



KOMITI AROTAKE MAHERE Ā-ROHE DISTRICT PLAN REVIEW COMMITTEE

21 February 2024

Order Paper for the meeting to be held in the
Council Chambers, 2nd Floor, 30 Laings Road, Lower Hutt,
on:

Thursday 29 February 2024 commencing at 2:00pm

The meeting will be livestreamed on Council's Facebook page.

Membership

| | |
|---|-----------------------------|
| | Cr B Dyer (Chair) |
| | Cr S Edwards (Deputy Chair) |
| Mayor C Barry | Cr J Briggs |
| Deputy Mayor T Lewis | Cr A Mitchell |
| Cr K Morgan | Cr N Shaw |
| Richard Te One, Mana Whenua Representative (Te Āti Awa, Taranaki) | |

For the dates and times of Council Meetings please visit www.huttcity.govt.nz

Have your say

You can speak under public comment to items on the agenda to the Mayor and Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this by emailing DemocraticServicesTeam@huttcity.govt.nz or calling the Democratic Services Team on 04 570 6666 | 0800 HUTT CITY

KOMITI AROTAKE MAHERE Ā-ROHE | DISTRICT PLAN REVIEW COMMITTEE

| | |
|----------------------|--|
| Chair: | Cr Brady Dyer |
| Deputy Chair: | Cr Simon Edwards |
| Membership: | <p>Mayor Campbell Barry</p> <p>Cr Josh Briggs</p> <p>Deputy Mayor Tui Lewis</p> <p>Cr Andy Mitchell</p> <p>Cr Karen Morgan</p> <p>Cr Naomi Shaw</p> <p>Richard Te One, Mana Whenua Representative (Te Āti Awa, Taranaki)</p> <p><i>Up to two representatives nominated by Iwi and appointed by Council</i></p> <p>Note: Elected members should hold current certification under the Making Good Decisions Training Assessment and Certification Programme for RMA Decision-Makers. The Chair should in addition hold Chair certification</p> <p>Standing Order 31 outlining the provisions of Mana Whenua do not apply to this committee and Iwi appointees will have full voting rights as members of the Committee under Standing Orders</p> |
| Quorum: | Half of the members |
| Meeting Cycle | Meets on an eight-weekly basis or at the requisition of the Chair |
| Reports to: | Council |

AREAS OF FOCUS:

- Undertake a full review of the District Plan and development of a Proposed District Plan
- Urban design and spatial planning
- Resource Management Act reform
- Mana Whenua partnership

MANA WHENUA MEMBERSHIP:

Mana Whenua membership will facilitate a collaborative approach to the District Plan review, and other District Plan matters that arise to ensure that appropriate relationships and processes are facilitated to:

- enable genuine partnership between Iwi and Hutt City Council at a governance level;
- promote shared decision-making in city planning; and
- ensure the perspectives and aspirations of iwi are effectively integrated into the District Plan Review.

Members are committed to ensuring Te Awa Kairangi ki Tai is able to develop in a prosperous manner, while also actively protecting significant natural, cultural, spiritual and built assets.

Members recognise the autonomy and right of Mana Whenua to exercise their respective authority in order to meet their responsibilities to their people.

SHARED VALUES:

- Whanaungatanga – building a strong partnership with an inter-generational view of the sustainable prosperity and wellbeing of Te Awa Kairangi ki Tai.
- Manaakitanga – placing the care of our whānau and community at the centre.
- Kaitiakitanga – caring for and protecting our environment.
- Whakapono – working together in good faith with honesty and transparency.
- Kotahitanga – working together with Mana Whenua and the wider community to achieve agreed outcomes.

DISTRICT PLAN DELEGATIONS:

Undertake a full review of the City of Lower Hutt District Plan, including establishing a District Plan work programme and monitoring its implementation.

- Consideration of matters related to the preparation and ongoing monitoring of the City of Lower Hutt District Plan.
- Preparation of required Changes and Variations to the City of Lower Hutt District Plan for Council approval to call for submissions.
- Approval of the draft District Plan for consultation.
- Make recommendations to Council on the statutory notified proposed District Plan.
- Make recommendations to Council on private District Plan Change requests for Council to accept, adopt or reject.
- Approve Council submissions on Resource Management-related matters, as well as the ability to delegate this approval to the Chief Executive.
- The Chair of the committee, in conjunction with the Chief Executive, is authorised

to appoint a District Plan Hearings Subcommittee of suitably qualified persons to conduct hearings on behalf of the committee.

GENERAL:

Any other matters delegated to the committee by Council in accordance with approved policies and bylaws.

NOTE:

Manatū mō te Taiao | Ministry for the Environment advocates that Councils offer specialist RMA training in areas of law that are difficult to grasp or where mistakes are commonly made. This is to complement the Good Decision Making RMA training that they run (which is an overview and basic summary of decision making, rather than an in-depth training in specific areas of the RMA). Therefore to facilitate this, the RMA training run for councillors that wish to become hearings commissioners is mandatory.

Reasons for the importance of the training:

1. Hearings commissioners are kept abreast of developments in the legislation.
2. Legal and technical errors that have been made previously are avoided (many of which have resulted in Environment Court action which is costly, time-consuming and often creates unrealistic expectations for the community).
3. The reputation of Council as good and fair decision-makers or judges (rather than legislators) is upheld.

HUTT CITY COUNCIL

KOMITI AROTAKE MAHERE Ā-ROHE DISTRICT PLAN REVIEW COMMITTEE

Meeting to be held in the Council Chambers,
2nd Floor, 30 Laings Road, Lower Hutt on
Thursday 29 February 2024 commencing at 2:00pm.

ORDER PAPER

PUBLIC BUSINESS

1. OPENING FORMALITIES - KARAKIA TŪTURU: TĒNEI AU

| | |
|--------------------------------------|---|
| Tēnei au | <i>This</i> |
| Tēnei au te hōkai nei o taku | <i>This is the journey of sacred footsteps</i> |
| tapuwae Ko te hōkai nuku ko te | <i>Journeyed about the earth journeyed</i> |
| hōkai rangi Ko te hōkai a tō tupuna | <i>about the heavens</i> |
| a Tāne-nui-a- rangi | <i>The journey of the ancestral god</i> |
| Ka pikitia ai ki ngā rangi tūhāhā ki | <i>Tānenuiarangi Who ascended into the</i> |
| te Tihi-o-Manono | <i>heavens to Te Tihi-o- Manono</i> |
| Ka rokohina atu rā ko Io-Matua- | <i>Where he found Io, the parentless source</i> |
| Kore anake | <i>From there he retrieved the baskets of</i> |
| Ka tikina mai ngā kete o te | <i>knowledge Te kete-tuauri</i> |
| wānanga Ko te kete-tuauri | <i>Te kete-tuatea Te kete-aronui</i> |
| Ko te kete-tuatea Ko te kete-aronui | <i>These were distributed and implanted</i> |
| Ka tiritiria ka poupoua | <i>about the earth</i> |
| Ka puta mai iho ko te ira tāngata Ki | <i>From which came human life Growing</i> |
| te wheiao ki te ao mārama | <i>from dim light to full light</i> |
| Tiheī-mauri ora! | <i>There was life.</i> |

2. APOLOGIES

No apologies have been received.

3. PUBLIC COMMENT

Generally up to 30 minutes is set aside for public comment (three minutes per speaker on items appearing on the agenda). Speakers may be asked questions on the matters they raise.

4. CONFLICT OF INTEREST DECLARATIONS

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

5. **SUMMARY OF ENGAGEMENT ON THE DRAFT DISTRICT PLAN**

Report No. DPRC2024/1/35 by the Policy Planning Manager 7

CHAIR'S RECOMMENDATION:

"That the recommendations contained in the report be endorsed."

6. **SPATIAL PLAN WORK PROGRAMME**

Report No. DPRC2024/1/36 by the Head of Urban Development 73

CHAIR'S RECOMMENDATION:

"That the recommendation contained in the report be endorsed."

7. **INFORMATION ITEM**

District Plan Review Committee Forward Programme 2024

Memorandum dated 12 February 2024 by the Senior Democracy Advisor 80

CHAIR'S RECOMMENDATION:

"That the recommendation contained in the memorandum be endorsed."

8. **QUESTIONS**

With reference to section 32 of Standing Orders, before putting a question a member shall endeavour to obtain the information. Questions shall be concise and in writing and handed to the Chair prior to the commencement of the meeting.

9. **CLOSING FORMALITIES - KARAKIA WHAKAMUTUNGA ()**

| | |
|--------------------------|--|
| Unuhia! | <i>Release us from the supreme sacredness of our tasks</i> |
| Unuhia! | <i>To be clear and free</i> |
| Unuhia i te uru-tapu-nui | <i>in heart, body and soul in our continuing journey</i> |
| Kia wātea, kia māmā | <i>Oh Rongo, raise these words up high</i> |
| Te ngākau, te tinana, te | <i>so that we be cleansed and be free,</i> |
| wairua i te ara takatū | <i>Yes indeed, we are free!</i> |
| Koia rā e Rongo | <i>Good and peaceful</i> |
| whakairihia ake ki runga | |
| Kia wātea, kia wātea! | |
| Ae rā, kua wātea! | |
| Hau, pai mārīre. | |

Kate Glanville
SENIOR DEMOCRACY ADVISOR

23 January 2024

Report no: DPRC2024/1/35

Summary of engagement on the Draft District Plan

Purpose of Report

1. The purpose of this report is to brief the Committee on the feedback received during the recent engagement on Council's Draft District Plan.
2. This report does not include any recommendations or advice from officers on how Council should respond to this feedback. Any advice or recommendations on issues raised during engagement will be presented through future reports.

Recommendations

That the Committee:

- (1) notes and receives the information in this report, including the *Summary of Feedback on the Draft District Plan*, attached as Appendix 1 to the report; and
- (2) notes that this report solely presents a summary of the engagement on the Draft District Plan and the feedback received during engagement, and does not provide advice or make recommendations in response to that feedback.

Background and Discussion

3. As part of the District Plan Review, the Council prepared a new Draft District Plan. The purpose of this draft was to give an indication to the community and other stakeholders of the direction that the review is heading, and to facilitate engagement with the community and other stakeholders.
4. At its 18 October 2023 meeting, the Council's District Plan Review Committee resolved to:
 - Support the Draft District Plan (subject to amendments), and
 - Direct officers to commence engagement on the Draft District Plan.
5. This engagement took place in November/December 2023 (although, in some cases engagement carried over into January 2024).

Methods of Engagement

6. Engagement on the Draft District Plan involved the following:
 - An online version of the Draft District Plan and GIS viewer with draft maps,
 - Online information, including an introductory video, series of fact sheets, and further information on key topics (paper copies were available on request),
 - An online survey (paper copies also available on request),
 - Letters to owners of properties that would be particularly affected by the Draft District Plan (approximately 6,500 letters in total),
 - Emails to stakeholders and other people who had previously expressed an interest in parts of the District Plan Review, and
 - A series of posts on Council's Facebook page and ads in the Hutt News, inviting people to find out more and provide their feedback.
7. In addition, in response to community interest, two community meetings were held:
 - A meeting for the Manor Park community (held at the Manor Park Golf Sanctuary), in response to a high level of interest in the potential rezoning of a site on Benmore Crescent to the General Industrial Zone.
 - A drop-in session at the Petone Library (at the request of the Petone Community Board).

Level of Response

8. The engagement on the Draft District Plan received a relatively high level of interest and response. This reflects the overall scale of the District Plan Review in comparison to other District Plan processes.
9. In summary:
 - There were more than 6,500 visits to the District Plan Review webpages (noting that some people will have visited multiple pages),
 - 193 people completed the online survey,
 - Written feedback was received from around 300 individuals and groups, and
 - Approximately 80-100 people attended the public meeting at the Manor Park Golf Sanctuary, with 15-20 people attending the drop-in session at the Petone Library.

10. There were also many other emails and phone calls from people simply seeking information on the Draft District Plan and what it means for them, without providing their feedback.

Summary of Feedback

11. A summary of the feedback received on the Draft District Plan is attached (Appendix 1).
12. As shown in that summary, feedback was received on a wide range of issues and on nearly all chapters of the Draft District Plan.
13. However, the issues that generated the most feedback were:

- **Rezoning a site at Benmore Crescent, Manor Park from a rural zone to the General Industrial Zone**

There was a very strong response from the Manor Park community in opposition to this potential rezoning.

- **Identification and categorisation of Natural Hazards**

There were a mix of support and opposition to the natural hazard approach. However, most responses were from property owners who opposed the identification of a natural hazard on their property.

- **Identification and protection of Historic Heritage**

Most submissions on the Historic Heritage chapter were from property owners opposing the identification of their property for its heritage values. However, there was some support for the identification, and requests for identification of additional heritage buildings/structures and areas.

- **Rezoning properties to the Mixed Use Zone**

There was a mix of support and opposition from property owners to the application of the Mixed Use Zone.

- **Rezoning properties to the Large Lot Residential Zone**

There was also a mix of support and opposition from property owners to the application of the large Lot Residential Zone. Most submissions were from property owners who felt they should be in the Medium Density Residential Zone.

- **Implications for rural areas**

A range of issues were raised by owners of properties in rural areas, including (but not limited to) support and opposition to reducing minimum lot sizes in the Rural Lifestyle Zone, opposition to Highly Productive Land overlay, and opposition to the identification of Outstanding Natural Features and Landscapes and regulation of development within them.

14. The high level of interest in these parts of the Draft District Plan reflects that these are the parts of the Draft District Plan that would see the greatest degree of change, but also that officers sent letters to property owners that would be mostly impacted by these parts of the draft.
15. While most feedback was received from property owners about the potential implications of the Draft District Plan for their properties and community, a range of comprehensive submissions were also received from several groups that have an interest in a range of issues across the District Plan. This includes submissions from the Greater Wellington Regional Council, infrastructure providers, community groups and parts of central government.

Next Steps

16. With completion of engagement on the Draft District Plan, the District Plan Review is now moving into its next stage, which is the preparation of a Proposed District Plan.
17. Key steps in this next stage include:
 - A review of all the feedback received on the Draft District Plan,
 - A range of meetings, workshops and technical reports to address issues raised during engagement on the Draft District Plan,
 - Preparation of the parts of the District Plan that weren't included in the draft,
 - Some additional comms and engagement, including engagement with landowners in sites and areas of significance to Māori and a final notable trees nomination process,
 - Preparation of final chapters and evaluation reports to support them, and
 - Monitoring of possible changes to legislation and strategy documents that may have implications for the Proposed District Plan (including changes to the Resource Management Act, National Policy Statements and the Regional Policy Statement).
18. In addition, the Council is currently processing a private plan change request (*Proposed Private District Plan Change 58*, in relation to rezoning a potential development site at Shaftesbury Grove, Stokes Valley). The outcomes of that process may be able to be incorporated into the Proposed District Plan, depending on when that process is complete.
19. At this stage, officers intend to present the Proposed District Plan to the Committee and full Council in the third quarter of this year.

Appendices

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Author: Nathan Geard
Policy Planning Manager

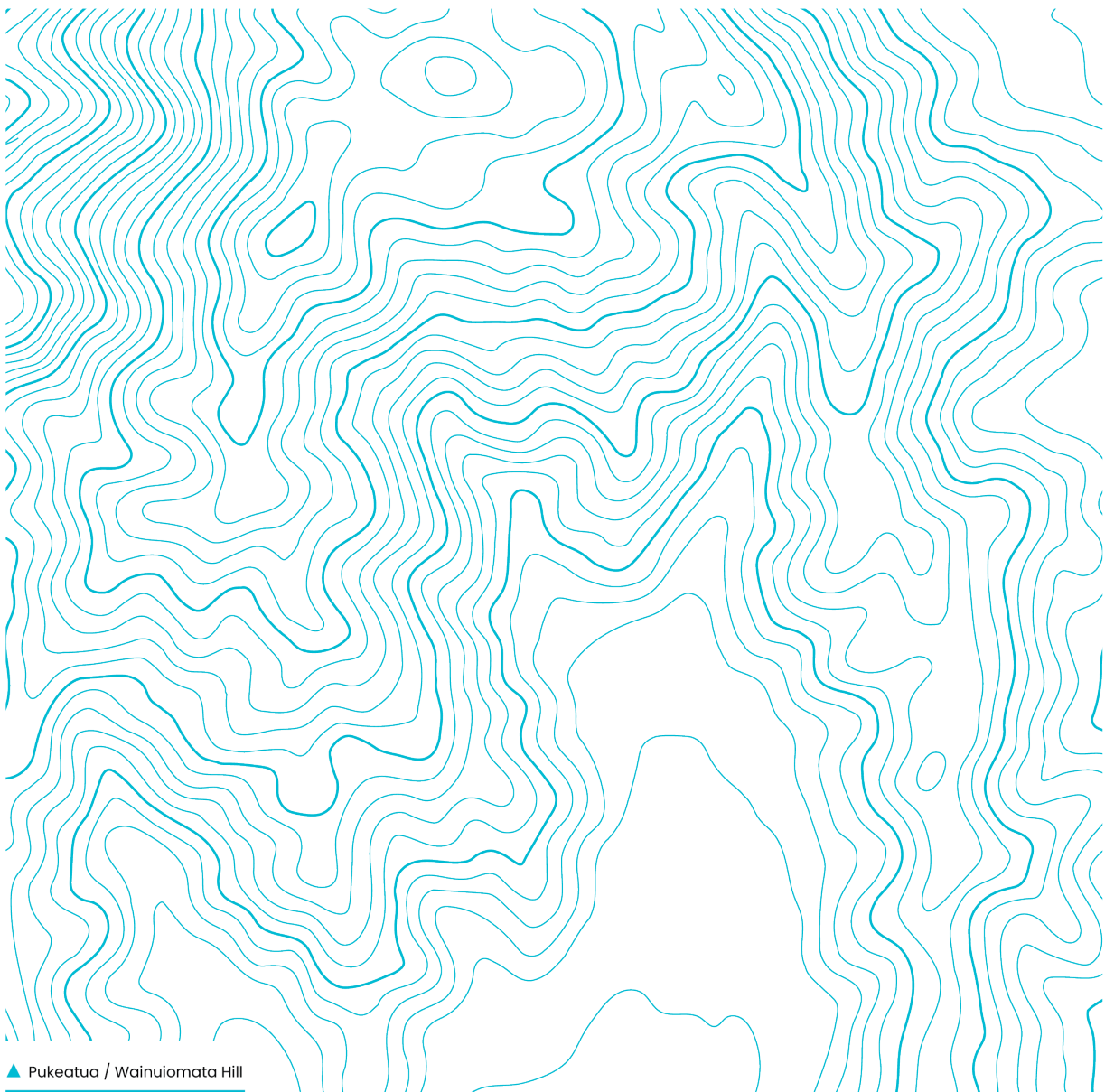
Reviewed By: Tim Johnstone
Head of Planning

Approved By: Alison Geddes
Director Environment and Sustainability



District Plan Review

SUMMARY OF FEEDBACK ON THE DRAFT DISTRICT PLAN



▲ Pukeatua / Wainuiomata Hill

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2 Introduction

Since 2019, Hutt City Council has been undertaking a full review of the City of Lower Hutt District Plan (the District Plan Review).

As part of this review, Council's Policy Planning team prepared a Draft District Plan. The key purpose of this draft was to facilitate engagement with the community and other stakeholders to inform the District Plan Review.

This engagement primarily took place in November/December 2023 (with some engagement carrying over into January 2024). Key components of the engagement included:

- Online information, including an introductory video, series of fact sheets, and further information on key topics (paper copies were available on request),
- An online survey (paper copies also available on request),
- Letters to owners of properties that would be particularly affected by the Draft District Plan (approximately 6,500 letters in total),
- Emails to stakeholders and other people who had previously expressed an interest in parts of the District Plan Review,
- A series of posts on Council's Facebook page and ads in the Hutt News, inviting people to find out more and provide their feedback,
- A meeting for the Manor Park community (at the request of members of the community), in response to a high level of interest in the potential rezoning of a site on Benmore Crescent to the General Industrial Zone, and
- A drop-in session at the Petone Library (at the request of the Petone Community Board).

This report is a summary of the feedback received during this engagement. It does not replace the feedback and submissions received, but gives an overview of the views that were shared.

3 Summary of written feedback

The following sections give a summary of written feedback received, including written statements received by email and post and written statements from response to the online survey.

3.1 District-Wide chapters¹

3.1.1 Energy, Infrastructure and Transport

The Energy, Infrastructure and Transport section of the Draft District Plan includes the following chapters:

- Renewable Electricity Generation,
- Infrastructure,
- Transport, and
- Three Waters.

| Summary of feedback received on Energy, Infrastructure and Transport | |
|--|--|
| Renewable Electricity Generation | <p>Little feedback was received on this chapter.</p> <p>However, amendments were requested to:</p> <ul style="list-style-type: none"> • Address the transmission of renewable electricity (in addition to its generation), and • Include references to the Electricity Industry Participation Code within the chapter. |
| Infrastructure | <p>Several detailed submissions were received from network utility operators.</p> |

¹ Feedback on the Strategic Directions chapter have been summarised alongside the more specific chapter that the feedback relates to. For example, feedback on how the District Plan should provide for housing is summarised in the section on Residential Zone chapters.

