with SARZ-R12.1a.</p>
<b>SARZ-R13</b>	<b>Carparking activities</b>
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <p>a. The carparking area is ancillary to recreation activities or community facilities on the site,</p> <p>b. Compliance is achieved with SARZ-S5: Setback, and</p> <p>c. For outdoor carparking areas, at least 5% of the carparking area is landscaped with grass or plants.</p>
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with SARZ-R13.1b.</p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. The matters of discretion of SARZ-S5: Setback.</p> <p>Public notification is precluded for applications under this rule.</p>
	<p>3. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with SARZ-R13.1c.</p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. Effects on the character and amenity values of the site.</p> <p>2. Effects on the amenity values of adjoining sites.</p> <p>3. Any proposed mitigation of adverse effects through design, appearance and siting of the carparking or landscaping and screening.</p> <p>4. Whether the reduced landscaping is necessary to provide for the functional needs and operational needs of activities on the site.</p> <p>5. Any positive effects that can only be achieved through non-compliance with the standard.</p>
	<p>4. <b>Activity status:</b> Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with SARZ-R13.1a.</p>
<b>SARZ-R14</b>	<b>Visitor accommodation</b>
	<p>1. <b>Activity status:</b> Discretionary</p>

**2. Activity status:** Non-complying

Where:

- a. Compliance is not achieved with SARZ-R14.1.

**SARZ-R15****Activities not otherwise provided for****1. Activity status:** Non-complying**SARZ-RX****Emergency service facilities****1. Activity status:** Discretionary**General rules****SARZ-R16****Outdoor storage and work areas****1. Activity status:** Permitted

Where:

- a. The stored material is for park maintenance and repair, or
- b. The outdoor storage area is screened by a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height above ground level from:
  - i. Areas of the site that are accessible to the public,
  - ii. Any adjoining site in an Open Space and Recreation Zone, Residential Zone, Commercial and Mixed Use Zones, or the Marae Zone, and
  - iii. Any public road.

**2. Activity status:** Restricted discretionary

Where:

- a. Compliance is not achieved with SARZ-R16.1.

**Matters of discretion are restricted to:**

1. Effects on character and amenity values of the site and adjoining sites in Open Space and Recreation Zones, Residential Zones, Commercial and Mixed Use Zones, and the Marae Zone.
2. Any positive effects that can only be achieved through non-compliance with SARZ-R16.1.

**SARZ-R17****Servicing****1. Activity status:** Permitted

Where:

- a. The servicing is not within 40 metres of a site in a Residential Zone, the Mixed Use Zone, or the Marae Zone, or
- b. The servicing occurs only between 7:00am and 10:00pm.

**2. Activity status:** Restricted discretionary

Where:

- a. Compliance is not achieved with SARZ-R17.1

**Matters of discretion are restricted to:**

1. The nighttime amenity of sensitive activities in the surrounding area in Residential

- Zones, the Mixed Use Zone, and the Marae Zone.
2. Any positive effects that can only be achieved through non-compliance with the rule. Public notification is precluded for applications under this rule.

## Rules — Hutt Park Accommodation Precinct

<b>SARZ-PREC1-R1</b>	<b>Visitor accommodation</b>
<i>This rule replaces SARZ-R15 within the Hutt Park Accommodation Precinct.</i>	
1. Activity status: Permitted	
<b>SARZ-PREC1-R2</b>	<b>Residential activities</b>
<i>This rule is additional within the Hutt Park Accommodation Precinct.</i>	
1. Activity status: Permitted	
Where: <ol style="list-style-type: none"> <li>a. There is no more than one residential unit on the site, and</li> <li>b. The residential unit is ancillary to the provision of visitor accommodation on the site.</li> </ol>	
2. Activity status: Non-complying	
Where: <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SARZ-PREC1-R2.1.</li> </ol>	
<b>SARZ-PREC1-R3</b>	<b>Carparking activities</b>
<i>This rule is additional within the Hutt Park Accommodation Precinct.</i>	
1. Activity status: Permitted	
Where: <ol style="list-style-type: none"> <li>a. The carparking area is ancillary to visitor accommodation, recreation activities, or community facilities on the site.</li> </ol>	
2. Activity status: Non-complying	
Where: <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SARZ-PREC1-R3.1.</li> </ol>	

## Standards

<b>SARZ-S1</b>	<b>Gross floor area</b>
1. Buildings and structures must not exceed 100m <sup>2</sup> in gross floor area.	
<b>Matters of discretion if the standard is breached:</b>	
<ol style="list-style-type: none"> <li>1. Effects on the character and amenity values of the site.</li> <li>2. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.</li> <li>3. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.</li> <li>4. Whether the additional gross floor area is necessary to provide for the functional needs and operational needs of activities on the site.</li> <li>5. Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>	
<b>SARZ-S2</b>	<b>Building coverage</b>

<p>1. Building coverage must not exceed 30% of the net site area.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>Effects on the character and amenity values of the site.</li> <li>Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.</li> <li>Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.</li> <li>Whether the additional building coverage is necessary to provide for the functional needs and operational needs of activities on the site.</li> <li>Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>	
<b>SARZ-S3</b>	<b>Building height</b>
<p>1. Buildings and structures must not exceed a maximum height above ground level of 11 metres.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>Effects on the character and amenity values of the site.</li> <li>Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.</li> <li>Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.</li> <li>Whether the additional height is necessary to provide for the functional needs and operational needs of activities on the site.</li> <li>Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>	
<b>SARZ-S4</b>	<b>Height in relation to boundary – Adjoining zones</b>
<p>1. Where a site adjoins a Residential Zone, the Mixed Use Zone, or the Marae Zone, buildings and structures must comply with the height in relation to boundary standard of the adjoining zone.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.</li> <li>Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.</li> <li>The extent to which the additional height is necessary to provide for the functional needs and operational needs of activities on the site.</li> <li>Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>	
<b>SARZ-S5</b>	<b>Setback – Adjoining zones</b>
<p>1. Buildings, structures, and outdoor carparking areas must be set back at least 6 metres from any boundary of sites with a Residential Zone, the Mixed Use Zone, or the Marae Zone.</p> <p>2. This standard does not apply to fences less than 2 metres in height above ground level.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.</li> <li>Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.</li> <li>The extent to which the reduced setback is necessary to provide for the functional needs and operational needs of activities on the site.</li> <li>Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>	
<b>SARZ-S6</b>	<b>Hours of operation</b>
<p>1. Activities must not operate outside the hours of 7:00am and 10:00pm.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>The nighttime amenity of sensitive activities in the surrounding area in Residential Zones, the</li> </ol>	

**Commented [PM2]:** See Policy Planning Team of Hutt City Council (440.74c)

**Commented [PM3]:** See Policy Planning Team of Hutt City Council (440.74c)

- Mixed Use Zone, and the Marae Zone.
2. The extent to which the additional hours are necessary to provide for functional needs or operational needs of the activities on the site.
  3. Any positive effects that can only be achieved through non-compliance with the rule.

## HOSZ — Hospital Zone

The Hospital Zone applies to a collection of adjoining sites in the Boulcott/Epuni area.

The zone primarily provides for the operation and development of hospitals and other health care facilities as well as activities that support these facilities.

Built development within the zone is primarily the development necessary to support the hospitals and health care facilities.

While the policies and rules of this chapter primarily implement the objectives for the Hospital Zone, they also contribute to implementation of objectives for adjoining zones, particularly with regard to effects of buildings on sites within adjoining residential zones.

While this chapter includes the core objectives, policies, and rules that apply to the Hospital Zone, other district-wide chapters of the District Plan set additional objectives, policies and rules for all or part of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

### Objectives

<b>HOSZ-O1</b>	<b>Purpose of the zone</b>
The Hospital Zone contributes to well-functioning urban environments by providing for essential health care services for the people of Lower Hutt and the Wellington Region, including services for a changing population.	
<b>HOSZ-O2</b>	<b>Activities in the zone</b>
The Hospital Zone: <ol style="list-style-type: none"> <li>1. Predominantly provides for health care activities, and</li> <li>2. Provides for other activities that:             <ol style="list-style-type: none"> <li>a. Are compatible with the purpose and the planned character of the zone,</li> <li>b. Are an efficient use of the land, and</li> <li>c. Support the health and wellbeing of people and communities in the surrounding area.</li> </ol> </li> </ol>	
<b>HOSZ-O3</b>	<b>Planned urban environment of the zone</b>
The planned urban environment of the Hospital Zone is characterised by development that: <ol style="list-style-type: none"> <li>1. Includes buildings of a sufficient scale to accommodate health care facilities, including hospitals, and ancillary activities,</li> <li>2. Includes open space and landscaped areas, to provide outdoor amenity for patients, staff, and visitors, and</li> <li>3. Is safe, attractive and accessible.</li> </ol>	
<b>HOSZ-O4</b>	<b>Adverse effects</b>
Adverse effects of activities and development are effectively managed within the zone, and at interfaces with adjoining zones.	

