

**HUTT CITY COUNCIL**

**KOMITI RATONGA RANGATŌPŪ ME TE RAUTAKI  
POLICY, FINANCE AND STRATEGY COMMITTEE**

Meeting to be held in the Council Chambers, 2nd Floor, 30 Laings Road  
Lower Hutt on  
Tuesday 5 July 2022 commencing at 2.00pm.

**SUPPLEMENTARY ORDER PAPER**

**PUBLIC BUSINESS**

5. **RECOMMENDATION TO COUNCIL | TE KAUNIHERA O TE AWA  
KAIRANGI - 5 JULY 2022**

- b) Recommendations from the District Plan Review Subcommittee on the  
Final Draft Intensification Planning Instrument (22/1487)

Report No. PFSC2022/3/134 by the Senior Policy Planner

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Judy Randall  
DEMOCRACY ADVISOR

13 June 2022

File: (22/1487)

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Report no: PFSC2022/3/134

## Recommendations from the District Plan Review Subcommittee on the Final Draft Intensification Planning Instrument

### Purpose of Report

1. The purpose of this report is to present the recommendations from the District Plan Review Subcommittee to the Policy, Finance and Strategy Committee regarding Council's Intensification Planning Instrument.

### Recommendations

That the Committee recommends that Council:

- (1) receives and notes the information contained in the report;
- (2) receives and notes the Final Draft Intensification Planning Instrument that can be viewed as Appendix 7 to the agenda at this link [Agenda of District Plan Review Subcommittee - Thursday, 23 June 2022 \(huttcity.govt.nz\)](https://www.huttcity.govt.nz/agenda-of-district-plan-review-subcommittee-thursday-23-june-2022);
- (3) directs officers to:
  - (a) notify the proposed Intensification Planning Instrument by 20 August 2022;
  - (b) prepare a formal evaluation report for the Intensification Planning Instrument; and
  - (c) make minor amendments to the proposed Intensification Planning Instrument, as necessary;
- (4) adopts the Final Draft Intensification Planning Instrument as Council's proposed Intensification Planning Instrument subject to reducing the site coverage in the high density zone from 60% to 50%;
- (5) adopts the Final Draft Intensification Planning Instrument as Council's proposed Intensification Planning Instrument subject to reducing the walkable catchments in Petone from 1,200 metres to 800 metres; and
- (6) adopts the Final Draft Intensification Planning Instrument as Council's proposed Intensification Planning Instrument subject to the removal of Wainuiomata, Eastbourne and Stokes Valley from enabling building heights and density commensurate with accessibility and demand (policies 3(d)).

## Background

2. In December 2021, the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act was passed to enable more housing development in urban areas.
3. As a result of the amendment, Tier 1 local authorities (councils of high growth areas, including Hutt City Council) must prepare an Intensification Planning Instrument (an IPI) to implement the legislation changes in their District Plans.
4. At the time these new requirements were passed into law, Council was undertaking a full review of the District Plan. At a meeting on 28 February 2022, Council resolved to proceed with the District Plan review by:
  - Preparing and notifying an IPI by 20 August 2022; and
  - On the completion of the IPI process, preparing a full new District Plan.
5. Since that meeting, Council officers have been preparing a draft IPI, under the direction of the District Plan Review Subcommittee (the subcommittee).
6. A Final Draft IPI was presented to the subcommittee at its 23 June 2022 meeting. The report to the subcommittee, including the Final Draft IPI, can be viewed at this link [Agenda of District Plan Review Subcommittee - Thursday, 23 June 2022 \(huttcity.govt.nz\)](https://www.huttcity.govt.nz/agenda-of-district-plan-review-subcommittee-thursday-23-june-2022)
7. This report presents the recommendations from the subcommittee to the Policy, Finance and Strategy Committee for its consideration.