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| | <p>At a high level, these submissions included:</p> <ul style="list-style-type: none"> • Support for the general intent of the objectives and policies of the Infrastructure chapter (including to provide for infrastructure, recognise its significance, manage impacts of new development on infrastructure and addressing potential environmental effects from infrastructure). • Requests for specific amendments that touch on nearly all parts of the chapter, but particularly in relation to: <ul style="list-style-type: none"> ○ Ensuring rules and standards are appropriate to enable new infrastructure, including in natural hazard and natural landscape areas. ○ Improving clarity on the application of the chapter’s policies and rules. ○ Improving integration with national policy statements and national environmental standards. ○ Providing greater recognition and protection of infrastructure from incompatible development, particularly regionally significant infrastructure. ○ Enabling earthwork associated with infrastructure, including trenching. ○ Providing for temporary mobile generators. <p>Feedback was also received from other submitters that raised concerns on the impact of development on infrastructure capacity (particularly three waters infrastructure) and sought solutions for water management (such as more reservoirs and wastewater/stormwater pump stations).</p> |
| <p>Transport</p> | <p>General support for the Transport chapter, although specific amendments requested in relation to:</p> |

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| | <ul style="list-style-type: none"> • Design standards for: <ul style="list-style-type: none"> ○ Accessible carparking, ○ Pedestrian access (including right of ways and public walkways), ○ Vehicle crossings and sight distances, ○ Driveways, ○ Circulation and manoeuvring areas, ○ Loading/unloading facilities, and ○ Rubbish collection areas (including at the kerbside). • Managing impacts of development on the rail network. • Providing for relocation of <i>second-hand</i> buildings. • Definitions to improve clarity of transport provisions. <p>For the Highly Constrained Roads overlay (which would limit development in some areas):</p> <ul style="list-style-type: none"> • There was general support from property owners (although some opposition), • Some questioned how the roads for this overlay had been chosen, and suggested that other roads should be included. • A concern was raised that it was unclear what <i>improvements</i> would be necessary to enable development within the area identified by the overlay. <p>Concerns were also raised on the impacts of development on carparking, including issues for on-street parking relating to EV car charging, congestion and car theft.</p> |
| <p>Three Waters</p> | <p>General support for the addition of a Three Waters chapter.</p> <p>Some opposition to:</p> |

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| | <ul style="list-style-type: none"> • Application of three waters rules to non-residential development, particularly alteration to existing developments. • Potential duplication of rules in GWRC’s Natural Resources Plan. |
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3.1.2 Hazards and Risks

The Hazards and Risks section of the Draft District Plan includes the following chapters:

- Contaminated Land,
- Hazardous Substances, and
- Natural Hazards.

| Summary of feedback received on Hazards and Risks | |
|---|---|
| Contaminated Land | Amendments requested to: <ul style="list-style-type: none"> • Improve integration of management of contaminated land (both HCC and GWRC play a role). • Tying management of contaminated land to human health. |
| Hazardous Substances | General support for the intent of the Hazardous Substances chapter (to manage residual risk associated with hazardous substances). Amendments requested to: <ul style="list-style-type: none"> • Avoid sensitive activities near hazardous facilities. • Improve clarity of objectives, policies and rules, including through new definitions. |

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| <p>Natural Hazards</p> | <p>General support for the approach of managing natural hazards, including support for <i>reducing or avoiding an increase in risk</i>.</p> <p>Some opposition to the identification of specific sites and areas in natural hazard areas, including:</p> <ul style="list-style-type: none"> • Concerns on impacts on property values, insurance costs and development opportunities. • Concerns on the accuracy of the locations identified. <p>The opposition to identification of specific sites is across all hazard types (earthquake, flooding, tsunami and coastal inundation hazards).</p> <p>Other key feedback included:</p> <ul style="list-style-type: none"> • Support for including industrial activities and offices as potentially hazard sensitive activities. • Requests for amendments to improve clarity (including through zones, definitions and maps). • Support for the hazard ranking applied to natural hazard overlays. • Requests for hazards to be described by name, rather than being labelled High, Medium and Low Hazard Areas. • Value of identifying hazard areas where development is highly unlikely (including in isolated rural areas). • Questions on what councils are doing to reduce risk outside the District Plan, including through stream maintenance. • Concerns with density of development in some hazard areas. |
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3.1.3 Historical and Cultural Values

The Historical and Cultural Values section of the Draft District Plan includes the following chapters:

- Historical Heritage,
- Notable Trees,
- Sites and Areas of Significance to Māori.

| Summary of feedback received on Historical and Cultural Values | |
|---|--|
| Historical Heritage | <p>A mix of general support and opposition to the Historical Heritage chapter.</p> <p>Some general opposition to managing historic heritage through regulations in the District Plan (preferring a voluntary approach).</p> <p>Opposition from some property owners to their building/area being listed as a heritage building/area. Reasons include:</p> <ul style="list-style-type: none"> • Disagreeing with the findings of the heritage assessment for the building/area. • Impacts on property values, insurance costs and ability to upgrade their building. • Impacts for buildings with operational and functional needs (notably for buildings with public/civic function). • Impacts on responding to seismic issues (including where demolition may be necessary). • Impacts on ability to improve health of buildings for occupants, including replacing/sealing windows. <p>Some requests for listing additional heritage buildings and areas in the District Plan (including from property owners who would like access to Council’s Heritage Fund).</p> <p>Other requested amendments include:</p> <ul style="list-style-type: none"> • Greater promotion of alternatives to demolition. • Improving clarity through additional definitions (definitions for alteration, maintenance and repair), |

| | |
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| | <p>adding advice notes, and more clearly identifying listed buildings where there are multiple buildings on the site.</p> <ul style="list-style-type: none"> • A rule to permit connections to services where the connection is not attached to a primary heritage feature or front façade. |
| Notable Trees | <p>Several requests for identification of additional notable trees, and support for some trees already identified.</p> <p>A request for identifying notable <i>groups</i> of trees.</p> <p>A concern on identifying rata and pohutukawa due to issues with damage and maintenance resulting from these trees.</p> |
| Sites and Areas of Significance to Māori | <p><i>Little feedback was received on the Sites and Areas of Significance to Māori chapter. However, this will largely be because the chapter only included objectives and policies as the rules and associated maps are still being developed.</i></p> |

3.1.4 Natural Environment Values

The Natural Environment Values section of the Draft District Plan includes the following chapters:

- Natural Character,
- Natural Features and Landscapes, and
- Public Access.

The Natural Environment Values section is also where an Indigenous Biodiversity chapter would sit. While this chapter had not been prepared for the Draft District Plan, feedback was received that both supported and opposed the protection of areas of indigenous biodiversity through the District Plan

Summary of feedback received on Natural Environment Values

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|---------------------------------|---|
| Natural Character | No feedback received on this chapter (which specifically relates to natural character of the margins of rivers, streams, lakes and the coast). |
| Natural Features and Landscapes | <p>Some opposition to identification of outstanding natural features and landscapes, including:</p> <ul style="list-style-type: none"> • Concerns on impacts on development opportunities (including impacts on providing for additional housing) and property values. • Concerns with potential impacts on ongoing agricultural activities and future agricultural development. • Disagreement with the natural landscape values of the areas identified. <p>Some opposition to natural landscapes being managed by regulation through the District Plan rather than through a non-regulatory, voluntary approach.</p> <p>Some support for protection of natural landscape areas with high biodiversity values.</p> <p>Request for natural coastal areas to be extended further along the coast to protect those areas.</p> |
| Public Access | No feedback received on this chapter (which specifically relates to access to and along rivers, streams, lakes and the coast). |

3.1.5 Subdivision

The Subdivision section of the Draft District Plan only includes the Subdivision chapter.

Summary of feedback received on Subdivision

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|---|
| <p>Support for:</p> <ul style="list-style-type: none"> • Minimum allotment sizes. • Stormwater detention in new developments. • Subdivision provisions for infrastructure. • Subdivision requirements for servicing and access for new allotments <p>Requests for provisions for:</p> <ul style="list-style-type: none"> • Approved systems for composting toilets. • Alternative power supply and telecommunications solutions. • Requiring sufficient infrastructure capacity. |
|---|

3.1.6 General District-Wide Matters

The General District-Wide Matters section of the Draft District Plan includes the following chapters:

- Activities on the Surface of Water,
- Coastal Environment,
- Earthworks,
- Financial Contributions,
- Light,
- Noise,
- Signs,
- Temporary Activities, and
- Wind.

| Summary of feedback received on General District-Wide Matters | |
|---|--|
| Activities on the Surface of Water | No feedback received. |
| Coastal Environment | Feedback on the Coastal Environment chapter related to the approach to the identification and management of natural hazards and landscapes within the coastal environment. |

| | |
|-------------------------|--|
| | Feedback on these issues is summarised in sections 4.33 (for natural hazards) and 4.3.5 (for landscapes). |
| Earthworks | Support for provisions to manage impacts on slope stability and cultural and heritage values. Request for greater clarity on whether provisions of the Earthworks chapter apply to infrastructure. |
| Financial Contributions | Support for retaining the ability to require financial contributions from developers to contribute to infrastructure costs, although some concern that the financial contributions provisions would result in <i>double-dipping</i> with the development contributions. |
| Light | No feedback received. |
| Noise | Support for provisions to manage reverse sensitivity effects from noise sensitive activities on the state highways and the rail corridor. However, requests for: <ul style="list-style-type: none"> • An increase in the area that noise and vibration standards would apply to (increase the size of the buffer overlay). • Additional matters of discretion to be considered where those standards are not met. A request that the table of noise standards be simplified. |
| Signs | Requests for the following amendments: <ul style="list-style-type: none"> • Greater restrictions on the size of both stand-alone and building-mounted signs. • More permissive rules for signs at the site of the Hutt Hospital. • Fewer restrictions on signs on heritage buildings, with the request that the restrictions focus on size and |

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| | location of signs and protection of architectural features. |
| Temporary Activities | No feedback received. |
| Wind | No feedback received. |

3.2 Part 3: Area-Specific Matters

3.2.1 Residential zones

The Draft District Plan includes three Residential Zones:

- High Density Residential Zone,
- Medium Density Residential Zone, and
- Large Lot Residential Zone.

| Summary of feedback received on Residential Zone chapters | |
|--|--|
| Residential zones in general | <p>The following points were made on residential zones and residential development in general:</p> <ul style="list-style-type: none"> • Support for provision for more housing to accommodate population growth and allow for lower cost housing to be created. • Support for the MDRS, housing renewal that is occurring in parts of the Hutt, and the capital value that may be realised by property owners • Concerns on impacts on development on: <ul style="list-style-type: none"> ○ Availability of street parking. ○ Access to sunlight for adjoining properties (including impacts on heating costs). ○ Privacy for adjoining properties. ○ Residential character areas (including heritage character areas). ○ Green spaces (noting their value for stormwater management and reduction of carbon emissions). • Request for a definition and rules for residential facilities that cover activities of Ara Poutama (Department of Corrections). |

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| | <ul style="list-style-type: none"> Request that a definition make it clear that a household is not limited to a family unit or flatting arrangement. |
| <p>High Density Residential Zone</p> | <p>There was a mix of opposition and support for the High Density Residential Zone chapter.</p> <p>The reasons for supporting the chapter was the provision for additional housing, including enabling more affordable housing to be provided.</p> <p>Reasons for opposing the chapter included:</p> <ul style="list-style-type: none"> Impacts access to sunlight (including for gardens and solar panels), Impacts on privacy, Impacts on streetscapes, Privacy of outdoor spaces, and Impacts on social interaction. <p>There were specific requests for:</p> <ul style="list-style-type: none"> Intensification areas to be reduced, and for high density development to firstly be encouraged around main transport hubs and the city centre only. Amendments to permitted activity standards, mostly to reduce the scale of development. Delete the more restrictive recession plane standards for sites adjacent to Marae and urupā. Increased control on surface permeability and stormwater management. Standard for rubbish and recycling collection. |
| <p>Medium Density Residential Zone</p> | <p>Support for retaining some areas as residential, including Buick Street (as shown in the Draft District Plan).</p> <p>Support for rezoning 25 Annabel Grove to residential (as shown in the Draft District Plan).</p> |

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| | <p>Request for water tanks to be allowed to be located within areas where buildings are otherwise required to be setback from property boundaries.</p> <p>In some cases, support for rezoning from HRAA to the MDRZ.</p> |
| <p>Large Lot Residential Zone</p> | <p>Again, a mix of support and opposition to the Large Lot Residential Zone – often to its application to a particular site or area.</p> <p>There were multiple requests for specific sites to be rezoned to either the Medium Density or High Density Residential Zones.</p> <p>Support for the zone generally related to:</p> <ul style="list-style-type: none"> • Supporting the rationale for the location of the zone (areas with relatively steep slopes, relatively high vegetation cover and lack of infrastructure services), • Supporting retention of the existing amenity and character of an area, • Concerns on impacts to on-street parking from greater density, • Infrastructure constraints, and • Slope stability. <p>Opposition to the zone generally related to:</p> <ul style="list-style-type: none"> • Impacts on property values and development potential, particularly compared to other properties nearby, • Some existing lot sizes already being smaller than the 1000m² standard, and • Disagreement that the infrastructure and slope constraints limit the level of development that can take place on some sites/areas, or that the constraint is only present for part of the site, • The impression that the Zone is being used to protect ecological values on private land. |

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| | <ul style="list-style-type: none"> The Zone would prevent existing development plans that are being developed. |
|--|---|

3.2.2 Rural Zone chapters

The Draft District Plan includes two Rural Zones:

- The General Rural Zone, and
- Rural Lifestyle Zone.

| Summary of feedback received on Rural Zone chapters | |
|---|--|
| Rural zones in general | |
| General Rural Zone | <p>Some property owners stated that they would like to be able to further subdivide their properties, and were concerned about restrictions on developing their properties.</p> <p>While there was some support for the Highly Productive Land overlay, most submitters opposed the overlay. Concerns with the overlay included:</p> <ul style="list-style-type: none"> The area identified is not productive land. This includes land under roads and driveways, very steep slopes, and areas in flood plains. Relatively small areas had been identified, and investment and economy of scale would be necessary for the land to be productive. The Land Use Classification data used for this overlay is inappropriate for this purpose. <p>A submitter stated that Lake Kohangatera and Lake Kohangapiri should be protected from development that would increase contamination and flooding of the lakes, including through incentives to property owners.</p> |

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| <p>Rural Lifestyle Zone</p> | <p>For the most part, submitters supported the reduction in minimum lot size from 2ha to 1ha (and in one case, would support a further reduction to 0.5ha), including submitters noting:</p> <ul style="list-style-type: none"> • Existing smaller lots within the zone, • Ease of upgrading infrastructure or relatively low impacts on infrastructure, • Ability to dispose of wastewater through onsite treatment systems, and • The contribution to providing for additional housing. <p>However, some submitters opposed this reduction, with concerns on:</p> <ul style="list-style-type: none"> • impacts to infrastructure capacity and services. • Impacts on water quality, • Effects of rubbish collection, and • Impacts on rural character (including light and noise pollution). <p>There were a site and area specific requests to be rezoned to a residential zone as the property borders residential zones and has access to some service connections.</p> |
|-----------------------------|--|

3.2.3 Commercial and Mixed Use Zone chapters

The Draft District Plan includes four Commercial and Mixed Use Zones:

- City Centre Zone,
- Metropolitan Centre Zone,
- Local Centre Zone, and
- Mixed Use Zone.

| Summary of feedback received on Commercial and Mixed Use Zone chapters | |
|---|--|
| Feedback on Commercial/Mixed Use zones in general | Provisions sought to provide for non-custodial community corrections sites in commercial zones. |
| City Centre Zone | <p>Some support for:</p> <ul style="list-style-type: none"> • Having no maximum height limit. • Permissive rules on commercial activities. <p>A concern raised on the impacts of housing in the city centre on carparking availability.</p> <p>Request for reference to the Civic Centre Heritage Precinct within the City Centre Zone chapter.</p> |
| Metropolitan Centre Zone | <p>Some support for:</p> <ul style="list-style-type: none"> • Having no maximum height limit. • Permissive rules on commercial activities. <p>A request for industrial areas in the Zone to be rezoned to the Mixed Use Zone.</p> <p>Support for the Jackson Street Heritage Area.</p> <p>A mix of support and opposition for the Jackson Street Character Precinct, primarily around whether the restrictions</p> |

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| | on design in the area are warranted to manage impacts on heritage values in the Jackson Street Heritage Area. |
| Local Centre Zone | No feedback received on this chapter. |
| Mixed Use Zone | <p>Some support for the Zone, including for specific sites and areas in the Zone and the flexibility and range of activities it would provide for.</p> <p>Some opposition to specific sites and areas being included in the Zone. Reasons for opposition include:</p> <ul style="list-style-type: none"> • The low likelihood of development. • Impacts on amenity. • Not being in keeping with existing character of the area. • Reduced access to sunlight, privacy and outlook from taller buildings. • Noise. • Hours of operation • Issues with vehicle access and on-site circulation, particularly for properties with shared driveways. |

3.2.4 Industrial Zone chapters

The Draft District Plan includes three Industrial Zones:

- The Heavy Industrial Zone,
- General Industrial Zones, and
- Light Industrial Zone.

A significant volume of feedback was received on the potential rezoning of 30 Benmore Crescent, Manor Park to the General Industrial Zone. Feedback on this issue is summarised in a separate section below the following table.

| Summary of feedback received on Rural Zone chapters | |
|--|--|
| Industrial zones in general | <p>General support for the industrial zones, including:</p> <ul style="list-style-type: none"> • The 22m maximum permitted height standard, and • Controls on residential activities and other sensitive activities in the Zone. |
| Heavy industrial Zone | <p>Specific support for:</p> <ul style="list-style-type: none"> • Provisions for waste management facilities. • Definitions relating to significant hazardous facilities, offensive odour and cleanfill material. <p>Specific requests for:</p> <ul style="list-style-type: none"> • Heavy Industrial Activities to be either permitted or controlled activities (rather than restricted discretionary). • A level of Significant Hazardous Facilities to be either permitted or controlled activities. • To exclude small scale composting from the definition of heavy industrial activity. • Greater control on non-industrial activities in the Zone, including smaller scale commercial activities. |

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| <p>General Industrial Zone (excluding feedback on 30 Benmore Crescent, Manor Park)</p> | <p>Specific requests for:</p> <ul style="list-style-type: none"> • A policy to address heavy industrial activities in the GIZ. • Tighter controls on commercial activities in the Zone. • Amendments to design outcomes. • Removal of rules relating to odour and dust. • Provisions to provide for non-custodial community corrections sites. <p>In addition, a request was received for the Seaview Marina to be rezoned to a specific Special Purpose Zone for the site as the General Industrial Zone does not align well with the strategic aspirations of the Marina.</p> |
| <p>Light Industrial Zone</p> | <p>Specific requests for:</p> <ul style="list-style-type: none"> • Tighter controls on sensitive activities in the Zone. • Provisions to provide for non-custodial community corrections sites. • Site-specific rezonings to the Mixed Use Zone to enable a broader range of activities on the sites. |

Feedback on the potential rezoning of 30 Benmore Crescent, Manor Park to General Industrial Zone

The Draft District Plan shows the potential rezoning of a property at 30 Benmore Crescent, Manor Park to the General Industrial Zone (in the operative District Plan this property is in the General Rural Activity Area). The General Industrial Zone would primarily provide for a range of industrial and other business activities (although, resource consent would be required for heavy industrial activities).

The property is currently a largely vacant property. However, it is in the process of being developed, with resource consent being in place for earthworks at the property and resource consent applications currently being processed for a refuse transfer station and associated transport activities.

A lot of feedback was received from members of the Manor Park community who oppose the potential rezoning of the site to the General Industrial Zone. This included feedback received during the public meeting held at Manor Park, through the online survey form and through emails and letters.

Given the high level of interest in the rezoning of this property, there is a lot of detail in the feedback that was received. However, in summary the reasons for the opposition is as follows:

- Impacts on the transport network, including:
 - The impacts on safety and efficiency of the road network from added vehicles, including heavy vehicles and visitors to the property.
 - That the road access to and from the site is not sufficient for the increase in vehicles, including heavy vehicles.
 - The Haywards Interchange (at the entrance to Manor Park) cannot accommodate heavy vehicles, with larger trucks turning left out of the suburb needing to use both lanes when exiting the interchange.
 - Vehicles backing up both at the interchange and within the suburb.
 - The added complication result from the rail crossing in the suburb (the only at level crossing in Lower Hutt).
 - Loss of a track that once ran through the site.
 - Noise from engine breaks from heavy vehicles coming down the off ramp into Manor Park
- Impacts on amenity, including impacts from noise and vibration, larger industrial buildings, dust, odour, loss of wildlife, a potential increase in pests and rodents and impacts on recreation (including at the golf course).
- Impacts on three-waters infrastructure capacity, noting existing water supply issues and concerns with water supply for firefighting and a potential loss of permeable surfaces.
- Impacts on health, including impacts from noise/vibration and dust.
- Impacts on the natural environment, including loss of habitats and an increase in windblown rubbish.
- Impacts on property values.

Some residents also expressed the view that it is generally inappropriate to have industrial areas adjacent to residential areas and stated that there are other locations where this type of development could take place (locations near the Silverstream Landfill site and elsewhere in the region were mentioned).

However, there were also submissions in support of the rezoning from parties with an interest in the site and industrial development in general. Reasons for support included:

- The suitability of the site for development as a flat site where effects on the residential zone can be mitigated/avoided.
- Difficulty in finding large sites where industrial development is viable.
- A minimal risk of reserve sensitivity effects on nearby transport infrastructure from industrial development.
- The site is able to be utilised despite being dissected by the Wellington Faultline, with the area outside the faultline *no-build area* being able to be used for buildings and the area within the no-build area being able to be used for yard-based activities.
- Effects of flooding can be managed.
- Industrial zoning is an efficient and effective land use for the site, particularly as the proximity to the Wellington Fault and Hutt River means the site is unlikely to be viable for residential development. The use of the site for productive rural activity is also limited due to the land size and the urban uses surrounding the site.