### Policies

<b>HOSZ-P1</b>	<b>Enabled activities</b>
Enable the operation and development of health care activities and emergency service facilities within	

the Hospital Zone.	
<b>HOSZ-P2</b>	<b>Potentially incompatible activities</b>
<ol style="list-style-type: none"> <li>1. Only allow non-health care related activities in the Hospital Zone that: <ol style="list-style-type: none"> <li>a. Do not compromise the operation and development of health care activities in the Hospital Zone,</li> <li>b. Promote the efficient use of land,</li> <li>c. Are designed and managed to be consistent with planned urban environment of the Hospital Zone and surrounding zones, and</li> <li>d. Support the social, economic and cultural well-being of the surrounding community.</li> </ol> </li> <li>2. Activities may be incompatible if they: <ol style="list-style-type: none"> <li>a. Compromise the operation and development of health care activities in the Hospital Zone, or</li> <li>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</li> <li>c. Use land less efficiently than the expected uses in the zone, or</li> <li>d. Create significant adverse effects, including reverse sensitivity <b>effects</b>, on activities enabled in the zone.</li> </ol> </li> <li>3. Potentially incompatible activities include: <ol style="list-style-type: none"> <li>a. Commercial activities,</li> <li>b. Residential activities,</li> <li>c. Visitor accommodation,</li> <li>d. Educational facilities,</li> <li>e. Community facilities, and</li> <li>f. Carparking areas.</li> </ol> </li> </ol>	
<b>HOSZ-P3</b>	<b>Incompatible activities</b>
<ol style="list-style-type: none"> <li>1. Avoid activities that are incompatible with the purpose and planned character of the Hospital Zone.</li> <li>2. Likely incompatible activities include: <ol style="list-style-type: none"> <li>a. Heavy industrial activities, and</li> <li>b. Rural activities.</li> </ol> </li> </ol>	
<b>HOSZ-P4</b>	<b>Built development</b>
Manage the effects of built development in the Hospital Zone on on-site amenity and amenity of adjoining residential and open space sites by controlling height, bulk and form of development and requiring sufficient setbacks.	
<b>HOSZ-P5</b>	<b>Urban design outcomes</b>
<p>Built development is managed to achieve the following outcomes:</p> <ol style="list-style-type: none"> <li>1. New developments display aesthetic value, by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas.</li> <li>2. Land is used efficiently.</li> <li>3. Safe and legible urban environment is created by: <ol style="list-style-type: none"> <li>a. Providing easily visible, accessible, and sheltered main entrances to buildings (other than accessory buildings),</li> <li>b. Enabling passive surveillance over public and communal spaces,</li> <li>c. Appropriately designing, demarcating, and lighting public, communal, and private spaces,</li> <li>d. Avoiding wasted space or space of unclear function, and</li> <li>e. Integrating other CPTED measures at a scale appropriate for the site.</li> </ol> </li> </ol>	

**Commented [CN1]:** Policy Planning team of Hutt City Council (440.3)

4. On-site landscaping:
  - a. Retains healthy and mature vegetation, where appropriate,
  - b. Uses planting that is appropriate for the climate and environment within the site,
  - c. Improves outlooks from dwellings and softens hard built surfaces, and
  - d. Provides one or more of functional, aesthetic, stormwater management, ecological, or urban heat mitigation benefits.
5. Vehicle parking areas, loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian safety, comfort, dignity, and amenity.
6. Where residential activities are provided on-site:
  - a. Ensure adequate privacy for activities sensitive to privacy intrusion on the site and on adjacent sites,
  - ~~b. Ensure adequate access to daylight for residential activities on the site and on adjacent residential zone sites,~~
  - c. Ensure residential units have adequate outlook from habitable rooms, and
  - d. Ensure residential units have access to outdoor living spaces that:
    - i. Are located and oriented to ensure good access to sunlight, or
    - ii. Are of a functional size and configuration, or
    - iii. Provide screening or landscaping to contribute to privacy, or
    - iv. Alternatively, public open space is located nearby that is accessible and functional for residents.

**Commented [PM2]:** See Urban Edge Planning Ltd (499.73)

**Commented [PM3]:** See Urban Edge Planning Ltd - (449.61)

**Commented [PM4]:** See Urban Edge Planning Ltd (449.57)

**Note:**

The council publishes design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

<b>HOSZ-P6</b>	<b>Open space and landscaping</b>
Encourage built development and activities in the Hospital Zone to provide for open space and landscaped areas that contribute to the amenity of the site and surrounding area.	
<b>HOSZ-P7</b>	<b>Managing adverse effects at zone interfaces</b>
Manage activities to mitigate adverse effects on other zones by: <ol style="list-style-type: none"> <li>1. Ensuring carparking, outdoor work, storage, and loading areas are screened from level view from Residential Zones, Mixed Use Zones and the Sport and Recreation Zone, and</li> <li>2. Restricting servicing hours near boundaries with Residential Zones and Mixed Use Zones.</li> </ol>	

**Rules**

**Note:**  
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

**Buildings and structures**

<b>HOSZ-R1</b>	<b>Repair and maintenance of buildings and structures</b>
1.	<b>Activity status:</b> Permitted
<b>HOSZ-R2</b>	<b>Demolition or removal of buildings and structures</b>
1.	<b>Activity status:</b> Permitted
<b>HOSZ-R3</b>	<b>Construction of new buildings and structures and alterations to existing buildings and structures</b>

<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. <del>HOSZ-S1: Building coverage;</del></li> <li>ii. HOSZ-S2: Building height,</li> <li>iii. HOSZ-S3: Height in relation to boundary,</li> <li>iv. HOSZ-S4: Setbacks, and</li> <li>v. HOSZ-S5: Landscaped area.</li> </ul>
<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with HOSZ-R3.1.</p> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters in HOSZ-P5: Urban design outcomes.</li> <li>2. The matters of discretion in any standards not met.</li> <li>3. Any positive effects that can only be achieved through non-compliance with HOSZ-R3.1.</li> </ul> <p>Public notification is precluded for applications under this rule if the non-compliance with HOSZ-R3.1 is limited to non-compliance with HOSZ-S3: Height in relation to boundary.</p>

**Commented [PM5]:** See Go Architecture (331.33), and Health NZ (518.22)

**Land use activities**

<b>HOSZ-R4</b>	<b>Health care activities</b>
1. <b>Activity status:</b> Permitted	
<b>HOSZ-R5</b>	<b>Emergency service facilities</b>
1. <b>Activity status:</b> Permitted	
<b>HOSZ-R6</b>	<b>Commercial activities</b> This rule does not apply to activities ancillary to Health care activities, provided for under HOSZ-R4.
1. <b>Activity status:</b> Discretionary	
<b>HOSZ-R7</b>	<b>Residential activities</b>
1. <b>Activity status:</b> Discretionary	
<b>HOSZ-R8</b>	<b>Visitor accommodation</b>
1. <b>Activity status:</b> Discretionary	
<b>HOSZ-R9</b>	<b>Educational facilities</b> This rule does not apply to activities ancillary to Health care activities, provided for under HOSZ-R4.
1. <b>Activity status:</b> Discretionary	
<b>HOSZ-R10</b>	<b>Community facilities</b> This rule does not apply to activities ancillary to Health care activities, provided for under HOSZ-R4.
1. <b>Activity status:</b> Discretionary	
<b>HOSZ-R11</b>	<b>Carparking areas</b>

	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The carparking area is ancillary to health care activities or emergency service facilities.</li> <li>b. Compliance is achieved with:                             <ul style="list-style-type: none"> <li>i. HOSZ-S5: Landscaped area,</li> <li>ii. HOSZ-S6: Screening, and</li> <li>iii. HOSZ-S7: Landscaping for carparking areas.</li> </ul> </li> </ul>
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with HOSZ-R11.1a.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The compatibility of the activity with the operation and development of health care activities in the Hospital Zone.</li> <li>2. The efficiency of the use of land.</li> <li>3. Any positive effects that can only be achieved through non-compliance with HOSZ-R11.1a.</li> </ul>
	<p>3. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with HOSZ-R11.1b.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters in HOSZ-P5: Urban design outcomes.</li> <li>2. The matters of discretion in any standards not met.</li> <li>3. Any positive effects that can only be achieved through non-compliance with HOSZ-R11.1b.</li> </ul>
<b>HOSZ-R12</b>	<p><b>Activities not otherwise provided for</b>  <b>This rule does not apply to activities ancillary to Health care activities, provided for under HOSZ-R4</b></p>
	<p>1. <b>Activity status:</b> Non-complying</p>

**General rules**

<b>HOSZ-R13</b>	<b>Outdoor storage and work areas</b>
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with:                             <ul style="list-style-type: none"> <li>i. HOSZ-S5: Landscaped area, and</li> <li>ii. HOSZ-S6: Screening.</li> </ul> </li> </ul>
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with HOSZ-R13.1.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters in HOSZ-P5: Urban design outcomes.</li> <li>2. The matters of discretion in any standards not met.</li> <li>3. Any positive effects that can only be achieved through non-compliance with the rule.</li> </ul>

HOSZ-R14	Servicing
1. <b>Activity status:</b> Permitted	Where: a. The servicing is not within 40 metres of a site in a Residential Zone or Mixed Use Zone, or b. The servicing occurs only between 7:00am and 10:00pm.
2. <b>Activity status:</b> Restricted discretionary	Where: a. Compliance is not achieved with HOSZ-R14.1.  <b>Matters of discretion are restricted to:</b> 1. The night-time amenity of activities sensitive to light and activities sensitive to noise in the surrounding area in the Residential Zones or Mixed Use Zone. 2. Any positive effects that can only be achieved through non-compliance with the rule. Public notification is precluded for applications under this rule.

## Standards

HOSZ-S1	Building coverage
<del>1. Building and structure coverage must not exceed 50%.</del>	<del>1. Effects on the amenity values of adjoining sites, including dominance and privacy.</del>
<del><b>Matters of discretion if the standard is breached:</b></del>	<del>2. Any proposed mitigation of adverse effects through design, appearance, and siting of the building or structure or landscaping and screening.</del>
	<del>3. Whether site constraints make compliance with the standard impractical.</del>
HOSZ-S2	Building height
1. Buildings and structures must not exceed a maximum height above ground level of 22m.	<b>Matters of discretion if the standard is breached:</b>
	1. Effects on the amenity values of adjoining sites, including dominance, privacy and shading effects.
	2. Any proposed mitigation of adverse effects through design, appearance, and siting of the building or structure or landscaping and screening.
	3. Whether site constraints make compliance with the standard impractical.
HOSZ-S3	Height in relation to boundary
1. All buildings and structures shall be contained within a 4m + 60° height in relation to boundary plane from all side and rear boundaries as shown in the diagram HOSZ-Figure 1.	
2. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian accessway the height in relation to boundary applies from the farthest boundary of the legal right of way, entrance strip, access site, or pedestrian accessway.	
3. Standard HOSZ-S3 does not apply to:	
a. A boundary with a road,	
b. Existing or proposed internal boundaries within a site,	
c. Site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed,	
d. Boundaries adjoining a Mixed Use Zone,	
e. Chimney structures not exceeding 1.1m in width on any elevation, provided these do not exceed the height in relation to boundary plane by more than 1m, and	
f. Antennas, aerials, satellite dishes (less than 1m in diameter), flues, architectural	

Commented [PM6]: See Go Architecture (331.33), and Health NZ (518.22)

features (e.g. finials, spires), provided these do not exceed the height in relation to boundary plane by more than 3m measured vertically.

