

Further Submission 1

Logan M just submitted the survey IPI Further Submission Form (FORM 6) with the responses below.

Name of submitter

Logan McLean

Postal address of submitter

26B Field Street

Acting agent for submitter (if applicable)

N/A

Address for service (if different from above)

N?A

Contact telephone

+6421350990

Contact email

loganmclean@gmail.com

I am (please tick all that apply):

A person representing a relevant aspect of the public interest

A person who has an interest in the proposal that is greater than the general public has

If you ticked one of the first two options, please specify the grounds for saying you come within this category

I lead the Farrah's Noise Community Group which represents numerous residential households in the Silverstream area that have been impacted by noise from the Farrah's factory over the last three years.

Do you support or oppose a submission?

Oppose

Enter the name of the original submitter

Farrah Breads Family Trust

Postal address of original submitter

57 Kiln Street, Silverstream, Upper Hutt 5019

Submission number

29

The particular parts of their submission that I support/oppose are:

I oppose this submission in full.

The reasons for my support or opposition are:

The urban planning that has lead to this industrial area being surrounded on all sides by residential areas has caused nothing but issues for UHCC and all property owners in the area. Farrah's are now requesting to further reduce what little offset there is between their noisy industrial operations and residential homes. Farrah's have had more complaints about their operations than any other business in the history of Upper Hutt. The impact of their operations on nearby residential homes continues to be significant and rezoning to allow residential areas even closer to this nuisance would guarantee further issues. The area requested to be rezoned is the closest possible point to the equipment that has been identified as causing the primary noise nuisance from their operations. UHCC has spent hundreds of thousands of dollars already trying to get this business to comply with the District Plan and make the area liveable for the existing residents. If this submission was supported it would exacerbate the existing issues and create additional ones along the same lines for many new families. Rezoning this entire property to residential would be a sound decision, but allowing any neighbouring intensification or rezoning of parts to residential, while the industrial area remains, should not be supported.

I seek that the whole of the submission be allowed/disallowed (select one):

Disallowed

Do you wish to make another further submission?

No

Please indicate whether you wish to be heard in support of your submission (choose from the options below):

I do not wish to be heard in support of my submission

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (choose from the options below):

I do not wish to make a joint case

Further Submission 2

Zooper just submitted the survey IPI Further Submission Form (FORM 6) with the responses below.

Name of submitter

Rach Trudgeon

Postal address of submitter

33 Kurth Crescent, Silverstream, Upper Hutt

Acting agent for submitter (if applicable)

N/a

Address for service (if different from above)

N/a

Contact telephone

021800973

Contact email

rt.zooper@gmail.com

I am (please tick all that apply):

A person who has an interest in the proposal that is greater than the general public has

If you ticked one of the first two options, please specify the grounds for saying you come within this category

I am a neighbouring property to the proposed area

Do you support or oppose a submission?

Oppose

Enter the name of the original submitter

Farrah Breads Family Trust

Postal address of original submitter

57 Kiln Street, Silverstream, Upper Hutt

Submission number

29

The particular parts of their submission that I support/oppose are:

I oppose the submission in its entirety.

The reasons for my support or opposition are:

I oppose this submission due to the destruction and removal of our green areas, where there is currently native bush, mature trees, and bird life. This would greatly impact the views and natural surroundings that I have and would change greatly the environment that we live in. We are already greatly impacted by the noise that Farrahs factory emits which has yet to be resolved by the council.. There is also very limited, and already very busy roading in the area and putting in the development of this size will largely impact the access and roading in the region. It is so important that we have a mix of residential and green areas for the health of our region, and our people. This should not be approved, in any form.

I seek that the whole of the submission be allowed/disallowed (select one):

Disallowed

Do you wish to make another further submission?

No

Please indicate whether you wish to be heard in support of your submission (choose from the options below):

I do not wish to be heard in support of my submission

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (choose from the options below):

I do wish to make a joint case

Further Submission 3

Upper Hutt City Council.

IPI submission – R. J. Anker – submission number 5.

Subsequent submission in response to matters raised in GWRC submission number 41

I am a person who has an interest in the proposal that is greater than the general public has being a submitter to RPS Plan Change 1 and a member of the Steering Committee for the Mangaroa Peatland Community Focus Group.

I wish to be heard in support of my submission.

I do not wish to make a joint case.

I considered it necessary to respond to the GWRC submission for a number of reasons.

Primarily, as the submission originates from a regulatory body, it could be considered to carry more weight than those from private individuals or corporate entities. Accordingly, it warrants subjecting the GWRC submission to a greater level of scrutiny.

Secondly, as the submission is drafted by a body that the public reasonably expects to possess a high degree of expertise, then there is an expectation that statements made will be both factually accurate and precise in the way in which they are drafted.

It is my understanding that NPS-UD requires local authorities to address specific matters and to do so in a timely fashion. To facilitate this, provision has been made for these changes to the District Plan as laid down in the IPI to be fast-tracked. This fast-track process, as I understand it, can only be applied to those matters directly arising from the implementation of NPS-UD.

In their submission GWRC has introduced matters that are of a wide-ranging nature and apply to the Upper Hutt District as a whole. The effect of this will create a split function within the IPI in that some parts can proceed under the fast-track process whilst others would need to be dealt with under normal provisions for the review of the District Plan. In doing so GWRC seek to transfer actions away from their own remit and place the onus on UHCC for implementation which would appear to be outside UHCC legal authority. They equally appear to be seeking to delay the IPI in order to meet their own objectives, laid out in the introduction to RPS Plan Change 1, which is to frustrate Government Intensification objectives so that they meet with GWRC's own vision of how intensification can be modified.

It would appear that GWRC has pre-determined the line that it will take regarding submissions relating to RPS Plan Change 1 and is regarding it to be an operative instrument. My community put forward 48 of 142 submissions, all 48 expressing concern that GWRC intended to encapsulate the Mangaroa Peatland and sought to understand the thinking behind that course of action. My LGOIMA request was met with a "stonewall" response that beggars belief. We now see GWRC introducing the concept of "protecting the Peatland" to the UHCC District Plan.

My Community Group is of the opinion that the GWRC submission is a clear case of "overreach" and that GWRC would appear to be acting Ultra Vires.

In the following the text in **Black** is copied directly from GWRC submission #41

My comments on that text are shown in **Red**.

My decision requests are shown in **Green**

Page 1 of 10

Greater Wellington notes that the UHCC s32 considers the impacts on the health and well-being of waterbodies and Te Mana o Te Wai is out of scope for the IPI.

I concur with the assessment made by UHCC s32 report that this matter raised by GWRC is out of scope for the IPI. The object of the IPI is to address those matters raised as a result of NPS-UD and is not a full review of the District Plan which review is scheduled for a future date in 2024. It appears that GWRC is seeking to expand the scope of the IPI to cover a wide range of topics which will be better addressed when the full review of the District Plan takes place.

Decision requested – maintain a tightly focussed approach in the IPI and confine the IPI to those matters able to be dealt with under the Fast-track process.

Greater Wellington considers there is a role for additional provisions in the IPI to give effect to the NPS-FM and have regard to Proposed RPS Change 1 direction to ensure that urban development occurs in a holistic, integrated manner. Equity and inclusiveness are essential to **ensuring intensification is done in a way that is socially and culturally appropriate**.

Incorporate the following provisions (or amendments to existing provisions) across the District Plan:

Include a strategic direction objective and / or policy **to require regard is had** to equity and inclusiveness issues in decision making.

It is not appropriate for GWRC to include policy and regulation that is worded in such a way that it requires subjective interpretation. The phrase “socially and culturally appropriate” begs the question “by whose standards”. It is not the place of GWRC to be a self-appointed arbiter of social and cultural standards.

Decision requested - UHCC to decline to include such a direction and/or policy and maintain the focus of the IPI on those matters specifically covered by NPS-UD and able to be dealt with under the Fast-track process.

Page 4 of 10

Natural Hazards

However, we see a strong need to prioritise the advancement of Plan Change 47 – Natural Hazards to be notified as soon as possible.

Plan Change 47 has already been notified and submissions closed in early November 2022. GWRC made a submission on PC 47 which makes it difficult to understand why this was included in their submission #41.

Decision requested – no action required on this point.

Water supply – new provisions sought.

Amend the IPI to:

Incorporate subdivision standards to require alternative water supplies for non-potable use i.e., roof water capture in new developments.

Require new development to ensure adequate available water supply in a changing climate now and into the future.

Given the intensification provisions in NPS–UD it is difficult to understand how GWRC considers this concept to be viable. Water storage tanks require an area of space that in all probability will not be available. There is also a considerable cost factor in duplicating separate plumbing lines when there is pressure to keep housing costs down. Not only would the split system require separate plumbing but there would need to be pumps to enable distribution around the dwelling. “Non-potable use” needs clearer definition and a greater understanding of volumes required with the household.

GWRC is responsible for the provision and reticulation of water and need to be actively undertaking planning and work to meet a predictable increase in demand. Local Authorities are required to project future demand for housing and enable housing supply to take place – Regional Council is responsible for the provision of drinking water and it is their responsibility to take variable factors into account in order to meet demand. At no point do GWRC make any reference to Three (five) Waters in relation to their submissions on water related matters.

Decision requested – UHCC to avoid policies that place avoidable additional cost structure on development. GWRC to explain why they consider that ensuring that there is adequate water supply is the responsibility of UHCC and why they are not considering the implications around “Three Waters”.

Pages 4 and 5 of 10

Transport, Urban form, and Subdivision provisions

- Rule and associated standard that requires end of trip cycling facilities for staff (showers and lockers). The standard should be scaled for the number of staff cycle parks provided.

It is not clear if the intention is that this should apply to new commercial building or whether existing buildings are to be retrofitted. This is a matter that should be negotiated between employer and employee and not dictated by regulation. UHCC does not have the power or a mandate for measures of this nature and it is questionable if GWRC does either for what amounts to Social Engineering.

- Objective for new subdivision, use and development to minimise reliance on private vehicles and maximise use of public transport and active transport modes.

The provision of public transport is outside the control of UHCC. The service provider is GWRC. If this objective is to have any effect, then it requires an undertaking from GWRC to provide public transport when requested otherwise we are creating a Catch 22 situation.

Decision requested – this section is vague and contains inadequate specification. Consideration of these concepts should be deferred until the full review of the UHCC District Plan.

Page 5 of 10

Nature-based solutions – new provisions sought.

Include provisions for recognising the functions of the ecosystems providing nature-based solutions to climate change and avoid adverse effects of subdivision, use and development on their functions, including before they are mapped. Policies should

o direct the protection of areas that already perform a function as a nature based solution, including the many wider benefits these can have and

o encourage the restoration of nature-based solutions

This introduces clauses from Proposed Plan Change 1 to the RPS which are opposed in submissions from myself and my community. The identification of areas that are mooted to perform a function as a Nature Based Solution is contested as is the concept of Restoration. We specifically object to the inclusion of the Mangaroa Peatlands under the questionable concept that protection is to protect carbon stores. No clarity has been given as to what form “protection” would take and whether it would run contrary to the decisions in Adams & Ors.

It appears to my community that this amounts to an exercise in deception by GWRC who maintained, when questioned, that the reference to Peat as part of the Plan Change 1 definition of “Nature Based Solution” was simply an example. It is our opinion that the cunning and deliberate way in which GWRC is attempting to insert “Nature Based Solutions” into the IPI and hence the entire District Plan, is disingenuous at best and downright dishonest at worst. The community has every reason to form the opinion that GWRC speaks with forked tongue.

Decision requested – defer consideration of these concepts until after the hearings for RPS Plan Change 1. Any inclusion of “Nature Based Solutions” to be the subject of detailed and comprehensive Community consultation.

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Wastewater provisions

Include direction in the District Plan, including infrastructure and subdivision provisions, to provide for de-centralised wastewater re-use and treatment (of grey and black water) and disposal **using approved alternative wastewater systems (but not septic tanks**, due to their existing issues with contamination and leaching) anywhere where there are constraints on the existing network capacity, as well as where connections are not available.

It is difficult to understand why GWRC would believe that this suggestion would be an improvement on the status quo. As I understand the IPI, it is the intention of UHCC that infrastructure enhancements needed as a result of urban intensification would need to be addressed by the party undertaking the development. It would appear that GWRC is suggesting that there should be a number of sewage treatment plants spread throughout the community with little thought as to what will happen with the treated outfall from these plants. There is no consideration as to reverse sensitivity nor to the impact on the wider Rural community.

GWRC is also stressing that approved systems should be used but there is no clarity as to precisely what the approved systems are.

Decision requested – Prior to UHCC considering the GWRC submission, GWRC need to provide documented evidence as to exactly how de-centralised systems would operate with all aspects subjected to detailed analysis. GWRC need also to provide details and specifications, including costings, for systems approved by them.

Definitions - Qualifying matter area

Amend to apply setbacks to **all waterbodies**, and re-assess the areas identified for intensification as necessary.

GWRC would appear to have learnt nothing from their very expensive encounter with the Environment Court in the case that they instituted against Adams & Ors. Once again GWRC are using terms with inadequate or no definition which will again result in them forming rules by fiat. The test specified by UHCC does need some fine tuning to determine how an average width would be arrived at.

GWRC need to define “waterbody” in such a way as to remove all doubt and subject their definition to public scrutiny.

Decision requested – this part of GWRC submission should be rejected, being vague and not clearly thought out. Clear ruling is necessary to determine what constitutes a “waterbody” and the impact that this concept will have throughout both the urban and rural areas of Upper Hutt.

Page 7 of 10

Ecosystems and indigenous biodiversity chapter

The District Plan should enable mana whenua / tangata whenua involvement in relevant decision making regarding indigenous biodiversity.

The concept of enabling involvement is not problematic. It should be noted, however, that there is a change of language in the following section which has the effect of making involvement mandatory which is problematic.

Include policy **that requires mana whenua involvement** in the mapping of indigenous biodiversity, including to identify taonga species.

Here we have a change that mandates mana whenua involvement in the mapping process and that, in itself, is not acceptable. The implication is that any mapping that takes place without mana whenua involvement is not valid.

Include policy to enable mana whenua to undertake customary activities in accordance with tikanga such as customary harvest of mahinga kai species.

There needs to be a statement that private land is exempted from these provisions.

Decision requested – change the wording to remove any mandatory involvement and make a clear statement regarding the exclusion of private property from any access provisions.

Submission ends.