3.2.5 Open Space and Recreation Zone chapters

The Draft District Plan includes three Open Space and Recreation Zones:

- The Natural Open Space Zone,
- Open Space Zone, and
- Sport and Active Recreation Zone.

| Summary of feedback received on Open Space and Recreation Zone chapters | |
|--|--|
| Open space/Recreation zones in general | <p>There was general feedback from a range of submitters noting the importance of providing parks and open space within an urban environment.</p> <p>Feedback was also received from the Parks and Reserves teams of both Hutt City Council and Greater Wellington Regional Council, with a focus on ensuring that the chapters provide for regular activities, maintenance and upgrades, including through greater integration with reserve management plans.</p> |
| Natural Open Space Zone | <p>A residential property owner in Korokoro opposed part of their property being included in this zone.</p> <p>There was support for this zone as a measure to support retention of the identified areas as reserves.</p> |
| Open Space Zone | <p>A submitter request rezoning of Holborn Park to be rezoned to the Sport and Active Recreation Zone.</p> <p>There was a request for the maximum permitted building footprint to be reduced to 100m².</p> |
| Sport and Active Recreation Zone | <p>No specific feedback was received on the Sport and Active Recreation Zone (noting the general feedback on open space/recreation zones, including from the HCC and GWRC Parks and Reserves teams).</p> |

3.2.6 Special purpose zones

The Draft District Plan includes three Special Purpose Zones:

- The Hospital Zone,
- Quarry Zone, and
- Tertiary Education Zone.

| Summary of feedback received on Special Purpose Zone chapters | |
|--|--|
| Hospital Zone | No feedback was received on the Hospital Zone chapter (although feedback was received on the identification of a potential heritage building within the zone). |
| Quarry Zone | <p>There was support for the Quarry Zone, including support from the operators of the existing quarry that would be within the Zone (who made a comprehensive submission on this chapter).</p> <p>There was a mix of support and opposition to the Quarry Protection Area (which restricts sensitive activities adjacent to the Quarry Zone) with an owner of a property in the Quarry Protection Area stating that the quarry should be mitigating its effects.</p> <p>Feedback was also received on:</p> <ul style="list-style-type: none"> • Vibration, with the quarry operators noting that they are currently reviewing this. • A submitter noting that by excluding loading, unloading and vehicle movements from the hours of operation standard, the plan would enable some noisy activities. • Controls on dust. • Restrictions on development in rural areas adjacent to the zone. • The protection of vegetation in the Special Amenity Areas and vegetation buffer strips, including the |

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| | effectiveness of protecting these areas in mitigating ecological, landscape, visual and vibration effects. |
| Tertiary Education Zone | The only feedback received on the Tertiary Education Zone was a request for the status quo to be retained for the area. |

4 ONLINE SURVEY

The following is a summary of the results of the online survey that formed part of the engagement on the Draft District Plan.

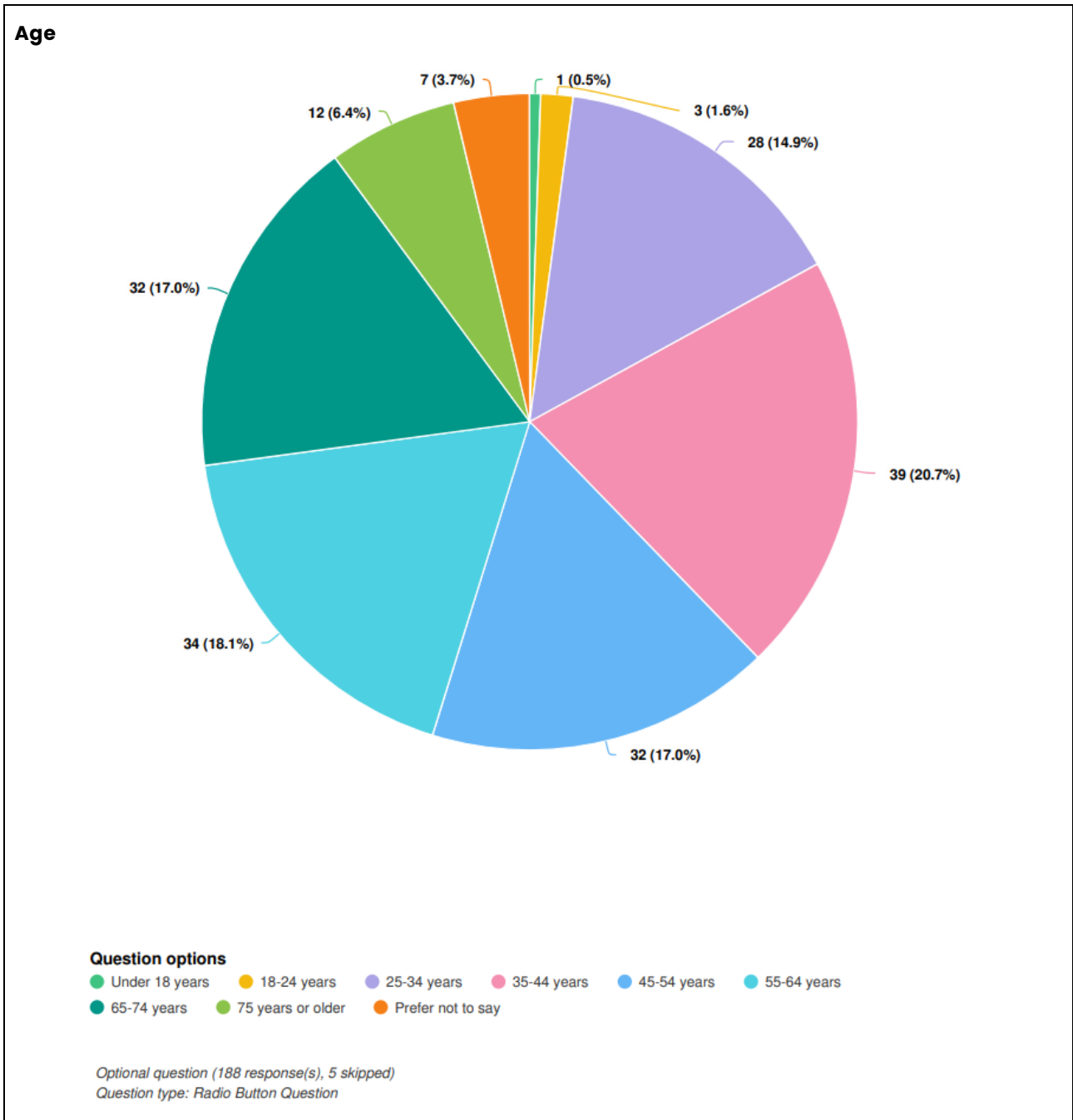
Notes on the survey results:

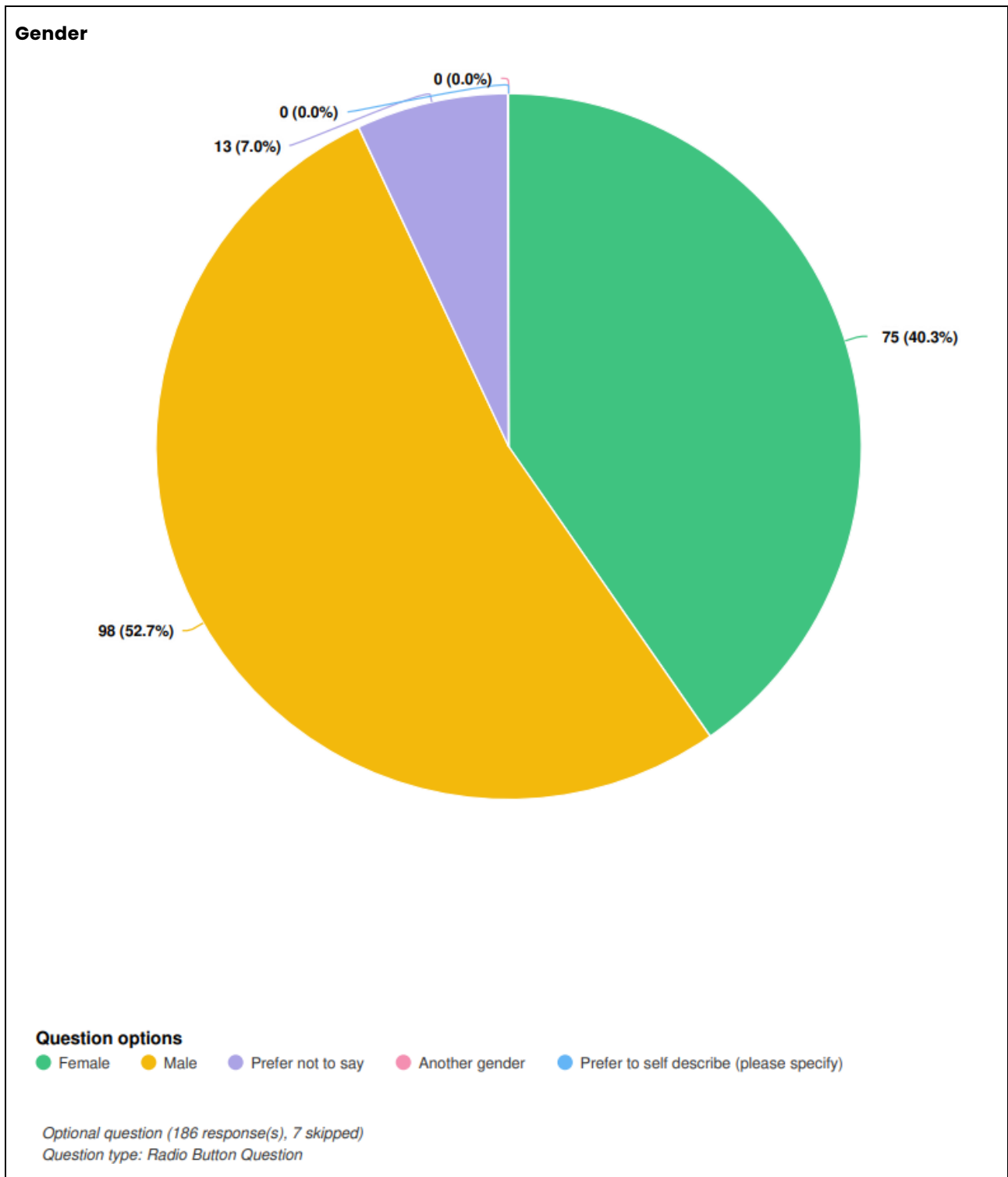
- 193 people completed the survey.
- The number of respondents vary from question to question as people completing the survey could choose the topics they were interested in.
- The survey provided a number of opportunities for respondents to give written comments on an issue. These are summarised alongside the other written feedback on the Draft District Plan, Part 3 of this report.
- A high number of survey-takers (72, or 41%) live in Manor Park, which will be a result of the high level of interest in the Draft District Plan from that community due to the potential rezoning of a site at Benmore Crescent, Manor Park to the General Industrial Zone.

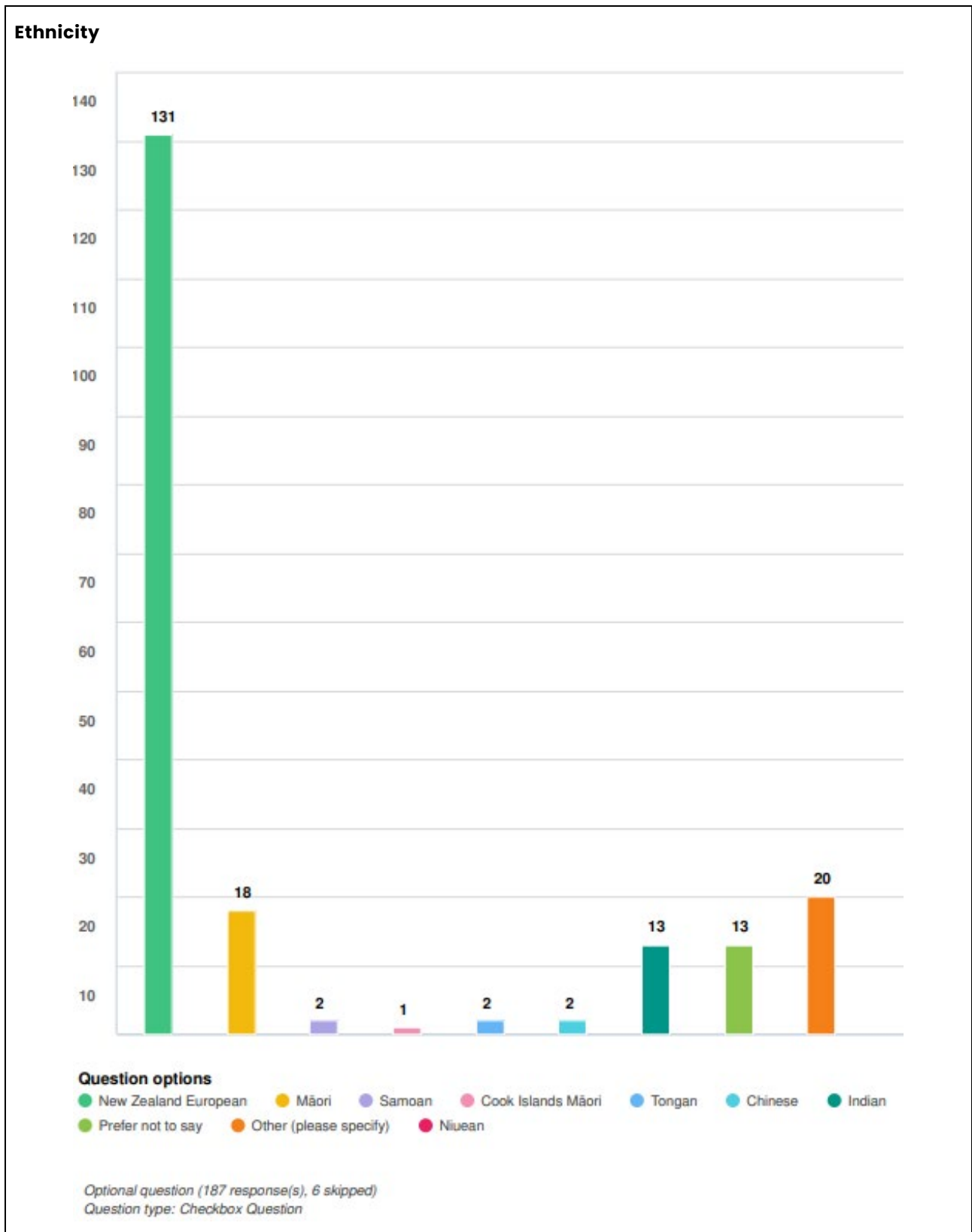
| Number of survey-takers from each suburb | |
|---|--------------------------------|
| Suburb | Number of survey-takers |
| Manor Park | 72 |
| Wainuiomata | 14 |
| Petone, Stokes Valley | 13 |
| Eastbourne | 7 |
| Hutt Central, Naenae | 6 |
| Normandale | 5 |
| Belmont, Boulcott, Kelson | 4 |
| Alicetown, Waiwhetū | 3 |
| Haywards, Maungaraki, Moera, Taitā, Tirohanga | 2 |

| | |
|--|---|
| Days Bay, Grenada North, Harbour View, Karori, Lowry Bay, Point Howard, Silverstream, Trentham, Upper Hutt, Wallaceville, Waterloo, Woburn, York Bay | 1 |
|--|---|

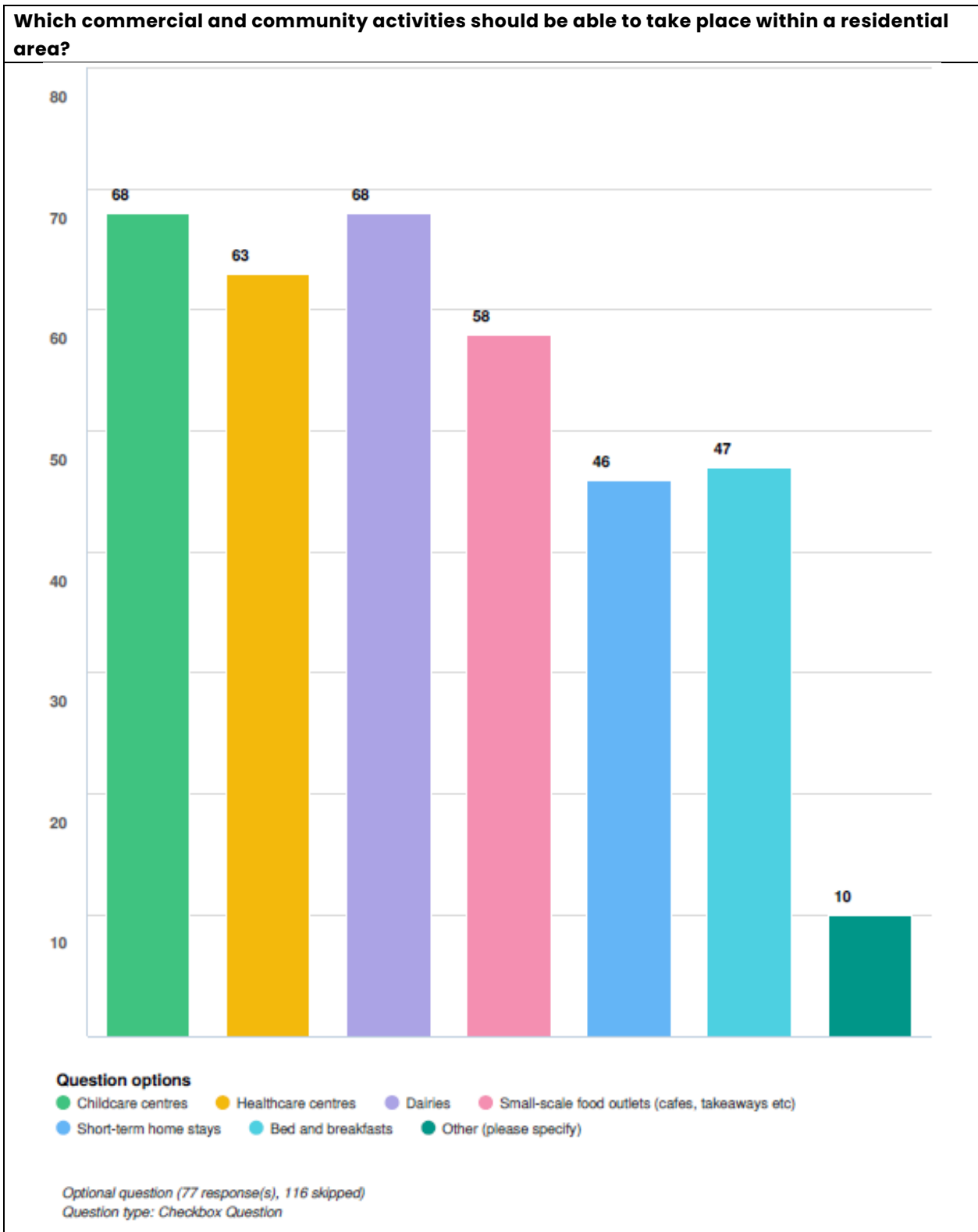
- The following charts give a breakdown of the age, gender and ethnicity of respondents.