**Matters of discretion if the standard is breached:**

1. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. Whether site constraints make compliance with the standard impractical.

**HOSZ-S4**

**Setbacks**

1. Buildings and structures must be set back at least 1m from all side boundaries and rear boundaries.
2. This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjoining sites with a common wall existing or proposed.
3. This standard does not apply to boundary fences of no more than 2m in height above ground level.
4. Eaves, chimneys, exterior hot water cylinders, and stormwater detention and retention tanks may encroach into any setback by up to 0.6m.

**Matters of discretion if the standard is breached:**

1. Effects on the amenity values of adjoining sites, including dominance, privacy and shading effects.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. Whether site constraints make compliance with the standard impractical.

**HOSZ-S5**

**Landscaped area**

1. A minimum of 20% of a developed site shall be landscaped with grass or plants.
2. Landscaped areas include the area beneath the canopy of trees regardless of the ground treatment below them.

**Matters of discretion if the standard is breached:**

1. Effects on character and amenity values of the site and adjoining sites in Residential Zones, the Sport and Recreation Zone and Mixed Use Zone.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the landscaping or alternative methods of screening.
3. Whether site constraints make compliance with the standard impractical.

**HOSZ-S6**

**Screening**

1. All outdoor carparking areas must be screened from any adjoining site in a Sport and Recreation Zone, Residential Zone or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8m in height above ground level.
2. All outdoor storage and work areas are screened from any adjoining site or opposite site in a Sport and Recreation Zone, Residential Zone or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8m in height above ground level.

**Matters of discretion if the standard is breached:**

1. Effects on character and amenity values of adjoining sites or opposite sites in Residential Zones, the Sport and Recreation Zone and Mixed Use Zone.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the carparking or landscaping or alternative methods of screening.
3. Whether site constraints make compliance with the standard impractical.

**HOSZ-S7**

**Landscaping for carparking areas**

1. Outdoor carparking areas must be landscaped in grass or plants for a minimum 5% of the carparking area, and:

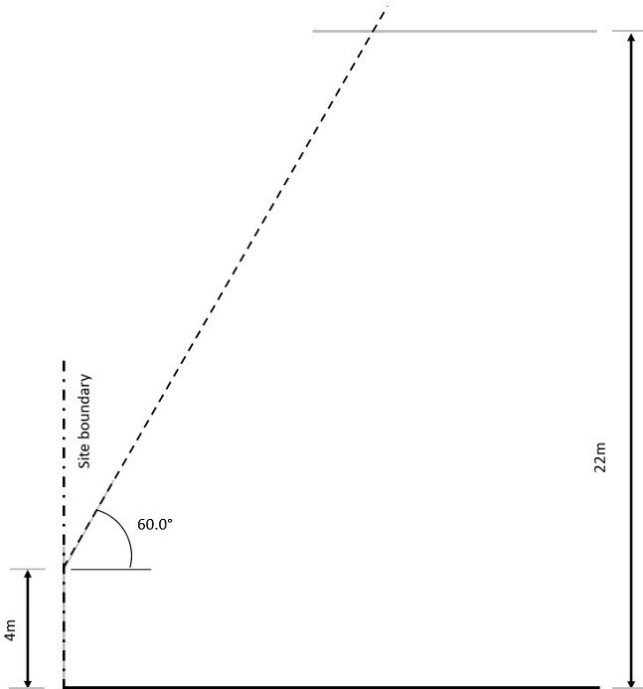
- a. Must not be located between the frontage of buildings and the street, or
- b. Must be separated from the frontage by a landscape strip with a minimum 1m depth and planted with specimens with a minimum 0.5m height at the time of planting and a minimum mature height of 1.0m.

Landscaped areas include the area beneath the canopy of trees regardless of the ground treatment below them.

**Matters of discretion if the standard is breached:**

- 1. Effects on character and amenity values of the site and adjoining sites in Residential Zones, the Sport and Recreation Zone and the Mixed Use Zone.
- 2. Any proposed mitigation of adverse effects through design, appearance and siting of the carparking or landscaping or alternative methods of screening.
- 3. Whether site constraints make compliance with the standard impractical.

**HOSZ-Figure 1**      **Height in relation to boundary plane**



## MAZ — Marae Zone

The Marae Zone provides for a range of activities that specifically meet Māori cultural needs including community, residential and commercial activities.

The zone applies to seven existing Marae in the district:

- Waiwhetū Marae (Puketapu Grove, Waiwhetū)
- Te Tatau O Te Pō Marae (437 Hutt Road, Alicetown)
- Kōraunui Marae (146 Stokes Valley Road, Stokes Valley)
- Te Kākano o Te Aroha Marae (136 Randwick Road, Moera)
- Te Mangungu Marae (77 Rata Street, Naenae)
- Wainuiomata Marae (Parkway, Wainuiomata)
- Kōkiri Marae (7-9 Barnes Street, Seaview)

These sites are located within urban areas, surrounded by residential, business or recreational zones.

The Marae are established on these sites. The purpose of the zone is to provide for flexibility in use of these sites for Māori purposes, while being compatible with the surrounding character.

While this chapter includes the core objectives, policies and rules that apply to the Marae Zone, other chapters of the District Plan play a role in the type and form of development for some areas within the Marae Zone, including through overlays that may limit the level of development in some areas. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

### Objectives

<b>MAZ-O1</b>	<b>Purpose of the zone</b>
Māori communities are able to provide for their culture and traditions, and their social and economic aspirations in the Marae Zone.	
<b>MAZ-O2</b>	<b>Activities in the zone</b>
The Marae Zone provides for marae and a range of activities that support the function or operation of the Marae and the purpose of the Marae Zone.	
<b>MAZ-O3</b>	<b>Characteristics of built development</b>
The Marae Zone is characterised by built development that: <ul style="list-style-type: none"> <li>a. Includes buildings of a sufficient scale to accommodate marae and ancillary activities,</li> <li>b. Supports the creation of liveable, well-functioning urban environments, and</li> <li>c. Is not incompatible with adjoining zones.</li> </ul>	
<b>MAZ-O4</b>	<b>Adverse effects</b>
Adverse effects of activities and development are effectively managed within the zone, and at interfaces with adjoining zones.	

### Policies

<b>MAZ-P1</b>	<b>Existing activities</b>
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Provide for the ongoing operation of existing activities while managing their development to support the intended purpose of the zone.

**MAZ-P2**      **Marae activities**

Enable Marae and ancillary activities that support the function or operation of the Marae, including:

- a. Ancillary residential units, including papakāinga housing and kaumātua housing,
- b. Education activities including kōhanga reo and educational facilities,
- c. Childcare facilities,
- d. Healthcare facilities,
- e. Ancillary commercial activities, including the manufacture and sale of Māori craft products,
- f. Overnight accommodation of visitors,
- g. Events, gatherings, and places of assembly,
- h. Civil defence or emergency management functions, and
- i. Ancillary administrative activities, including offices.

**MAZ-P3**      **Residential activities**

Provide for residential activities, including papakāinga housing and kaumātua housing, where:

- a. They provide for the culture and traditions and social and economic aspirations of the Marae community,
- b. They are part of or ancillary to the Marae,
- c. They are adequately serviced by existing or planned infrastructure, or alternative solutions are provided, and
- d. Reverse sensitivity ~~effects~~ on surrounding sites are adequately mitigated.

**MAZ-P4**      **Non-residential activities**

Provide for non-residential activities where:

- a. They provide for the culture and traditions and social and economic aspirations of the Marae community,
- b. They are part of or ancillary to the Marae,
- c. They are adequately serviced by existing or planned infrastructure, or alternative solutions are provided,
- d. They are of an intensity, scale and design that is consistent with the planned environment for adjacent zones,
- e. The hours of operation are compatible with amenity values of the surrounding zones, and
- f. Adverse effects on adjoining sites and the safety and functionality of the transport network (including effects on pedestrians, cyclists, vehicles, and public transport) are adequately mitigated.

**MAZ-P5**      **Character and amenity**

Maintain or enhance the character and amenity of the Marae Zone and avoid, remedy, or mitigate adverse effects on adjoining properties in other zones by:

- 1. Managing the height, bulk and location of development to avoid, remedy, or mitigate adverse effects on the privacy and access to sunlight ~~and daylight~~ of sensitive activities in other zones,
- 2. Encouraging built development to provide open space and landscape areas that contribute to the amenity of the site and surrounding area,
- 3. Ensuring dust and odour nuisances are contained within sites,
- 4. Mitigating light, noise and transport effects from non-residential activities, and
- 5. Ensuring outdoor work, storage, servicing, loading and parking areas are screened from residential zones, public open space and the streetscape.

**Commented [CN1]:** Policy Planning team of Hutt City Council (440.3)

**Commented [PM2]:** See Urban Edge Planning Ltd (449.58)

**Rules**

**Note:**  
Resource consent may be required under rules in this chapter as well as other chapters. Unless

specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and activity status of an activity are set out in the General Approach chapter.