R. J. Anker

Bob.anker@xtra.co.nz

76 Katherine Mansfield Drive

Whitemans Valley

Upper Hutt



OFFICE USE ONLY

Submission number

4

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN Intensification Planning Instrument (IPI)—Planning for Growth

The closing date for further submissions is **Wednesday, 7 December 2022, at 5.00 pm**

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Intensification Planning Instrument (IPI) to the Upper Hutt City Council District Plan

Deliver to: HAPAI Service Centre, 879 – 881 Fergusson Drive, Upper Hutt 5019

Post to: Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

**A copy of this further submission must also be served on the original submitter
within 5 working days after making this further submission to Council.**

Details of submitter

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

NAME OF SUBMITTER **Greater Wellington Regional Council**

POSTAL ADDRESS OF SUBMITTER **100 Cuba Street, Te Aro, Te Whanganui-a-Tara 6011**

AGENT ACTING FOR SUBMITTER (IF APPLICABLE) **Mika Zollner**

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE) **mika.zollner@gw.govt.nz**

CONTACT TELEPHONE **0212267336**

CONTACT EMAIL **mika.zollner@gw.govt.nz**

I am (please tick all that apply ☑):

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

A person who has an interest in the proposal that is greater than the general public has

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

The local authority for the relevant area

Details of further submission

To **support** / **oppose** (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

The particular parts of their submission that I support or oppose are:

See submission table attached.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

See submission table attached.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be **allowed** / **disallowed** (tick one) **OR**

I seek that the following parts of the submission be allowed/disallowed:

See submission table attached.

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

- I **do** wish to be heard in support of my submission.
 I **do not** wish to be heard in support of my submission.
-

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

- I **do** wish to make a joint case.
 I **do not** wish to make a joint case.
-

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE **Matthew Hickman**

DATE **5/12/2022**

Proposed Plan Change to the Upper Hutt City Council District Plan (IPI) - Further submission points table

Submitter Name: Greater Wellington Regional Council

Submitter Name/Submitter Number	Submitter Address/Email	Support or Oppose	The particular parts of the submission I support or oppose are:	The reasons for my support or opposition are:	Allow or disallow	I seek that the whole or part (describe part) of the submission be allowed or disallowed:
S32.3, S32.6, S32.7, S32.8, Z Energy Limited	sarahw@4sight.co.nz	Oppose	Submitter supports the definition of “drive through activity” as they recognise that customers are generally vehicle-centric. However, they seek amendments to associated provisions to ensure parking and manoeuvring areas are not included in the Gross Floor Area limit.	Greater Wellington considers that reliance on private vehicle use should not be encouraged as it does not have regard to direction in Proposed RPS Change 1, including objectives CC.1 and CC.3, and policies CC.1, CC.3, and CC.9.	Disallow	Whole. Greater Wellington seeks that the calculation of Gross Floor Area in Rule MUZ-R14 does not exclude parking and manoeuvring areas at service stations as proposed by the submitter.
S33.2, S33.3, S33.6, S33.7, S33.8 Fuel Companies	sarahw@4sight.co.nz	Oppose	Submitter supports the definition of “drive through activity” as they recognise that customers are generally vehicle-centric. However, they seek amendments to associated provisions to ensure parking and manoeuvring areas are not included in the Gross Floor Area limit.	Greater Wellington considers that reliance on private vehicle use should not be encouraged as it does not have regard to direction in Proposed RPS Change 1, including objectives CC.1 and CC.3, and policies CC.1, CC.3, and CC.9.	Disallow	Whole. Greater Wellington seek that the calculation of Gross Floor Area in Rule MUZ-R14 does not exclude parking and manoeuvring areas at service stations as proposed by the submitter.
S50.1, S50.2 Waka Kotahi	Environmentalplanning@nzta.govt.nz	Support	Submitter seeks to amend walkable catchments proposed by UHCC in the Proposed District Plan to realise the development capacity required by the NPS-UD.	Greater Wellington considers that it is unclear how UHCC have identified and applied walkable catchments in its district. The 10-minute walkable catchment approach differs from other TAs in the Greater Wellington region.	Allow	Whole. Greater Wellington seeks that UHCC apply walkable catchments in a way that is consistent with other TA approaches in the Greater Wellington region.
S50.4 Waka Kotahi	Environmentalplanning@nzta.govt.nz	Support	Submitters seeks to ensure safety and accessibility to active modes and public transport are appropriately addressed in the IPI.	Greater Wellington supports the need for the IPI to recognise the role of safety and accessibility to active and public transport, as this would have regard to Proposed RPS Change 1.	Allow	Whole.
S58.1, S58.2, S58.223, S58.274, S58.323, S58.324, S58.374 Kāinga Ora – Homes and Communities	developmentplanning@kaingaora.govt.nz	Oppose in part	Submitter seeks a number of changes to provide for greater development capacity, including: <ul style="list-style-type: none"> Expanding the High Density Residential Zone. Increasing the spatial extent of the Local Centre Zone to the northwest in Wallaceville. Expanding Trentham North Local Centre Zone. 	Greater Wellington supports intensification, however we do not support intensification beyond the NPS-UD unless the District Plan contains necessary controls to manage potential adverse effects on water bodies and freshwater ecosystems, to give effect to the NPS-FM and have regard to Proposed RPS Change 1, particularly Objective 12 and Policy FW.3.	Disallow in part	Part. Greater Wellington seeks that additional provisions are included to give effect to the NPS-FM and have regard to Proposed RPS Change 1 to manage the effects of urban development and additional intensification on freshwater, before additional intensification is provided for. Also refer to our original submission on other matters that should direct the location and intensity of urban development, including natural hazards, indigenous biodiversity and sites and areas of significance to Māori.

			<ul style="list-style-type: none"> Expanding the Silverstream Town Centre to the west of the train station. Rezoning land adjacent to Trentham Train Station to Town Centre Zone. Expanding the City Centre Zone at fringe sites to the west, north and east. 			
S72.3, S72.7, S72.11, Te Rūnanga o Toa Rangatira	Level 2, 2 Cobham Court, Porirua 5022	Support	Submitter seeks that HRZ-O3 is amended to require that developments not only be hydraulically neutral but aspire to achieve best practice to ensure they create 'hydraulic positivity' in the catchment and improve the quality of the environment.	Greater Wellington supports the introduction of hydraulic neutrality provisions in the IPI but consider there is a role for additional freshwater provisions to give effect to the NPS-FM and have regard to Proposed RPS Change 1.	Allow	Greater Wellington seeks provisions which protect and enhance the health and well-being of water bodies and freshwater ecosystems.
S72.4, S72.30 Te Rūnanga o Toa Rangatira	Level 2, 2 Cobham Court, Porirua 5022	Support	Submitter seeks that sites and areas of significance are identified in the IPI.	As stated in our original submission, Greater Wellington are concerned about the absence of Sites and Areas of Significance to Māori in the IPI and wider District Plan, and consider that without identification they are at risk from the adverse effects of development.	Allow	Whole.
S72.20 Te Rūnanga o Toa Rangatira	Level 2, 2 Cobham Court, Porirua 5022	Support	Submitter requests more in depth provisions for climate resilience and adaptation to climate change.	Greater Wellington agrees that urban development and intensification should contribute to improving climate resilience.	Allow	Whole. Greater Wellington seeks the IPI to have regard to Proposed RPS Change 1 Policies CC.4 and CC.14, including through proposed provisions requested in our original submission.
S72.24, S72.29 Te Rūnanga o Toa Rangatira	Level 2, 2 Cobham Court, Porirua 5022	Support	Submitter requests amendments to the Ecosystems and Biodiversity chapter and General Residential Zone to include matters recognising mana whenua values for indigenous biodiversity, support the involvement of mana whenua in decision making, enable cultural activities and recognise the role of mana whenua as kaitiaki.	Greater Wellington strongly supports changes to the IPI to recognise mana whenua / tangata whenua values for indigenous biodiversity and enable mana whenua / tangata whenua involvement in relevant decision making regarding indigenous biodiversity (e.g., the effects of urban intensification on indigenous biodiversity values). This relief would have regard to policies IE.1 and IE.2 of Proposed RPS Change 1.	Allow	Whole.
S72.28 Te Rūnanga o Toa Rangatira	Level 2, 2 Cobham Court, Porirua 5022	Support	Submitter seeks that the objectives and policies in GRZ – Precinct 1 are strengthened to protect indigenous biodiversity from subdivision and development. As examples, the submitter has proposed amendments to GRZ-PREC1-O1 and GRZ-PREC1-P1.	Greater Wellington agrees that stronger provisions are required to protect indigenous ecosystems and habitats with significant indigenous biodiversity values from inappropriate subdivision, use and development. This would give effect to the operative RPS, particularly policies 24 and 47, and have regard to proposed amendments to Policy 24 in Proposed RPS Change 1.	Allow	Greater Wellington seeks stronger provisions in the IPI to protect indigenous ecosystems and habitats with significant indigenous biodiversity values from inappropriate subdivision, use and development.

Further Submission 5

Willis just submitted the survey IPI Further Submission Form (FORM 6) with the responses below.

Name of submitter

Willis

Postal address of submitter

33 Kurth Crescent Silverstream

Acting agent for submitter (if applicable)

Not applicable

Address for service (if different from above)

Not applicable

Contact telephone

021884729

Contact email

hamlouise@gmail.com

I am (please tick all that apply):

A person who has an interest in the proposal that is greater than the general public has

If you ticked one of the first two options, please specify the grounds for saying you come within this category

I reside at 33 Kurth Crescent Silverstream therefore in immediate vicinity for the proposal

Do you support or oppose a submission?

Oppose

Enter the name of the original submitter

Farrah Breads Family Trust

Postal address of original submitter

57 Kiln Street Silverstream Upper Hutt

Submission number

29

The particular parts of their submission that I support/oppose are:

I oppose this submission in its entirety

The reasons for my support or opposition are:

The proposed site is an area of greenery including native bush, and an area where there is large population of birds. The proposal would provide for a large number of dwellings directly adjacent to the Farrahs Bread Factory which is already generating a large number of complaints from the community concerning the noise levels of ceiling fans and HVACs, an issue which has been ongoing for nearly three years. Residing in Kurth Crescent this would significantly reduce our views of hillside greenery. A further major concern is the amount of traffic that would be generated by the addition of so many further dwellings. The major housing construction along Alexander Road has already significantly impacted the amount of traffic passing through Silverstream especially at peak times for commuter traffic and the roundabout by the Silverstream Fire Station would be a nightmare with the addition of yet further traffic should this proposal proceed. Is there a provision for further school/kindergarten/daycare facilities to accommodate an increased populations - potentially up to 60 buildings, if plan change goes ahead as intended.

I seek that the whole of the submission be allowed/disallowed (select one):

Disallowed

Do you wish to make another further submission?

No

Please indicate whether you wish to be heard in support of your submission (choose from the options below):

I do not wish to be heard in support of my submission

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (choose from the options below):

I do wish to make a joint case

Further Submission by Transpower New Zealand Limited

**Upper Hutt City District Plan – Proposed Intensification
Planning Instrument**

7 December 2022

Keeping the energy flowing



TRANSPOWER



Form 6

Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To Upper Hutt City Council (“the Council”)

Name of person making further submission: Transpower New Zealand Limited (“Transpower”)

This is a further submission in respect of submissions on the Proposed Intensification Planning Instrument (“Proposed IPI”) for the Upper Hutt City District Plan (“District Plan”).

Transpower has an interest in the Proposed IPI that is greater than the interest the general public has, for reasons including the following:

- Transpower is the owner and operator of the National Grid and the National Grid is enabled, protected and regulated by the National Policy Statement on Electricity Transmission 2008 (“NPSET”), the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (“NESETA”) and the operative Wellington Regional Policy Statement (“WRPS”). The Proposed IPI must give effect to the NPSET and WRPS, and must not duplicate or conflict with the regulations in the NESETA. Transpower has an interest in ensuring that the Proposed IPI meets these statutory obligations.
- Transpower made an original submission on matters raised or affected by other submissions.

Transpower’s further submission and decision sought

Transpower’s further submission supplements, and should be read in conjunction with, Transpower’s primary submission. Transpower’s primary submission includes a description of National Grid assets and the role of the National Grid, along with a summary of the statutory framework that applies to the National Grid.

Transpower’s primary submission generally supports the Proposed IPI and particularly supports the identification of the National Grid as an existing qualifying matter in the Proposed IPI. Transpower’s submission seeks limited amendments to refine the IPI’s approach to embedding qualifying matters.

Transpower’s further submission relates to the consequences of the relief sought in submissions in respect of the Proposed IPI meeting its statutory obligation to give effect to the NPSET.

Transpower’s position in respect of particular submissions, including the reason for Transpower’s further submission and the further relief sought are detailed in the table attached as Appendix A.

Transpower wishes to be heard in support of its further submission.

Due to the specific interests of Transpower, and particularly the national significance of the National Grid, Transpower will not consider presenting a joint case.



Daniel Hamilton – Environmental Regulatory Team Leader

Signature of person authorised to sign
on behalf of Transpower New Zealand Limited

Date: **7 December 2022**

Electronic address for service: environment.policy@transpower.co.nz
Telephone: +64 21 0236 4245
Postal address: PO Box 1021, Wellington 6140
Contact person: Pauline Whitney

Appendix A – Transpower New Zealand Limited: Further Submission on Submissions Made on the Proposed Intensification Planning Instrument for the Upper Hutt City District Plan

The following table sets out the decisions sought by Transpower in respect of submissions made on the Proposed Variation, including the reasons for Transpower’s support or opposition in respect of the original submission. The relief sought in primary submissions is shown as black underlined and ~~strikethrough~~; and the further amendments sought by Transpower are shown in red double underlined and ~~double strikethrough~~.

Submission Reference	Provision and Relief Sought	Support/ Oppose	Reason	Allow/Disallow
KiwiRail (Submission reference S43)				
S43.14	<p>All zones that adjoin the rail corridor (including the NCZ, LCZ, MUZ, TCZ, CCZ)</p> <p>Seeks the inclusion of the following new objective and policy:</p> <p><u>“OX. Built development is of an appropriate scale and location to minimise risks to public health and safety.”</u></p> <p><u>“PX. Require activities adjacent to regionally significant network utilities to be setback a safe distance in order to ensure the ongoing safe and efficient operation of those utilities and the communities who live adjacent to them.”</u></p> <p>Alternatively, seeks that the existing objectives and policies in each zone be amended to provide appropriate policy direction to manage the safety of the rail corridor and the communities who live nearby.</p>	Oppose	<p>Transpower does not oppose the inclusion of new provisions in the Proposed IPI that address reverse sensitivity, and direct, effects of neighbouring activities on the rail network. However, Transpower notes that the relief sought would also provide direction in respect of effects on the National Grid and as such Transpower is concerned that the wording of the provisions proposed by the submitter does not give effect to Policy 10 and Policy 11 of the NPSET (insofar as the proposed provisions relate to the National Grid).</p> <p>It is considered that Transpower’s concerns can be resolved by:</p> <ul style="list-style-type: none"> • amending the relief sought so that the proposed provisions give effect to the NPSET; or, alternatively, • amending the relief sought to be specific to the rail network. <p>Transpower’s initial preference is for the latter solution.</p>	<p>If the submission is allowed, amend the relief sought as follows:</p> <p><u>“OX. Built development is of an appropriate scale and location to minimise risks to public health and safety from the rail network.”</u></p> <p><u>“PX. Require activities adjacent to the rail corridor regionally significant network utilities to be setback a safe distance in order to ensure the ongoing safe and efficient operation of the rail network these utilities and the communities who live adjacent to them.”</u></p>
New Zealand Defence Force (Submission reference S53)				
S53.2 and S53.9	Definitions	Neutral	<p>Transpower is neutral in respect of the necessity of including a definition of ‘nationally significant infrastructure’. Should the submission be allowed, Transpower considers that it is essential that the definition also</p>	<p>If the submission is allowed, include the National Grid in</p>

Submission Reference	Provision and Relief Sought	Support/ Oppose	Reason	Allow/Disallow
	Add a definition of 'nationally significant infrastructure' and specifically include 'defence facilities' in that definition.		include the National Grid on the basis that the NPSET confirms that the need to operate, maintain, develop and upgrade the National Grid is a matter of national significance.	the definition of 'nationally significant infrastructure'.