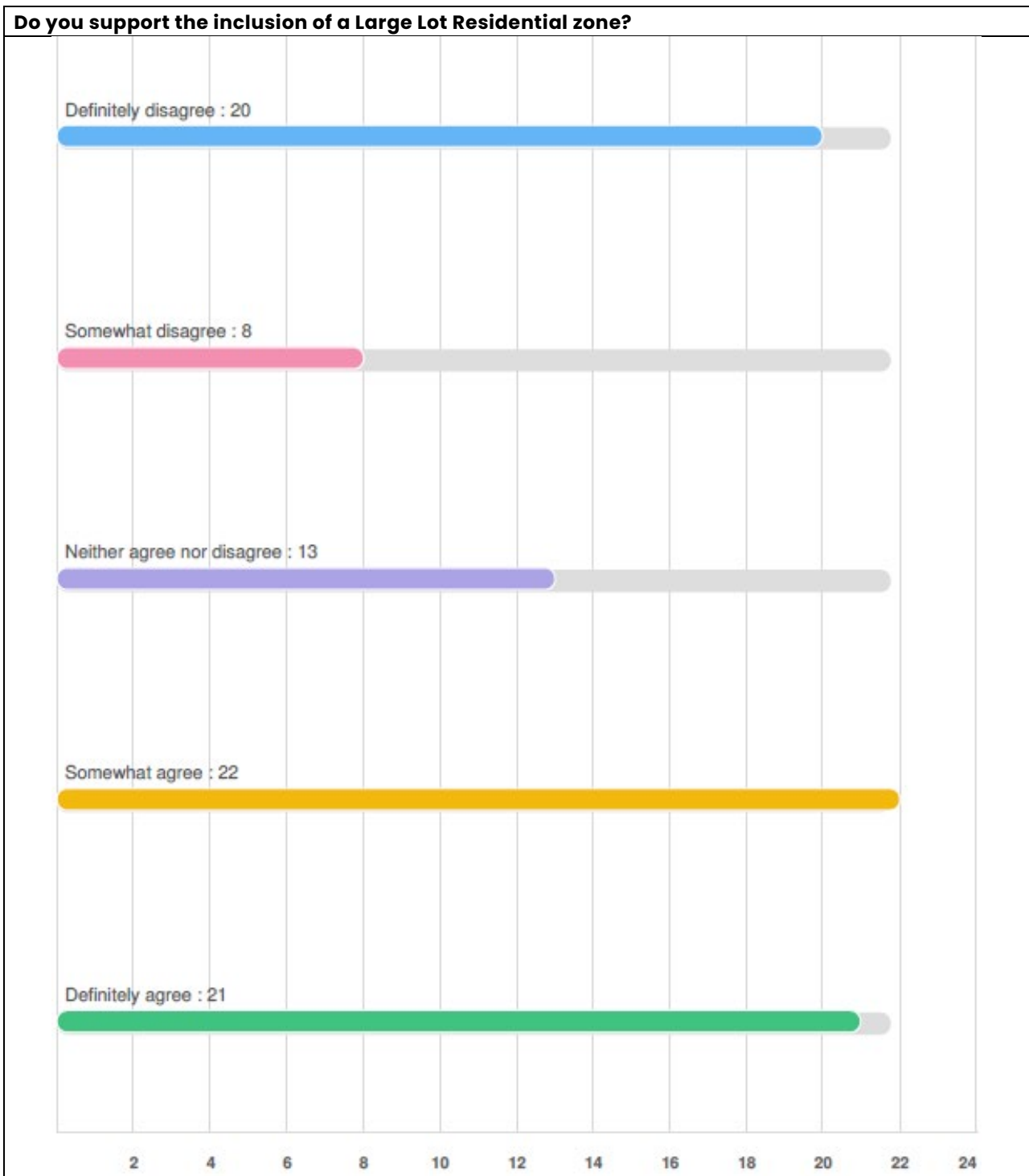


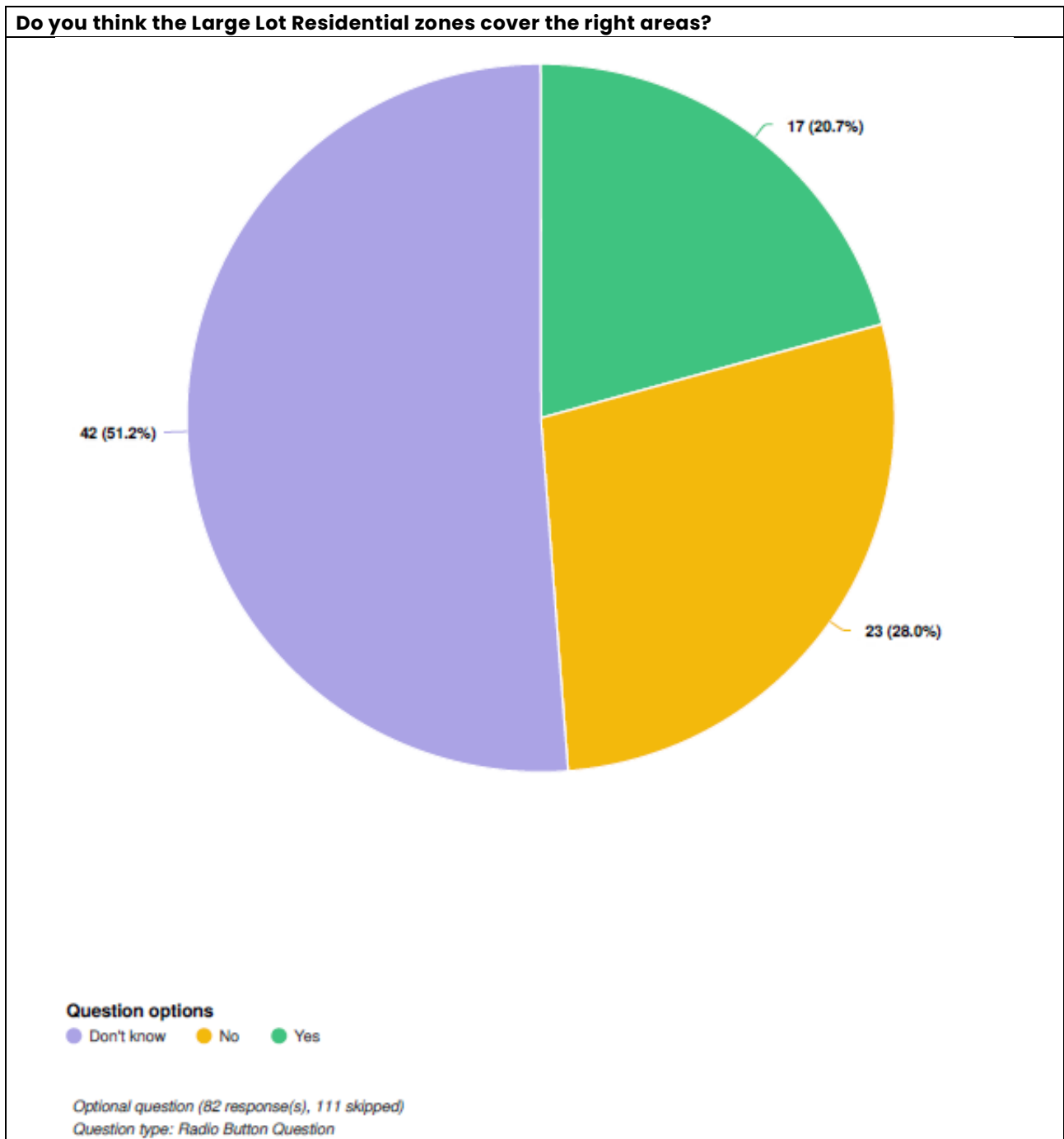


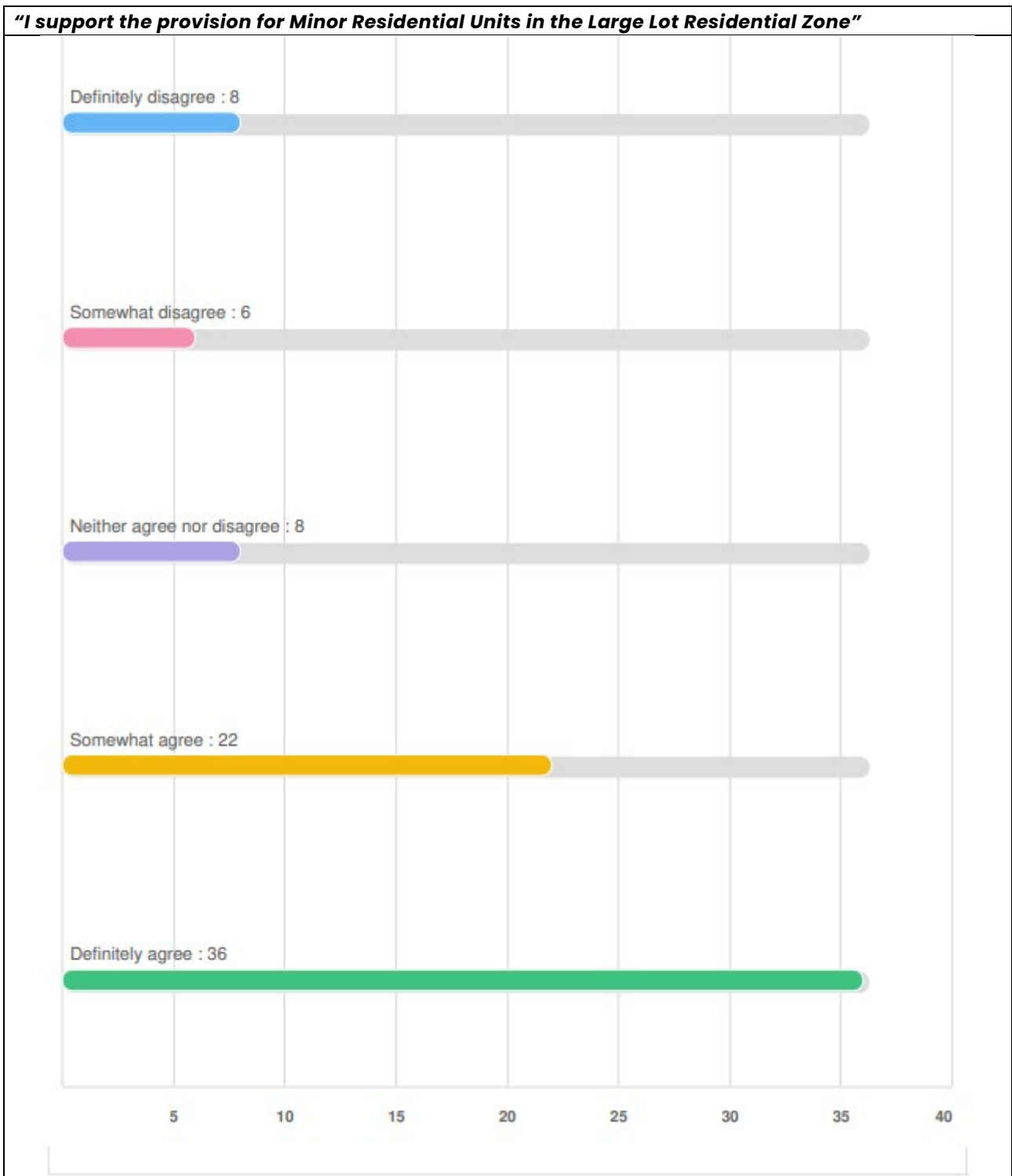


4.1.1 Questions on Residential Zones

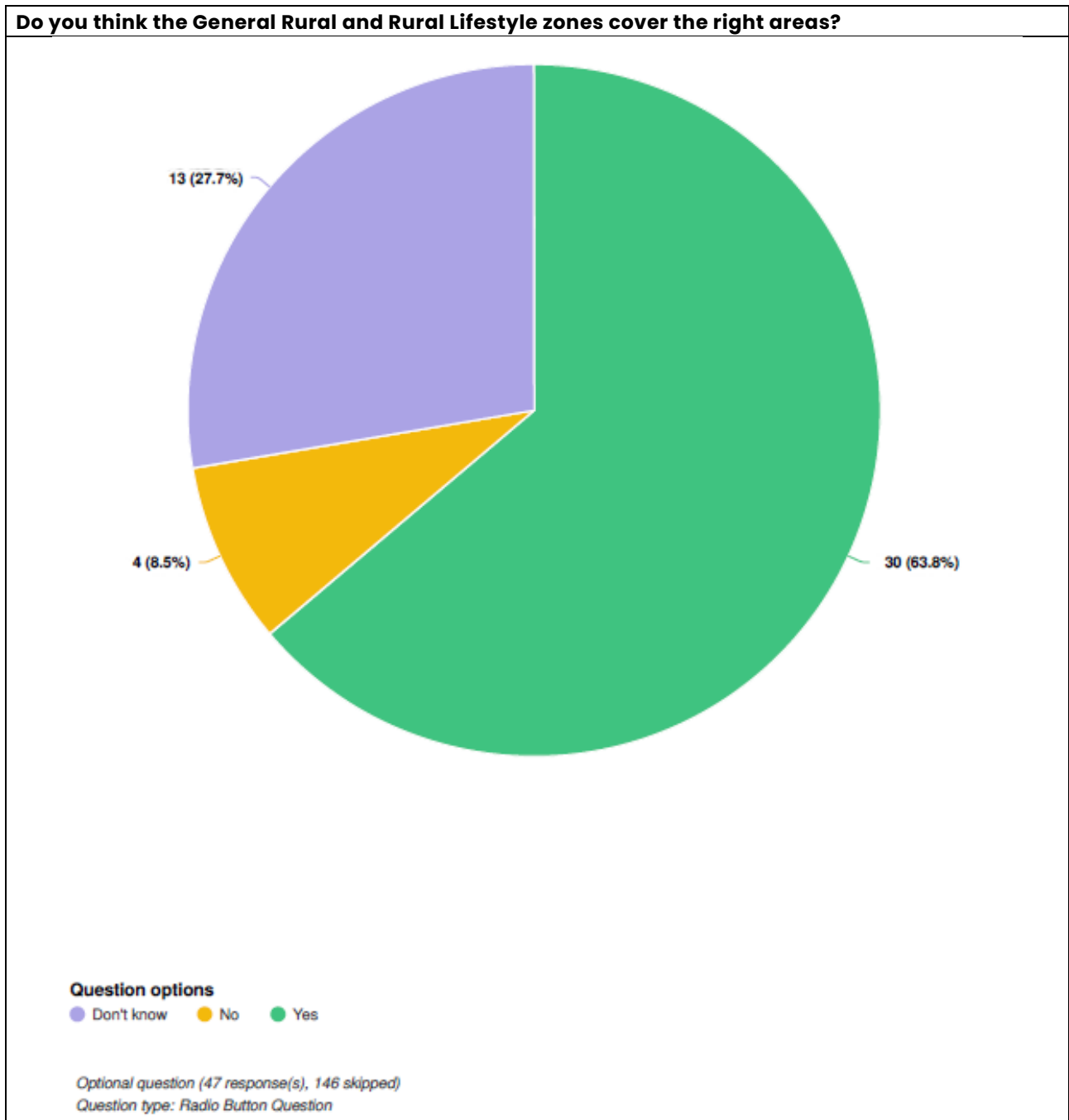


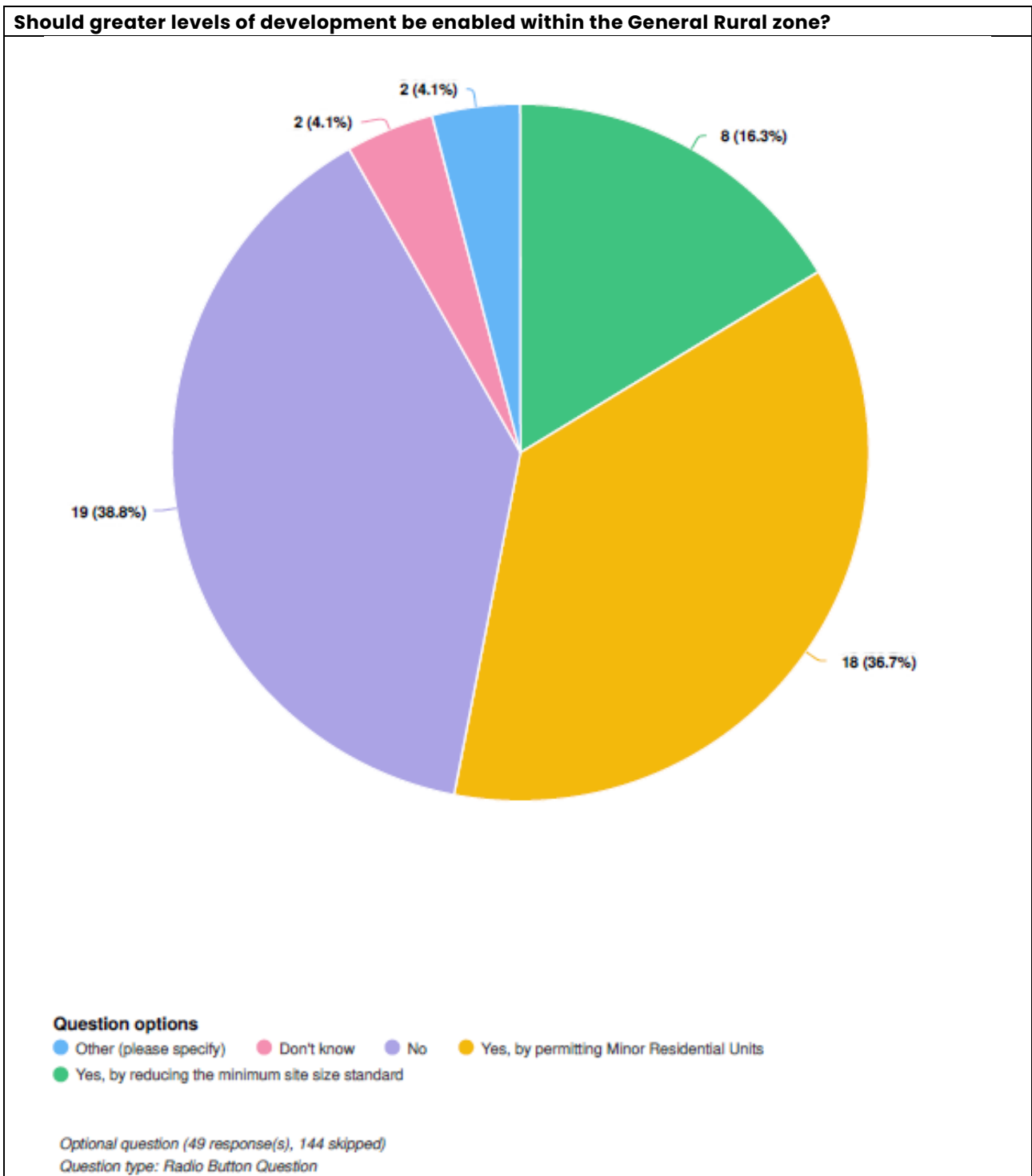




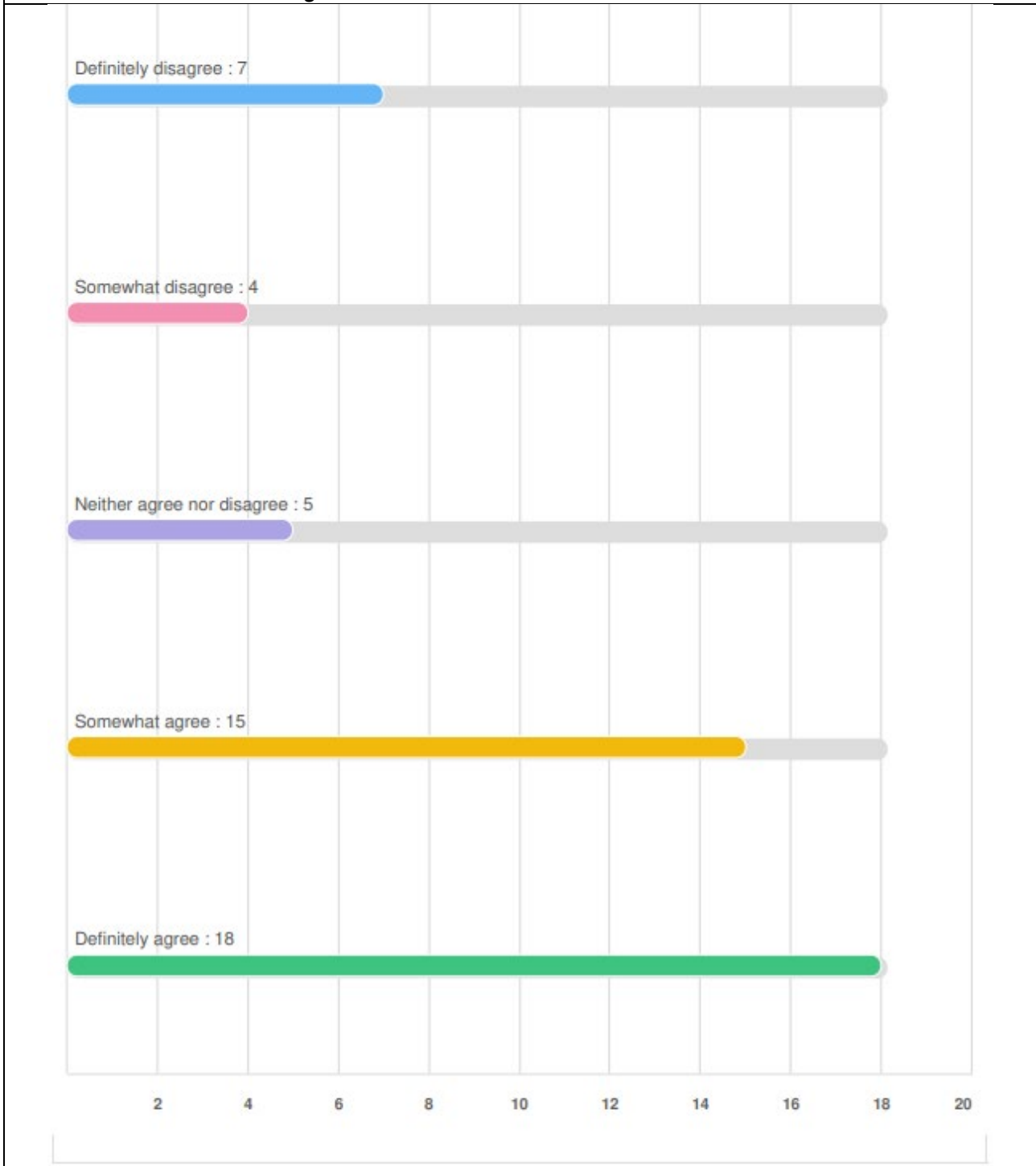


4.1.2 Questions on Rural Zones

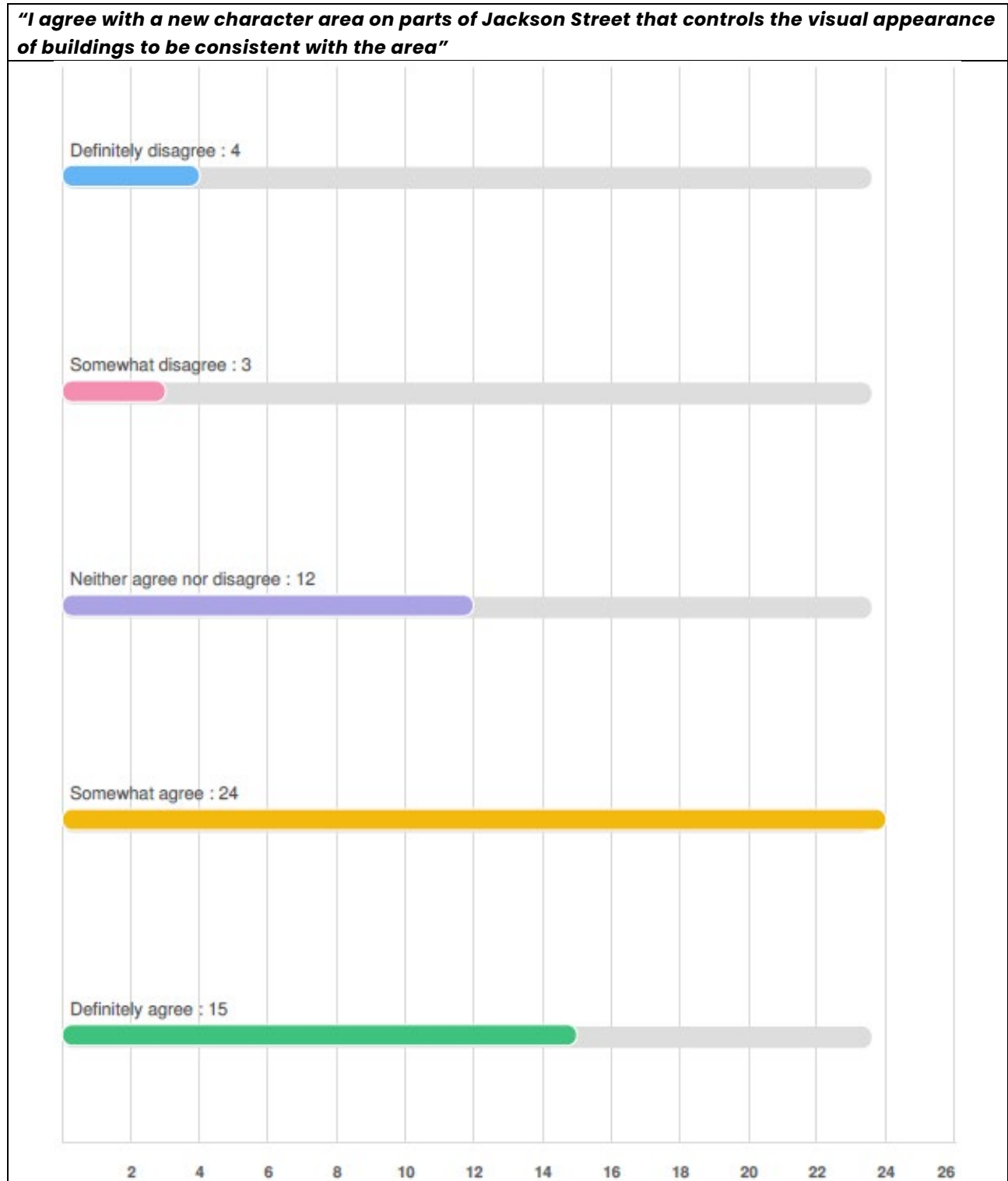


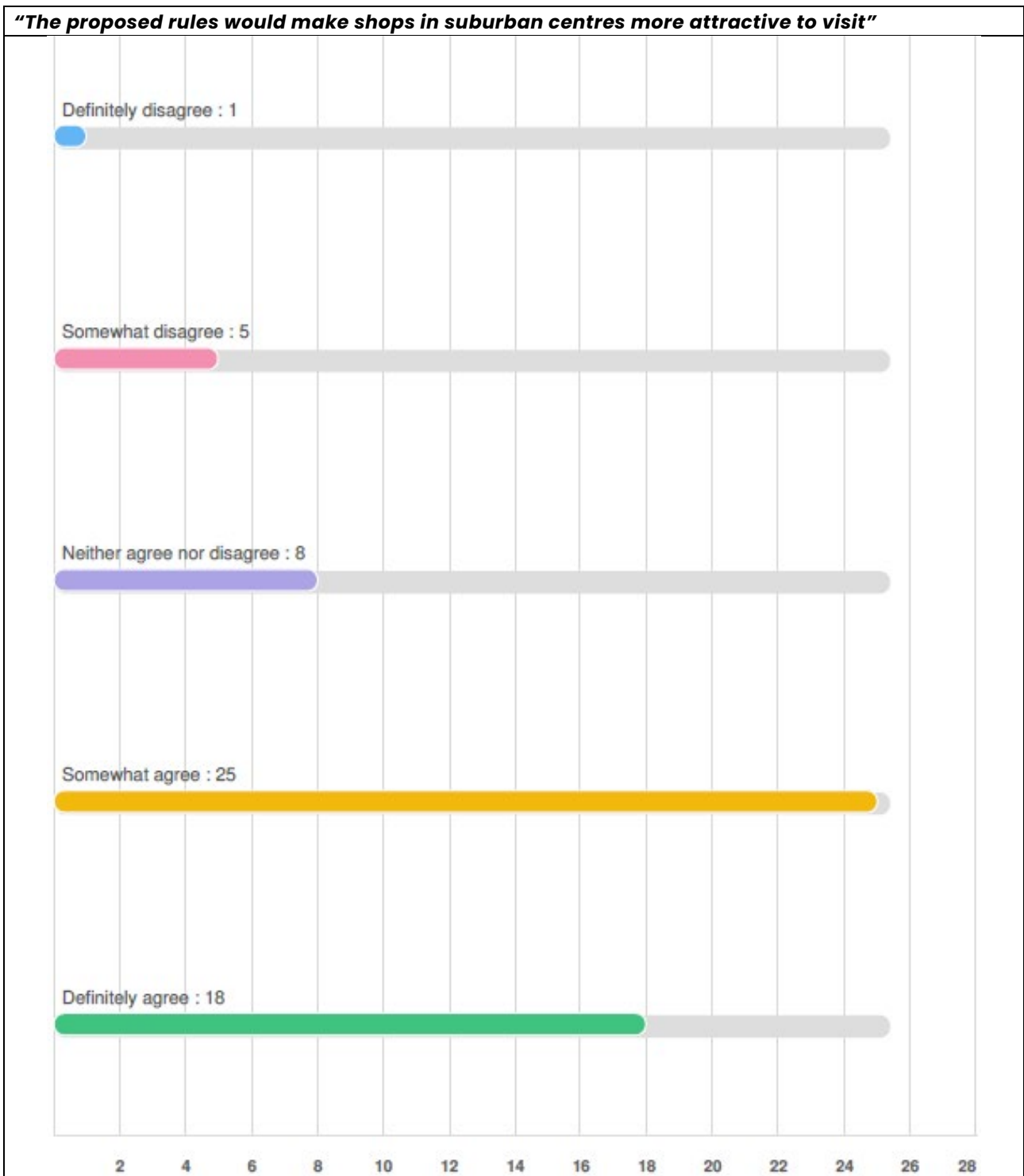