## Discussion

8. A discussion on the Final Draft IPI was included in the report to the Subcommittee and can be viewed at this link [Agenda of District Plan Review Subcommittee - Thursday, 23 June 2022 \(huttcity.govt.nz\)](https://www.huttcity.govt.nz/agenda-of-district-plan-review-subcommittee-thursday-23-june-2022). This discussion covers:
  - What the IPI requirements mean for Lower Hutt,
  - What Council has discretion over,
  - Engagement with Mana Whenua and the community,
  - The outcomes of an additional heritage assessment undertaken for several sites in Petone as a result of the community engagement, and
  - A summary of the Final Draft IPI.
9. On 23 June 2022, the subcommittee recommended the following amendments to the Final Draft IPI:

- Reduce the site coverage in the high density zone from 60% to 50%,
- Reduce the walkable catchments in Petone from 1200m to 800m, and
- Remove Wainuiomata, Eastbourne and Stokes Valley from enabling building heights and density commensurate with accessibility and demand.

10. For clarity, the following sections outline the changes to the Final Draft IPI because of these recommended amendments.

Reducing the site coverage in the high density zone from 60% to 50%

11. The amendment to *reduce the site coverage in the high density zone from 60% to 50%* changes proposed Rule 4G 4.2.2(a), as follows:

**Rule 4G 4.2.2(a) Building Coverage** would be amended as follows:

- (a) Construction or alteration of a building is a permitted activity if:
- (i) The building coverage does not exceed ~~60%~~ 50%.

12. There would be no other changes because of this amendment.

Reducing the walkable catchments in Petone from 1200m to 800m

13. The amendment to *reduce the walkable catchments in Petone from 1200m to 800m* changes the maps of the Final Draft IPI as follows:

- i. A residential area at East Street/Waione Street, Petone is rezoned to Medium Density Residential Activity Area instead of High Density Residential Activity Area (Figure 1, below).
- ii. A residential area at Rakeiora Grove/London Road/Stanhope Grove, Korokoro is no longer rezoned, and remains in the Hill Residential Activity Area (Figure 2).
- iii. The Specific Height Control Overlay would be removed from the General Business Activity Area in the east end of Petone (around Waione Street). This overlay sets the maximum height standard for many non-residential areas. By removing the overlay in this area, the permitted activity standard for maximum building height in this area would be 12m (instead of 22m).