OFFICE USE ONLY

Submission number

7

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN Intensification Planning Instrument (IPI)—Planning for Growth

The closing date for further submissions is Wednesday, 7 December 2022, at 5.00 pm

To Upper Hutt City Council

Further submission only in support of or opposition to a submission on publicly notified Intensification Planning Instrument (IPI) to the Upper Hutt City Council District Plan

Deliver to: HAPAI Service Centre, 879 – 881 Fergusson Drive, Upper Hutt 5019

Post to: Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

A copy of this further submission must also be served on the original submitter
within 5 working days after making this further submission to Council.

Details of submitter

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

NAME OF SUBMITTER	Summerset Group Holdings Ltd C/- Oliver Boyd, National Development Manager
POSTAL ADDRESS OF SUBMITTER	PO Box 5187, Wellington 6140
AGENT ACTING FOR SUBMITTER (IF APPLICABLE)	Mitch Lewandowski, Building Block Planning Ltd
ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)	8A Travancore Street, Island Bay, Wellington 6023
CONTACT TELEPHONE	021 515 481
CONTACT EMAIL	mitch@bbplanning.co.nz

I am (please tick all that apply

A person representing a relevant aspect of the public interest

A person who has an interest in the proposal that is greater than the general public has
Summerset is the owner and operator of a retirement village in Upper Hutt that will be affected by the relief sought by the submission to which this further submission relates.

The local authority for the relevant area

Details of further submission

To support / oppose (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER Race Inc (Racing at Awapuni and Trentham Combined Enterprises Incorporated)

POSTAL ADDRESS OF ORIGINAL SUBMITTER PO Box 47 024, Upper Hutt 5143

SUBMISSION NUMBER 69

The particular parts of their submission that I support or oppose are:

The Race Inc submission seeks that portions of the Trentham racecourse are rezoned from the currently applicable Special Activity Zone to a Mixed Use Zone. The Race Inc land at Trentham was not originally included in the zoning changes proposed by the plan change.

Summerset opposes the rezoning sought by Race Inc in the absence of any amenity protections being included in the plan provisions in relation to the Summerset site.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

Summerset is the owner and operator of a retirement village adjoining the Trentham Racecourse. The Summerset site, like the Race Inc site, was not included in the plan change as notified.

Rezoning of the Race Inc site as sought would allow for a range of activities and built development on the site in a manner that has the potential to adversely affect the amenity of residents within the Summerset site. There are no protections under the zoning proposed by Race Inc that would apply to the Special Activity zone which applies to the Summerset site.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed / disallowed (tick one) OR

I seek that the following parts of the submission be allowed/disallowed:

Summerset seeks that in the event that the Race Inc site at Trentham is rezoned to Mixed Use Zone, that appropriate provisions are implemented that would control built development on the Race Inc site relative to the neighbouring Summerset site.

At a minimum, those changes should include reference to the Special Activity Zone in objective MUZ-O3, policy MUZ-P7, and standard MUZ-S2. However, Summerset seeks that consideration be given to other potential standards that would help maintain the amenity of the Summerset site, including a greater setback from the Summerset boundary than is currently provided for by standard MUZ-S3 in tandem with the height in relation to boundary standard.

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

I do wish to be heard in support of my submission.

I do not wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

I do wish to make a joint case.

I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:



DATE 7 December 2022

SIGNATURE

Oliver Boyd
National Development Manager
Summerset Group Holdings Limited

**Further Submission on the Intensification Planning
Instrument plan change to the Upper Hutt District Plan by
Kāinga Ora – Homes and Communities**

Clause 8 of Schedule 1 to the Resource Management Act 1991

To: Upper Hutt City Council
Private Bag 907
Upper Hutt 5140
Submitted via email to: planning@uhcc.govt.nz

Name of Further Submitter: Kāinga Ora – Homes and Communities

1. **Kāinga Ora – Homes and Communities (“Kāinga Ora”)** makes this further submission on the **Intensification Planning Instrument (“IPI”)** in support of/in opposition to original submissions to the **IPI**.
2. Kāinga Ora has an interest in the Intensification Planning Instrument that is greater than the interest the general public has, being an original submitter on the IPI with respect to its interests as Crown entity responsible for the provision of public housing, and its housing portfolio in Upper Hutt.
3. Kāinga Ora makes this further submission in respect of submissions by third parties to the IPI.

Reasons for further submission

4. The submissions that Kāinga Ora supports or opposes are set out in the table attached as **Appendix A** to this further submission.
5. The reasons for this further submission are:
 - (a) The reasons set out in the Kāinga Ora primary submission on the IPI.

- (b) In the case of the Primary Submissions that are opposed:
- (i) The Primary Submissions do not promote the sustainable management of natural and physical resources and are otherwise inconsistent with the purpose and principles of the Resource Management Act 1991 (“**RMA**”);
 - (ii) The relief sought in the Primary Submissions is not the most appropriate in terms of section 32 of the RMA;
 - (iii) Rejecting the relief sought in the Primary Submissions opposed would more fully serve the statutory purpose than would implementing that relief; and
 - (iv) The Primary Submissions are inconsistent with the policy intent of the Kāinga Ora primary submission.
- (c) In the case of Primary Submissions that are supported:
- (i) The Primary Submissions promote the sustainable management of natural and physical resources and are consistent with the purpose and principles of the RMA and with section 32 of the RMA;
 - (ii) The reasons set out in the Primary Submissions; and
 - (iii) Allowing the relief sought in the Primary Submissions supported would more fully serve the statutory purpose than would disallowing that relief.
6. Without limiting the generality of the above, the specific relief in respect of each Primary Submission that is supported or opposed is set out in **Appendix A**.
7. Kāinga Ora wishes to be heard in support of its further submission.
8. If others make a similar submission, Kāinga Ora will consider presenting a joint case with them at a hearing.

DATED 7th of December 2022

Kāinga Ora – Homes and Communities



Claire Kirman

Special Counsel – Urban Development

ADDRESS FOR SERVICE:

Kāinga Ora – Homes and Communities

PO Box 74598

Greenlane, Auckland

Attention: Development Planning Team

Email: developmentplanning@kaingaora.govt.nz

Appendix A – Further Submission Table

Submitter Name	Submission point number	Provision	Submission position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
Transpower New Zealand Limited	S27.1	Entire IPI	Support and seek amendment	Revise the corridor provisions to reflect Transpower's current, nationally consistent, engineering-based approach to managing effects on the National Grid and giving effect to the NPSET.	Oppose	Kāinga Ora opposes such changes being undertaken within the IPI process.	Disallow
Transpower New Zealand Limited	S27.16	Policy SUB-RES-P6	Support and seek amendment	Amend policy SUB-RES-P6 to read: To provide for medium density housing within the General Residential Zone while: (a) encouraging the consideration of the protection and retention of Indigenous biodiversity values within the Indigenous Biodiversity Precinct; and (b) recognising that some parts of the Zone contain qualifying matters that may modify or limit the density or height of development.	Oppose	Kāinga Ora opposes the relief sought, as it not considered necessary to aid plan implementation and interpretation.	Disallow
Transpower New Zealand Limited	27.17	District-wide matters table	Support and seek amendment	Amend the District-wide table as follows: "District-wide matters Subdivision within the General Residential Zone must comply with all relevant rules and standards: (a) that relate to qualifying matter areas; (b) that are in the district-wide matters and qualifying matter areas of the Plan as listed below: ..."	Oppose	Kāinga Ora opposes the relief sought, as it not considered necessary to aid plan implementation and interpretation. Kāinga Ora notes that rules relevant to the National Grid are already present within the subdivision provisions of the operative DP (including SUB-RES-R7), which have been carried through unamended within the IPI.	Disallow
Transpower New Zealand Limited	S27.25	Policy GRZ-P1A	Support and seek amendment	Amend Policy GRZ-P1A as follows: "Enable a variety of housing typologies with a mix of densities within the Zone, including 3-storey attached and detached dwellings, and low-rise apartments, while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as specified by the relevant qualifying area provisions."	Oppose	Kāinga Ora opposes the relief sought, as it not considered necessary to aid plan implementation and interpretation.	Disallow
Transpower New Zealand Limited	S27.27	GRZ-General Residential Zone rules	Oppose	Amend the General Residential Zone rules to include a new District-wide table rule that states the following: <u>District-wide matters</u> Each activity in the General Residential Zone must comply with all relevant rules and standards that relate to qualifying matter areas.	Oppose	Kāinga Ora opposes the relief sought, as it not considered necessary to aid plan implementation and interpretation. Such qualifying matters will have relevant provisions and rule framework within the Plan. The proposed amendment adds little value, noting proposals have a range of district-wide rules to comply with, not just those relating to qualifying matters.	Disallow
Ara Poutama Aotearoa – Department of Corrections	S28.1	Entire IPI	Support and seek amendment.	Seeks that intensive residential development is not enabled adjacent to Rimutaka Prison.	Oppose	Kāinga Ora oppose the relief sought as the operation and security should be adequately managed within the grounds of Rimutaka Prison itself. Being near a prison is not a qualifying matter.	Disallow
Ara Poutama Aotearoa – Department of Corrections	S28.2	Definitions	Oppose and seek amendment	Add a new definition of "Household" as follows: Household: means a person or group of people who live together as a unit whether or not: a. any or all of them are members of the same family; or	Oppose	Kāinga Ora seeks clarity as to how this definition relates to other defined activities within the District Plan e.g. rehabilitation facilities, boarding houses etc.	Disallow

Submitter Name	Submission point number	Provision	Submission position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
				b. one or more members of the group (whether or not they are paid) provides day-to-day care, support and supervision to any other member(s) of the group.			
Ara Poutama Aotearoa – Department of Corrections	S28.7	Policy HRZ-P9	Support and seek amendment	Add a new Policy HRZ-P9 as follows: HRZ-P9 Enable a variety of housing types and households with a mix of densities within the General Residential Zone, including 3-storey attached and detached dwellings, and low-rise apartments.	Support	Kāinga Ora support recognising that there are different types of households within the urban environment. Kāinga Ora notes that the proposed wording of HRZ-P9 incorrectly references the 'General Residential Zone'.	Allow
Ara Poutama Aotearoa – Department of Corrections	S28.8	Objective MUZ-O1 and rules in CCZ, TCZ and MUZ	Oppose and seek amendment	Amend the following objectives and policies to enable Community Corrections Activities: <ul style="list-style-type: none"> Mixed Use Zone Objective MUZ-O1. <p>2. Amend the rules in the following zones to enable Community Corrections Activity to be undertaken as permitted activities:</p> <ul style="list-style-type: none"> City Centre Zone. Town Centre Zone. Mixed Use Zone. 	Support	Kāinga Ora support providing a permitted activity framework for non-custodial community corrections facilities to operate and redevelop, within appropriate areas.	Allow
Fuel Companies	S33.7	Entire IPI	Support and seek amendment	Seek amendments to ensure that reverse sensitivity effects on existing lawfully established non-residential activities are minimised	Oppose	Kāinga Ora oppose this relief, noting that the presence of existing lawfully established activities in proximity to / within residential areas enabled for intensification does not, in and of itself, present a reverse sensitivity effect warranting additional controls or management.	Disallow
Fuel Companies	S33.8	Entire IPI	Seek amendment	Add new policy: <u>New residential development should be designed to minimise reverse sensitivity effects on existing non-residential activities</u>	Oppose	Kāinga Ora oppose this relief, noting that the presence of existing lawfully established activities in proximity to / within residential areas enabled for intensification does not, in and of itself, present a reverse sensitivity effect warranting additional controls or management.	Disallow
Fuel Companies	S33.9	Rule GRZ-R11	Support and seek amendment	Amend the Matters of Discretion under Rule GRZ-R11 as follows: Council will restrict its discretion to, and may impose conditions on: effects. (7) Effects on neighbourhood character and amenity. (8) Financial contributions. (9) The matters contained in the Medium and High Density Design Guide in Appendix 1. (10) measures to avoid, remedy or mitigate adverse effects. (11) Cumulative effects. <u>(12) Reverse sensitivity effects on existing lawfully established non-residential activities.</u>	Oppose	Kāinga Ora opposes this additional matter of discretion as the presence of existing lawfully established activities in residential areas enabled for intensification does not, in and of itself, present a reverse sensitivity effect warranting additional controls or management.	Disallow

Submitter Name	Submission point number	Provision	Submission position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
Fuel Companies	S33.10	GRZ-R12A	Support and seek amendment	Amend the Matters of Discretion under Rule GRZ-R12A as follows: Council will restrict its discretion to, and may impose conditions on: (2) Site layout (73) The matters contained in the Code of Practice for Civil Engineering Works. (84) Transport effects. (35) Cumulative effects. (6) <u>Reverse sensitivity effects on existing lawfully established non-residential activities.</u>	Oppose	Kāinga Ora opposes this additional matter of discretion as the presence of existing lawfully established activities in residential areas enabled for intensification does not, in and of itself, present a reverse sensitivity effect warranting additional controls or management.	Disallow
Fuel Companies	S33.11	GRZ-R12B	Support and seek amendment	Amend the Matters of Discretion under Rule GRZ-R12B as follows: Council will restrict its discretion to..... (8) <u>Reverse sensitivity effects on existing lawfully established non-residential activities.</u>	Oppose	Kāinga Ora opposes this additional matter of discretion as the presence of existing lawfully established activities in residential areas enabled for intensification does not, in and of itself, present a reverse sensitivity effect warranting additional controls or management.	Disallow
Fuel Companies	S33.12	Policy HRZ-P6	Support and seek amendment	Amend Policy HRZ-P6 as follows: Provide for and encourage medium and high density residential development that is consistent with the Council's Medium and High Density Design Guide in Appendix 4 <u>that achieves a built form that contributes to high-quality built environment outcomes including by:</u> (i) <u>Requiring designs to be consistent with Council's Medium and High Density Design Guide in Appendix 1;</u> <u>and</u> (ii) <u>Minimising reverse sensitivity effects on existing lawfully established non-residential activities</u>	Oppose	Kāinga Ora opposes the relief sought, noting that the presence of existing lawfully established activities in residential areas enabled for intensification does not, in and of itself, warrant additional controls or management. Kāinga Ora opposes design guides being incorporated as statutory elements of the District Plan.	Disallow
Fuel Companies	S33.12	Policy HRZ-P6	Support and seek amendment	Amend Policy HRZ-P6 as follows: Provide for and encourage medium and high density residential development that is consistent with the Council's Medium and High Density Design Guide in Appendix 4 <u>that achieves a built form that contributes to high-quality built environment outcomes including by:</u> (ii) <u>Requiring designs to be consistent with Council's Medium and High Density Design Guide in Appendix 1;</u> <u>and</u> (ii) <u>Minimising reverse sensitivity effects on existing lawfully established non-residential activities</u>	Oppose	Kāinga Ora opposes the relief sought, noting that the presence of existing lawfully established activities in residential areas enabled for intensification does not, in and of itself, warrant additional controls or management. Kāinga Ora opposes design guides being incorporated as statutory elements of the District Plan.	Disallow