“I agree with a minimum site size of 1 hectare and 1 Minor Residential Unit (granny flat) per site, in addition to the main dwelling”

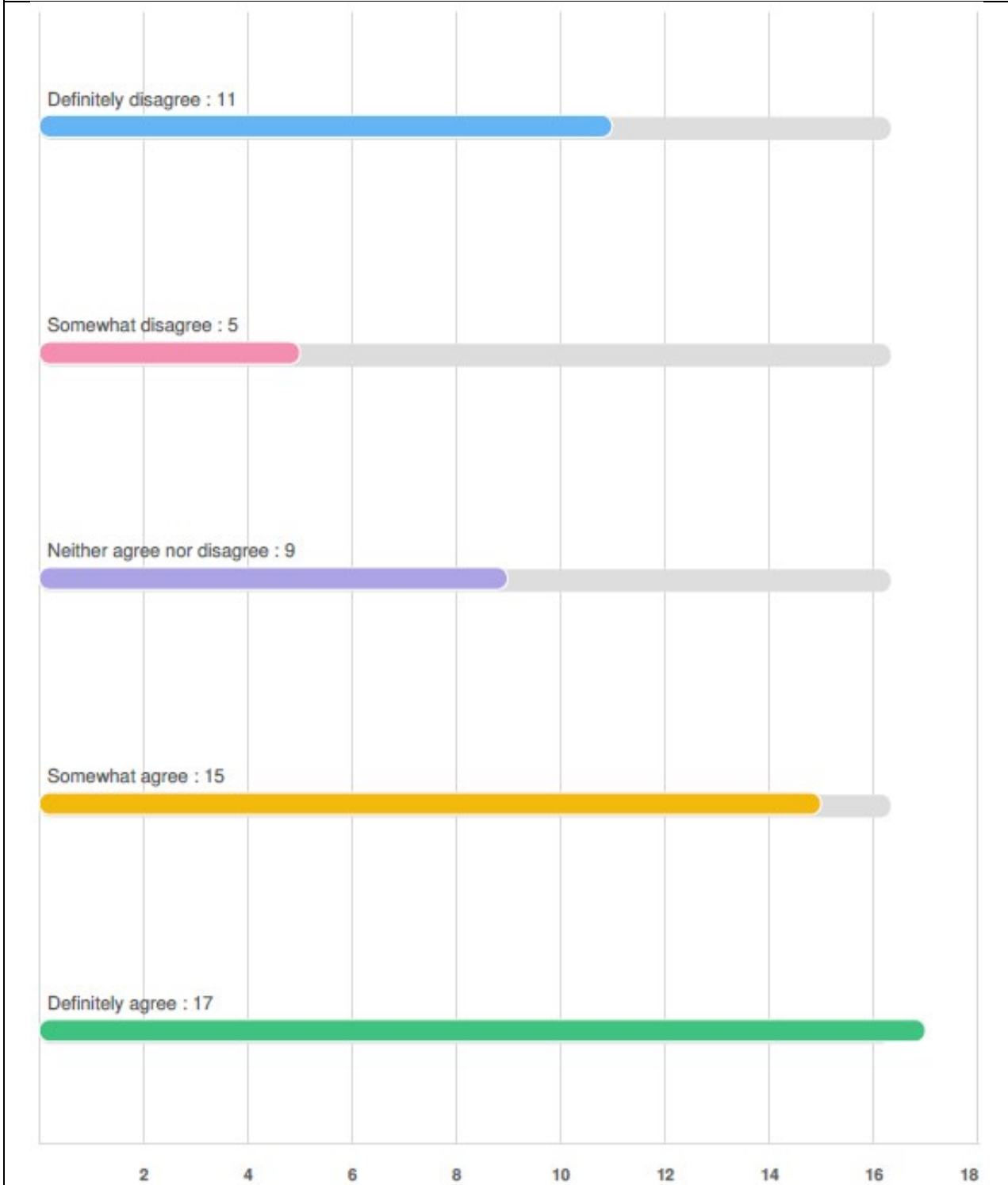


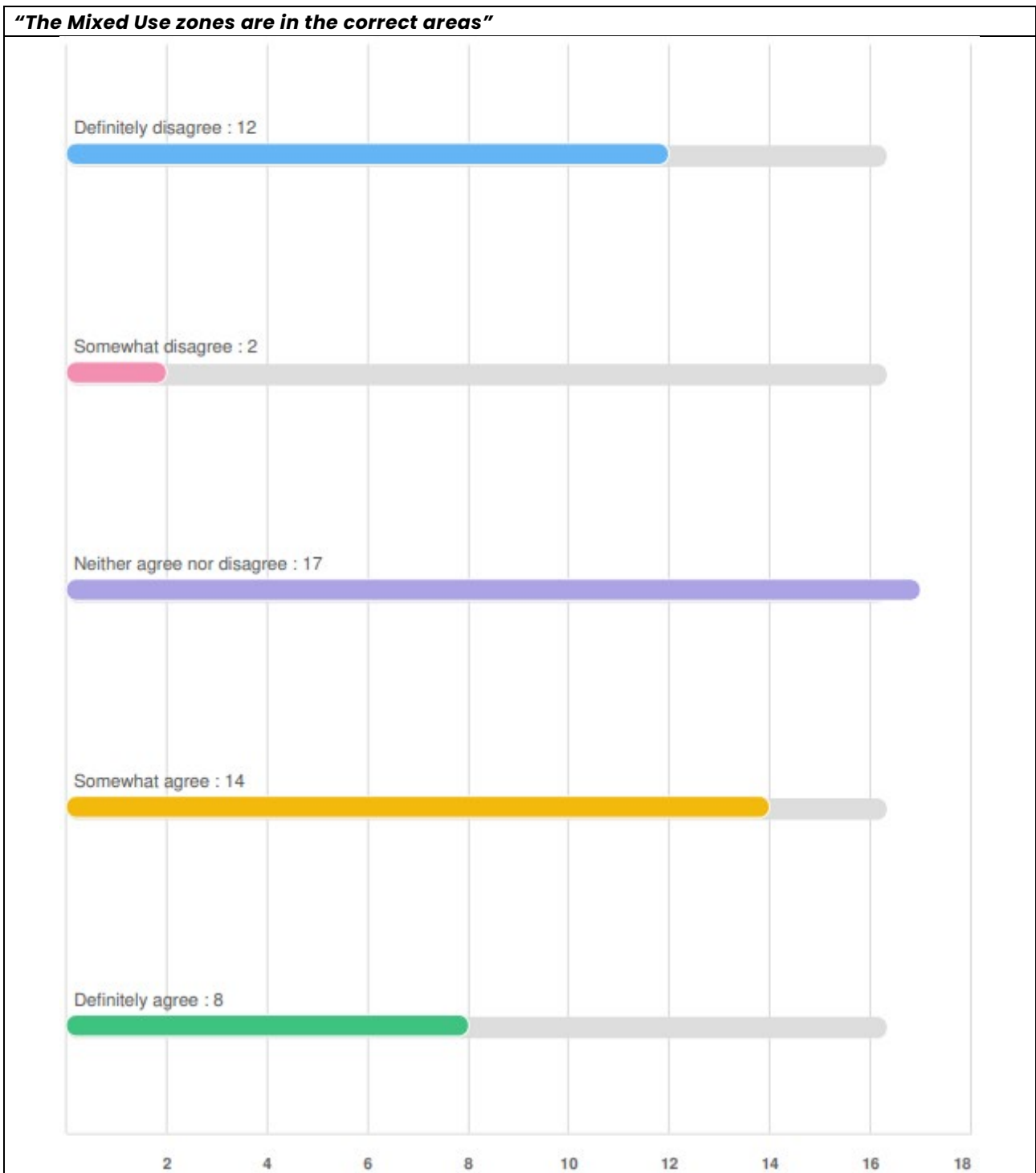
4.1.3 Questions on Commercial and Mixed-use Zones



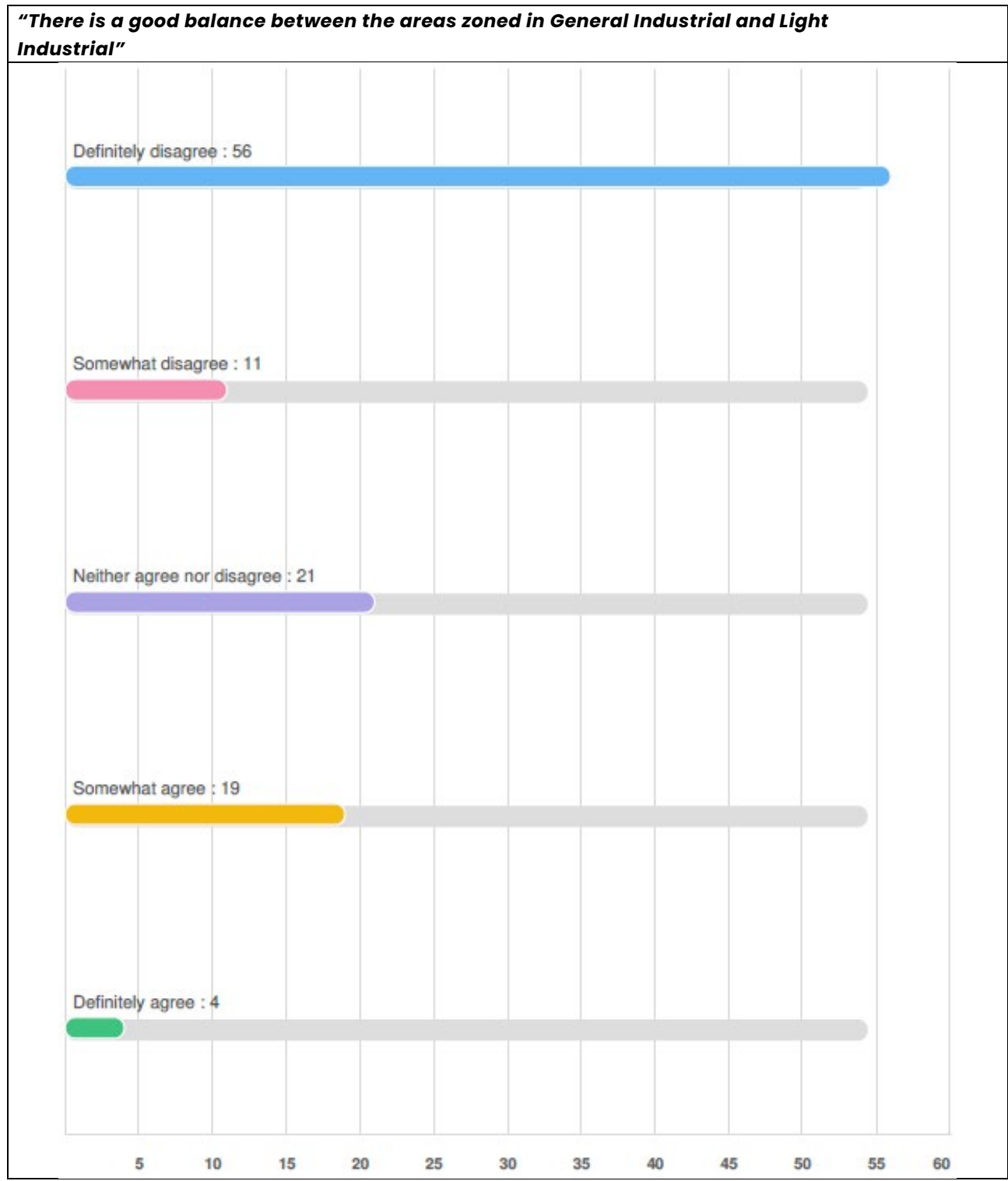


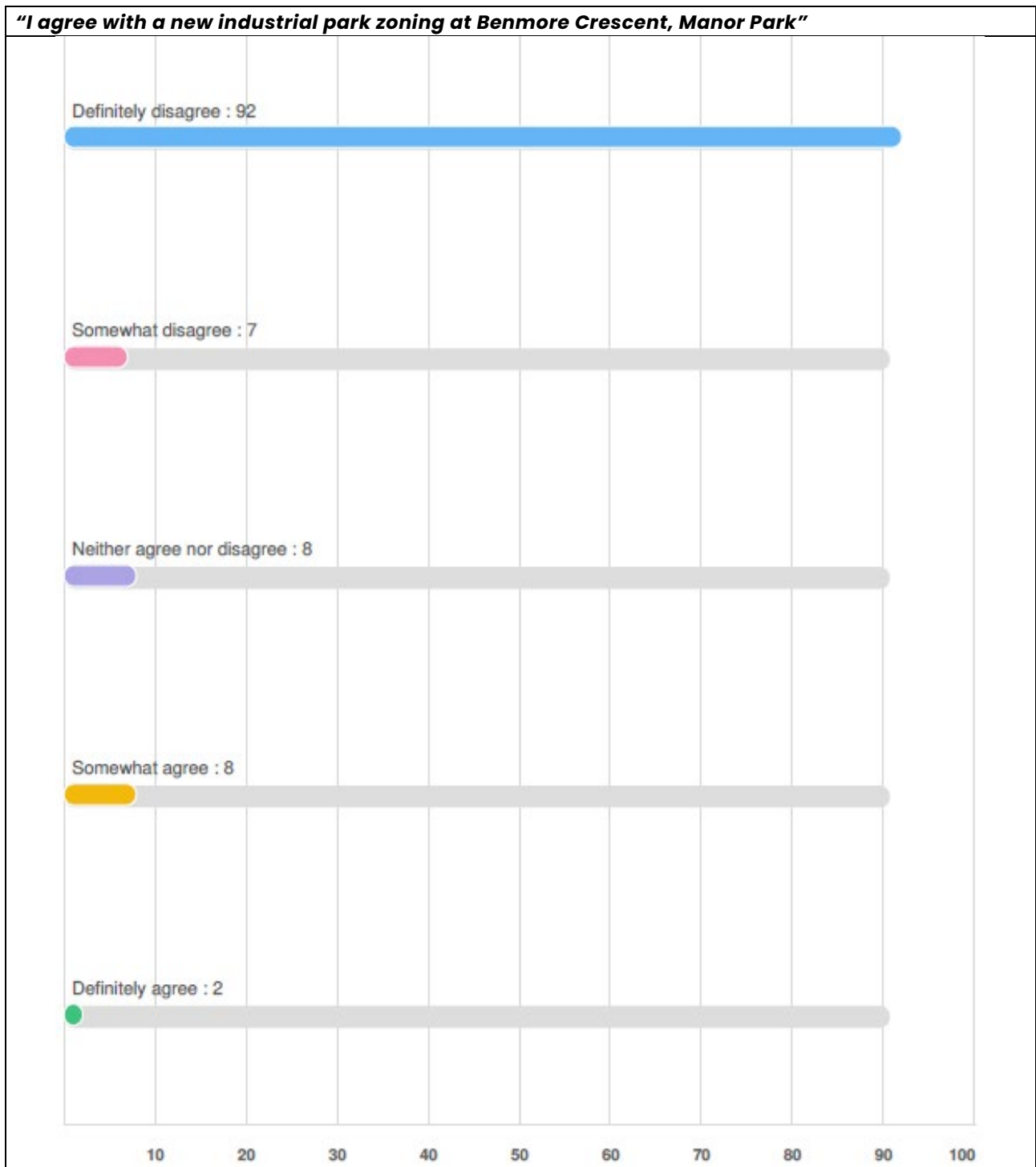
“I agree with a new Mixed Use Zone to allow a mix of housing and small-scale commercial, community, health and education facilities”