14. The maps in the figures below show these map changes.

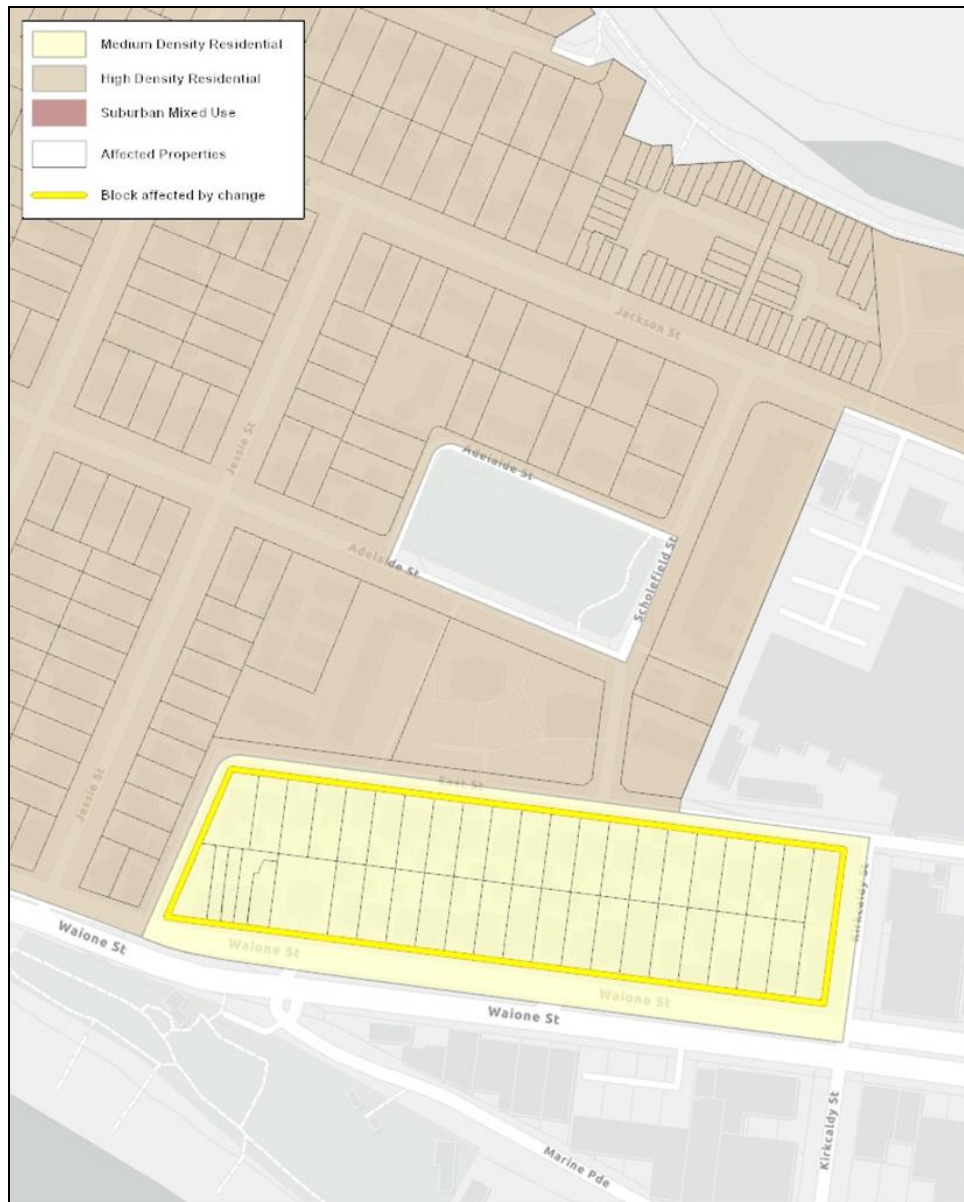


Figure 1. Residential properties at East Street/Waione Street, Petone that would be rezoned to Medium Density Residential Activity Area instead of High Density Residential Activity Area (outlined in yellow).