Submitter Name	Submission point number	Provision	Submission position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
Fuel Companies	S33.14	HRZ-S2	Support and seek amendment	Amend Standard HRZ-S2 as follows: Matters of discretion are restricted to: <u>(8) Reverse sensitivity effects on existing lawfully established non-residential activities.</u>	Oppose	Kāinga Ora opposes this additional matter of discretion as the presence of existing lawfully established activities in proximity to residential areas enabled for intensification does not, in and of itself, present a reverse sensitivity effect warranting additional controls or management.	Disallow
Fuel Companies	S33.15	HRZ-S3	Support and seek amendment	Amend Standard HRZ-S3 to include the following matter of discretion: <u>(7) Reverse sensitivity effects on existing lawfully established non-residential activities.</u>	Oppose	Kāinga Ora opposes this additional matter of discretion as the presence of existing lawfully established activities in proximity to residential areas enabled for intensification does not, in and of itself, present a reverse sensitivity effect warranting additional controls or management.	Disallow
Fuel Companies	S33.16	HRZ-S4	Support and seek amendment	Amend Standard HRZ-S4 to include the following matter of discretion: <u>(7) Reverse sensitivity effects on existing lawfully established non-residential activities.</u>	Oppose	Kāinga Ora opposes the relief sought, noting that the presence of existing lawfully established activities in proximity to residential areas enabled for intensification does not, in and of itself, warrant additional controls or management.	Disallow
Fuel Companies	S33.17	HRZ-S5	Support and seek amendment	Amend Standard HRZ-S5 to include the following matter of discretion: <u>(7) Reverse sensitivity effects on existing lawfully established non-residential activities.</u>	Oppose	Kāinga Ora opposes the relief sought, noting that the presence of existing lawfully established activities in proximity to residential areas enabled for intensification does not, in and of itself, warrant additional controls or management.	Disallow
Fuel Companies	S33.18	HRZ-R8	Support and seek amendment	Amend Standard HRZ-S8 to include the following matter of discretion: <u>(8) Reverse sensitivity effects on existing lawfully established non-residential activities.</u>	Oppose	Kāinga Ora opposes the relief sought, noting that the presence of existing lawfully established activities in residential areas enabled for intensification does not, in and of itself, warrant additional controls or management.	Disallow
Fuel Companies	S33.21	MUZ-O3	Support and seek amendment	Amend MUZ-O3 heading, and text as follows: Managing Effects on Residential Amenity and at the Zone Interface Use and development within the Mixed Use Zone are of an appropriate scale and manages potential adverse effects on: a) the amenity values of adjoining sites in Residential or Open Space and Recreation Zones. b) <u>the amenity values of residential activities within the same Zone.</u> c) <u>reverse sensitivity.</u>	Oppose	Kāinga Ora opposes the relief sought in relation to reverse sensitivity, noting that residential intensification does not, in and of itself, warrant additional controls or management.	Disallow
Wellington Electricity Lines Limited	S35.1	Qualifying Matters	Seek amendment	It is sought that, as a mechanism, 'Qualifying Matters' be applied by Council in relation to the substation site identified in this submission to the extent that neighbouring (abutting) Medium and High Density Standard Zone properties cannot develop (as a permitted activity) multi-unit housing only 1.0m setback for the boundary and up to 20m in height.	Oppose	Kāinga Ora oppose this relief, noting that the presence of infrastructure in proximity to residential areas enabled for intensification does not, in and of itself, warrant additional controls or management. Kāinga Ora does not consider that this constitutes a qualifying matter.	Disallow

Submitter Name	Submission point number	Provision	Submission position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
Wellington Electricity Lines Limited	S35.2	Qualifying Matters	Seek amendment	WELL seek that intensified urban development is appropriately regulated through the qualifying matters provisions in the legislation on land which abuts critical Regionally Significant Infrastructure and associated facilities such as the identified Substations.	Oppose	Kāinga Ora oppose this relief, noting that the presence of infrastructure in proximity to residential areas enabled for intensification does not, in and of itself, warrant additional controls or management. Kāinga Ora does not consider that this constitutes a qualifying matter.	Disallow
Wellington Electricity Lines Limited	S35.3	Not stated	Seek amendment	Seeks that all activities and development adjoining the Brown Owl and Trentham Substations must comply with the provisions of the underlying Residential Activity Area of the ODP as they currently stand (as are currently operative).	Oppose	Kāinga Ora oppose this relief, it does not consider that this constitutes a qualifying matter.	Disallow
Wellington Electricity Lines Limited	S35.4	GRZ and HRZ provisions; and Maps.	Seek amendment	Seek that the sites identified in this submission are identified on the applicable district planning map overlays with appropriate annotations to the effect that either medium or high density housing developments on abutting sites will require a land use consent as a Restricted Discretionary Activity thus enabling an effects assessment to be provided with appropriate reverse sensitivity mitigation being inherent to the development.	Oppose	Kāinga Ora oppose this relief, noting that the presence of infrastructure in proximity to residential areas enabled for intensification does not, in and of itself, present a reverse sensitivity effect warranting additional controls or management.	Disallow
Wellington Electricity Lines Limited	S35.5	GRZ-P1 and HRZ-P1	Seek amendment	Should Council consider the ISPP process unable to adopt the sought relief, WELL alternatively seeks that the permitted activity performance standards contained within the IPI for Medium and High Density housing include reference to the potential effects of Regionally Significant Infrastructure, in particular linking the provisions to Proposed Policy GRZ-P1B and HRZ-P1 of the ODP – and to amend the Policies as follows (additional text underlined): Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as significant natural areas, Regionally Significant Infrastructure, historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).	Oppose	Kāinga Ora oppose this relief, noting that the presence of infrastructure in proximity to residential areas enabled for intensification does not, in and of itself, warrant additional controls or management.	Disallow
Wellington Electricity Lines Limited	S35.6	Entire IPI	Seek amendment	WELL seek that Policy NU-P3 of the ODP is similarly reflected in the MRDS (sic) to ensure the adverse effects of the proposed housing intensification appropriately consider the adverse effects of reverse sensitivity on Regionally Significant Infrastructure such as the Brown Owl and Trentham Zone Substations.	Oppose	Kāinga Ora oppose this relief, noting that the presence of infrastructure in proximity to residential areas enabled for intensification does not, in and of itself, warrant additional controls or management.	Disallow

Submitter Name	Submission point number	Provision	Submission position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
Wellington Electricity Lines Limited	S35.7	Entire IPI	Seek amendment	WELL seeks to ensure protection of existing and lawfully established key substation sites which are located within the City's residential areas. The central point of protection stems from the actual and or potential effects of reverse sensitivity that will potentially be brought about through IPI implementation, and which will significantly increase the intensity of sensitive land use in close proximity to established substation facilities.	Oppose	Kāinga Ora oppose this relief, noting that the presence of infrastructure in proximity to residential areas enabled for intensification does not, in and of itself, warrant additional controls or management.	Disallow
Wellington Electricity Lines Limited	S35.8	Entire IPI	Seek amendment	WELL seeks that any intensification of properties surrounding the substations are provided for as restricted discretionary development so as to adequately integrate appropriate feedback from WELL (as an affected party) and the provision of mitigation against the potential adverse effects of reverse sensitivity (i.e., noise mitigation, screening, health and safety).	Oppose	Kāinga Ora oppose this relief, noting that the presence of infrastructure in proximity to residential areas enabled for intensification does not, in and of itself, warrant additional controls or management.	Disallow
Greater Wellington Regional Council	S41.7	Entire IPI	Support and seek amendment	Ensure that density is appropriately managed within areas identified as experiencing 0.5 – 2 m inundation on the 'Regional Exposure Assessment 1% AEP' map.	Oppose	Kāinga Ora support a risk-based approach to managing effects from natural hazards but opposes increasing the extent of flood hazard qualifying matter beyond those originally proposed in the IPI (3.1 (a) – (e)).	Disallow
Greater Wellington Regional Council	S41.11	Entire IPI	Support and seek amendment	Incorporate the following provisions (or amendments to existing provisions) across the District Plan: (a) Objective for the transport system to reduce dependence on fossil fuels and private vehicles recognising contributing to reduction in GHG emissions (Proposed RPS Change 1 Objective CC.3). (b) Objective for new subdivision, use and development to minimise reliance on private vehicles and maximise use of public transport and active transport modes. (c) Policy that sets out a preference for freight distribution centres and high trip generating activities to locate in areas that are in close proximity to efficient transport networks. (d) Policy that enables the development of zero and low carbon and public transport infrastructure (i.e., charging stations, park, and ride facilities). (e) Rules to permit the development of appropriate zero carbon, public transport, and active transport infrastructure. (f) Policy that requires the provision of infrastructure in subdivision development that supports modal shift and	Oppose	Kāinga Ora oppose the introduction of a rule and/or standard requiring provision of charging stations in order for a development to be considered a Permitted Activity. The additional cost to a development for infrastructure that may or may not be utilised is considered unnecessary. In addition, more emphasis should be made on alternative modes of transport rather than personal vehicles. Kāinga Ora oppose introduction as a matter of control or discretion the extent to which the development provides for zero or low carbon, public and active transport modes. Kāinga Ora oppose the introduction of travel demand plan requirements for subdivision, number of dwellings, or number of people in the context of residential development. Kāinga Ora consider that travel management is better undertaken at a neighbourhood scale and that they are prepared by councils rather than applicants.	Disallow

Submitter Name	Submission point number	Provision	Submission position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
				<p>consideration of how design can reduce greenhouse gas emissions.</p> <p>(g) Rule and associated standard that requires end of trip cycling facilities for staff (showers and lockers). The standard should be scaled for the number of staff cycle parks provided.</p> <p>(h) Amend/include standards to require EV or e-bike charging stations, including for residential development.</p> <p>(i) Amend/include standards that specify requirements for safe cycle lanes, pedestrian crossings, cycle parks.</p> <p>(j) Matter of control or discretion for subdivision, comprehensive housing development and commercial activity rules (and similar) a requirement to consider the extent to which the development provides for zero or low carbon, public and active transport modes.</p> <p>(k) Include provisions to prescribe thresholds for when consent applicants must prepare travel demand management plans (integrated transport assessments). The thresholds can be size of the subdivision, number of dwellings, people, floor size of retail development etc. It should apply to residential, education, office, industrial, community, entertainment and other land use activities that could generate higher private vehicle and freight travel. Provisions should also require that travel demand management plans include measures to reduce reliance on private vehicles and encourage modal shift to low carbon, active or public transport options.</p>			
Greater Wellington Regional Council	S41.32	Not stated	Support and seek amendment	<p>Incorporate the following provisions (or amendments to existing provisions) across the District Plan:</p> <p>(a) Include policies, rules and methods that protect indigenous ecosystems and habitats with significant indigenous biodiversity values from inappropriate subdivision, use and development.</p> <p>(b) Include policy to direct the circumstances when and how biodiversity offsetting can be used, and if used, the outcome must be at least 10% biodiversity gain or benefits. Refer to</p>	Support in part	Kāinga Ora support having objectives, policies and rules pertaining to indigenous biodiversity, but the extent of these should be clearly defined in an overlay and these should be in an overlay contained in the Ecosystems and Indigenous Biodiversity chapter.	Allow in part

Submitter Name	Submission point number	Provision	Submission position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
				<p>an appendix for full details.</p> <p>(c) Include an appendix which sets out the limitations where biodiversity offsetting is not appropriate as described in Policy 24 and Appendix 1A of the Proposed RPS Change 1.</p>			
KiwiRail	S43.1	Definitions	Support and seek amendment	Add the following to the definition for 'qualifying matter area': ' <u>(s) areas adjacent to the railway corridor.</u> '	Oppose	Kāinga Ora oppose the relief sought, and does not support a railway corridor being within the definition of 'qualifying matter area.' Kāinga Ora considers the 1.5m front yard and 1m side/rear yard setbacks, as required in the MDRS, are sufficient as these provides adequate space for maintenance activities within sites adjacent to the rail network.	Disallow
KiwiRail	S43.3	Definitions	Seek amendment	Add a new definition to Chapter 3.1 for 'activities sensitive to noise' as follows: ' <u>Activities sensitive to noise means any residential unit, minor residential unit, family flat, rest home, retirement village, marae, community care housing, early childhood centre, educational facility, kōhanga reo, hospital, and healthcare facilities with an overnight stay facility.</u> '	Oppose	Kāinga Ora oppose the proposed new definition as far as it relates to unnecessary restrictions in relation to noise and vibration.	Disallow
KiwiRail	S43.8	SUB-HRZ-03	Support and seek amendment	Amend SUB-HRZ-03 as follows: 'High quality intensive residential development is provided in close proximity to rapid transport stops, community facilities and commercial activities in multistorey flats and apartments- <u>in a manner that ensures the ongoing safe and efficient operation of transport networks and minimises potential reverse sensitivity effects.</u> '	Oppose	Kāinga Ora oppose the relief sought in relation to reverse sensitivity effects and considers that such effects should be resolved at the source.	Disallow
KiwiRail	S43.9	SUB-HRZ-P4	Support and seek amendment	Amend SUB-HRZ-P4 as follows: 'Recognise the benefits of wider adoption of public transport through the increase of density along public transport corridors and within walkable catchments of centres- <u>while ensuring development is undertaken in a manner that ensures the ongoing safe and efficient operation of transport networks and minimises potential reverse sensitivity effects.</u> '	Oppose	Kāinga Ora oppose the relief sought in relation to reverse sensitivity effects and considers that such effects should be resolved at the source.	Disallow
KiwiRail	S43.13	Rules LCZ-S2, MUZ-S3 TCZ-S3 and CCZ-S2, NCZ-SSC-S1, GRZ-S3	Support and seek amendment	Amend setbacks in LCZ-S2, MUZ-S3 TCZ-S3 and CCZ-S2, NCZ-SSC-S1, GRZ-S3, and any other zones affected by the IPI that adjoins the railway corridor to include a new permitted activity standard that requires a 5.0m building setback from boundaries adjoining the rail corridor, and a new matter of discretion that addresses the location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor. See the submission for specific requested amendments.	Oppose	Kāinga Ora oppose the relief sought as far as it applies to the requested 5m setback; a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners.	Disallow