### Buildings and structures

<b>MAZ-R1</b>	<b>Repair and maintenance of buildings and structures</b>
	1. <b>Activity status:</b> Permitted
<b>MAZ-R2</b>	<b>Demolition or removal of buildings and structures</b>
	1. <b>Activity status:</b> Permitted
<b>MAZ-R3</b>	<b>Construction of new buildings and structures and alterations to existing buildings and structures</b>
	1. <b>Activity status:</b> Permitted  Where: a. Compliance is achieved with: i. MAZ-S1: Building coverage, ii. MAZ-S2: Building height, iii. MAZ-S3: Height in relation to boundary, iv. MAZ-S4: Setbacks, and v. MAZ-S5: Permeable surface.
	2. <b>Activity status:</b> Restricted discretionary  Where: a. Compliance is not achieved with MAZ-R3.1. <b>Matters of discretion are restricted to:</b> 1. The matters of discretion for any infringed standard. 2. Any positive effects that can only be achieved through non-compliance with MAZ-R3.

### Land use activities

<b>MAZ-R4</b>	<b>Marae</b>
	1. <b>Activity status:</b> Permitted
<b>MAZ-R5</b>	<b>Papakāinga</b>
	1. <b>Activity status:</b> Permitted
<b>MAZ-R6</b>	<b>Commercial activity</b>
	1. <b>Activity status:</b> Permitted  Where: a. The commercial activity is ancillary to a Marae or Papakāinga, and b. The commercial activity has a gross floor area of no more than 200m <sup>2</sup> .
	2. <b>Activity status:</b> Discretionary  Where: a. Compliance is not achieved with MAZ-R6.1.
<b>MAZ-R7</b>	<b>Residential activities</b>

	<i>This rule does not apply to residential activities that are part of Papakāinga, provided for under MAZ-R6.</i>
	1. <b>Activity status:</b> Discretionary
<b>MAZ-R8</b>	<b>Visitor accommodation</b>
	<i>This rule does not apply to Visitor accommodation that is part of a Marae (provided for under MAZ-R4) or Papakāinga (provided for under MAZ-R5).</i>
	1. <b>Activity status:</b> Discretionary
<b>MAZ-R9</b>	<b>Health care activities</b>
	<i>This rule does not apply to Health care activities that are part of a Marae (provided for under MAZ-R4) or Papakāinga (provided for under MAZ-R5).</i>
	1. <b>Activity status:</b> Discretionary
<b>MAZ-R10</b>	<b>Educational facilities</b>
	<i>This rule does not apply to Educational facilities that are part of a Marae (provided for under MAZ-R4) or Papakāinga (provided for under MAZ-R5).</i>
	1. <b>Activity status:</b> Discretionary
<b>MAZ-R11</b>	<b>Child care services</b>
	<i>This rule does not apply to Child care services that are part of a Marae (provided for under MAZ-R4) or Papakāinga (provided for under MAZ-R5).</i>
	1. <b>Activity status:</b> Discretionary
<b>MAZ-R12</b>	<b>Community facilities</b>
	<i>This rule does not apply to Community facilities that are part of a Marae (provided for under MAZ-R4) or Papakāinga (provided for under MAZ-R5).</i>
	1. <b>Activity status:</b> Discretionary
<b>MAZ-R13</b>	<b>Activities not otherwise provided for</b>
	<i>This rule does not apply to activities that are part of a Marae (provided for under MAZ-R4) or Papakāinga (provided for under MAZ-R5).</i>
	1. <b>Activity status:</b> Non-complying

**General rules**

<b>MAZ-R14</b>	<b>Outdoor storage and work areas</b>
	1. <b>Activity status:</b> Permitted
	Where:
	<ol style="list-style-type: none"> <li>a. The storage/work area is screened from any adjoining site or opposite site in an Open Space and Recreation Zone, Residential Zone, or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8m in height above ground level.</li> </ol>
	2. <b>Activity status:</b> Restricted discretionary
	Where:

<p>a. Compliance is not achieved with MAZ-R8.1.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The effects on the amenity values of the surrounding area, including the streetscape and public spaces.</li> <li>2. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on the surrounding residential area, including the streetscape and public spaces.</li> <li>3. Any positive effects that can only be achieved through non-compliance with MAZ-R8.1.</li> </ol>	
<b>MAZ-R15</b>	<b>Servicing</b>
<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The servicing is not within 20 metres of a site in a Residential Zone or Mixed Use Zone, or</li> <li>b. The servicing only occurs between 7:00am and 10:00pm.</li> </ol>	
<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with the standards listed in MAZ-R9.1.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The nighttime amenity of sensitive activities in the surrounding area in the Residential or Mixed Use Zone.</li> <li>2. Any positive effects that can only be achieved through non-compliance with MAZ-R16.1.</li> </ol>	

**Standards**

<b>MAZ-S1</b>	<b>Building coverage</b>
<p>1. Building coverage must not exceed 60%.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. Effects on the amenity values of adjoining sites, including dominance, privacy and shading effects.</li> <li>2. Effects on the streetscape.</li> <li>3. Any proposed mitigation of adverse effects through design, appearance, and siting of the building or structure or landscaping and screening.</li> <li>4. Any positive effects that cannot be achieved while meeting the standard.</li> </ol>	
<b>MAZ-S2</b>	<b>Building height</b>
<p>1. Buildings and structures must have a height above ground level of no greater than the height shown in the Specific Height Control Overlay applying to the site.</p> <p>2. This standard does not apply to pou.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. Effects on the amenity values of adjoining sites, including dominance, privacy and shading effects.</li> <li>2. Effects on the streetscape.</li> <li>3. Any proposed mitigation of adverse effects through design, appearance, and siting of the building or structure or landscaping and screening.</li> <li>4. Any positive effects that cannot be achieved while meeting the standard.</li> </ol>	
<b>MAZ-S3</b>	<b>Height in relation to boundary</b>

1. Buildings and structures must meet the height in relation to boundary standard of the adjoining zone on any side or rear boundary.
2. Where the boundary forms part of **part of** a legal right of way, entrance strip, access site, or pedestrian accessway the height in relation to boundary applies from the farthest boundary of the legal right of way, entrance strip, access site, or pedestrian accessway.
3. This standard does not apply to:
  - a. A boundary with a road,
  - b. Existing or proposed internal boundaries within a site,
  - c. Site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed,
  - d. Chimney structures not exceeding 1.1m in **with width** on any elevation, provided these do not exceed the height in relation to boundary plane by more than 1m, and
  - e. Antennas, aerials, satellite dishes (less than 1m in diameter), flues, architectural features (e.g. finials, spires), provided these do not exceed the height in relation to boundary plane by more than 3m measured vertically.

**Commented [PM3]:** See Policy Planning Team of Hutt City Council (440.65b)

**Commented [PM4]:** See Policy Planning Team of Hutt City Council (440.66d)

**Matters of discretion if the standard is breached:**

1. Effects on the amenity values of adjoining sites, including dominance, privacy and shading effects.
2. Any proposed mitigation of adverse effects through design, appearance, and siting of the building or structure or landscaping and screening.
3. Any positive effects that cannot be achieved while meeting the standard.

<b>MAZ-S4</b>	<b>Setbacks</b>
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1. Buildings and structures shall be setback from the relevant boundary by the minimum distance listed below:
  - a. Front yard: 1.5m
  - b. Side yard: 1m
  - c. Rear yard: 1m
2. One accessory building may be located in a side and/or rear setback provided that the building does not extend more than 6m along the length of any boundary and is not located in a setback that adjoins the rail corridor.
3. This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjoining sites with a common wall existing or proposed.
4. This standard does not apply to boundary fences of no more than 2m in height above ground level.
5. Eaves, chimneys, exterior hot water cylinders, and stormwater detention and retention tanks may encroach into any setback by up to 0.6m.

**Matters of discretion if the standard is breached:**

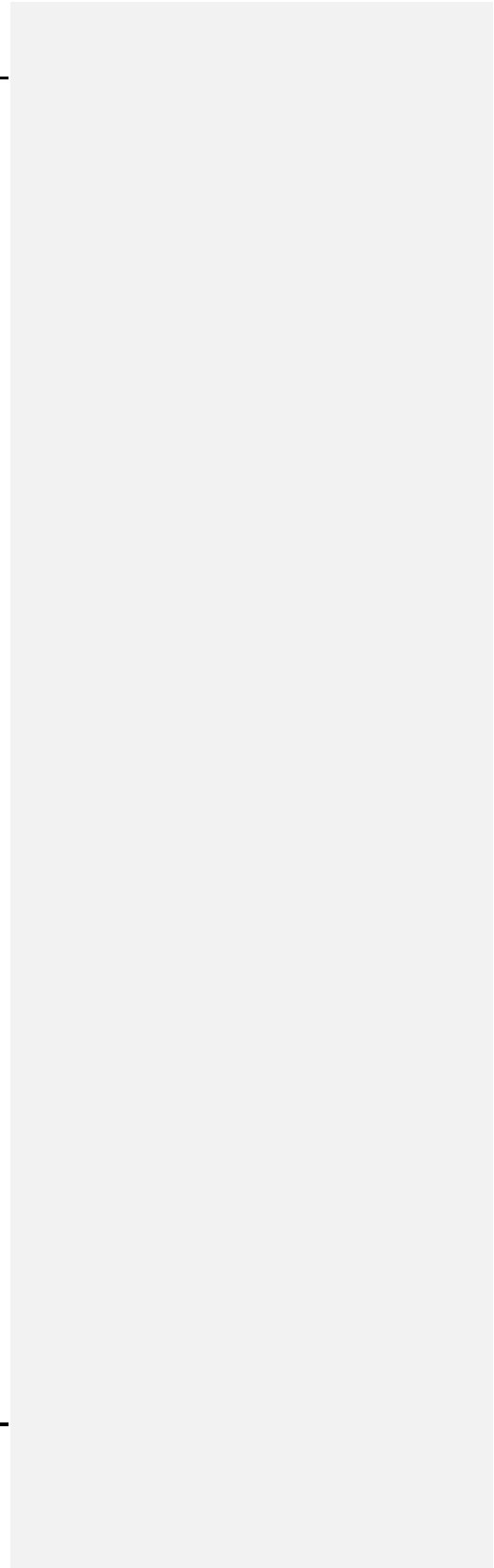
1. Effects on the amenity values of adjoining sites, including dominance, privacy and shading effects.
2. Effects on the streetscape.
3. Any proposed mitigation of adverse effects through design, appearance, and siting of the building or structure or landscaping and screening.
4. Any positive effects that cannot be achieved while meeting the standard.