4.1.4 Questions on Industrial Zones



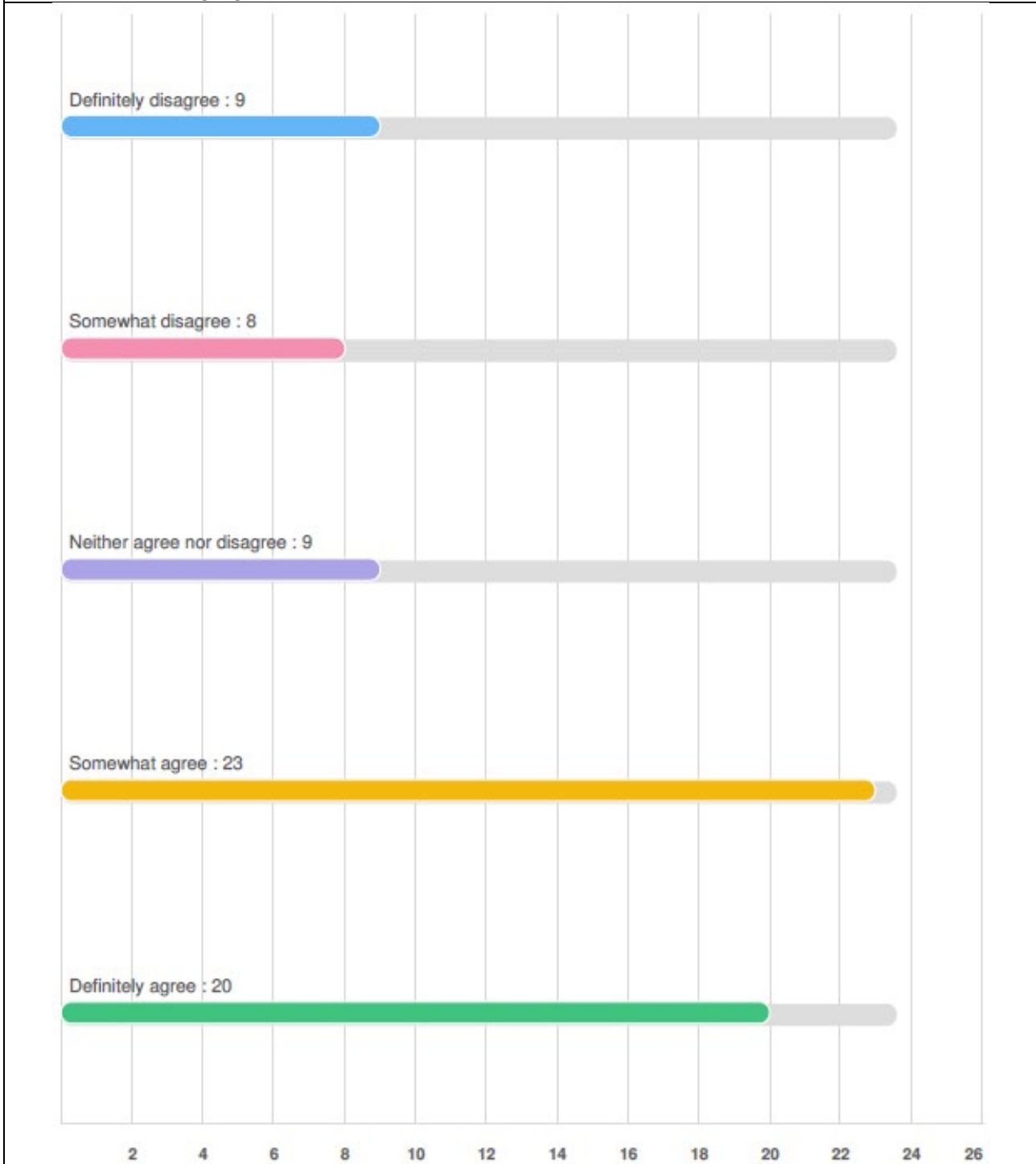


4.1.5 Questions on Open Space Zones

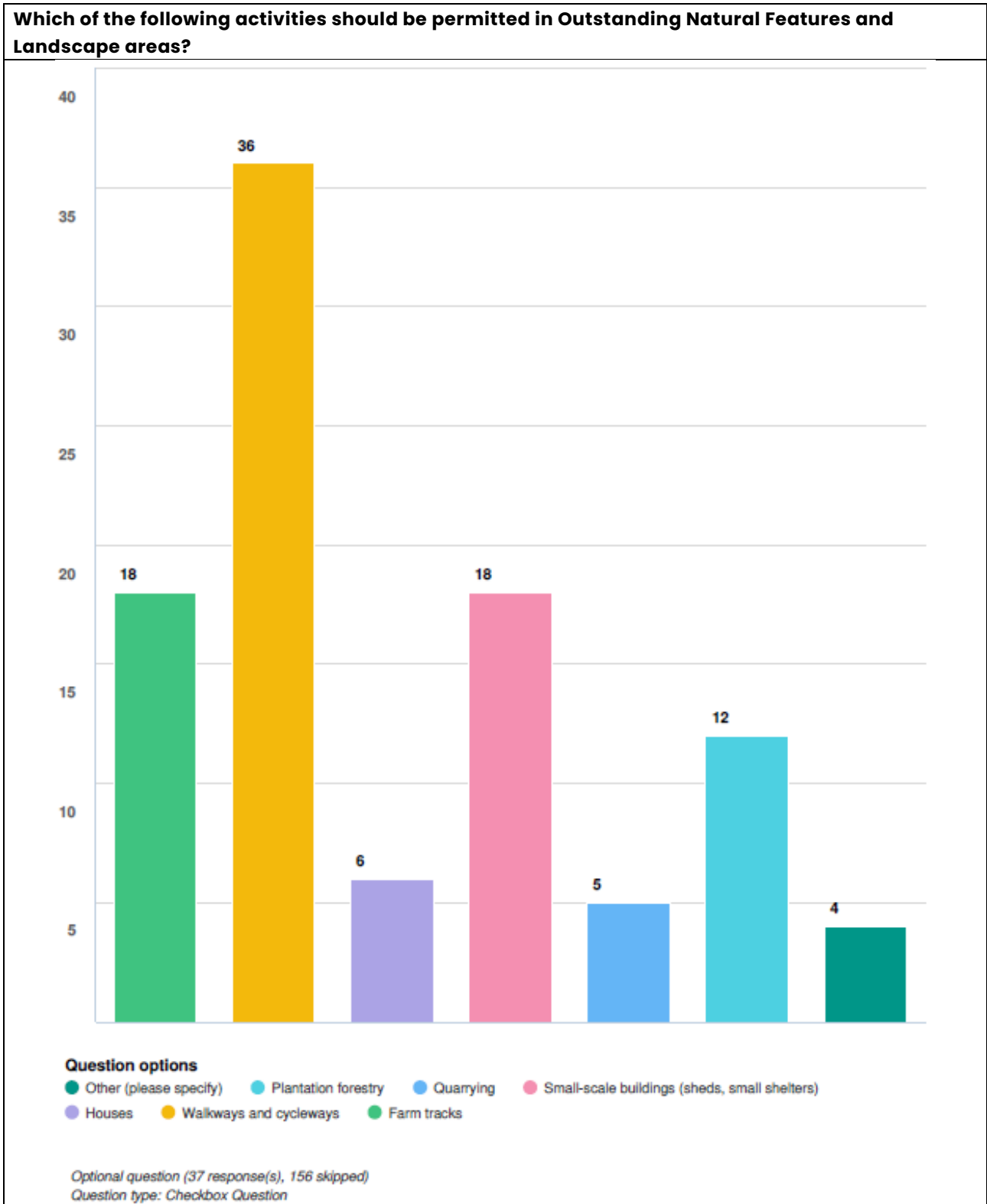
All questions on Open Space Zones required written responses, which have been incorporated in Part 3 of this report.

4.1.6 Questions on Natural Hazards

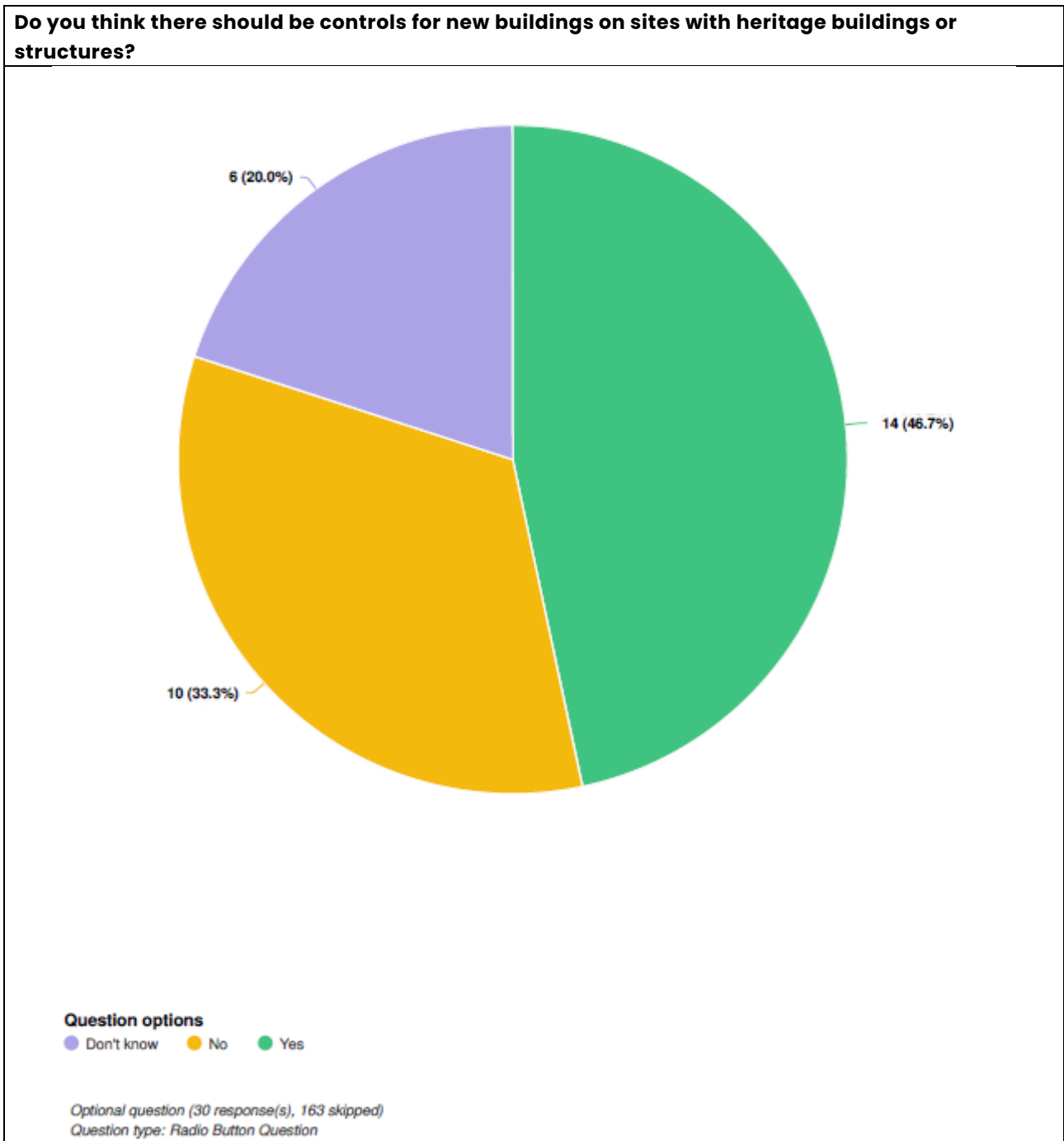
“I support the approach of identifying areas at risk from hazards, categorising them according to risk, and discouraging certain activities based on risk”



4.1.7 Questions on the Natural Environment



4.1.8 Questions on Historic Heritage



4.1.9 Questions on Energy, Infrastructure and Transport

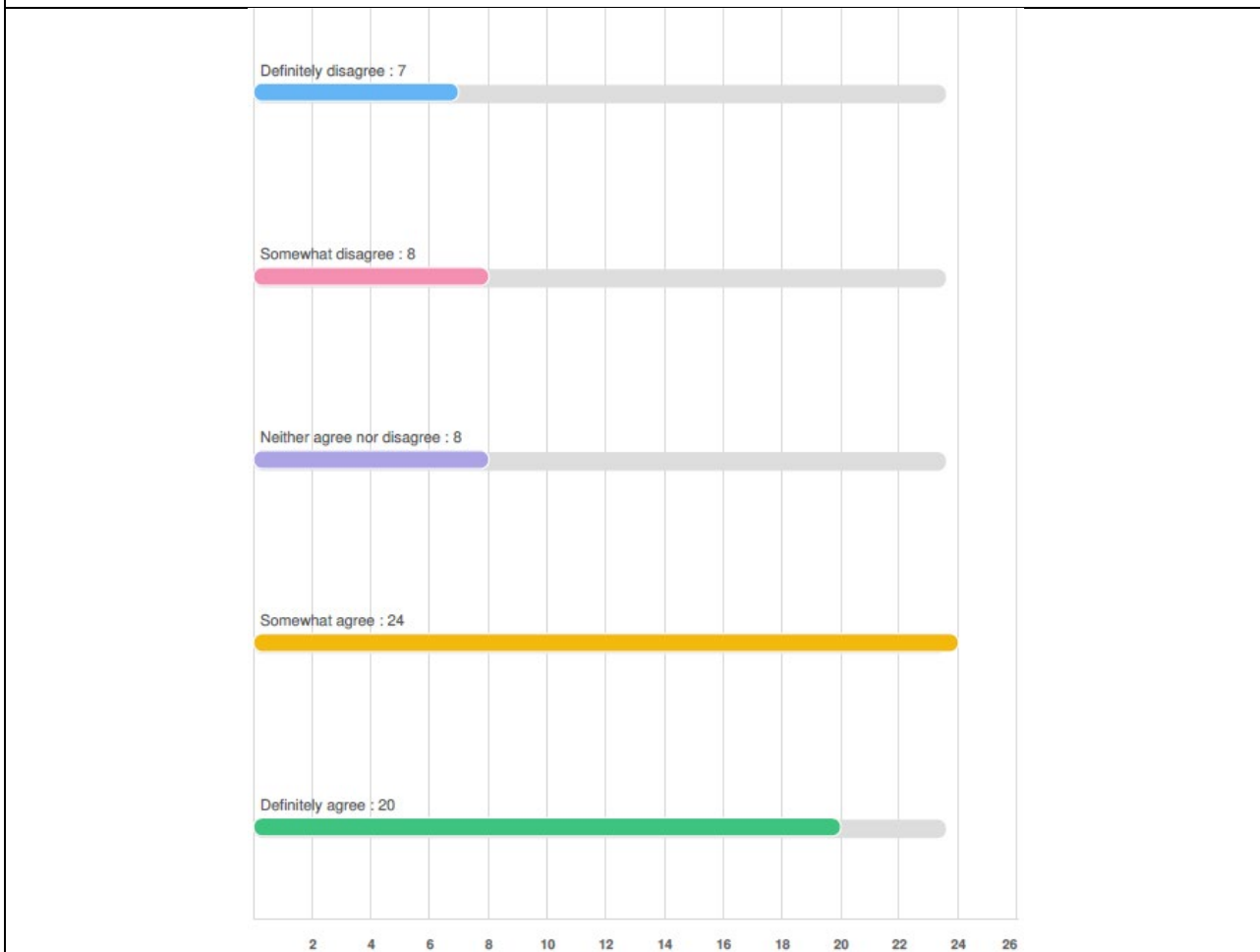
The transport chapter addresses on-site facilities (such as vehicle and cycle access and parking, loading and manoeuvring areas, residential rubbish storage and collection) and high trip-generating land use that increases vehicle traffic in the area. We are proposing the following:

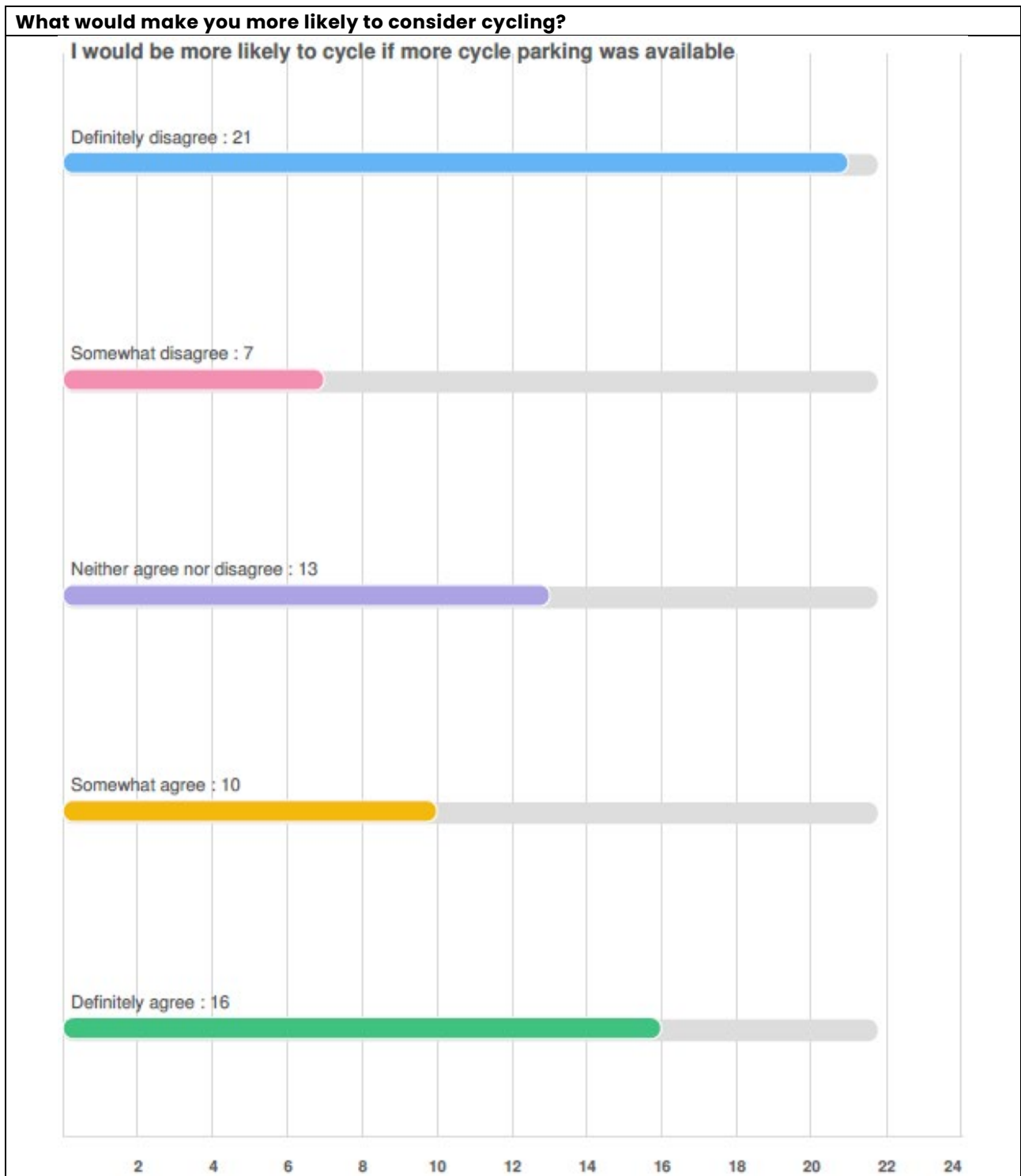
- Minimum requirements for cycle parking, lockers and showers
- Minimum requirements for residential rubbish collection and storage
- Design requirements for cycle or vehicle access, parking and loading areas
- More land uses would require consent for a high trip-generating activity
- Enabling some trip-generating land uses to locate in centre zones

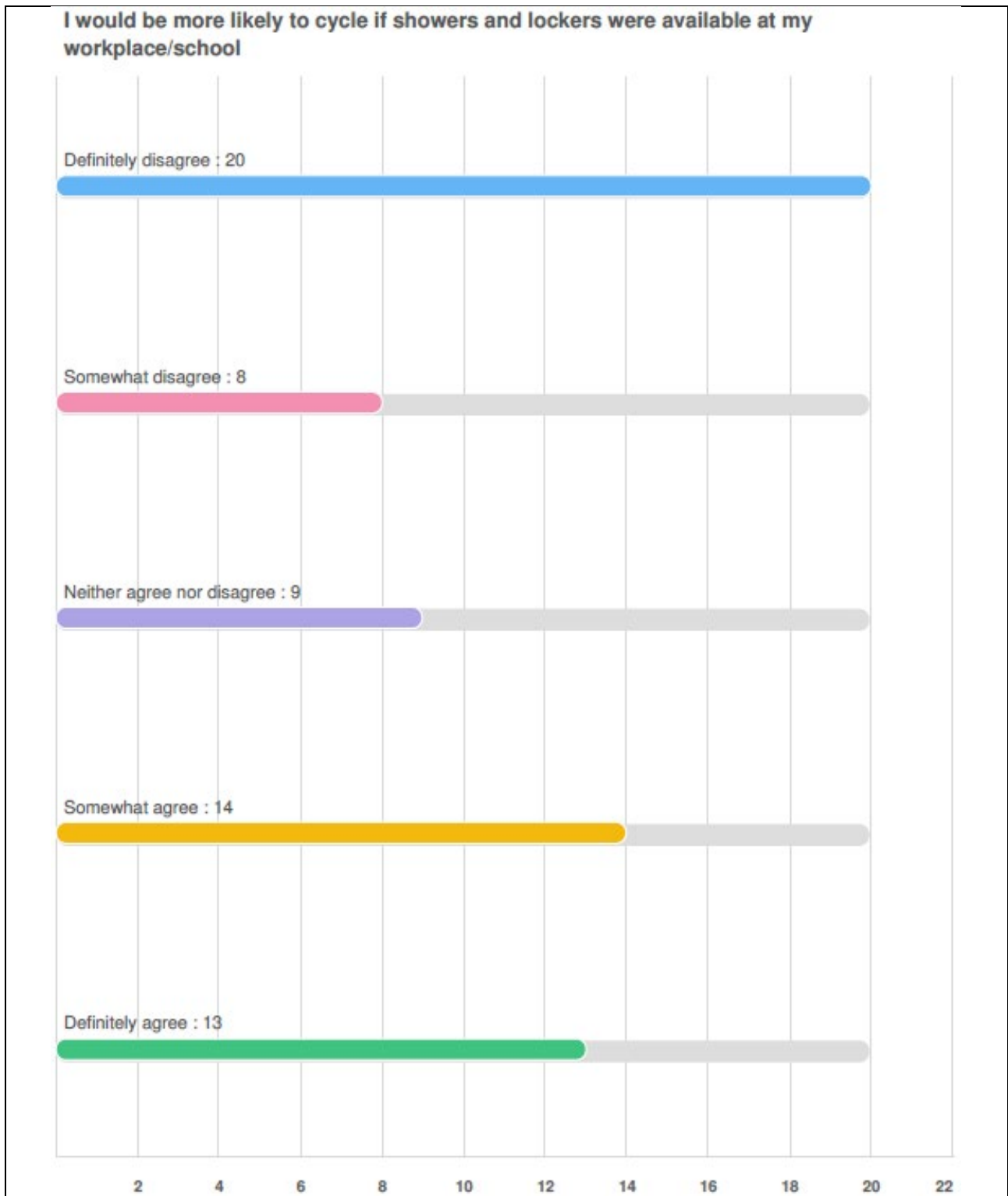
Restricting new land uses on properties accessed by a small number of highly constrained roads that are not in a good enough condition to handle additional traffic.