Submitter Name	Submission point number	Provision	Submission position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
KiwiRail	S43.15	Noise	Seek amendment	<p>(1) Add a new objective and policy to the Noise chapter as follows: <u>NOISE-O2 Avoid where practicable, or otherwise remedy or mitigate, adverse effects of subdivision, use and development on regionally significant network utilities.</u></p> <p>(2) Add new policy as follows: <u>NOISE-P3 Require activities to be appropriately located and/or designed to avoid where practicable or otherwise remedy or mitigate reverse sensitivity effects on regionally significant network utilities.</u></p> <p>(3) In the alternative and to the extent the noise and vibration rules are included in each relevant zone, amend the existing objectives and policies (including NCZ-P2, LCZ-P2, MUZ-P2 and TCZ-P2) to recognize the need to minimise reverse sensitivity effects on infrastructure.</p>	Oppose	Kāinga Ora oppose the use of the word 'avoid' in a noise policy limiting the development of residential activities near the railway. Onus should instead be placed on the source of the noise to adopt the Best Practicable Option to minimise and mitigate at the source and in the vicinity of the corridor the off-site effects as far as possible.	Disallow
KiwiRail	S43.16	Noise	Seek amendment	Insert new Permitted Activity and Restricted Discretionary Rule into the Noise chapter to manage new buildings and alterations to existing buildings containing an activity sensitive to noise in all zones. See the submission for the requested new rules.	Oppose	Kāinga Ora oppose the relief sought. Kāinga Ora considers that effects should only be mitigated by noise sensitive activities in the receiving environment following adopting of the Best Practicable Option ("BPO") to minimise and mitigate at source. Restrictions on neighbouring noise sensitive activities should be no more stringent than necessary. Any such controls should be informed by evidential noise modelling.	Disallow
KiwiRail	S43.17	Noise	Seek amendment	<p>1. Add a new permitted activity rule into the Noise chapter, or alternatively into each relevant zone adjoining the railway corridor that:</p> <p>(a) Specifies the maximum railway noise level (measured in LAeq(1h)) that any new building or alteration to an existing building that contains an activity sensitive to noise must meet be designed to meet.</p> <p>(b) Requires that any new building or alteration to an existing building that contains an activity sensitive to noise is at least 50 metres from any railway network and is designed so that a noise barrier completely blocks line-of-sight from all parts of doors and windows to all points 3.8 metres above railway tracks.</p> <p>(c) specifies the assumed level of noise from the railway track depending on the distance between the railway track and the new or altered building.</p> <p>(d) Requires new internal ventilation that provides air flow of at least 6 air changes per hour, provides relief for equivalent volumes of spill air, cooling, and heating of rooms between 18 degree C and 25 degrees C, and the noise emission limit for the heating/cooling or ventilation</p>	Oppose	Kāinga Ora oppose the relief sought. Kāinga Ora considers that effects should only be mitigated by noise sensitive activities in the receiving environment following adopting of the Best Practicable Option ("BPO") to minimise and mitigate at source and in the vicinity of the corridor the off-site effects as far as possible. Restrictions on neighbouring noise sensitive activities should be no more stringent than necessary. Any such controls should be informed by evidential noise modelling.	Disallow

Submitter Name	Submission point number	Provision	Submission position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
				<p>system can emit. See the submission for the wording of all requested standards.</p> <p>1. Add new matters for consideration where the requested new standards are not met. See the submission for all requested matters for consideration.</p>			
KiwiRail	S43.18	Noise	Seek amendment	<p>Add a new standard and matters for consideration into the Noise chapter or alternatively within each of the relevant zones adjoining the rail corridor as follows:</p> <p><u>New Noise standard: NOISE-S8 Indoor railway vibration</u></p> <p><u>1. Any new buildings or alterations to existing buildings containing a noise sensitive activity, within 60 metres of the boundary of any railway network, must be protected from vibration arising from the nearby rail corridor.</u></p> <p><u>2. Compliance with standard (1) above shall be achieved by a report submitted to the council demonstrating compliance with the following matters:</u></p> <p><u>(a) the new building or alteration or an existing building is designed, constructed and maintained to achieve rail vibration levels not exceeding 0.3 mm/s vw,95 or</u></p> <p><u>(b) the new building or alteration to an existing building is a single-storey framed residential building with:</u></p> <ul style="list-style-type: none"> <u>i. a constant level floor slab on a full-surface vibration isolation bearing with natural frequency not exceeding 10 Hz, installed in accordance with the supplier's instructions and recommendations; and</u> <u>ii. vibration isolation separating the sides of the floor slab from the ground; and</u> <u>iii. no rigid connections between the building and the ground.</u> <p>Add new matters for consideration as follows:</p> <p><u>Matters for consideration</u></p> <p><u>NOISE-MC4 Rail vibration</u></p> <ul style="list-style-type: none"> <u>(a) the effects generated by the standard(s) not being met.</u> <u>(b) location of the building.</u> <u>(c) the effects of any non-compliance with the activity specific standards.</u> <u>(d) special topographical, building features or ground conditions which will mitigate vibration impacts.</u> <u>(e) the outcome of any consultation with KiwiRail.</u> 	Oppose	Kāinga Ora oppose the relief sought. Kāinga Ora considers that effects should only be mitigated by noise sensitive activities in the receiving environment following adopting of the Best Practicable Option ("BPO") to minimise and mitigate at source and in the vicinity of the corridor the off-site effects as far as possible. Restrictions on neighbouring noise sensitive activities should be no more stringent than necessary. Any such controls should be informed by evidential noise modelling.	Disallow

Submitter Name	Submission point number	Provision	Submission position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
Waka Kotahi	S50.28	Qualifying Matters	Oppose and seek amendment	Include an overlay as qualifying matter which requires sensitive activities within 100m of State Highway 2 to provide mitigation for noise effects in accordance with Waka Kotahi standards.	Oppose	Kāinga Ora oppose the relief sought. Kāinga Ora considers that effects should only be mitigated by noise sensitive activities in the receiving environment following adopting of the Best Practicable Option (“BPO”) to minimise and mitigate at source and in the vicinity of the corridor the off-site effects as far as possible. Restrictions on neighbouring noise sensitive activities should be no more stringent than necessary. Any such controls should be informed by evidential noise modelling.	Disallow
New Zealand Defence Force	S53.1	Entire IPI	Seeks amendment	Seek to ensure that when significant intensification occurs within close proximity to Defence Facilities as proposed through the IPI, then reverse sensitivity effects are managed so that the ongoing operation of Defence Facilities are protected.	Oppose	Kāinga Ora oppose the relief sought. Kāinga Ora considers that reverse sensitivity effects should be mitigated at the source. Restrictions on nearby activities should be no more stringent than absolutely necessary.	Disallow
New Zealand Defence Force	S53.3	Definitions	Support and seek amendment	The definition of “Qualifying matter area” be amended to include a reverse sensitivity buffer area for Defence Facilities. This will include an area around Defence Facilities within which reverse sensitivity effects can be managed (through a qualifying matter) to ensure the safe and efficient operation of Nationally Significant Infrastructure.	Oppose	Kāinga Ora oppose the relief sought. Kāinga Ora considers that no reverse sensitivity buffer area is necessary.	Disallow
New Zealand Defence Force	S53.5	Entire IPI	Support and seek amendment	Include the requirement for new development authorised by this Plan Change, that is within the NZDF reverse sensitivity buffer area, to include no-complaints covenants in favour of NZDF.	Oppose	Kāinga Ora oppose the use of a buffer area as a qualifying matter. Kāinga Ora considers that any reverse sensitivity effects should only be mitigated by nearby activities where any potential effects have first been mitigated at the source.	Disallow
New Zealand Defence Force	S53.7	Entire IPI	Support and seek amendment	That additional permitted activity standards requiring the registration of no-complaints covenants in favour of the NZDF are incorporated into intensification rules, for new development authorised by this Plan Change, in a NZDF reverse sensitivity buffer area.	Oppose	Kāinga Ora oppose the imposition of no complaints covenants and considers that potential effects from the operation of the NZDF should be mitigated in the first instance.	Disallow
New Zealand Defence Force	S53.8	Entire IPI	Support and seek amendment	That reverse sensitivity be considered as a matter of control or discretion for proposed intensification not meeting permitted activity standards within a NZDF reverse sensitivity buffer area.	Oppose	Kāinga Ora oppose the use of a buffer area as a way in which to manage potential reverse sensitivity effects of intensification near NZDF activities.	Disallow
New Zealand Defence Force	S53.10	Definitions	Seek amendment	Amend definition of “Qualifying Matter Area” to include “NZDF reverse sensitivity buffer area”.	Oppose	Kāinga Ora oppose the use of a buffer area as a way in which to manage potential reverse sensitivity effects of intensification near NZDF activities.	Disallow
New Zealand Defence Force	S53.12	Entire IPI	Seek amendment	Include objectives and policies that specifically manage reverse sensitivity effects on Trentham Military Camp in both the General Residential zone and the High Density Residential Zone. Means to achieve this include through the registration of no-complaint covenants in NZDF’s favour within the NZDF reverse sensitivity buffer area.	Oppose	Kāinga Ora oppose the use of a no complaints covenant and buffer area as a way in which to manage potential reverse sensitivity effects of intensification near NZDF activities.	Disallow



OFFICE USE ONLY

Submission number **9**

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN Intensification Planning Instrument (IPI)—Planning for Growth

The closing date for further submissions is **Wednesday, 7 December 2022, at 5.00 pm**

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Intensification Planning Instrument (IPI) to the Upper Hutt City Council District Plan

Deliver to: HAPAI Service Centre, 879 – 881 Fergusson Drive, Upper Hutt 5019

Post to: Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

A copy of this further submission must also be served on the original submitter within 5 working days after making this further submission to Council.

Details of submitter

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

NAME OF SUBMITTER: Gillies Group Management Trust

POSTAL ADDRESS OF SUBMITTER:
PO Box 47 153, Trentham, Upper Hutt 5143

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE):
brendan.hogan@gilliesgroup.co.nz

CONTACT TELEPHONE

CONTACT EMAIL: brendan.hogan@gilliesgroup.co.nz

I am (please tick all that apply

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

A person who has an interest in the proposal that is greater than the general public has

The Further Submitter has an interest in the potential redevelopment of the said portion of the Trentham Racecourse for mixed use and residential intensification and rezoning of the said portion of the racecourse to Mixed Use Zone in the IPI Plan Change.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

The local authority for the relevant area

Details of further submission

To support / oppose (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER: RACE Inc (Racing at Awapuni and Trentham Combined Enterprises Incorporated)

POSTAL ADDRESS OF ORIGINAL SUBMITTER: Wellington Racing Club, PO Box 47 024, Racecourse Road, Trentham, Upper Hutt 5143. Attention: Tim Savell

SUBMISSION NUMBER: 69

The particular parts of their submission that I support ~~or oppose~~ are:

Gillies Group Management Trust supports RACE Inc's request that the said portion of the Trentham Racecourse identified in RACE Inc's submission be rezoned Mixed Use Zone in the IPI Plan Change.

Gillies Group Management Trust supports the Objectives, Policies and Standards of the Mixed Use Zone in the IPI Plan Change.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

The reasons for Gillies Group Management Trust's further submission here-in are set out in the attached letter dated 6 December 2022.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be **allowed** / **disallowed** (tick one) OR

I seek that the following parts of the submission be allowed/disallowed:

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

- I do wish to be heard in support of my submission.
 I do not wish to be heard in support of my submission.

Please indicate whether you wish to ~~make~~ a joint case at the hearing if others make a similar submission (tick appropriate box):

- I do wish to make a joint case.
 I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE

6/12/22

6 December 2022

Upper Hutt City Council
C/- planning@uhcc.govt.nz

Gillies Group Management Trust
C/-PO Box 47 153
Trentham
UPPER HUTT 5143

Dear Sir/Madam

**REASONS FOR FURTHER SUBMISSION
FROM GILLIES GROUP MANAGEMENT TRUST**

**IN RESPECT OF
ORIGINAL SUBMISSION NO.69 – RACE INC**

Gillies Group Management Trust supports the submission of RACE Inc (Racing at Awapuni and Trentham Combined Enterprises Incorporated) for the said portion of the racecourse identified in RACE Inc's submission to be rezoned Mixed Use Zone for the following reasons:

- The said portion of the Trentham Racecourse is an appropriate location for mixed use development and residential intensification as the site immediately adjoins the Trentham Train Station and an existing rapid transit corridor in the form of the Hutt Valley rail line. The said portion of the Trentham Racecourse is therefore an appropriate site which could accommodate redevelopment on the specified portion of the racecourse consistent with the objectives of the IPI Plan Change to promote mixed use development and residential intensification on land with good connectivity and convenient access to rapid public transport;
- The Trentham Racecourse is zoned Special Activity in the operative Upper Hutt District Plan. Permitted Activities in the operative Special Activity Zone are limited and restrictive, and do not provide for mixed use development and residential intensification which could co-exist and complement the racecourse/horse racing on the site. The racecourse site is a large significant physical urban land resource (land and facilities) which could accommodate a wider range of uses given the site's size and location, and its good connectivity to an existing commuter train station (Trentham Train Station). Re-zoning the said portion of the Trentham Racecourse to the Mixed Use Zone would provide for a wider range of activities on the site thereby promoting the sustainable management of the existing physical resources of the Racecourse, which in turn could assist the Racecourse in upgrading racecourse facilities;
- Rezoning the said portion of the racecourse site to the Mixed Use Zone will provide the Racecourse with appropriate zoning to provide for a range of activities that would be appropriate to co-exist with, and add to, the viability of Trentham Racecourse;
- In addition to the wider range of activities that could be established by the provisions of the Mixed Use Zone at the said portion of the racecourse, the site is conveniently serviced by public transport (two stops from the Trentham Station to Upper Hutt Station on the Hutt Valley line) to the wide range of commercial, medical, civic and recreational amenities and services in the sub-regional centre of the Upper Hutt CBD. The said portion of the Trentham Racecourse site is therefore appropriate for mixed use development and residential intensification as provided for by the Mixed Use Zone provisions in the IPI Plan Change; and
- The availability and size of the said portion of the Trentham Racecourse together with its location next to an existing commuter Train Station, is a rare urban land opportunity to provide for mixed use, and residential intensification at scale. The associated socio-economic effects from the construction and implementation of mixed use and residential intensification, and resultant employment, participation and use of local goods and services and amenities by the additional businesses and households, will enable the Racecourse and community of Upper Hutt to provide for its economic and social wellbeing now and into the future. This includes increasing the range of activities which can co-exist and complement the Racecourse activities, and the variety of residential accommodation and housing typologies in Upper Hutt, such as apartments.

Gillies Group Management Trust supports the Objectives, Policies and Standards of the Mixed Use Zone in the IPI Plan Change.

Yours sincerely

GILLIES GROUP MANAGEMENT TRUST



Further Submission - RMA Form 6

This submission form should be used for making a further submission on Proposed Plan Change to the Upper Hutt City Council District Plan Intensification Planning Instrument (IPI) – Planning for Growth (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

To: Upper Hutt City Council
Email to: planning@uhcc.govt.nz
Subject: Further submission on Proposed Plan Change to the Upper Hutt City Council District Plan Intensification Planning Instrument (IPI) – Planning for Growth
Post: Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Further Submitter Contact Details			
Full Name	<i>Last Name</i>		<i>First Name</i>
	Kelly		Caitlin
Company/Organisation Name (if applicable)	Waka Kotahi NZ Transport Agency (Waka Kotahi)		
Contact Person	Caitlin Kelly		
Email Address for Service	Caitlin Kelly: caitlin.kelly@nzta.govt.nz & Environmental Planning: Environmentalplanning@nzta.govt.nz		
Address	Level 7, Majestic Centre 100 Willis Street Wellington 6145		
Mail Address for Service (if different)	PO BOX 5084 Wellington 6140		
Phone	<i>Mobile</i>	<i>Home</i>	<i>Work</i> (04) 830 6844
Attendance and wish to be heard at the hearing:			
Waka Kotahi does wish to be heard in support of this further submission			
Waka Kotahi will consider presenting a joint case with other submitters, who make a similar further submission, at a hearing.			
Relevance:			

I am a person who has an interest in the proposal that is greater than an interest the general public has.