<b>MAZ-S5</b>	<b>Permeable surface</b>
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1. The minimum permeable surface area of a site is 30%.
2. This standard does not apply to Te Tatau O Te Pō Marae and Kōkiri Marae.

**Matters of discretion if the standard is breached:**

1. The effects on the stormwater system.
2. The potential for increased surface ponding and flooding.
3. The mitigation of additional stormwater runoff through means such as onsite stormwater disposal or retention.
4. Any positive effects that cannot be achieved while meeting the standard.



## TEDZ – Tertiary Education Zone

The Tertiary Education Zone applies to the WelTec Whitireia campus in Petone.

The zone primarily provides for the operation and development of tertiary education facilities as well as activities that support these facilities.

Built development within the zone is primarily the development necessary to support the tertiary education activities.

While the policies and rules of this chapter primarily implement the objectives for the Tertiary Education Zone, they also contribute to implementation of objectives for adjoining zones, particularly with regard to effects of buildings on sites within adjoining residential zones.

While this chapter includes the core objectives, policies, and rules that apply to the Tertiary Education Zone, other district-wide chapters of the District Plan, including those that apply overlays across specified areas, set additional objectives, policies and rules for all or part of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

### Objectives

<b>TEDZ-01</b>	<b>Purpose of the zone</b>
The Tertiary Education Zone contributes to well-functioning urban environments through the provision of tertiary education activities in a location which is close to population and commercial centres and accessible by active and public transport.	
<b>TEDZ-02</b>	<b>Activities in the zone</b>
The Tertiary Education Zone: <ol style="list-style-type: none"> <li>1. Predominantly provides for tertiary education activities, and</li> <li>2. Provides for other activities that:             <ol style="list-style-type: none"> <li>a. Are compatible with the purpose and planned urban environment of the zone,</li> <li>b. Are an efficient use of the land, and</li> <li>c. Support the health and wellbeing of people and communities in the surrounding area.</li> </ol> </li> </ol>	
<b>TEDZ-03</b>	<b>Planned urban environment of the zone</b>
The planned urban environment of the Tertiary Education Zone is characterised by development that: <ol style="list-style-type: none"> <li>1. Includes buildings of a sufficient scale to accommodate educational facilities and ancillary activities,</li> <li>2. Includes open space and landscaped areas, either within the zone or in the surrounding area, to provide outdoor amenity for staff, students, and visitors, and</li> <li>3. Is safe, attractive and accessible.</li> </ol>	
<b>TEDZ-04</b>	<b>Adverse effects</b>
Adverse effects of activities and development are effectively managed within the zone, and at interfaces with adjoining zones.	

### Policies

<b>TEDZ-P1</b>	<b>Enabled activities</b>
Enable the operation and development of tertiary education activities within the Tertiary Education	

Zone.	
<b>TEDZ-P2</b>	<b>Potentially incompatible activities</b>
<p>1. Only allow activities that are not related to tertiary education activities where they:</p> <ol style="list-style-type: none"> <li>Do not compromise the operation and development of tertiary education activities in the Tertiary Education Zone,</li> <li>Promote the efficient use of land,</li> <li>Are designed and managed to be consistent with the planned urban environment of the Tertiary Education Zone and surrounding zones, and</li> <li>Support the social, economic and cultural well-being of the surrounding community.</li> </ol> <p>2. Activities may be incompatible if they:</p> <ol style="list-style-type: none"> <li>Compromise the operation and development of Tertiary education activities in the Tertiary Education Zone,</li> <li>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,</li> <li>Uses land less efficiently than the expected uses in the zone, and</li> <li>Create significant adverse effects, including reverse sensitivity <b>effects</b> on activities enabled in the zone.</li> </ol> <p>3. Potentially incompatible activities include:</p> <ol style="list-style-type: none"> <li>Community facilities,</li> <li>Commercial activities,</li> <li>Residential activities,</li> <li>Visitor accommodation,</li> <li>Healthcare activities,</li> <li>Light manufacturing and servicing, and</li> <li>Motor vehicle servicing.</li> </ol>	
<b>TEDZ-P3</b>	<b>Incompatible activities</b>
<p>1. Avoid activities that are incompatible with the purpose and planned urban environment of the Tertiary Education Zone.</p> <p>2. Likely incompatible activities include:</p> <ol style="list-style-type: none"> <li>Heavy industrial activities, and</li> <li>Rural activities.</li> </ol>	
<b>TEDZ-P4</b>	<b>Built development</b>
Manage the effects of built development in the Tertiary Education Zone on adjoining residential and open space sites by controlling height, bulk and form of development and requiring sufficient setbacks.	
<b>TEDZ-P5</b>	<b>Urban design outcomes</b>
<p>Built development is managed to achieve the following outcomes:</p> <ol style="list-style-type: none"> <li>Buildings encourage community interaction through a positive relationship of commercial activity, community activity, and residential units with the street, public pathways, and other public space.</li> <li>New developments display aesthetic value, by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas.</li> <li>Land is used efficiently.</li> <li>Create a safe and legible urban environment by: <ol style="list-style-type: none"> <li>Providing easily visible, accessible, and sheltered main entrances to buildings (other than accessory buildings),</li> <li>Enabling passive surveillance over public and communal spaces,</li> </ol> </li> </ol>	

**Commented [CN1]:** Policy Planning team of Hutt City Council (440.3)

	<ul style="list-style-type: none"> <li>c. Appropriately designing, demarcating, and lighting public, communal, and private spaces,</li> <li>d. Avoiding wasted space or space of unclear function, and</li> <li>e. Integrating other CPTED measures at a scale appropriate for the site.</li> </ul> <p>5. Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian safety, comfort, <b>dignity</b>, and amenity.</p> <p>6. Where residential activities are provided on-site:</p> <ul style="list-style-type: none"> <li>a. Ensure adequate privacy for residential activities and other sensitive activities on the site and on adjacent sites,</li> <li><b>b. Ensure adequate access to daylight for residential activities on the site and on adjacent residential zone sites;</b></li> <li>c. Ensure residential units have adequate outlook from habitable rooms, and</li> <li>d. Ensure residential units have access to outdoor living spaces that:             <ul style="list-style-type: none"> <li>i. Are located and oriented to ensure good access to sunlight, or</li> <li>ii. Are of a functional size and configuration, or</li> <li>iii. Provide screening or landscaping to contribute to privacy, or</li> <li>iv. Alternatively, public open space is located nearby that is accessible and functional for residents.</li> </ul> </li> </ul>
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**Commented [PM2]:** See Urban Edge Planning Ltd (449.63)

**Commented [PM3]:** See Urban Edge Planning Ltd (449.59)

<b>TEDZ-P6</b>	<b>Open space and landscaping</b>
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Encourage built development and activities in the Tertiary Education Zone to provide for open space and landscaped areas that contribute to the amenity of the site and surrounding area.

<b>TEDZ-P7</b>	<b>Managing adverse effects at zone interfaces and other interfaces</b>
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Manage activities to mitigate adverse effects on other zones by:

1. Ensuring carparking, outdoor work, storage, loading and parking areas are screened from level view from Residential Zones, Mixed Use Zones and Sport and Recreation Zones, and
2. Restricting servicing hours near boundaries with Residential Zones and Mixed Use Zones.

**Rules**

**Note:**  
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

**Buildings and structures**

<b>TEDZ-R1</b>	<b>Repair and maintenance of buildings and structures</b>
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1. **Activity status:** Permitted

<b>TEDZ-R2</b>	<b>Demolition or removal of buildings and structures</b>
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1. **Activity status:** Permitted

<b>TEDZ-R3</b>	<b>Construction of new buildings and structures and alterations to existing buildings and structures</b>
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1. **Activity status:** Permitted

Where:

- a. Compliance is achieved with:
  - i. TEDZ-S1: Building coverage,
  - ii. TEDZ-S2: Building height,

	<ul style="list-style-type: none"> <li>iii. TEDZ-S3: Height in relation to boundary,</li> <li>iv. TEDZ-S4: Setbacks,</li> <li>v. TEDZ-S5: Road frontages, and</li> <li>vi. TEDZ-S6: Landscaped area.</li> </ul>
	<p><b>2. Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with the standards listed in TEDZ-R3.1.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters in TEDZ-P5: Urban design outcomes.</li> <li>2. The matters of discretion for any infringed standard.</li> <li>3. Any positive effects that can only be achieved through non-compliance with TEDZ-R3.</li> </ul>

