



NOTICE OF PROPOSED INTENSIFICATION PLANNING INSTRUMENT TO MAKE CHANGES TO THE UPPER HUTT CITY DISTRICT PLAN USING THE INTENSIFICATION STREAMLINED PLANNING PROCESS

SECTION 80F AND PART 6 OF SCHEDULE 1, RESOURCE MANAGEMENT ACT 1991

The Upper Hutt City Council has prepared an Intensification Planning Instrument (IPI) to make changes to the Upper Hutt City District Plan under section 80E of the Resource Management Act 1991 (RMA). The purpose of the IPI is to:

- Incorporate the Medium Density Residential Standards (MDRS) into the District Plan, and give effect to the intensification policies (Policies 3 and 4) of the National Policy Statement on Urban Development 2020 (NPS-UD)
- Create a High Density Residential Zone
- Provide for tangata whenua to develop papakāinga housing; and
- Amend financial contributions provisions

In giving effect to policy 4 of the NPS-UD, the IPI provides for existing “qualifying matter areas” where development may be less enabled. Qualifying matter areas comprise areas already identified in the District Plan, where existing District Plan provisions will continue to apply.

The IPI also proposes to amend other related provisions in the District Plan, where those amendments support or are consequential on the MDRS, or policies 3 and 4 of the NPS-UD. These amendments include:

- Rezone existing commercial zoned sites to centres zones and mixed-use zone
- Rezone a smaller number of commercial zoned sites to residential zones
- Incorporate residential and commercial zone design guides
- Introduce hydraulic neutrality provisions
- Introduce two precincts to incorporate specific policy direction; and
- Numerous amendments to provisions across the District Plan to ensure policy direction is consistent with that of the NPS-UD and the MDRS

Please note this is a summary. The Plan Change can be viewed online at: letskorero.upperhuttcity.com/planningforgrowth and can also be inspected at any of the following locations:

- **HAPAI Service Centre**
879 – 881 Fergusson Drive
Upper Hutt
- **Upper Hutt Library**
844 Fergusson Drive
Upper Hutt
- **Pinehaven Branch Library**
Corner of Pinehaven Road & Jocelyn Crescent
Pinehaven, Upper Hutt

If you have any questions, or would like further information about this plan change, please call our “Friend of the Submitter” on **(04) 213 8880** or **021 0814 2991** or email: friendsofsubmitters@baylissconsulting.co.nz

Making a submission

You may make a submission electronically or in writing to the Council in the following ways:

- Online: letskorero.upperhuttcity.com/planningforgrowth
- Email: planning@uhcc.govt.nz
- In person: **HAPAI Service Centre**
879 – 881 Fergusson Drive
Upper Hutt
- Post: **Intensification Planning Instrument**
Upper Hutt City Council
Private Bag 907
Upper Hutt 5140

The submission period closes on **5.00 pm Friday, 30 September 2022.**

Peter Kelly
Chief Executive, Upper Hutt City Council

The date of this notice is 17 August 2022.

The address for service is the same as those set out above for submissions.