Explain/specify the grounds for saying that you come within this category (you must fill this in):

Waka Kotahi NZ Transport Agency is a Crown Entity with statutory obligations of ensuring an integrated, safe and sustainable transport system.

Signature of person making further submission (or person authorised to sign on behalf of person making further submission)

Caitlin Kelly – Principal Planner Environmental Planning

A handwritten signature in black ink, appearing to read 'Caitlin Kelly', written over a vertical line.

7 December 2022

Submitter Name/Contact	Submission Number	Chapter	Support or Oppose	The particular parts of the submission I support or oppose are:	The reasons for my support or opposition are:	I seek that the whole or part (describe part) of the submission be allowed or disallowed:
Z Energy Limited	S32.2	MUZ-R14	Support in part	Seek clarity on whether the PA in MUZ-R14 rule and associated compliance with the standards relates to new service station activities and alterations to existing activities (such as an upgrade to an existing service station in the Mixed Use Zone).	Waka Kotahi has concerns with introducing a permitted activity status for existing service stations as there is a service station directly accessing the state highway within one of the Mixed Use Zones and therefore potential for effects on the safety and efficiency of the state highway. Accordingly, upgrades should be a Restricted Discretionary activity with matters of discretion relating to impacts on the safety, efficiency of the state highway and accessibility in general.	Waka Kotahi seeks that the submission point seeking Permitted activity status for existing service stations is disallowed.
Greater Wellington Regional Council	S41.11	Entire IPI	Support in part	Incorporate the following provisions (or amendments to existing provisions) across the District Plan	Waka Kotahi supports the intent of the new provisions. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed and how it will be given effect to.	Waka Kotahi seeks that the submission point is allowed but considers more information is required. Waka Kotahi seeks to be involved with the development of the policies.
Greater Wellington Regional Council	S41.12	Entire IPI	Support in part	Amend the IPI as necessary to have regard to Proposed RPS Change 1 Policy CC.7 and Policy CC.12	Waka Kotahi supports the intent of the new provisions. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed and how it will be given effect to.	Waka Kotahi seeks that the submission point is allowed but considers more information is required. Waka Kotahi seeks to be involved with the development of the policies.
Greater Wellington Regional Council	S41.13	Entire IPI	Support in part	Amend the intensification Planning Instrument as necessary to have regard to Proposed RPS Change 1 Policy CC.8	Waka Kotahi supports the intent of the new provisions. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed and how it will be given effect to.	Waka Kotahi seeks that the submission point is allowed but considers more information is required. Waka Kotahi seeks to be involved with the development of the policies.
Kiwi Rail	S43.3	Definitions	Support	Add a new definition to Chapter 3.1 for 'activities sensitive to noise' as follows: ' <u>Activities sensitive to noise means any residential unit, minor residential unit, family flat, rest home, retirement village, marae, community care housing, early childhood centre, educational facility, kōhanga reo, hospital, and healthcare facilities with an overnight stay facility.</u> '	Waka Kotahi supports the amendments sought because the expanded definition appropriately addresses all activities that could be affected by noise.	Waka Kotahi seeks that this submission point be allowed.
Kiwi Rail	S43.9	SUB-HRZ-P4	Support	Amend SUB-HRZ-P4 as follows: 'Recognise the benefits of wider adoption of public transport through the increase of density along public transport corridors and within walkable catchments of centres - <u>while ensuring development is undertaken in a manner that ensures the ongoing safe and efficient operation of transport networks and minimises potential reverse sensitivity effects.</u> '	Waka Kotahi support this amendment as it supports the outcomes sought by the National Policy Statement on Urban Development while giving appropriate consideration to the health and wellbeing of the future occupants.	Waka Kotahi seeks that this submission point be allowed.

Kiwi Rail	S43.15	Noise	Support	<p>(1) Add a new objective and policy to the Noise chapter as follows: <u>NOISE-O2 Avoid where practicable, or otherwise remedy or mitigate, adverse effects of subdivision, use and development on regionally significant network utilities.</u></p> <p>(2) Add new policy as follows: <u>NOISE-P3 Require activities to be appropriately located and/or designed to avoid where practicable or otherwise remedy or mitigate reverse sensitivity effects on regionally significant network utilities.</u></p> <p>(3) In the alternative and to the extent the noise and vibration rules are included in each relevant zone, amend the existing objectives and policies (including NCZ-P2, LCZ-P2, MUZ-P2 and TCZ-P2) to recognize the need to minimise reverse sensitivity effects on infrastructure.</p>	Waka Kotahi supports these additions as they support the outcomes sought by the National Policy Statement on Urban Development while giving appropriate consideration to the health and wellbeing of the future occupants.	Waka Kotahi seeks that this submission point be allowed.
Kiwi Rail	S43.16	Noise	Support	Insert new Permitted Activity and Restricted Discretionary Rule into the Noise chapter to manage new buildings and alterations to existing buildings containing an activity sensitive to noise in all zones. See the submission for the requested new rules.	Waka Kotahi supports this approach and requests that it is expanded to also cover the state highway network.	Waka Kotahi seeks that this submission point is, or the relief sought in our original submission S50.28 is given effect to. We seek to be involved in the development of the rule framework.
Kiwi Rail	S43.17	Noise	Support	<p>1. Add a new permitted activity rule into the Noise chapter, or alternatively into each relevant zone adjoining the railway corridor</p> <p>2. Add new matters for consideration where the requested new standards are not met. See the submission for all requested matters for consideration.</p>	Waka Kotahi supports this approach and requests that it is expanded to also cover the state highway network.	Waka Kotahi seeks that this submission point is, or the relief sought in our original submission S50.28 is given effect to. We seek to be involved in the development of the rule framework.
Kainga Ora	S58.37	SUB-GEN	Oppose	Inclusion of a non-notification preclusion statement for all Controlled and Restricted Discretionary Activity rules within the SUB-GEN - General Subdivision Chapter. See submission for specific requested amendments.	Waka Kotahi opposes the inclusion of a non-notification preclusion statement, as each proposal needs to assess and then provide appropriate methods to avoid, remedy or mitigate effects on the transport network. As the Road Controlling Authority for the state highway network and manager of the funding of the land transport system Waka Kotahi needs to be notified of proposals that may affect the transport network to ensure that a proposal contributes to an effective, efficient and safe land transport system.	Waka Kotahi seeks that this submission point be disallowed.

Kainga Ora	S58.39	SUB-RES	Oppose	Amend all Controlled and Restricted Discretionary Activity rules in SUB-RES-Subdivision in the General Residential Zone chapter to include a non-notification preclusion statement for all in this chapter. See submission for specific requested amendments.	Waka Kotahi opposes the inclusion of a non-notification preclusion statement as each proposal needs to assess and then provide appropriate methods to avoid, remedy or mitigate effects on the transport network. As the Road Controlling Authority for the state highway network and manager of the funding of the land transport system Waka Kotahi needs to be notified of proposals that may affect the transport network to ensure that a proposal contributes to and effective, efficient and safe land transport system.	Waka Kotahi seeks that this submission point be disallowed.
Kainga Ora	S58.57	SUB-RES-R6	Oppose	Amend SUB-RES-R6 to remove the outcome of consultation from the matters of discretion.	Waka Kotahi opposes the removal of consultation requirements as each proposal needs to assess and then provide appropriate methods to avoid, remedy or mitigate effects on the transport network. As the Road Controlling Authority for the state highway network and manager of the funding of the land transport system Waka Kotahi needs to be notified of proposals that may affect the transport network to ensure that a proposal contributes to and effective, efficient and safe land transport system.	Waka Kotahi seeks that this submission point be disallowed.
Kainga Ora	S58.132	GRZ-R12B	Oppose	Amend GRZ-R12B by adding the following to the restriction on notification clause: An application for resource consent under this rule which does not comply with GRZ-S5, GRZ-S9, GRZ-S14, GRZS15 or GRZ-S16 is precluded from being either publicly or limited notified.	Waka Kotahi opposes the inclusion of a notification restriction as each proposal needs to assess and then provide appropriate methods to avoid, remedy or mitigate effects on the transport network. As the Road Controlling Authority for the state highway network and manager of the funding of the land transport system Waka Kotahi needs to be notified of proposals that may affect the transport network to ensure that a proposal contributes to and effective, efficient and safe land transport system.	Waka Kotahi seeks that this submission point be disallowed.
Silverstream Land Holdings Limited	S62.1	Rezoning	Support in part	Amend the zoning of the St Patrick's Estate Precinct to Mixed Use Zone. The submission includes a considerable amount of reasoning and justification for all the requested amendments as a suite. See the submission for full reasoning and justification for these requested amendments.	The original Waka Kotahi submission seeks that the St Patrick's Estate precinct is subject to the development of a structure plan before onsite development begins. Waka Kotahi is supportive of this re-zoning if it is subject to the development of a structure plan that appropriately considers infrastructure provision for the entire site, including provision for active transport modes.	Waka Kotahi seeks that this submission point is allowed in part subject to the requirement of a structure plan prior to development, or the relief sought in our original submission S50.19 is given effect to.
Silverstream Land Holdings Limited	S62.22	MUZ-PREC1-R1 – New Rule	Seek amendment	Include a new rule MUZ-PREC1-R1 to provide for garden centres as a permitted activity within the St Patrick's Estate Precinct; OR provide for garden centres as a permitted activity across the MUZ.	Waka Kotahi opposes garden centres being provided for as a Permitted activity as they can have significant effect on the transport network, and therefore a full consideration of how such effects can be avoided, remedied or mitigated is required through a minimum of Restricted Discretionary activity status.	Waka Kotahi seeks that this submission point be disallowed.
Silverstream Land Holdings Limited	S62.23	MUZ – New rule	Seek amendment	Provide for supermarkets as a permitted activity within the St Patrick's Estate Precinct; OR clarify as part of the existing definition of 'large format retail' that it is inclusive of supermarkets.	Waka Kotahi opposes supermarkets being provided for as a Permitted activity as they can have significant effect on the transport network, and therefore a full consideration of how such effects can be avoided, remedied or mitigated is required through a minimum of Restricted Discretionary activity status.	Waka Kotahi seeks that this submission point be disallowed.

Retirement Villages Association of New Zealand	S64.36	GRZ-R5A	Support and seek amendment	Seek to insert a new rule to provide for retirement villages as a permitted activity in the General Residential Zone <u>GRZ-X Retirement Villages PER.</u>	Waka Kotahi opposes retirement villages as a Permitted activity as they can have significant effect on the transport network, and therefore a full consideration of how such effects can be avoided, remedied or mitigated is required through a minimum of Restricted Discretionary activity status.	Waka Kotahi seeks that this submission point be disallowed.
Retirement Villages Association of New Zealand	S64.72	NCZ-R18	Oppose and seek amendment	Amend NCZ-R18 as follows: NCZ-R18 Retirement Village 1. Activity status: Discretionary <u>Permitted</u>		
Retirement Villages Association of New Zealand	S64.85	LCZ-R19	Oppose and seek amendment	Amend LCZ-R19 as follows: LCZ-R19 Retirement Village 1. Activity status: Discretionary <u>Permitted</u>		
Retirement Villages Association of New Zealand	S64.99	MUZ – Mixed Use Zone	Oppose and seek amendment	Amend the activity status of retirement villages activities to be a permitted activity in the Mixed Use Zone and subsequently delete the existing matters of discretion for retirement village activities.		



OFFICE USE ONLY

Submission number

11

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN
Intensification Planning Instrument (IPI)—Planning for Growth

The closing date for further submissions is **Wednesday, 7 December 2022, at 5.00 pm**

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Intensification Planning Instrument (IPI) to the Upper Hutt City Council District Plan

Deliver to: HAPAI Service Centre, 879 – 881 Fergusson Drive, Upper Hutt 5019

Post to: Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

A copy of this further submission must also be served on the original submitter within 5 working days after making this further submission to Council.

Details of submitter

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

NAME OF SUBMITTER

ANTHONY CAREY

POSTAL ADDRESS OF SUBMITTER

22 HAREWOOD GROVE PINEHAVEN.

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

5284301

CONTACT EMAIL

I am (please tick all that apply ☑):

- A person representing a relevant aspect of the public interest

CONCERNED CITIZEN

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

- A person who has an interest in the proposal that is greater than the general public has

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

- The local authority for the relevant area

Details of further submission

To **support** / **oppose** (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER

A. CAREY.

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

The particular parts of their submission that I support or **oppose** are:

THE REDEVELOPMENT OF HIGH HOUSING IN AND ON FERGISSON DRIVE

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

THIS IS THE MAIN GATEWAY TO UPPER HUTT AND NEEDS TO BE PRESERVED. THE MANY TREES AND PROPERTIES WELCOME PEOPLE TO THE AREA.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be **allowed** / **disallowed** (tick one) **OR**

I seek that the following parts of the submission be allowed/disallowed:

As Above

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

- I **do** wish to be heard in support of my submission.
- I **do not** wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

- I **do** wish to make a joint case.
- I **do not** wish to make a joint case.

Signature and date

[Handwritten Signature]

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

DATE

7-12-22

7 December 2022

Upper Hutt City Council
879-881 Fergusson Drive
UPPER HUTT

By email: planning@uhcc.govt.nz

KIWRAIL FURTHER SUBMISSION ON PROPOSED INTENSIFICATION PLANNING INSTRUMENT (IPI)

NAME OF SUBMITTER:

KiwiRail Holdings Limited (KiwiRail)

ADDRESS FOR SERVICE:

Level 1
Wellington Railway Station
Bunny Street
PO Box 593
WELLINGTON 6140

Attention: Michelle Grinlinton-Hancock

Email: michelle.grinlinton-hancock@kiwirail.co.nz

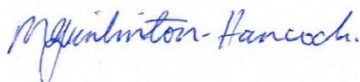
Background

1. KiwiRail made a submission on the Proposed Intensification Planning Instrument (IPI) (submitter 43).
2. KiwiRail makes the following further submission on submissions to the Proposed IPI, as set out in the **attached** schedule.
3. For the submissions that KiwiRail supports, KiwiRail considers that the relief sought should be allowed because it:
 - (a) will promote the sustainable management of the natural and physical resources in Upper Hutt, and is therefore consistent with Part 2 and other provisions of the Resource Management Act 1991 (**RMA**) and the Enabling Housing Supply Amendment Act 2021 (**Amendment Act**);
 - (b) is consistent with other relevant planning documents, including the Greater Wellington Regional Policy Statement and National Policy Statement for Urban Development 2020;
 - (c) will meet the reasonably foreseeable needs of future generations;
 - (d) will avoid, remedy or mitigate actual and potential adverse effects on the environment;



- (e) will enable the social, economic and cultural wellbeing of the people of Upper Hutt; and
 - (f) is the most appropriate way to achieve the objectives of the Proposed Plan in terms of section 32 of the RMA.
4. For the submissions that KiwiRail opposes, KiwiRail considers that the relief sought should be declined because it:
- (a) will not promote the sustainable management of the natural and physical resources in Upper Hutt, and is therefore contrary to, or inconsistent with, Part 2 and other provisions of the RMA and the Amendment Act;
 - (b) is inconsistent with other relevant planning documents, including the Greater Wellington Regional Policy Statement and National Policy Statement for Urban Development 2020;
 - (c) will not meet the reasonably foreseeable needs of future generations;
 - (d) will not avoid, remedy or mitigate actual and potential adverse effects on the environment;
 - (e) will not enable the social, economic and cultural wellbeing of people of Upper Hutt; and
 - (f) is not the most appropriate way to achieve the objectives of the Proposed Plan in terms of section 32 of the RMA.
5. For those submissions that KiwiRail supports, KiwiRail seeks that they be allowed, and for those that are opposed, KiwiRail seeks that they be disallowed.
6. KiwiRail wishes to speak to its submission and further submission. KiwiRail could not gain an advantage in trade competition through this further submission.