**Land use activities**

<b>TEDZ-R4</b>	<b>Tertiary education activities</b>
	1. <b>Activity status:</b> Permitted
<b>TEDZ-R5</b>	<b>Educational facilities not otherwise provided for</b>
	1. <b>Activity status:</b> Discretionary
<b>TEDZ-R6</b>	<b>Community facilities</b> This rule does not apply to activities ancillary to Tertiary education activities, provided for under TEDZ-R4.
	1. <b>Activity status:</b> Discretionary
<b>TEDZ-R7</b>	<b>Commercial activities</b> This rule does not apply to activities ancillary to Tertiary education activities, provided for under TEDZ-R4.
	1. <b>Activity status:</b> Discretionary
<b>TEDZ-R8</b>	<b>Residential activities</b> This rule does not apply to activities ancillary to Tertiary education activities, provided for under TEDZ-R4.
	1. <b>Activity status:</b> Discretionary
<b>TEDZ-R9</b>	<b>Visitor accommodation</b> This rule does not apply to activities ancillary to Tertiary education activities, provided for under TEDZ-R4.
	1. <b>Activity status:</b> Discretionary
<b>TEDZ-R10</b>	<b>Health care activities</b> This rule does not apply to activities ancillary to Tertiary education activities, provided for under TEDZ-R4.
	1. <b>Activity status:</b> Discretionary
<b>TEDZ-R11</b>	<b>Light manufacturing and servicing</b>
	1. <b>Activity status:</b> Discretionary
<b>TEDZ-R12</b>	<b>Motor vehicle servicing</b>

	<p>1. <b>Activity status:</b> Discretionary</p> <p>Where:</p> <p>a. Located at 59 Cuba Street, Petone.</p>
	<p>2. <b>Activity status:</b> Non-complying</p> <p>Where:</p> <p>a. Not located at 59 Cuba Street, Petone.</p>
<b>TEDZ-R13</b>	<b>Carparking areas</b>
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <p>a. The carparking area is ancillary to Tertiary education activities.</p> <p>b. Compliance is achieved with:</p> <p>i. TEDZ-S6: Landscaped area,</p> <p>ii. TEDZ-S7: Screening, and</p> <p>iii. TEDZ-S8: Landscaping for carparking areas.</p>
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with the standards listed in TEDZ-R13.1b.</p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. The matters in Policy TEDZ-P5: Urban design outcomes.</p> <p>2. The matters of discretion in any standards not met.</p> <p>3. Any positive effects that can only be achieved through non-compliance with TEDZ-R13.1.</p>
	<p>3. <b>Activity status:</b> Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with TEDZ-R13.1a.</p>
<b>TEDZ-R14</b>	<b>Activities not otherwise provided for</b> <b>This rule does not apply to activities ancillary to Tertiary education activities, provided for under TEDZ-R4.</b>
	<p>1. <b>Activity status:</b> Non-complying</p>

**General rules**

<b>TEDZ-R15</b>	<b>Outdoor storage and work areas</b>
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. TEDZ-S6: Landscaped area, and</p> <p>ii. TEDZ-S7: Screening.</p>
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with the standards listed in TEDZ-R15.1.</p> <p><b>Matters of discretion are restricted to:</b></p>

<ol style="list-style-type: none"> <li>1. The matters in Policy TEDZ-P5: Urban design outcomes.</li> <li>2. The matters of discretion in any standard(s) not met.</li> <li>3. Any positive effects that can only be achieved through non-compliance with TEDZ-R15.1.</li> </ol>	
<b>TEDZ-R16</b>	<b>Servicing</b>
<ol style="list-style-type: none"> <li>1. <b>Activity status:</b> Permitted  Where: <ol style="list-style-type: none"> <li>a. The servicing is not within 20 metres of a site in a Residential Zone or Mixed Use Zone, or</li> <li>b. The servicing only occurs between 7:00am and 10:00pm.</li> </ol> </li> </ol>	
<ol style="list-style-type: none"> <li>2. <b>Activity status:</b> Restricted discretionary  Where: <ol style="list-style-type: none"> <li>a. Compliance is not achieved with the standards listed in TEDZ-R16.1.</li> </ol> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>1. The nighttime amenity of sensitive activities in the surrounding area in the Residential or Mixed Use Zone.</li> <li>2. Any positive effects that can only be achieved through non-compliance with TEDZ-R16.1.</li> </ol> </li> </ol>	

## Standards

<b>TEDZ-S1</b>	<b>Building coverage</b>
<ol style="list-style-type: none"> <li>1. Building and structure coverage must not exceed 60%.</li> </ol> <b>Matters of discretion if the standard is breached:</b> <ol style="list-style-type: none"> <li>1. Effects on the amenity values of adjoining sites, including dominance and privacy.</li> <li>2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.</li> <li>3. Whether the site constraints make compliance with the standard impractical.</li> </ol>	
<b>TEDZ-S2</b>	<b>Building height</b>
<ol style="list-style-type: none"> <li>1. Buildings and structures must not exceed a maximum height above ground level of 22m.</li> </ol> <b>Matters of discretion if the standard is breached:</b> <ol style="list-style-type: none"> <li>1. Effects on the amenity values of adjoining sites, including dominance, privacy and shading.</li> <li>2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.</li> <li>3. Whether the site constraints make compliance with the standard impractical.</li> </ol>	
<b>TEDZ-S3</b>	<b>Height in relation to boundary</b>
<ol style="list-style-type: none"> <li>1. All buildings and structures shall be contained within a 4m + 60° height in relation to boundary plane from all side boundaries and rear boundaries as shown in the diagram TEDZ-Figure 1.</li> <li>2. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian accessway the height in relation to boundary applies from the farthest boundary of the legal right of way, entrance strip, access site, or pedestrian accessway.</li> <li>3. Standard TEDZ-S3 does not apply to: <ol style="list-style-type: none"> <li>a. A boundary with a road,</li> <li>b. Existing or proposed internal boundaries within a site,</li> <li>c. Site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed,</li> <li>d. Boundaries adjoining a Mixed Use Zone or Tertiary Education Zone,</li> </ol> </li> </ol>	

- e. Chimney structures not exceeding 1.1m in width on any elevation, provided these do not exceed the height in relation to boundary plane by more than 1m, and
- f. Antennas, aerials, satellite dishes (less than 1m in diameter), flues, architectural features (e.g. finials, spires), provided these do not exceed the height in relation to boundary plane by more than 3m measured vertically.

**Matters of discretion if the standard is breached:**

1. Effects on the amenity values of adjoining sites, including dominance, privacy and shading.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. Whether the site constraints make compliance with the standard impractical.

**TEDZ-S4****Setbacks**

1. Buildings and structures must be set back at least 1m from all side boundaries and rear boundaries.
2. This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjoining sites with a common wall existing or proposed.
3. This standard does not apply to boundary fences of no more than 2m in height above ground level.
4. Eaves, chimneys, exterior hot water cylinders, and stormwater detention and retention tanks may encroach into any setback by up to 0.6m.

**Matters of discretion if the standard is breached:**

1. Effects on the amenity values of adjoining sites, including dominance, privacy and shading.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. Whether the site constraints make compliance with the standard impractical.

**TEDZ-S5****Road frontages**

1. The ground level road frontage of a building must be no further than 5m of the road boundary.
2. A road frontage of a building must include at least one pedestrian entrance from the road.
3. Buildings must not create a featureless façade or blank wall wider than 3m at the ground level road frontage.

**Matters of discretion if the standard is breached:**

1. Effects on visual amenity, public safety and accessibility within the site and at the street frontage.
2. Any proposed mitigation of adverse effects through the design, appearance and siting of the building or structure, or way-finding, lighting or other CPTED measures.
3. Whether site constraints make compliance with the standard impractical.

**TEDZ-S6****Landscaped area**

1. A minimum of 20% of the site must be landscaped with grass or plants.
2. Landscaped areas include the area beneath the canopy of trees regardless of the ground treatment below them.

**Matters of discretion if the standard is breached:**

1. Effects on character and amenity values of the site and adjoining sites in Residential Zones, Sport and Recreation Zone and Mixed Use Zone.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the landscaping or alternative methods of screening.
3. Whether site constraints make compliance with the standard impractical.

**TEDZ-S7****Screening**

1. All outdoor carparking areas must be screened from any site in a Sport and Recreation Zone, Residential Zone or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8m in height above ground level.

2. All outdoor storage and work areas must be screened from any adjoining site or opposite site in a Sport and Recreation Zone, Residential Zone or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8m in height above ground level.

**Matters of discretion if the standard is breached:**

1. Effects on character and amenity values of adjoining sites or opposite sites in Residential Zones, the Sport and Recreation Zone and Mixed Use Zone.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the carparking or landscaping or alternative methods of screening.
3. Whether site constraints make compliance with the standard impractical.

**TEDZ-S8**

**Landscaping for carparking areas**

1. Outdoor carparking areas must be landscaped in grass or plants for a minimum 5% of the carparking area, and:
  - a. Must not be located between the frontage of buildings and the street, or
  - b. Must be separated from the frontage by a landscape strip with a minimum 1m depth and planted with specimens with a minimum 0.5m height at the time of planting and a minimum mature height of 1.0m.

Landscaped areas include the area beneath the canopy of trees regardless of the ground treatment below them.

**Matters of discretion if the standard is breached:**

1. Effects on character and amenity values of the site and adjoining sites in Residential Zones, the Sport and Recreation Zone and Mixed Use Zone.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the carparking or landscaping or alternative methods of screening.
3. Whether site constraints make compliance with the standard impractical.