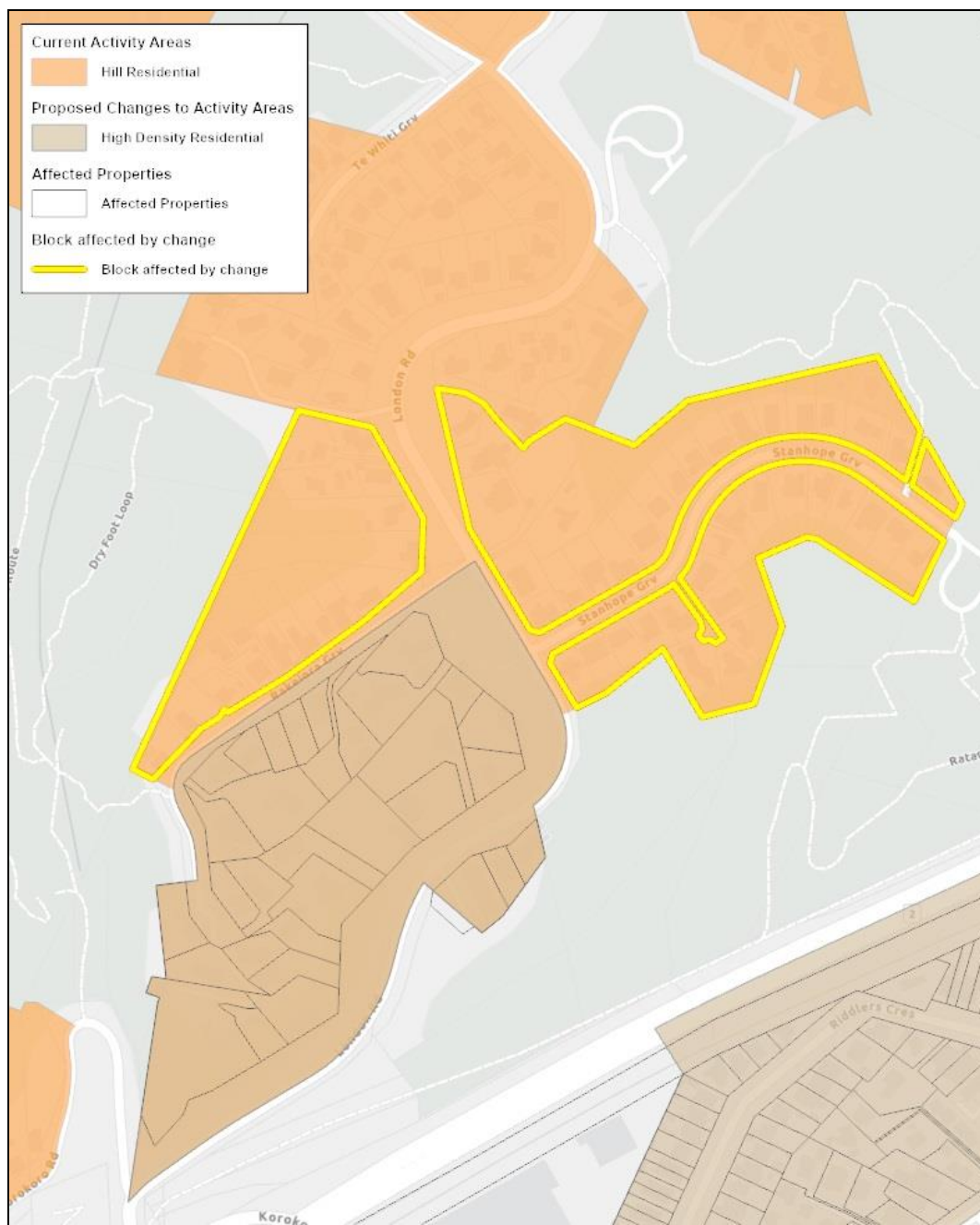


Figure 2. Residential properties at Rakeiora Grove/London Road/Stanhope Grove, Korokoro that would no longer be rezoned to High Density Residential Activity Area (outlined in yellow).

Removal of Wainuiomata, Eastbourne and Stokes Valley from enabling building heights and density commensurate with accessibility and demand

15. The amendment to *remove Wainuiomata, Eastbourne and Stokes Valley from enabling building heights and density commensurate with accessibility and demand* rezones sites adjacent to these suburban centres to Medium Density Residential Activity Area instead of High Density Residential Activity Area. These areas are shown in Figures 3 to 5.
16. The outcome of this change will be that the commercial centres themselves will have a maximum building height of 22 metres (6 storeys) and the

adjacent residential sites will have a maximum building height of 11 metres (3 storeys).

