



23 September 2025

James Coad

s7(2)(a)

Tēnā koe James,

**Request for Information – Local Government Official Information and Meetings Act (LGOIMA) 1987**

We refer to your official information request dated 26 August 2025, seeking information on costs and housing estimates related to the proposed district plan. Specifically, you requested:

*Could I please request a breakdown of all costs associated with the proposed district plan, including any spend on consultants, reports, and FTE staff resources (time/cost) dedicated to the proposed district plan. Could I also please request any estimates or analysis of how much additional housing the proposed district plan would enable?*

**Answer:**

The proposed district plan is the result of a multi-year review process that began in 2019. Initial work focused on identifying issues and options, followed by public engagement in 2020 through the Shaping Your City campaign. Between 2020 and 2023, Council developed the draft plan while also progressing Plan Change 56, which was required under section 77G of the Resource Management Act. Further engagement on the draft plan took place in late 2023 and early 2024, leading to the preparation and notification of the proposed plan in early 2025.

A detailed breakdown of the costs associated with the District Plan Review and development of the proposed plan is provided in **Table 1** (attached). Where possible, costs specific to Plan Change 56 have been excluded. However, some costs relate to both projects and cannot be fully separated.

The overall costs associated with the District Plan Review and development of the Proposed District Plan are estimated at \$5,326,000. However, it is important to note that due a number of variables associated with the overall scope of work that there has needed to be a reasoned estimate in relation to some of the figures included in the attached table.

In terms of housing capacity, Council commissioned Property Economics to prepare the Hutt City Commercially Feasible Residential Capacity Assessment 2025. This assessment was designed to ensure the proposed plan provides sufficient residential development capacity, as required by the Resource Management Act and the National Policy Statement for Urban Development. It estimates the total feasible residential capacity under the proposed plan but does not quantify the increase compared to the operative plan. The most recent assessment of capacity under the operative plan is available in the Wellington Regional Housing and Business Capacity Assessment Update (2023).

The Property Economics assessment focuses on the urban environment and excludes rural zones. It was based on GIS data from late in the plan's development, and some zoning changes, such as shifts from Large Lot Residential to Medium Density Residential, occurred after the modelling was completed. The outputs may not reflect those changes.

You can access the relevant reports and assessments at the following links:

- [\*\*Technical reports for the Proposed District Plan\*\*](#)
- [\*\*Hutt City Residential Feasible Capacity Modelling \(2025\)\*\*](#)
- [\*\*Wellington Regional Housing and Business Capacity Assessment Update \(2023\)\*\*](#)

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at: [\*\*Office of the Ombudsman - Complaints\*\*](#), or freephone 0800 802 602.

Please note that this response to your information request may be published on Hutt City Council's website: [Proactive releases - Hutt City Council](#).

Ngā mihi nui

A handwritten signature in black ink, appearing to read 'R van der Splinter', written in a cursive style.

Rebekah van der Splinter

**Senior Advisor, Official Information and Privacy**

**Table 1: District Plan Review and Proposed District Plan – Cost Breakdown**

Cost Category	Amount	Description
Staff salaries	\$3,194,000.00	Based on total salaries for the Policy Planning team, which averaged five FTE over the review period. The team also contributed to other projects including Plan Change 56. Other Council teams supported the plan’s development.
Contracted planning support	\$1,143,000.00 (GST Exclusive)	Contractors were engaged to increase internal capacity. In some cases, contractors worked across multiple projects, and costs attributable to the proposed district plan have been estimated.
Specialist reports	\$845,000.00 (GST Exclusive)	Includes technical reports commissioned from external experts. Some reports also informed Plan Change 56. Reports prepared by staff and contractors are included in other categories. Existing reports were reused where possible.
Engagement and communications costs	\$57,000.00 (GST Exclusive)	Covers external costs such as advertising, mailouts, and engagement materials. This includes Shaping Your City, draft plan engagement, and notification. Staff and contractor time is included in other categories.
Legal advice	\$34,000.00 (GST Exclusive)	Includes legal advice that supported the review and development of the proposed plan.

Cost Category	Amount	Description
E-Planning costs	\$52,500.00 (GST Exclusive)	Covers external support for entering the proposed plan into the ePlan tool. The cost of the ePlan licence itself is not included, as it also relates to the operative plan.