**TEDZ-Figure 1**

**Height in relation to boundary plane**

**Appendix 2: Recommended decisions on submission points relating to:**

- **Open Space and Recreation Zones,**
- **the Hospital Zone,**
- **the Marae Zone, and**
- **the Tertiary Education Zone.**

## Appendix 2 – S42A Officer Recommended Decisions on Submissions for the Open Space and Recreation zones

Submitter	Sub #	SP #	Support/oppose	Requested Relief	Recommendation
David Skelly and Caroline Skelley	30	1	Oppose in part	Rezone 1A Mackenzie Road as Medium Density Residential Zone	Accept
David Skelly and Caroline Skelley	30	2	Oppose in part	Seeks that 1A Mackenzie Road is included within the 18m Height Control Overlay	Reject
Silverstream Park Christian Centre	32	4	Oppose in part	Remove all zoning from 95 Kingsley Street, or Rezone to Medium Density Residential Zone	Reject
Hutt Bowling Club	82	1	Support in part	Rezone 6 Myrtle Street to a residential zone	Reject
Aggregate and Quarry Association	202	8	Oppose (requesting new provision)	Seeks that provision is made for quarrying in certain parts of the Natural Open Space Zone, under appropriate conditions	Reject
NZ Helicopter Association	215	07	Support	Retain objective NOSZ-O2	Accept
NZ Helicopter Association	215	08	Support	Retain policy NOSZ-P1	Accept
NZ Helicopter Association	215	09	Oppose (requesting new provision)	<p>Add a note to the rules:</p> <p><u>Section 4 (3) RMA allows certain Crown activity to contravene a District Plan in relation to any work or activity on land held under the Conservation Act 1987 that is consistent with a conservation management strategy, conservation management plan, or management plan and does not have a significant adverse effect beyond the boundary of the land. Accordingly, this chapter does not apply to the Department of Conservation activities that meet section 4(3) RMA, but does apply to their activities that do not meet section 4(3) RMA</u></p>	Reject

Proposed Hutt City District Plan – Hearing 4 – Open Space Zones – S42A Report – 19 June 2026

Lorraine Mansfield	216	3	Oppose in part	Seeks that the reserve land is not further intensified or developed in relation to Stanhope Grove.	Accept in part
NZ Agricultural Aviation Association	231	09	Support	Retain the objective NOSZ-O2	Accept
NZ Agricultural Aviation Association	231	10	Support	Retain the policy NOSZ-P1	Accept
NZ Agricultural Aviation Association	231	11	Oppose (requesting new provision)	Add a note to the rules:  <u>Section 4 (3) RMA allows certain Crown activity to contravene a District Plan in relation to any work or activity on land held under the Conservation Act 1987 that is consistent with a conservation management strategy, conservation management plan, or management plan and does not have a significant adverse effect beyond the boundary of the land. Accordingly, this chapter does not apply to the Department of Conservation activities that meet section 4(3) RMA, but does apply to their activities that do not meet section 4(3) RMA</u>	Reject
Joshua and Fenyi Patterson	284	1	Support	Retain Natural Open Space Zone for 73 Mulberry Street, Maungaraki	Accept
Adrian Palmer Family Trust	315	7	Oppose	Rezone part of 1/65 Marsden Street, Melling from Open Space Zone to Light Industrial Zone	Accept
Urban Plus Limited	322	39	Multiple	Rezone 5 Colson Street to High Density Residential Zone [alternate to 322.40]	Reject
Urban Plus Limited	322	40	Multiple	Seeks "Rezoning of the sites at 5 Colson Street (Colson Street Reserve), 12 Hollard Grove, 13-16 Hollard Grove, 17-20 Hollard Grove, 10-16 Colson Street, 16A Colson Street and 18-26A Colson Street to Open Space and High Density Residential Zones in accordance with the outcomes of a reserve exchange process and based on the preliminary masterplan for the sites" [alternate to 322.39]	Reject
Kelson Heights Limited	373	2	Amend	Rezone the part of 64 Waipounamu Drive, Kelson that is in the Natural Open Space Zone to the Medium Density Residential Zone.	Reject

Fire and Emergency New Zealand	374	68l	Oppose (requesting new provision)	Add a new rule as follows (or to a similar effect):  " <u>NOSZ-Rx Emergency service facilities</u>  <u>1. Activity status: Permitted</u> "	Reject
Fire and Emergency New Zealand	374	68m	Oppose (requesting new provision)	Add a new rule as follows (or to a similar effect):  " <u>OSZ-Rx Emergency service facilities</u>  <u>1. Activity status: Permitted</u> "	Reject
Fire and Emergency New Zealand	374	68n	Oppose (requesting new provision)	Add a new rule as follows (or to a similar effect):  " <u>SARZ-Rx Emergency service facilities</u>  <u>1. Activity status: Permitted</u> "	Reject
Fire and Emergency New Zealand	374	70o	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Reject
Fire and Emergency New Zealand	374	70p	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Reject
Fire and Emergency New Zealand	374	70q	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height	Reject

				-height in relation to boundary, and - setbacks.	
Margot Fry and Ian Turner	388	1	Oppose	Seeks that the Natural Open Space Zone be removed from the land, easement and riverbed between 1190 and 1352 Coast Road, and that the land remain within the General Rural Zone.	Reject
Royal Forest and Bird Protection Society of New Zealand Inc.	424	2d	Amend	Seeks to introduce associated policy, rules and fencing standards in the rural environment or ECO and NOSZ to ensure that domestic goats are managed and do not contribute to the feral population in Lower Hutt. For example: <u>ECO-PX Keeping of goats Restrict the keeping or farming of goats in rural zones and near Natural Open Space Zone to protect their natural values.</u> <u>ECO-RX Keeping of goats (rule based on proposed Combined Wairarapa District Plan ECO-R3)</u> <u>Activity status: Permitted</u> <u>Where:</u> <u>1. All goats shall be contained within goat-proof fenced areas</u> <u>2. the site(s) on which the goats are kept is not located within 2km of the Natural Open Space Zone.</u> <u>Where compliance with 1 or 2 is not achieved the activity is RDIS.</u> <u>Matters of discretion to include effects on indigenous biodiversity.</u> (Refer to original submission for further details on goat-proof fenced area)	Reject
Manor Park and Haywards Residents Community Incorporated Society	F10	54	Support	Allow submission point 424.2d	Reject
Policy Planning team of the Hutt City Council	440	101	Oppose	Rezone the areas of Open Space Zone at 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, and 44 Harry Martin Lane, Wainuiomata, to Medium Density Residential Zone.	Accept

Proposed Hutt City District Plan – Hearing 4 – Open Space Zones – S42A Report – 19 June 2026

Policy Planning team of the Hutt City Council	440	102	Oppose	Seeks that there are minor corrections to the zoning at 2, 4, and 6 Harry Martin Lane, Wainuiomata, from Open Space Zone to Medium Density Residential Zone. And Move the boundary between Medium Density Residential Zone and the Open Space Zone on the opposite side of Parkway to be the centreline of Parkway (being the nearby road reserve, and road reserve of Parkway, Wainuiomata directly northeast of 57, 59, 61, 63, 65, 67, 69, and 71 Grovedale Square, Wainuiomata).	Accept
Policy Planning team of the Hutt City Council	440	103	Oppose	Seeks that the boundary between Medium Density Residential Zone and Open Space Zone is realigned to match the property boundary at 33 Grovedale Square, Wainuiomata. The entire property should be zoned Medium Density Residential Zone,	Accept
Policy Planning team of the Hutt City Council	440	104	Oppose	Rezone 1 Mary Huse Grove, Manor Park to Medium Density Residential Zone.	Accept
Policy Planning team of the Hutt City Council	440	105	Oppose	Seeks that the boundary of Open Space Zone and High Density Residential Zone at 75, 105A, and 105B Woburn Road, Woburn, is realigned to match the property boundary.	Accept
Policy Planning team of the Hutt City Council	440	74a	Support in part	Amend the tile to the standards NOSZ-S3, NOSZ-S4 as follows:  <ul style="list-style-type: none"> <li>• "Height in relation to boundary – <u>Adjoining zones</u>"</li> <li>• "Setbacks – <u>Adjoining zones</u>"</li> </ul>	Accept
Policy Planning team of the Hutt City Council	440	74b	Support in part	Amend the tile to the standards OSZ-S4, OSZ-S5 as follows:  <ul style="list-style-type: none"> <li>• "Height in relation to boundary – <u>Adjoining zones</u>"</li> <li>• "Setbacks – <u>Adjoining zones</u>"</li> </ul>	Accept
Policy Planning team of the Hutt City Council	440	74c	Support in part	Amend the tile to the standards SARZ-S4, SARZ-S5 as follows:  <ul style="list-style-type: none"> <li>• "Height in relation to boundary – <u>Adjoining zones</u>"</li> <li>• "Setbacks – <u>Adjoining zones</u>"</li> </ul>	Accept

Proposed Hutt City District Plan – Hearing 4 – Open Space Zones – S42A Report – 19 June 2026

Wellington Regional Council	452	192	Support	Retain NOSZ-R3.1 as notified.	Accept
Wellington Regional Council	452	193	Support	Retain NOSZ-R3.2 as notified.	Accept
Wellington Regional Council	452	194	Support	Retain NOSZ-R11 as notified.	Accept
Clarus	474	70	Support in part	Amend objective NOSZ-O2 as follows:  "The Natural Open Space Zone: ... b. Provides for other activities that: ... iv. <u>Have a functional or operational need to be located in the zone.</u> "	Reject
Clarus	474	71	Support in part	Amend objective NOSZ-O3 as follows:  "The Natural Open Space Zone includes a low level of built development that: ... c. Is compatible with the planned character and amenity of adjoining Residential Zones and Rural Zones, <u>or</u> d. <u>includes essential infrastructure only to the extent that this has a functional or operational need to be located in the zone.</u>	Reject
Clarus	474	72	Support	Retain policy NOSZ-P2 as notified	Accept
Clarus	474	73	Support	Retain policy NOSZ-P3 as notified	Accept