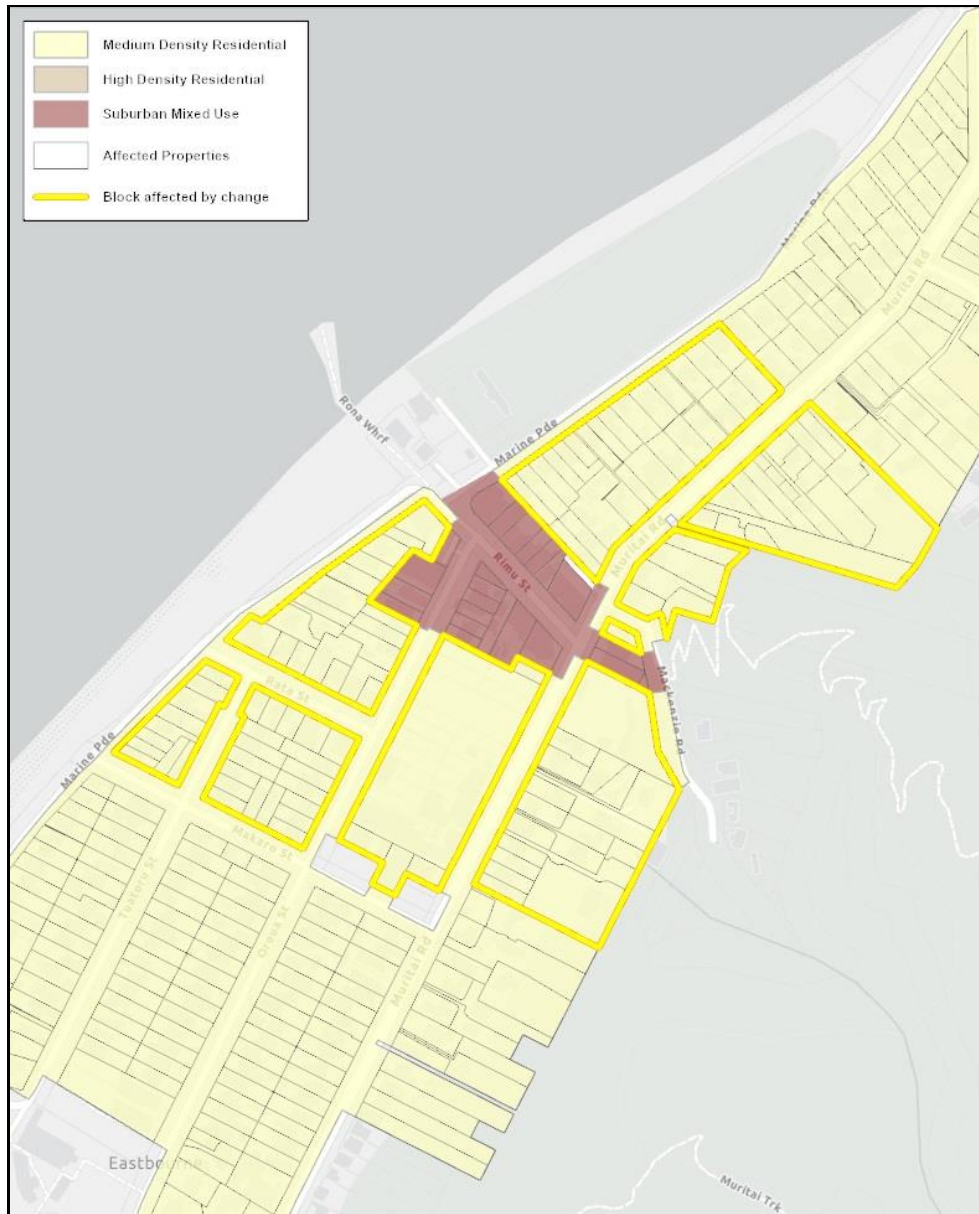


Figure 3. Residential properties in Eastbourne that would be rezoned to Medium Density Residential Activity Area instead of High Density Residential Activity Area (outlined in yellow).