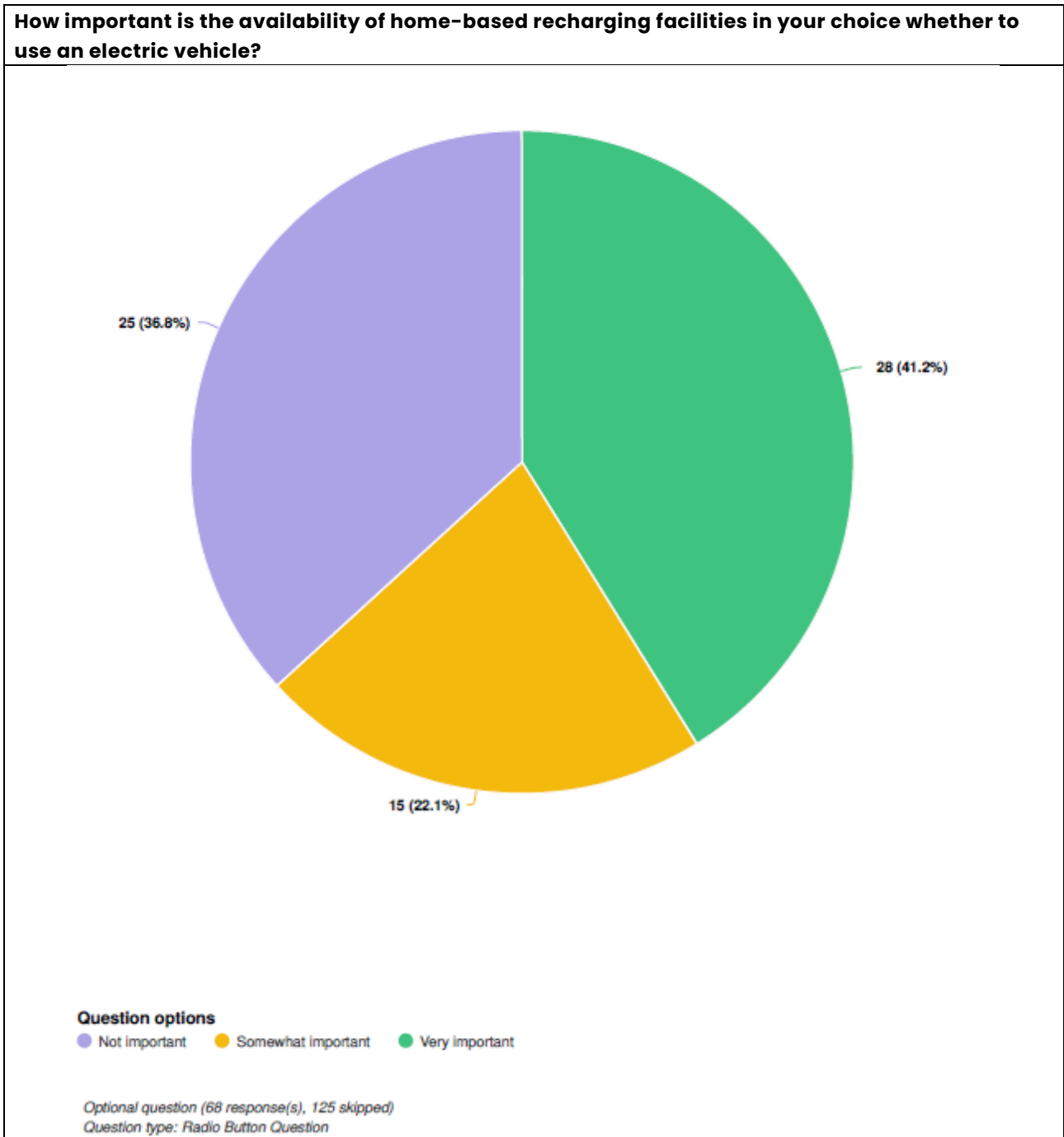
These provisions will help manage the effects of transport facilities and land uses, and to maintain the safety and function of the transport network. They will also help reduce emissions by reducing travel distances and encouraging more walking and cycling. However, they may constrain how development is designed and add to construction costs.

Do you support this approach?

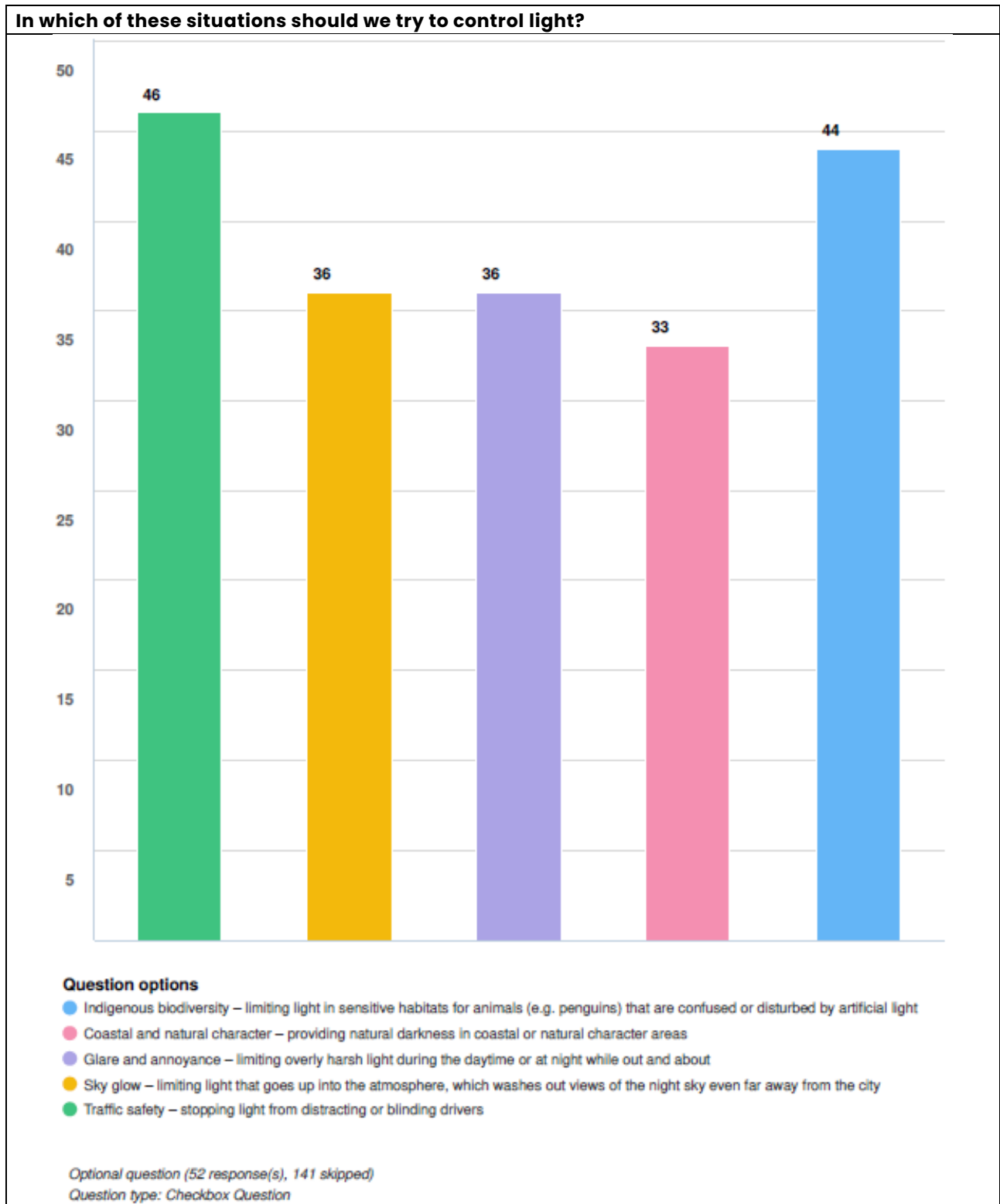


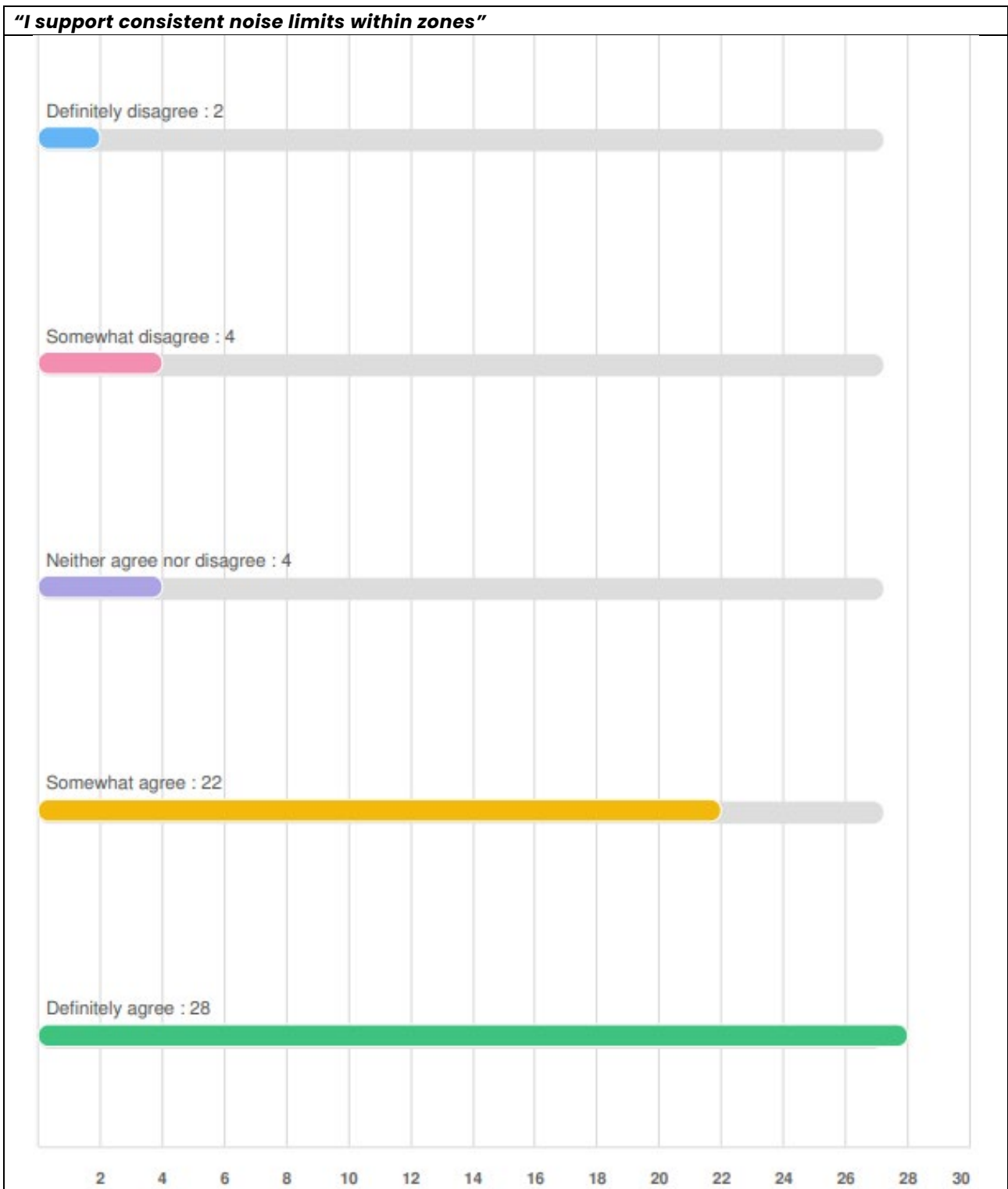


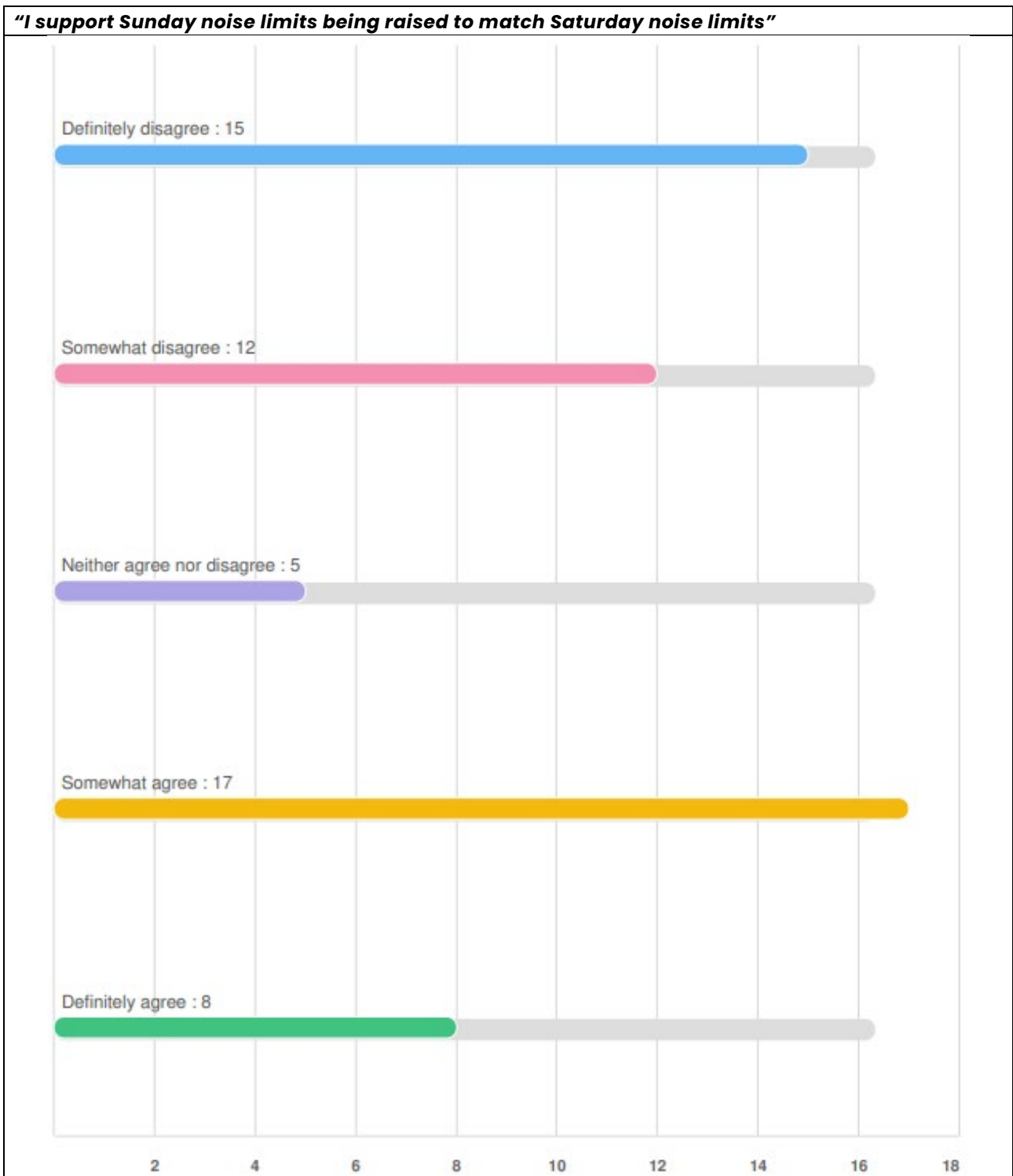




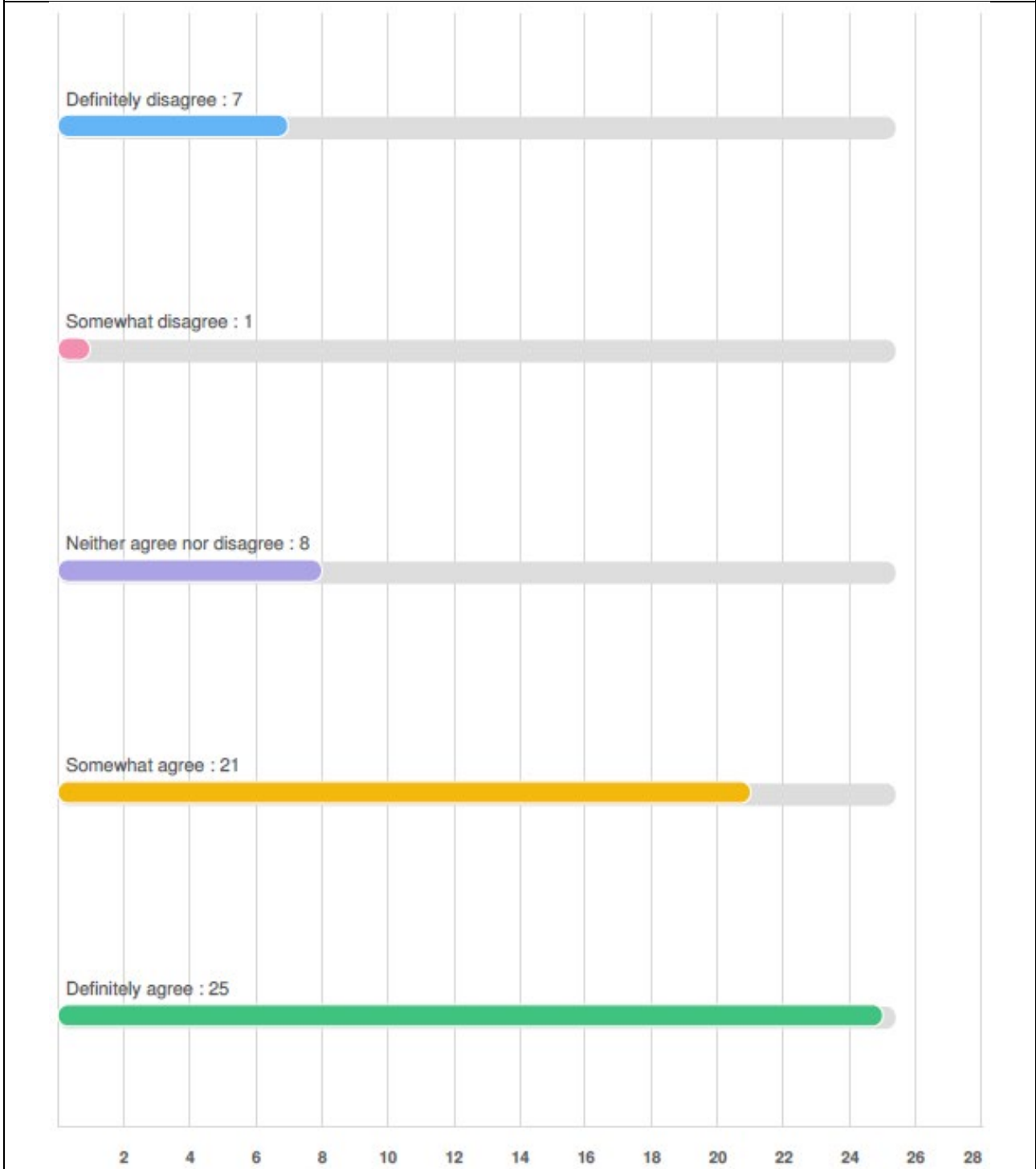
4.1.10 Questions on Light and Noise







"I support new homes in commercial centres and near railways and highways requiring extra noise insulation"



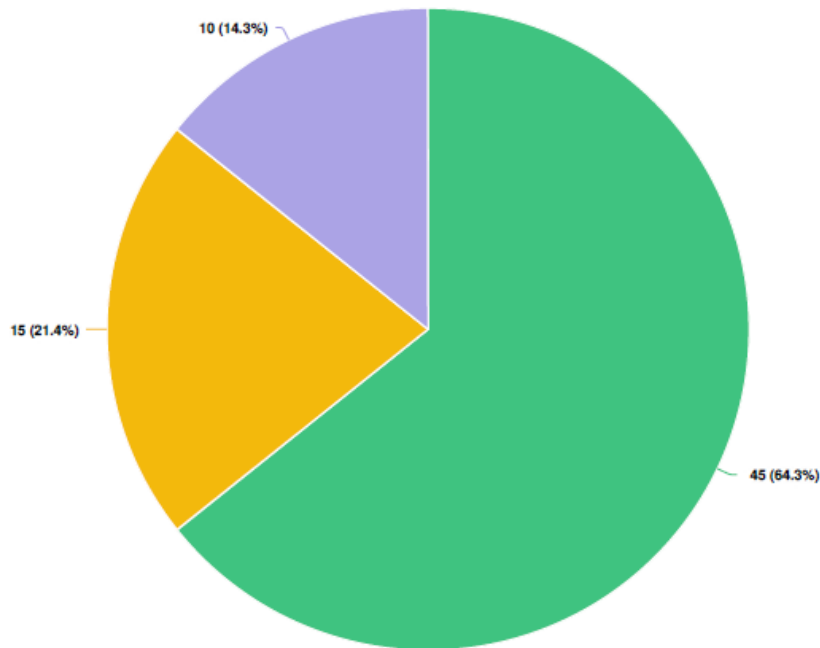
4.1.11 Questions on Three Waters

We're proposing to require new residential developments to include the following measures to assist in managing the three-waters networks. In particular, the draft District Plan would require the following:

- Development sites to be hydraulically neutral (that is, stormwater runoff from the site must not exceed the peak stormwater runoff that existed prior to the development),
- Stormwater detention tanks (to collect rainwater from rooves and slow the rate that it enters the stormwater network),
- Rainwater storage tanks for supplying outdoor uses and indoor toilets (or alternatively, a greywater re-use system),
- 30% of the site to be permeable (allowing stormwater to soak into the soil),
- Copper and zinc buildings to be sealed (or for runoff from the materials to be collected and treated),
- Water sensitive urban design for developments of four or more units. This aims to minimise water runoff and ensure any runoff causes minimal impact on the environment.