## Appendix 2 – S42A Officer Recommended Decisions on Submissions for the Hospital Zone

Submitter	Sub #	SP #	Support/oppose	Requested Relief	Recommendation
Vital Healthcare Property Limited	195	1	Definitions	Retain “health care activity” definition as notified	Accept
Health New Zealand Te Whatu Ora (Health NZ)	F37	6	Oppose in part	Disallow submission point 195.1	Reject
Vital Healthcare Property Limited	195	2a	Support	Retain Hospital Zone for 666 High Street and 135 Witako Street	Accept
Vital Healthcare Property Limited	195	2b	Support	No relief requested (refer to original submission)	Accept in part
Health New Zealand Te Whatu Ora (Health NZ)	F37	26	Support in part	Disallow submission point 195.2b (relief unclear)	Reject in part
Go Architecture Ltd	331	33	Support in part	Seeks that standard HOSZ-S1 is amended to include an exclusion for structures that are lower than a certain height	Accept in part
Urban Edge Planning Ltd	449	53	Amend	Seeks to include one urban design policy - possibly called 'character and amenity' for the Hospital Zone	Accept in part
Health New Zealand Te Whatu Ora (Health NZ)	F37	27	Oppose in part	Disallow submission point 449.53	Reject
Urban Edge Planning Ltd	449	57	Amend	Seeks to remove reference to ensuring adequate daylight from urban design policies	Accept
Health New Zealand Te Whatu Ora (Health NZ)	F37	28	Oppose in part	Disallow submission point 449.57	Reject
Urban Edge Planning Ltd	449	61	Amend	Seeks to remove references to the comfort and dignity for vehicle areas and changing to pedestrian safety and accessibility from urban design policies	Accept

Proposed Hutt City District Plan – Hearing 4 – Hospital Zone – S42A Report – 19 June 2026

Health New Zealand Te Whatu Ora (Health NZ)	F37	29	Oppose in part	Disallow submission point 449.61	Reject
Urban Edge Planning Ltd	449	65	Amend	Seeks to remove exclusions for building form, materiality, size and scale, etc from urban design policies	Accept in part
Health New Zealand Te Whatu Ora (Health NZ)	F37	30	Oppose in part	Disallow submission point 449.65	Reject
Urban Edge Planning Ltd	449	69	Amend	Seeks to remove all other exclusions from urban design policies and adding these as a note instead	Accept in part
Health New Zealand Te Whatu Ora (Health NZ)	F37	31	Oppose in part	Disallow submission point 449.69	Reject
Urban Edge Planning Ltd	449	73	Amend	Seeks to add 'where appropriate' or 'where possible' to the retention of healthy and mature vegetation in urban design policies, and if this only relates to trees, then it should be defined as such to avoid confusion.	Accept
Health New Zealand Te Whatu Ora (Health NZ)	F37	32	Oppose in part	Disallow submission point 449.73	Reject
Health New Zealand Te Whatu Ora (Health NZ)	518	2	Amend	Seeks that the “health care activity” definition is amended to exclude hospitals	Reject
Health New Zealand Te Whatu Ora (Health NZ)	518	3	Oppose (requesting new provision)	Add a definition of "Hospitals"	Reject
Health New Zealand Te Whatu Ora (Health NZ)	518	4	Amend	Seeks that, as an alternative to the relief sought in submission points 518.2 and 518.3, that the definition of "health care activity" has an explicit inclusion of Hospitals	Reject
Health New Zealand Te Whatu Ora (Health NZ)	518	5	Amend	Seeks that the definition of “health care activity” (not related to Hospitals) is expanded	Reject
Health New Zealand Te Whatu Ora (Health NZ)	518	17	Other/Not stated	Seeks all necessary modifications to HOSZ chapter provide an appropriately protective and enabling framework to manage the use and development of Hospital Zone land for the benefit of the public health system.	Reject
Health New Zealand Te Whatu Ora (Health NZ)	518	18	Multiple	Supports application of the Hospital Zone to Hutt Hospital site [conditional, see original submission]	Accept in part

Health New Zealand Te Whatu Ora (Health NZ)	518	19	Neutral	None requested	Accept
Health New Zealand Te Whatu Ora (Health NZ)	518	20	Amend	Seeks modifications to the Introduction of the HOSZ chapter to achieve the following : 1. explicitly identify Hutt Hospital and the critical role it plays in the lives of the Hutt Valley (and regional) community – which involves specific operational and functional requirements 2. expand proposed text to: a. clarify the intent and scope of the SPHZ provisions – including it is purposely enabling – including adaptive use and development for Hospital and Hospital Activity / Health Care Activities b. reflect that flexibility for the hospital to evolve with community needs is ‘critical’	Reject
Health New Zealand Te Whatu Ora (Health NZ)	518	21	Amend	Seeks non-specific relief in relation to the objectives and policies of the HOSZ chapter to address an extensive list of matters (refer to original submission for full details)	Reject
Health New Zealand Te Whatu Ora (Health NZ)	518	22	Amend	Seeks non-specific relief in relation to the rules of the HOSZ chapter to address an extensive list of matters (refer to original submission for full details)	Accept in part
Health New Zealand Te Whatu Ora (Health NZ)	518	23	Amend	Seeks modifications in relation to the standards of the HOSZ chapter to achieve the following: 1. the appropriate settings in the standards as it relates to Hospital and Health Care Activities v other activities	Reject

## Appendix 2 – S42A Officer Recommended Decisions on Submissions for the Marae Zone

Submitter	Sub #	SP #	Support/oppose	Requested Relief	Recommendation
Policy Planning team of the Hutt City Council	440	65b	Oppose in part	Amend clause 2 of standard MAZ-S3 as follows:  "Where the boundary forms part of <del>part</del> of a legal right of way..."	Accept
Policy Planning team of the Hutt City Council	440	66d	Oppose in part	Amend clause 3(d) of standard MAZ-S3 as follows:  "Chimney Structures not exceeding 1.1m in <del>with</del> <u>width</u> on any elevation..."	Accept
Urban Edge Planning Ltd	449	54	Amend	Seeks to include one urban design policy - possibly called 'character and amenity' for the Hospital Zone, Marae Zone, Seaview Marina Zone and Tertiary Education Zone.	Accept
Urban Edge Planning Ltd	449	58	Amend	Seeks to remove reference to ensuring adequate daylight from urban design policies	Accept
Urban Edge Planning Ltd	449	62	Amend	Seeks to remove the reference to the comfort and dignity for vehicle areas and changing to pedestrian safety and accessibility from urban design policies	Accept in part
Urban Edge Planning Ltd	449	66	Amend	Seeks to remove exclusions for building form, materiality, size and scale, etc from urban design policies	Accept in part
Urban Edge Planning Ltd	449	70	Amend	Seeks to remove all other exclusions from urban design policies and adding these as a note instead	Accept in part
Urban Edge Planning Ltd	449	74	Amend	Seeks to add 'where appropriate' or 'where possible' to the retention of healthy and mature vegetation in urban design policies and if this only relates to trees, then it should be defined as such to avoid confusion.	Accept in part

Proposed Hutt City District Plan – Hearing 4 – Marae Zone – S42A Report – 19 June 2026

Te Rūnanganui o te Āti Awa ki te Upoko o te Ika a Māui	503	9	Support	Retain definition for “marae” as notified	Accept
Te Rūnanganui o te Āti Awa ki te Upoko o te Ika a Māui	503	53a	Support in part	Seeks an amendment to allow for a greater level of commercial activity within the zone, beyond limiting this to 200m3.	Reject
Te Rūnanganui o te Āti Awa ki te Upoko o te Ika a Māui	503	53b	Support in part	Seeks that consideration be given to an amendment that would provide for temporary emergency management activities that are managed as part of the marae complex but that extend into Te Whiti Park.	Accept
Te Rūnanganui o te Āti Awa ki te Upoko o te Ika a Māui	503	54a	Support in part	Seeks that the Marae Zone is expanded to include a number of properties from numbers 150-172 White Lines East, if the property is owned by Te Rūnanganui or Rūnanganui whānau, and inclusion occurs with the owners’ agreement.	Reject
Te Rūnanganui o te Āti Awa ki te Upoko o te Ika a Māui	503	54b	Support in part	Seeks amendment, with property owner's agreement, to include other buildings that are currently part of the Waiwhetū Marae Complex within the Marae Zone, namely: <ul style="list-style-type: none"> <li>• Te Matauranga o Whenuangaro (Site 9 as per the map noted in Annex 1)</li> <li>• Tamaiti Whāngai (Site 10 as noted in Annex 1)</li> <li>• Waiwhetū Sports and Fitness Centre (Site 10 as noted in Annex 1)</li> </ul> (See original submission for Annex 1)	Reject
Te Rūnanganui o te Āti Awa ki te Upoko o te Ika a Māui	503	54d	Support in part	Seeks that consideration be given to including additional land adjacent to the current medical centre within the Marae Zone to provide for temporary emergency management activities.	Reject
Te Rūnanganui o te Āti Awa ki te Upoko o te Ika a Māui	503	55	Support in part	Seeks an amendment to remove the properties noted in submission points 503.54a and 503.54b from the medium density residential layer.	Reject

## Appendix 2 – S42A Officer Recommended Decisions on Submissions for the Tertiary Education Zone

Submitter	Sub #	SP #	Support/oppose	Requested Relief	Recommendation
Urban Edge Planning Ltd	449	55	Amend	Seeks to include one urban design policy - possibly called 'character and amenity' for the Tertiary Education Zone	Accept in part
Urban Edge Planning Ltd	449	59	Amend	Seeks to remove reference to ensuring adequate daylight from urban design policies	Accept
Urban Edge Planning Ltd	449	63	Amend	Seeks to remove references to the comfort and dignity for vehicle areas and changing to pedestrian safety and accessibility from urban design policies	Accept
Urban Edge Planning Ltd	449	67	Amend	Seeks to remove exclusions for building form, materiality, size and scale, etc from urban design policies	Accept in part
Urban Edge Planning Ltd	449	71	Amend	Seeks to remove all other exclusions from urban design policies and add these as a note instead	Accept in part
Urban Edge Planning Ltd	449	75	Amend	Seeks to add 'where appropriate' or 'where possible' to the retention of healthy and mature vegetation in urban design policies, and if this only relates to trees, then it should be defined as such to avoid confusion.	Accept in part