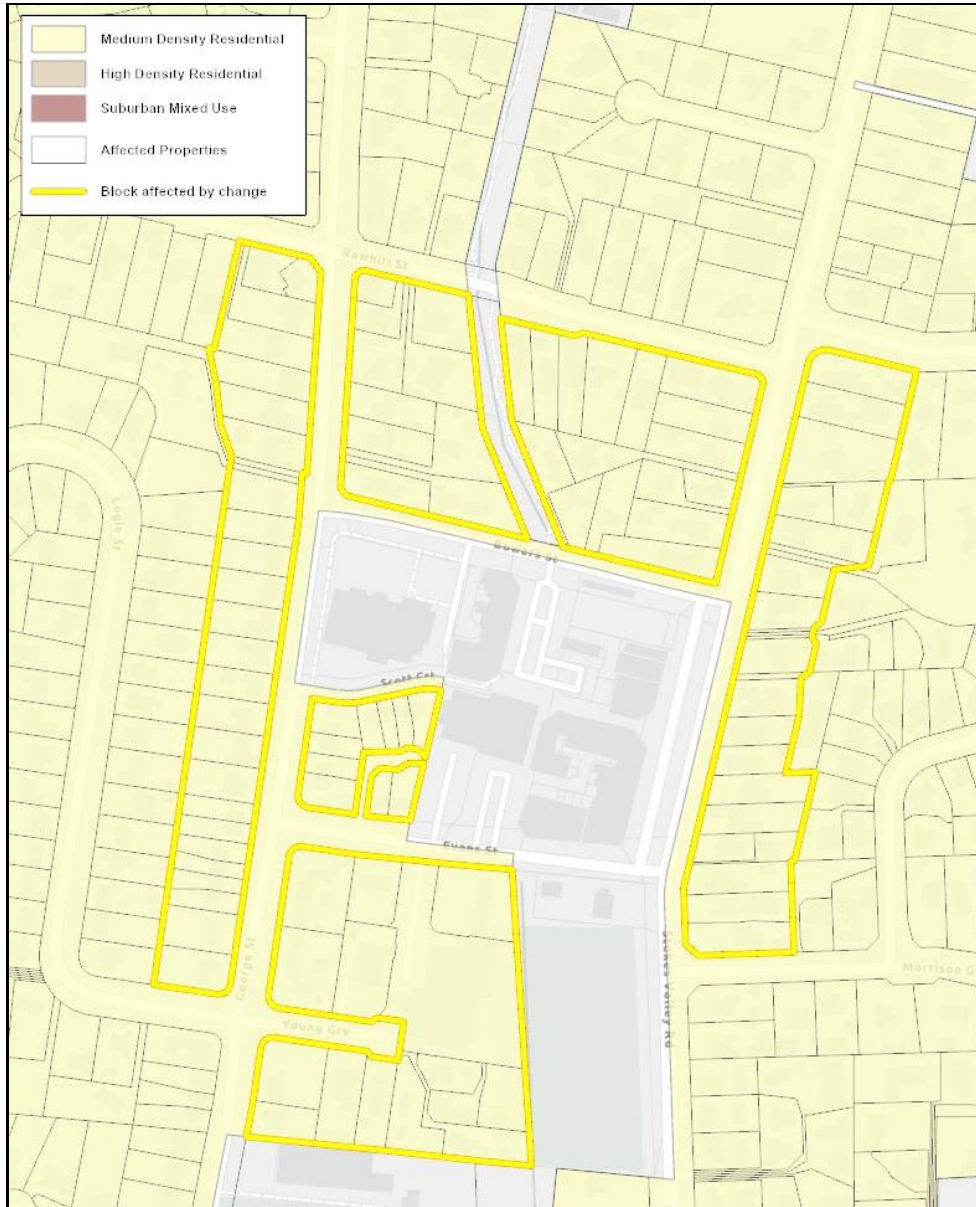


Figure 4. Residential properties in Stokes Valley that would be rezoned to Medium Density Residential Activity Area instead of High Density Residential Activity Area (outlined in yellow).