Yours faithfully

A handwritten signature in blue ink, reading "Michelle Grinlinton-Hancock".

Michelle Grinlinton-Hancock
RMA Team Leader
Kiwirail Holdings Limited



SCHEDULE 1 – PROPOSED IPI

Submitter and Submission ID	Submitter #	Relevant Provision	The particular parts of the submission I support or oppose are:	Support / Oppose	Reasons for Support or Opposition	Decision Sought
Kainga Ora	S58.37	SUB-GEN	Inclusion of a non-notification preclusion statement for all Controlled and Restricted Discretionary Activity rules within the SUB-GEN - General Subdivision Chapter. See submission for specific requested amendments.	Oppose	KiwiRail does not consider it is appropriate for limited notification to be precluded for developments that do not comply with prescribed standards. In certain instances, including where the rail corridor setback is infringed, it may be appropriate for limited notification to KiwiRail as the owner of the rail corridor to ensure developments are appropriately designed in such a way as to ensure any adverse effects of that non-compliance can be adequately mitigated and managed through the consenting process.	KiwiRail sees that this submission point be disallowed.
Kainga Ora	S58.39	SUB-RES	Amend all Controlled and Restricted Discretionary Activity rules in SUB-RES. Subdivision in the General Residential Zone chapter to include a non-notification preclusion statement for all in this chapter. See submission for specific requested amendments.	Oppose	KiwiRail does not consider it is appropriate for limited notification to be precluded for developments that do not comply with prescribed standards. In certain instances, including where the rail corridor setback is infringed, it may be appropriate for limited notification to KiwiRail as the owner of the rail corridor to ensure developments are appropriately designed in such a way as to ensure any adverse effects of that non-compliance can be adequately mitigated and managed through the consenting process.	KiwiRail sees that this submission point be disallowed.
Kainga Ora	S58.57	SUB-RES-R6	Amend SUB-RES-R6 to remove the outcome of consultation from the matters of discretion.	Oppose	KiwiRail does not consider it is appropriate for the outcome of consultation with the owner or operator of regionally significant network utilities be removed from the provision. In certain instances, including where the rail corridor setback is infringed, it may be appropriate for KiwiRail as the owner of the rail corridor to ensure developments are appropriately designed in such a way as to ensure any adverse effects of that non-compliance can be adequately mitigated and managed through the consenting process.	KiwiRail sees that this submission point be disallowed.
Kainga Ora	S58.58	SUB-RES-R8, SUB-RES-R9, and SUB-RESR10	Amend SUB-RES-R8, SUB-RES-R9, and SUB-RES-R10 to: (1). Remove appearance and landscaping from the matters of discretion. (2). Remove reference to consent notices being used for restricting development. (3). Remove the outcome of consultation from the matters of discretion.	Oppose	KiwiRail does not consider it is appropriate for the outcome of consultation with the owner or operator of regionally significant network utilities be removed from the provision. In certain instances, including where the rail corridor setback is infringed, it may be appropriate for KiwiRail as the owner of the rail corridor to ensure developments are appropriately designed in such a way as to ensure any adverse effects of that non-compliance can be adequately mitigated and managed through the consenting process. It is also appropriate for consent notices to be used to restrict development to an identified building platform as potential effects will have been assessed based on a development in that location and consideration of effects or mitigation measures may be different based on development occurring on a different part of the site.	KiwiRail sees that this submission point be disallowed.
Kainga Ora	S58.61	SUB-RES	Amend all SUB-CMU Controlled and Restricted Discretionary Activity Rules to include a non-notification preclusion statement. See submission for requested amendments.	Oppose	KiwiRail does not consider it is appropriate for limited notification to be precluded for developments that do not comply with prescribed standards. In certain instances, including where the rail corridor setback is infringed, it may be appropriate for limited notification to KiwiRail as the owner of the rail corridor to ensure developments are appropriately designed in such a way as to ensure any adverse effects of that non-compliance can be adequately mitigated and managed through the consenting process.	KiwiRail sees that this submission point be disallowed.
Kainga Ora	S58.132	GRZ-R12B	Amend GRZ-R12B by adding the following to the restriction on notification clause: An application for resource consent under this rule which does not comply with GRZ-S5, GRZ-S9, GRZ-S14, GRZS15 or GRZ-S16 is precluded from being either publicly or limited notified.	Oppose	KiwiRail does not consider it is appropriate for limited notification to be precluded for developments that do not comply with prescribed standards. In certain instances, including where the rail corridor setback is infringed, it may be appropriate for limited notification to KiwiRail as the owner of the rail corridor to ensure developments are appropriately designed in such a way as to ensure any adverse effects of that non-compliance can be adequately mitigated and managed through the consenting process.	KiwiRail sees that this submission point be disallowed.





OFFICE USE ONLY

Submission number

13

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Intensification Planning Instrument (IPI)—Planning for Growth

The closing date for further submissions is **Wednesday, 7 December 2022, at 5.00 pm**

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Intensification Planning Instrument (IPI) to the Upper Hutt City Council District Plan

Deliver to: HAPAI Service Centre, 879 – 881 Fergusson Drive, Upper Hutt 5019

Post to: Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

A copy of this further submission must also be served on the original submitter within 5 working days after making this further submission to Council.

Details of submitter

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NAME OF SUBMITTER **New Zealand Defence Force**

POSTAL ADDRESS OF SUBMITTER **PO Box 39997, Wellington Mail Centre, Lower Hutt 5045**

AGENT ACTING FOR SUBMITTER (IF APPLICABLE) **Karen Baverstock**

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE) **PO Box 5271, Victoria Street West, Auckland 1142**

CONTACT TELEPHONE **021 934 270**

CONTACT EMAIL **lucy.edwards@nzdf.mil.nz / kbaverstock@tonkintaylor.co.nz**

I am (please tick all that apply ☑):

A person representing a relevant aspect of the public interest

Under the Defence Act 1990, amongst other things NZDF is responsible for the defence of NZ, the protection of the interests of NZ, the provision of assistance in times of emergency and the provision of public service. It therefore represents a relevant aspect of the public interest)

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

A person who has an interest in the proposal that is greater than the general public has

NZDF has an interest in the proposed plan change to the Upper Hutt City Council District Plan that is greater than the interest the general public has, as it operates defence force facilities within Upper Hutt.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

The local authority for the relevant area

Details of further submission

To **support** / **oppose** (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

The particular parts of their submission that I support or oppose are:

See submissions attached

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be **allowed** / **disallowed** (tick one) **OR**

I seek that the following parts of the submission be allowed/disallowed:

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

I **do** wish to be heard in support of my submission.

I **do not** wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

I **do** wish to make a joint case.

I **do not** wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE 07/12/2022

Further Submission on the Intensification Planning Instrument (IPI) to the Upper Hutt City Council District Plan

To: Planning Policy Team

Address: Upper Hutt City Council
Private Bag 907
Upper Hutt 5140
PO Box 90

Email: planning@uhcc.govt.nz

Submitter: New Zealand Defence Force

Contact Person: Lucy Edwards, Senior Statutory Planner (Defence Estate and Infrastructure)

Address for Service: New Zealand Defence Force
C/- Tonkin + Taylor
PO Box 5271
Victoria Street West
Auckland 1142
Attn: Wendy Macdonald

Phone: 021 934 270

Email: Lucy.Edwards@nzdf.mil.nz / wmcdonald@tonkintaylor.co.nz

This is a further submission on the IPI to the Upper Hutt City Council District Plan.

The New Zealand Defence Force (NZDF) represents a relevant aspect of the public interest¹, and also has an interest in the proposed plan change to the Upper Hutt City Council District Plan that is greater than the interest the general public has, as it operates defence force facilities within Upper Hutt as described below.

The New Zealand Defence Force (NZDF) has military interests throughout New Zealand. In Upper Hutt, NZDF currently operates the Trentham Military Camp. The camp houses approximately 1,000 staff and officers and is the base for a number of military units, including the Headquarters Joint Forces New Zealand, Command and Staff College, Trade Training School and Trentham Regional Support Battalion. Trentham Military Camp occupies approximately 222 hectares of land to the south of the Upper Hutt Central Business District (CBD). It occupies a highly strategic location, and activities undertaken there are integral to NZDF maintaining its operational capacity, and in turn providing for the country's security, wellbeing and safety.

¹ Set out in section 5 of the Defence Act 1990

In general, NZDF recognises the need to provide for intensification, but wants to ensure that when significant intensification occurs within close proximity to Defence Facilities as proposed through the IPI, then reverse sensitivity effects are managed so that the ongoing operation of Defence Facilities are protected.

NZDF **does** wish to be heard in support of its further submission.

If others make a similar further submission, NZDF will consider presenting a joint case with them at the hearing.

A copy of this further submission has been sent to each person who made the original submission.



Person authorised to sign
on behalf of New Zealand Defence Force

Date 7 December 2012

Table 1: NZDF Further Submission

#	Original Submitter's Name and Address	Number	NZDF position	Section Reference and Summary of Submission	Reason	Decision Sought
Definitions						
1	Transpower New Zealand Limited	27.8	Support	Definitions - Retain definition of reverse sensitivity as notified.	NZDF supports the definition of 'Reverse sensitivity'.	Accept submitter's relief and retain definition of 'Reverse sensitivity'.
2	Transpower New Zealand Limited	27.9	Support	Retain objective UFD-01 as notified.	NZDF supports proposed Objective UFD-01, and particularly the inclusion of reference to people and communities' health, safety and wellbeing. This objective indirectly supports the management of reverse sensitivity by ensuring the management of the communities' health, safety and wellbeing.	Accept submitter's relief and retain the proposed objective UFD-01.
3	Transpower New Zealand Limited	27.11	Support in part	Retain objective UFD-04 as notified.	NZDF supports proposed Objective UFD-04, and particularly the inclusion of reference to the following continuing to be provided for as qualifying matters: - "give effect to national policy statements"; and - "ensure the safe and efficient operation of nationally significant infrastructure". Such an approach gives effect to Policy 4 of the NPS-UD and promotes the safe and efficient operation of NZDF facilities, provided NZDF facilities are included as Nationally Significant Infrastructure.	Accept submitter's relief and retain the proposed objective UFD-04, provided 'Defence Facilities' are included in the definition of 'Nationally Significant Infrastructure'.

#	Original Submitter's Name and Address	Number	NZDF position	Section Reference and Summary of Submission	Reason	Decision Sought
4	Transpower New Zealand Limited	27.12	Support in part	Policy UFD-P2 - Retain policy UFD-P2 as notified.	NZDF supports proposed Policy UFD-P2 on the basis that NZDF's proposed 'reverse sensitivity buffer area' is included as a qualifying matter area.	Accept submitter's relief provided NZDF's proposed 'reverse sensitivity buffer area' is included as a qualifying matter area.
5	Transpower New Zealand Limited	S27.13	Support in part	Strategic Direction - Retain the additional text in respect of existing qualifying matter areas in the existing Strategic Direction.	NZDF supports the amendment to the existing Strategic Direction because the amendment appropriately recognises the relationship of qualifying matters to the extent of development through the inclusion of "... existing qualifying matter areas may limit the amount of permitted medium density development possible on an allotment."	Accept submitter's relief and retain the proposed wording to Strategic Direction provided NZDF's proposed 'reverse sensitivity buffer area' is included as a qualifying matter area.
6	Transpower New Zealand Limited	27.14	Support	Objective CMU-01 - Retain objective CMU-01 as notified.	NZDF supports proposed Objective CMU-01, and particularly the inclusion of reference to people and communities' health, safety, and wellbeing. NZDF supports any provision that promotes the communities' health, safety, and wellbeing as it supports reducing the effects of reverse sensitivity.	Accept submitter's relief and retain the proposed objective CMU-01.
7	Transpower New Zealand Limited	27.15	Support	Objective SUB-RES-02 - Retain objective SUB-RES-02 as notified	Support proposed Objective SUB-RES-02, and particularly the inclusion of reference to people and communities' health, safety, and wellbeing. NZDF supports any provision that promotes the communities' health, safety, and wellbeing as it	Accept submitter's relief and retain as notified.

#	Original Submitter's Name and Address	Number	NZDF position	Section Reference and Summary of Submission	Reason	Decision Sought
					supports reducing the effects of reverse sensitivity.	
8	Transpower New Zealand Limited	S27.17	Support in part	District wide matters table - Amend the wording of the district-wide matters table to make it clear what qualifying matters are referenced.	The areas surrounding NZDF Facilities (e.g 'reverse sensitivity buffer areas') should be included as a qualifying matter and should be added to the table in order to manage the effects of reverse sensitivity from the proposed intensification.	Accept submitter's relief (with the addition of NZDF's proposed reverse sensitivity buffer area in the table as sought in NZDF's original submission).
9	Transpower New Zealand Limited	S27.22	Support	GRZ-General Residential Zone – Support the proposed amendments to the General Residential Zone 'Background' text but considers that the introduction would benefit from the inclusion of reference to the constraints imposed by qualifying matters.	NZDF considers that permitted activity densities may need to be modified in relation to qualifying matters and for this reason requests that the amendment suggested by Transpower is included.	Accept submitter's relief.
10	Transpower New Zealand Limited	S27.25	Support	Policy GRZ-P1A - Amend Policy GRZ-P1A as follows: "Enable a variety of housing typologies with a mix of densities within the Zone, including 3-storey attached and detached dwellings, and low rise apartments, <u>while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as specified by the relevant qualifying area provisions.</u> "	NZDF supports the reference to qualifying matter areas in this policy. This would provide a pathway for controls to be incorporated to cater for reverse sensitivity effects.	Accept submitter's relief.
11	Fuel Companies	S33.7	Support	Entire IPI - Seek amendments to ensure that reverse sensitivity effects	NZDF supports this submission and considers it critical that reverse sensitivity effects are recognised, and that direction	Accept submitter's relief and amend as requested.