While this would assist in managing the city's three-waters infrastructure, it would add to the construction costs of new homes.

Do you think we've got the balance right?



Question options
 Don't know No Yes

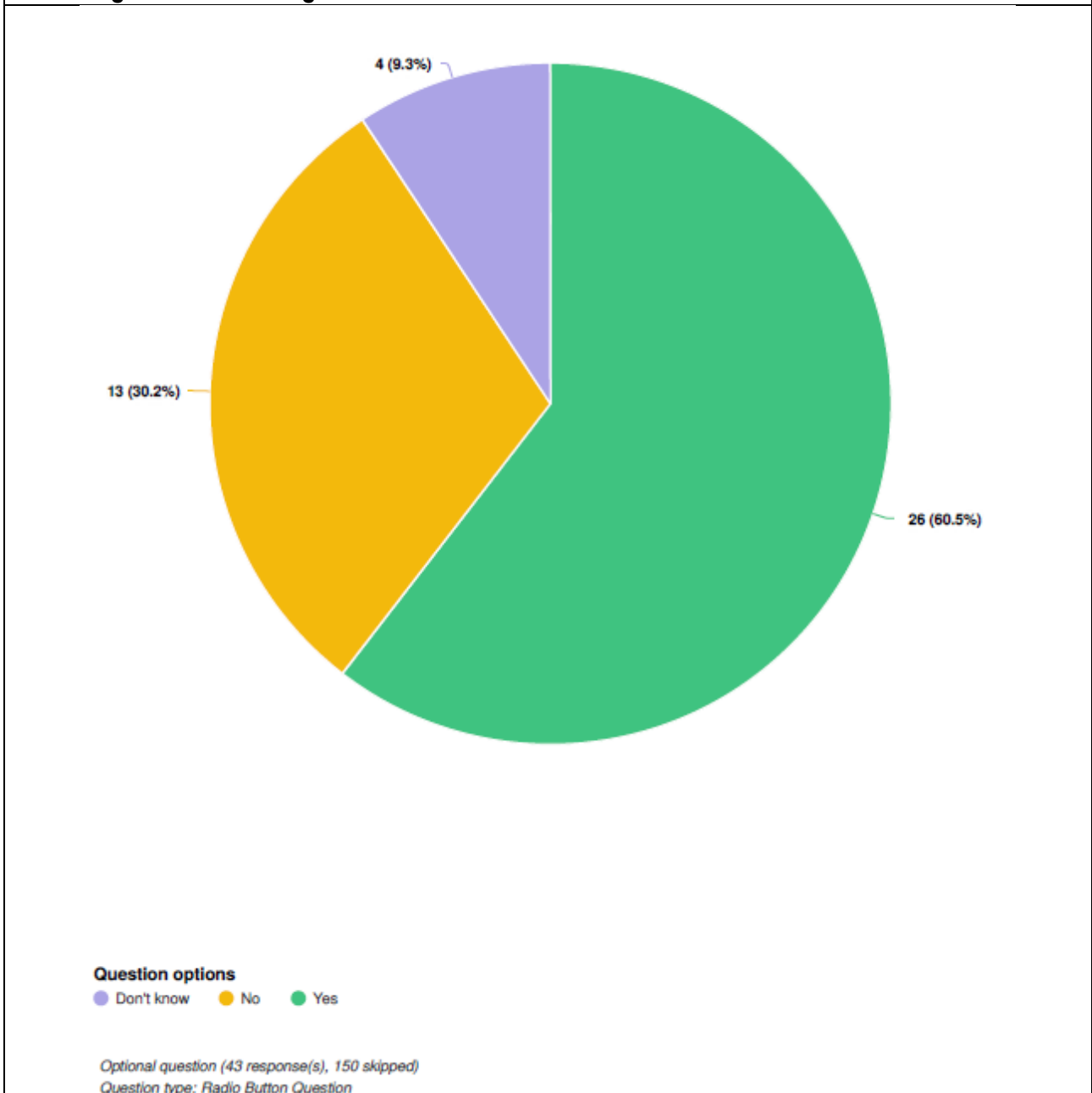
Optional question (70 response(s), 123 skipped)
 Question type: Radio Button Question

4.1.12 Questions on Signs and Temporary Activities

Have we got the balance right on regulating digital signs? We're seeing more applications for people to put up digital signs, which are video screen billboards that can display multiple rotating advertisements. Because of their light and the fact they change, these can be more visually intrusive and a bigger distraction for traffic. Currently, there are no rules specific to digital signs.

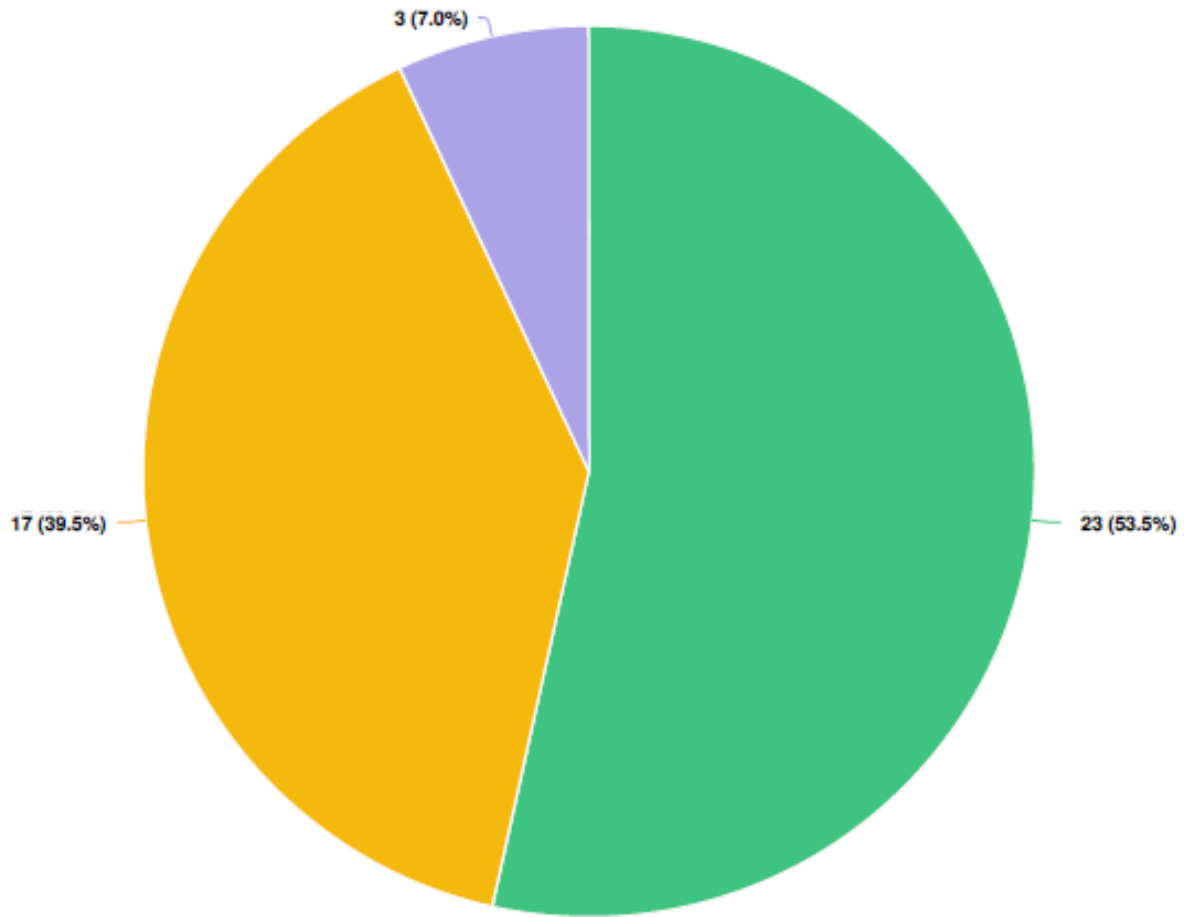
We're proposing regulations that would control the location, brightness and speed of changing images on signs. Digital signs would be allowed in commercial and industrial areas and special purpose zones, but not in residential zones.

Have we got the balance right?



The District Plan allows signs promoting candidates and parties during central government and local government elections. While there are some rules, it's much less restrictive than for other types of signs.

How restrictive should we be on election signs?



Question options

- Less restrictive than currently
- About the same as currently
- More restrictive than currently

Optional question (43 response(s), 150 skipped)

Question type: Radio Button Question

Report no: DPRC2024/1/36

Spatial Plan Work Programme

Purpose of Report

1. The purpose of this report is to provide an update on the development of the Spatial Plan and to seek approval of the work programme for the project.

Recommendation

That the Committee approves the timeline for the preparation of the Spatial Plan as follows:

- a. July – November 2023: Understanding and documenting our current state (“spatial analysis”);
- b. December – February 2024: Reviewing our existing planning documents, identifying common themes and potential “key moves”;
- c. February – May 2024: Engaging with Mana Whenua;
- d. March – May 2024: Engaging with crown agencies;
- e. May -June 2024: Preparing the Draft Spatial Plan document;
- f. July – August 2024: Approval of the Draft Spatial Plan for community engagement;
- g. September – October 2024: Community engagement alongside Proposed District Plan;
- h. October – November 2024: Appraising feedback and amending draft document; and
- i. November – December 2024: Final Spatial Plan for adoption.

Background

2. A paper on the Spatial Plan was tabled at the 16 November 2023 meeting of the District Plan Review Committee.
3. The paper recommended that a “comprehensive programme detailing the work involved in developing the Spatial Plan be submitted for approval at the next District Plan Review Committee meeting.”
4. The purpose of the present paper is to provide this more detailed information.

Discussion

Do we need a Spatial Plan?

5. A Spatial Plan for Lower Hutt has been discussed for some time. A Spatial Plan is seen as a way to set a clear vision for the city and to improve coordination between council's plans and strategies.
6. There is no statutory requirement for Council to produce a Spatial Plan. When the Spatial Planning Act came into effect in August 2023, it introduced a requirement for "regional spatial strategies"; it did not require local spatial strategies or plans. The Act was repealed by the new Government in December 2023.
7. Irrespective of statutory requirements, many local authorities elect to produce a Spatial Plan as a tool to inform their long-term planning.
8. Hutt City Council has progressed its long-term planning significantly over the last year:
 - District Plan Change 56 (Enabling Intensification in Residential and Commercial Areas) became operative on 21 September 2023. This Plan Change gave effect to the National Policy Statement for Urban Development 2020 and to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021, both of which required upzoning to enable more housing. This has resulted in most of the valley floor being zoned for Medium or High Density Residential Activity.
 - A full review of the District Plan is currently underway. This includes reviewing all District Plan chapters and provisions (except for those recently adopted under Plan Change 56). The work includes reviewing how the impacts of natural hazards are managed, including flood and coastal inundation hazards exacerbated by climate change. If adopted, the hazard provisions will likely temper demand for intensification in those areas most at risk from climate change. This will give us, the regional council and central government time to develop policies and tools for climate change adaptation.
 - The identification of Sites of Significance to Māori is underway and will inform the new District Plan.
 - We have prepared a 30 year Infrastructure Strategy and a Reserves Investment Strategy.
 - We have prepared our Draft Long-Term Plan for the next 10 years and are about to engage the community on it.
9. Given the progress made in planning the future of our city since last year, it is useful to reconsider the purpose of the Spatial Plan.

10. Officers believe there is still value in preparing a Spatial Plan because:

- It is useful to have a document with a longer time horizon than our District Plan, Long Term Plan and other plans and strategies which typically focus on the next 10 years.
- There is value in weaving together our thematic planning documents (transport, infrastructure, open space, land use, etc) into one integrated multi-disciplinary plan that demonstrates how our various investments and initiatives work together to deliver great outcomes for our communities.
- Our Urban Growth Strategy (2012-32) needs to be updated. To accommodate population growth, the Strategy promoted greenfield growth, lifestyle sections and large rural residential lots in addition to intensification in existing urban areas. It also promoted financial incentives for high density development and recommended a review of the District Plan. Many of these items have been actioned and no longer represent our strategy for future development. A Spatial Plan would contain strategic directions for urban growth which would supersede the Urban Growth Strategy.
- The Spatial Plan will complement the regional Future Development Strategy (FDS). The FDS guides how the region will provide for growth over the next 30 years and features regionally significant projects. The Spatial Plan expands on the direction of the FDS and provides the next level of detail i.e. it identifies the projects which are essential to supporting growth in Lower Hutt but are not included in the FDS as they may not be regionally significant.

Purpose of the Spatial Plan

11. Officers therefore propose that the purpose of Spatial Plan is to:

- Provide strategic direction for Lower Hutt's urban development and growth over the next 30 years.
- Bring together strategic planning for land use, transport, three-waters infrastructure, community facilities, parks & open spaces, climate adaptation and business & economy into a single document.
- Identify an integrated plan of action to accommodate population growth.
- Identify improvements (transport, community facilities, parks & open spaces, etc) in existing neighbourhoods, whether they are expected to grow or not, to address deficits and align levels of service across our communities.
- Update and replace the 2012-32 Urban Growth Strategy.

Scope of the Spatial Plan

12. The scope of the Spatial Plan includes:

- Consideration of the whole district with a focus on urban areas affected by growth or change.
- A 30 year horizon split into a near-term first decade and long-term second and third decades.
- An overview of our current state and projected population and employment growth to set the scene for future planning.
- An overarching vision for Lower Hutt in 30 years.
- Principles and outcomes to guide our strategic direction.
- Recommended actions and priority areas with a focus on strategically important interventions (or “key moves”) required to enable urban growth and improve levels of services in existing neighbourhoods.
- An action plan spelling out roles and responsibilities within and outside Council, and providing a timeline for all initiatives.

Progress to date

13. Work on the Spatial Plan started in mid-2023. To date the work has involved:

- A thorough review of all relevant Council strategies, policies and plans.
- GIS mapping to identify development patterns and potential provision gaps.
- The preparation of a Housing Baseline Report (in progress) looking into housing supply, demand and affordability.
- Workshops with Council teams (District Plan, Transport, Climate & Solid Waste, Three Waters, Parks & Reserves, Neighbourhood Hubs & Library Services, Business & Economy, Urban Design and Communications & Engagement) to identify common themes, guiding principles and potential “key moves”.
- Initial discussion with Te Tira Māori to scope the project for Mana Whenua. This will be followed by attendance at the Kahui Mana Whenua City Development hui to introduce the Spatial Plan and agree on way forward.

Work programme

14. The timeline for the preparation of the Spatial Plan is as follows:

- **July – November 2023: Understanding and documenting our current state** (“spatial analysis”). This first step involved looking at data and statistics for a number of topics such as existing transport, infrastructure and open space networks; different types of hazards and development constraints; existing urban form and density; household types and incomes; etc.
- **December – February 2024: Reviewing our existing planning documents, identifying common themes and potential “key moves”**. This has involved workshops with officers from across the Council to understand each team’s relevant plans, priorities and objectives in relation to future urban growth and development.
- **February – May 2024: Engaging with Mana Whenua**. This starts with our in-house Te Tira Māori team before making use of the existing forum of the Kahui Mana Whenua City Development hui to introduce the Spatial Plan to our iwi partners and agree with them how they want to be involved. We anticipate engagement with our iwi partners will continue throughout the development of the Spatial Plan and their input (e.g. vision, values, outcomes, specific projects) will inform all parts of the document.
- **March – May 2024: Engaging with crown agencies**. This will make use of our existing external Urban Renewal Working Group and Steering Group.
- **May -June 2024: Preparing the Draft Spatial Plan document**. This will involve synthesizing all the information into a clear and simple document suitable for community engagement. At this stage, we will also prepare a detailed Engagement Plan identifying key messages, listing external stakeholders and recommending approached to seeking communities’ and stakeholders’ views on the draft document.
- **July – August 2024: Approval of the Draft Spatial Plan for community engagement**. We will table the draft Spatial Plan and Engagement Plan at the District Plan Review Committee for approval to go to engagement.
- **September – October 2024: Community engagement alongside Proposed District Plan**. We will make best use of communications and engagement events organised for the Proposed District Plan to also seek feedback on the Spatial Plan.
- **October – November 2024: Appraising feedback and amending draft document**. We will review the feedback received and recommend changes to the document, as needed.
- **November – December 2024: Final Spatial Plan for adoption**. The amended version of the Spatial Plan will be tabled with the District Plan Review Committee for adoption.

Risks

15. The purpose of the Spatial Plan may not be well understood by the community (given the recent engagement on the regional Future Development Strategy and Draft District Plan) leading to low levels of engagement. Mitigation: The Engagement Plan will help address this.
16. The Spatial Plan will not be ready in time to inform the Proposed District Plan. If the long-term direction for growth identified in the Spatial Plan differs from the more immediate direction of the Proposed District Plan, this may lead to a perception of poor coordination on the part of the Council. Mitigation: The District Plan team is closely engaged in the development of the Spatial Plan to avoid misalignment in the first decade of the Spatial Plan. The need for future District Plan changes (beyond the first decade) will be identified in the Spatial Plan if needed.
17. Our timeline is tight, with no community and stakeholder input at the outset. Mitigation: We are building on the feedback received on the District Plan and the knowledge of many Council teams who interact with the communities.
18. Funding for this project reduces significantly post June 2024 and could be affected by delays. Mitigation: We are planning the bulk of the work to take place this financial year.

Climate Change Impact and Considerations

22. The matters addressed in this report have been considered in accordance with the process set out in Council's Climate Change Considerations Guide.
23. The Spatial Plan will contain recommendations for future public transport, walking and cycling and land use activities that will help reduce city-wide greenhouse gas emissions.
24. The Spatial Plan will be informed by climate change and its effect on hazards such as slips and inundation. Such considerations will be built into our recommendations for how the city should grow in the long-term.
25. The Spatial Plan will consider community and infrastructure resilience and contain principles and projects to improve these.
26. However, the Spatial Plan will not make specific recommendations on issues such as sea defense or managed retreat. Such measures require a coordinated response from central, regional and local governments, and thorough engagement with the affected communities.
27. The previous Government proposed a new piece of legislation in 2020 called the Climate Adaptation Act. This Act was intended to address the complex and distinctive issues associated with managed retreat such as funding, compensation, land acquisition, liability and insurance. The Act was part of the RMA reform (now unwound), did not progress to adoption and its future is unknown.

28. At the regional level, the local authorities are working together on the Wellington Regional Climate Change Impact Assessment. This project is expected to be completed in FY 2024/25 and will inform a Regional Adaptation Plan.
29. Given the lack of guidance at the national level and work in progress at the regional level, the Spatial Plan will direct urban growth away from areas most at risk from climate change but will not include more fundamental changes in those areas.

Consultation

24. Engagement with Mana Whenua is starting this month and will continue throughout the development of the Spatial Plan.
25. Engagement with crown agencies (Kāinga Ora, NZ Transport Agency Waka Kotahi, Ministry of Education, Health NZ, Ministry of Housing and Development) and Greater Wellington Regional Council is planned to start in March, utilising our already established Urban Renewal Working Group and Steering Group.
26. A Community and Stakeholders Engagement Plan will be developed for approval by CLT and the District Plan Review Committee alongside the Draft Spatial Plan.

Legal Considerations

27. There are no legal considerations at this time.

Financial Considerations

28. There are no financial considerations at this time.

Appendices

There are no appendices for this report.

Author: Lucie Desrosiers
Head of Urban Development

Approved By: Jon Kingsbury
Director Economy & Development



TO: Chair and Members
District Plan Review Committee

FROM: Kate Glanville

DATE: 12 February 2024

SUBJECT: DISTRICT PLAN REVIEW COMMITTEE FORWARD
PROGRAMME 2024

Purpose of Memorandum

1. To provide the Committee with a Forward Programme of work planned for 2024.

Recommendation

That the Committee receives and notes the Forward Programme for the District Plan Review Committee for the remainder of 2024.

Background

2. The Terms of Reference for the Committee requires the Committee to undertake a full review of the District Plan and development of a Proposed District Plan.
3. The Committee's programme of work for 2024 is attached as Appendix 1 to the report.
4. The Forward Programme for 2024 provides a planning tool for members and officers to coordinate work programmes for the year.

Forward Programme

5. The Forward Programme is subject to change on a regular basis. Any changes to the Forward Programme by officers will be made in consultation with the Chair.

Appendices

| No. | Title | Page |
|-----|---|------|
| 1 | District Plan Review Committee - Forward Programme 2024 | 81 |

Author: Kate Glanville, Senior Democracy Advisor

Approved By: Kathryn Stannard, Head of Democratic Services

| District Plan Review Committee - Forward Programme 2024 | | | | | | |
|--|------------------------------------|--------------------------|--------------------------|--------------------------|---------------------------|----------------|
| Description | Author | Cycle 2 2 May | Cycle 3 4 Jul | Cycle 4 5 Sep | Cycle 5 14 Nov | Pending |
| Forward Programme | Head of Planning/Democracy Advisor | ✓ | ✓ | ✓ | ✓ | . |
| Te Ao Māori chapters (Tangata Whenua/Mana Whenua, Sites of Significance, Māori Purpose Zone, Papakainga (if needed), Treaty Settlement Land (if needed)) | Policy Planning Manager | ✓ | . | . | . | . |
| Seek direction from committee on specific topics and issues TBC | Head of Planning | ✓ | . | . | . | . |
| Approval of draft Spatial Plan to proceed to community engagement and detailed engagement plan | Head of Urban Development | | ✓ | | | |
| Seek direction from committee on specific topics and issues TBC | Head of Planning | . | ✓ | . | . | . |
| Seek recommendation to notify Proposed District Plan | Head of Planning | . | . | ✓ | . | . |
| Adoption of Spatial Plan | Head of Urban Development | | | | ✓ | |