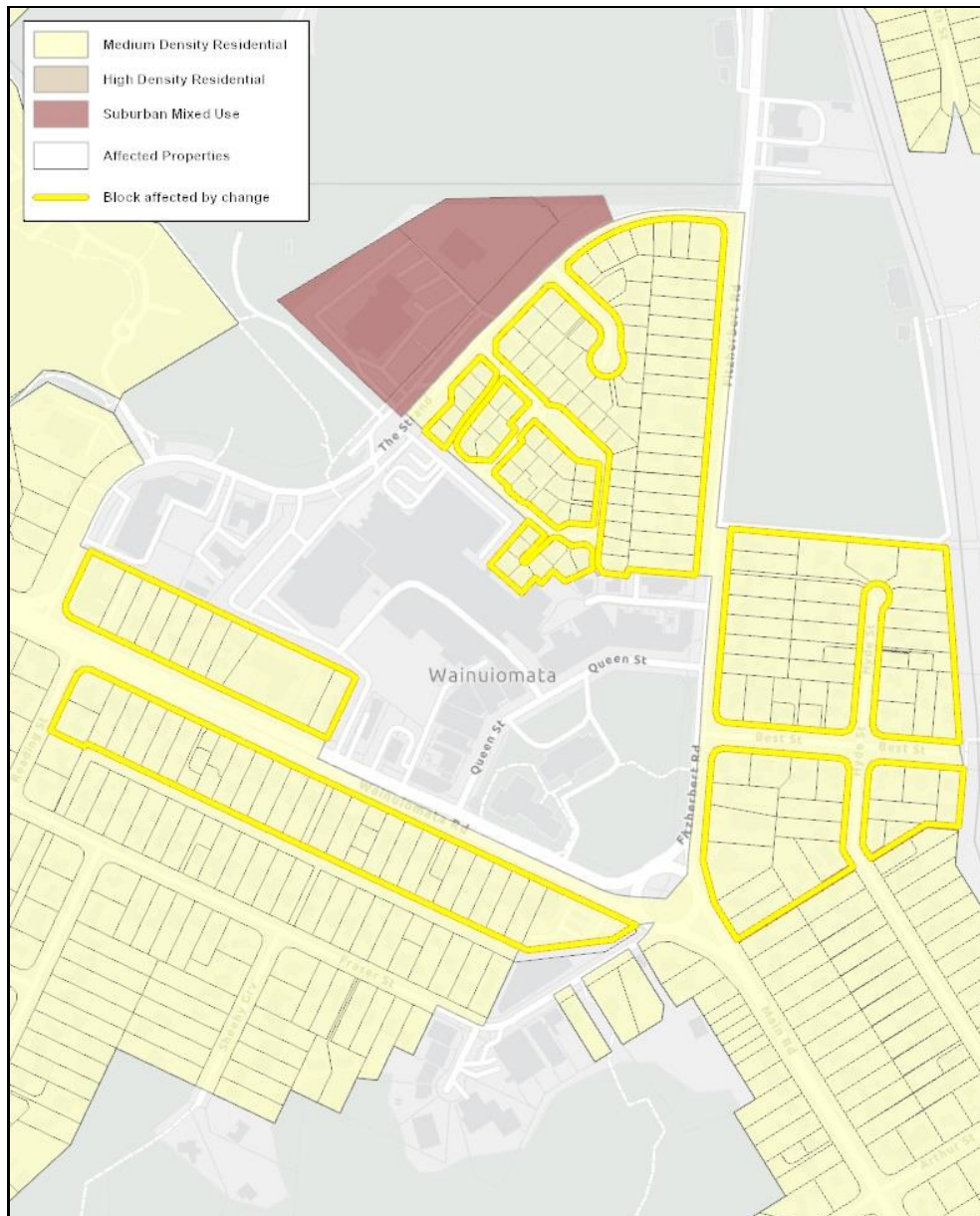


Figure 5. Residential properties in Wainuiomata that would be rezoned to Medium Density Residential Activity Area instead of High Density Residential Activity Area (outlined in yellow).

17. The GIS viewer for the Final Draft IPI has been updated to display all of the Subcommittee's recommended changes  
<https://maps.huttcity.govt.nz/portal/apps/webappviewer/index.html?id=50fc3e90f3934809824d0b29f57ac157>

## Options

18. Three options are available to the Committee:
- *Option 1: Endorse the Final Draft IPI, as amended by the resolutions of the District Plan Review Subcommittee*
  - *Option 2: Endorse a modified Final Draft IPI (that is, with additional amendments)*
  - *Option 3: No endorsement*
19. Under **Option 1**, the Committee would recommend that Council adopts the Final Draft IPI as recommended by the District Plan Review Subcommittee (including the amendments recommended by the Subcommittee).
20. Under **Option 2**, the Committee would recommend that Council adopts the Final Draft IPI but with additional amendments.
21. Under **Option 3**, the Committee would not endorse any version of the IPI.
22. If the Committee chose Option 3, the decision would need to be accompanied by additional decisions on how it intends to proceed with the IPI. This would likely require officers to do further work and report back through a future meeting. Under this option, there would be a significant risk of Council not meeting the RMA requirements of notifying a proposed IPI by 20 August 2022.

## Climate Change Impact and Considerations

23. Climate change impact and considerations can be viewed at this link [Agenda of District Plan Review Subcommittee - Thursday, 23 June 2022 \(huttcity.govt.nz\)](#) and are outlined in this report as follows:

*The matters addressed in this report have been considered in accordance with the process set out in Council's Climate Change Considerations Guide.*

*Providing for population growth through intensification in existing urban areas and around rapid transit stops supports greater use of public and active transport and enables an urban form that would contribute to a reduction in carbon emissions, particularly when compared to an urban form that provides for growth on the urban fringe and through areas where public and active transport modes are constrained.*

*An additional consideration is the impact of climate change on natural hazards risk, including risks associated with coastal, tsunami and flood hazards.*

*The impacts of climate change on natural hazard risk have been taken into account in the identification of areas for natural hazard overlays.*

## Engagement

24. Engagement for the IPI can be viewed at this link [Agenda of District Plan Review Subcommittee - Thursday, 23 June 2022 \(huttcity.govt.nz\)](#) and are outlined in this report as follows:

Once Council has made its decision on the proposed IPI, it will be publicly notified and processed through the ISPP (described at this link [Agenda of District Plan Review Subcommittee - Thursday, 23 June 2022 \(huttcity.govt.nz\)](#)). This is followed by a submissions and further submissions process, which provides the opportunity for members of the public to submit on the proposal. Submitters are then given the opportunity to speak to their submission at a public hearing.

In addition, the following communication with the communication is planned:

- Following the 5 July 2022 additional Council meeting: A media release of key points, advising of the upcoming notification and submission process. Responses to Frequently Asked Questions will also be shared on the IPI webpage and through social media.
- Early-July and mid-August 2022: Council officers will hold in-person sessions with regular plan users. The purpose of the sessions will be to explain the implications of the proposed IPI, particularly the new resource consent requirements.
- By 20 August 2022: To complement the public notice of the proposed IPI, a display advertisement in the Hutt News to advise readers of the statutory consultation, as well as advertising on social media and through Council's hubs.

### Legal Considerations

25. Legal considerations for the IPI can be viewed at this link [Agenda of District Plan Review Subcommittee - Thursday, 23 June 2022 \(huttcity.govt.nz\)](#) and are outlined in this report as follows:

*The key legal considerations for the IPI are:*

- Council must prepare an IPI in accordance with sections 77F-77T of the RMA;
- Council must notify an IPI by 20 August 2022; and
- The IPI must be processed through the ISPP, as outlined in the RMA.

*There would be a legal risk from not meeting these statutory requirements to notify an IPI (as described in the RMA) by 20 August 2022 and process it through the ISPP.*

### Financial Considerations

26. Financial considerations for the IPI can be viewed at this link [Agenda of District Plan Review Subcommittee - Thursday, 23 June 2022 \(huttcity.govt.nz\)](#) and are outlined in this report as follows:

*Where options have specific financial implications, these are identified in the Options section of this report.*

*More generally, the main financial costs for Council associated with the IPI are the costs associated with the Intensification Streamlined Planning Process. This includes the costs associated with notification, summarising and evaluating the decisions requested by submitters and holding a hearing.*

*However, the Intensification Streamlined Planning Process will involve a notification, submission and hearing process regardless of which options Council proceeds with in the IPI.*

*The costs associated with the IPI are being met through the current District Plan Review budget which is funded from the Long Term Plan.*

## **Appendices**

There are no appendices for this report.

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