#	Original Submitter's Name and Address	Number	NZDF position	Section Reference and Summary of Submission	Reason	Decision Sought
				on existing lawfully established non-residential activities are minimised	is provided so that effects can be avoided as far as practicable.	
12	Fuel Companies	S33.8	Support	Entire IPI - Add new policy: New residential development should be designed to minimise reverse sensitivity effects on existing non-residential activities.	NZDF supports this submission and considers it critical that reverse sensitivity effects are recognised, and that direction is provided so that effects can be avoided as far as practicable.	Accept submitter's relief and amend as requested.
13	Fuel Companies	S33.9	Support	GRZ-R12A - Amend the Matters of Discretion under Rule GRZR12A to include ' <u>reverse sensitivity effects on existing lawfully established non-residential activities</u> '.	NZDF supports this submission and considers it critical that reverse sensitivity effects are recognised and managed in relation to NZDF facilities.	Accept submitter's relief and amend as requested.
14	Fuel Companies	S33.10	Support	GRZ-R12B - Amend the Matters of Discretion under Rule GRZR12B to include ' <u>reverse sensitivity effects on existing lawfully established non-residential activities</u> '.	NZDF supports this submission and considers it critical that reverse sensitivity effects are recognised and managed in relation to NZDF facilities.	Accept submitter's relief and amend as requested.
15	Fuel Companies	S33.12	Support	Policy HRZ-P6 – Amend the policy to include direction to minimise reverse sensitivity effects on existing lawfully established non-residential activities.	NZDF supports this submission and considers it critical that reverse sensitivity effects are recognised and managed in relation to NZDF facilities.	Accept submitter's relief and amend as requested.
16	Fuel Companies	S33.14	Support	HRZ-S2 - Amend Standard HRZ-S2 as follows: Matters of discretion are restricted to: ' <u>..... (8) Reverse sensitivity effects on existing lawfully established non-residential activities</u> '.	NZDF supports this submission and considers it critical that reverse sensitivity effects are recognised and managed in relation to NZDF facilities.	Accept submitter's relief and amend as requested.
17	Fuel Companies	S33.15	Support	HRZ-S3 - Amend Standard HRZ-S3 to include the following matter of discretion:	NZDF supports this submission and considers it critical that reverse sensitivity	Accept submitter's relief and amend as requested.

#	Original Submitter's Name and Address	Number	NZDF position	Section Reference and Summary of Submission	Reason	Decision Sought
				<u>(7) Reverse sensitivity effects on existing lawfully established non-residential activities</u>	effects are recognised and managed in relation to NZDF facilities.	
18	Fuel Companies	S33.15	Support	Amend Standard HRZ-S4 to include the following matter of discretion: <u>(7) Reverse sensitivity effects on existing lawfully established non-residential activities.</u>	NZDF supports this submission and considers it critical that reverse sensitivity effects are recognised and managed in relation to NZDF facilities.	Accept submitter's relief and amend as requested.
19	Fuel Companies	S33.16	Support	HRZ-S5 - Amend Standard HRZ-S5 to include the following matter of discretion: <u>(7) Reverse sensitivity effects on existing lawfully established non-residential activities</u>	NZDF supports this submission and considers it critical that reverse sensitivity effects are recognised and managed in relation to NZDF facilities.	Accept submitter's relief and amend as requested.
20	Fuel Companies	S33.17	Support	HRZ-S8 - Amend Standard HRZ-S8 to include the following matter of discretion: <u>(8) Reverse sensitivity effects on existing lawfully established non-residential activities</u>	NZDF supports this submission and considers it critical that reverse sensitivity effects are recognised and managed in relation to NZDF facilities.	Accept submitter's relief and amend as requested.
21	Wellington Electricity Lines Limited	S35.1	Support	Qualifying Matters – Wellington Electricity Lines Limited seeks that, as a mechanism, 'Qualifying Matters' be applied by Council in relation to the substation site identified in their submission to the extent that neighbouring (abutting) Medium and High Density Standard Zone properties cannot develop (as a permitted activity) multi-unit housing only 1.0m	NZDF supports this position in that higher density housing abutting qualifying matters can be provided for, but requests that reverse sensitivity effects are managed including through a 'reverse sensitivity buffer area'.	Accept submitter's relief (subject to the addition of a 'reverse sensitivity buffer area' as sought in NZDF's original submission).

#	Original Submitter's Name and Address	Number	NZDF position	Section Reference and Summary of Submission	Reason	Decision Sought
				setback for the boundary and up to 20m in height.		
22	Wellington Electricity Lines Limited	35.2	Support	Qualifying Matters - Wellington Electricity Lines Limited seek that intensified urban development is appropriately regulated through the qualifying matters provisions in the legislation on land which abuts critical Regionally Significant Infrastructure and associated facilities such as the identified substations.	It is appropriate that reverse sensitivity is recognised and provided for in the plan. Intensification of an activity or development will have impacts on land abutting Regionally Significant Infrastructure and associated facilities such as NZDF facilities.	Accept submitter's relief and amend as requested.
23	Wellington Electricity Lines Limited	35.4	Support	GRZ and HRZ provisions and Maps – Seeks that sites identified in their submission are identified on the applicable district planning map overlays with appropriate annotations to the effect that either medium or high-density housing developments on abutting sites will require a land use consent as a Restricted Discretionary Activity thus enabling an effects assessment to be provided with appropriate reverse sensitivity mitigation being inherent to the development.	NZDF supports the mechanism proposed in Wellington Electricity Lines Limited submission, and requests that NZDF facilities are annotated and housing developments on sites in the vicinity of regionally significant infrastructure (e.g. within the 'reverse sensitivity buffer area') are appropriately managed to mitigate the effects of reverse sensitivity.	Accept submitter's relief and include a 'reverse sensitivity buffer area' or similar for sites in the vicinity of regionally significant infrastructure.
24	Wellington Electricity Lines Limited	35.6	Support	Entire IPI - Wellington Electricity Lines Limited seek that Policy NU-P3 of the ODP is similarly reflected in the MRDS to ensure the adverse effects of the proposed housing intensification appropriately consider the adverse	NZDF supports this position as it allows Council to address the potential reverse sensitivity effects of the proposed housing intensification on Regionally	Accept submitter's relief.

#	Original Submitter's Name and Address	Number	NZDF position	Section Reference and Summary of Submission	Reason	Decision Sought
				effects of reverse sensitivity on Regionally Significant Infrastructure such as the Brown Owl and Trentham Zone Substations.	Significant Infrastructure such as NZDF facilities.	
25	KiwiRail	S43.1	Support	Definitions - Add the following to the definition for 'qualifying matter area': <u>'(s) areas adjacent to the railway corridor.'</u>	NZDF supports the inclusion of areas adjacent to existing infrastructure being included as qualifying matter areas to manage reverse sensitivity effects. NZDF requests that areas in the proposed reverse sensitivity buffer area are also included as a qualifying matter area.	Accept submitter's relief and include the proposed reverse sensitivity buffer area into the definition of qualifying matter area.
26	KiwiRail	S43.2	Support	Definitions - Retain the definition for 'reverse sensitivity' as notified.	NZDF supports the definition of 'reverse sensitivity' as notified.	Accept submitter's relief and retain definition of 'reverse sensitivity'.
27	KiwiRail	S43.4	Support	UFD-O4 - Retain UFD-O4 as notified.	NZDF supports proposed Objective UFD-O4, and particularly the inclusion of reference to the following continuing to be provided for as qualifying matters: - "give effect to national policy statements"; and - "ensure the safe and efficient operation of nationally significant infrastructure". Such an approach gives effect to Policy 4 of the NPS-UD and promotes the safe and efficient operation of NZDF facilities, provided NZDF facilities are included as Nationally Significant Infrastructure.	Accept submitter's relief and retain the proposed objective UFD-O4 (provided 'Defence Facilities' are included in the definition of 'Nationally Significant Infrastructure').
29	KiwiRail	S43.8	Support in part	SUB-HRZ-03 - Amend SUB-HRZ-03 as follows: 'High quality intensive residential development is provided in	NZDF supports the wording of suggested amendment, provided the amendment is not just restricted to 'transport networks'	Accept submitter's relief and retain the proposed objective SUB-HRZ-03 with

#	Original Submitter's Name and Address	Number	NZDF position	Section Reference and Summary of Submission	Reason	Decision Sought
				close proximity to rapid transport stops, community facilities and commercial activities in multistorey flats and apartments, <u>in a manner that ensures the ongoing safe and efficient operation of transport networks and minimises potential reverse sensitivity effects.</u>	and extends to 'regionally significant infrastructure'.	the addition of ' <u>in a manner that ensures the ongoing safe and efficient operation of transport networks and regionally significant infrastructure and minimises potential reverse sensitivity effects.</u> '
30	KiwiRail	S43.15	Support in part	Noise – The KiwiRail submission requests new noise policies and objectives in relation to avoiding/mitigating reverse sensitivity effects on significant network utilities.	NZDF supports the submission however, requests that instead of the proposed wording being related to significant network utilities, it relates to regionally significant infrastructure.	Support the submitter's relief, provided <u>regionally significant infrastructure</u> is referenced.
31	Waka Kotahi	S50.28	Support	Qualifying Matters - Include an overlay as qualifying matter which requires sensitive activities within 100m of State Highway 2 to provide mitigation for noise effects in accordance with Waka Kotahi standards.	NZDF supports Waka Kotahi's submission in principle, in the use of qualifying matter overlays to provide mitigation for noise effects. Similarly as per its original submission, NZDF requests that a 'reverse sensitivity buffer area' around NZDF facilities is included within the definition of qualifying matter area.	Support the submitter's relief, provided qualifying matter overlays (if included) are not just restricted to State Highways but extend to other important infrastructure.
32	Kainga Ora	S58.2	Oppose	Entire IPI – Expanding high density zones and additional height controls as shown on the maps provided in Appendix 4 of Kainga Ora's submission.	NZDF does not support further density increases in the vicinity of Trentham Military camp without appropriate controls put in place in order to manage reverse sensitivity effects.	Reject the submitter's relief with regard to the proposed density increases adjacent to Gallipoli Road and Messines Ave, unless appropriate controls are developed in order to manage reverse sensitivity effects.

#	Original Submitter's Name and Address	Number	NZDF position	Section Reference and Summary of Submission	Reason	Decision Sought
33	Kainga Ora	S58.37	Oppose	SUB-GEN - Inclusion of a non-notification preclusion statement for all Controlled and Restricted Discretionary Activity rules within the SUB-GEN - General Subdivision Chapter.	NZDF is not supportive of non-notification provisions for the general subdivision chapter.	Reject the submitter's relief.
34	Kainga Ora	S58.39	Oppose	SUB-RES - Amend all Controlled and Restricted Discretionary Activity rules in SUB-RES Subdivision in the General Residential Zone chapter to include a non-notification preclusion statement for all in this chapter.	NZDF is not supportive of non-notification provisions for the General Residential Zone chapter.	Reject the submitters relief.
35	Kainga Ora	S58.124, S58.127, S58.132	Oppose	GRZ-R11, GRZ-R12, and GRZ-R12B - Amend to include non-notification clauses	NZDF is not supportive of non-notification clauses for GRZ-R11, GRZ-R12, and GRZ-R12B.	Reject the submitters relief.
36	Kainga Ora	S25.153	Oppose	HRZ – R2 - Amend to include non-notification clauses	NZDF is not supportive of non-notification clause for HRZ – R2.	Reject the submitters relief.
37	Kainga Ora	S58.57	Oppose in part	SUB-RES-R6 - Oppose the matters of discretion related to regionally significant infrastructure and renewable electricity generation activities	NZDF opposes removing regionally significant infrastructure (i.e defence facilities) as a matter of discretion, unless there is a rule framework addressing effects on significant infrastructure as stated in the submission.	Reject the submitter's relief.
38	Retirement Villages Association of New Zealand	S64.16	Oppose	All Zones – Policies – Seeks that a retirement village should be precluded from public notification in all cases, and where it is compliant with the relevant standards should also be precluded from limited notification.	NZDF is not supportive of this submission as notification of applications will allow reverse sensitivity matters to be addressed and mitigated.	Reject the submitter's relief

#	Original Submitter's Name and Address	Number	NZDF position	Section Reference and Summary of Submission	Reason	Decision Sought
39	RACE Inc (Racing at Awapuni and Trentham Combined Enterprises Incorporated)	S69.1	Oppose in part	Maps - Seek that 1) the part of the Trentham Racecourse shown hatched on the attached aerial at Pt Lot 2 527769 and Lot 4 522882 be rezoned, and 2) that the Mixed Use Zone provisions apply.	Development of the land as anticipated by a Mixed Use zoning, inside the hatched area illustrated in RACE's submission, could potentially give rise to reverse sensitivity effects due to the proximity of the area to Trentham Military Camp. NZDF opposes this submission in part subject to the development of adequate controls to manage reverse sensitivity effects on Trentham Military Camp.	If the relief is successful, ensure adequate controls are in place so that potential reverse sensitivity effects on Trentham Military Camp are appropriately managed.



OFFICE USE ONLY

Submission number

14

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN **Intensification Planning Instrument (IPI)—Planning for Growth**

The closing date for further submissions is **Wednesday, 7 December 2022, at 5.00 pm**

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Intensification Planning Instrument (IPI) to the Upper Hutt City Council District Plan

Deliver to: HAPAI Service Centre, 879 – 881 Fergusson Drive, Upper Hutt 5019

Post to: Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

A copy of this further submission must also be served on the original submitter within 5 working days after making this further submission to Council.

Details of submitter

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

NAME OF SUBMITTER Retirement Villages Association of New Zealand Inc

POSTAL ADDRESS OF SUBMITTER c/o Chapman Tripp, Level 34, 15 Customs Street West, PO Box 2206, Auckland 1024

AGENT ACTING FOR SUBMITTER (IF APPLICABLE) Luke Hinchey

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE) luke.hinchey@chapmantripp.com
/marika.williams@chapmantripp.com /
hannah.okane@mitchelldaysh.com

CONTACT TELEPHONE +64 9 357 2709 CONTACT EMAIL _____

I am (please tick all that apply ☑):

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

A person who has an interest in the proposal that is greater than the general public has

Please see attached submission.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

The local authority for the relevant area

Details of further submission

To **support** / **oppose** (tick one) the submission of: **Please see attached submission**

NAME OF ORIGINAL SUBMITTER

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

The particular parts of their submission that I support or oppose are:

Please see attached submission

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

Please see attached submission

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be **allowed** / **disallowed** (tick one) **OR**

I seek that the following parts of the submission be allowed/disallowed:

Please see attached submission

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

I **do** wish to be heard in support of my submission.

I **do not** wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

I **do** wish to make a joint case.

I **do not** wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

DATE **7/12/22**



Clause 8 of Schedule 1, Resource Management Act 1991

7 December 2022

To Upper Hutt City Council (*Council*)

Further submitter details:

Retirement Villages Association of New Zealand Incorporated (*RVA*)

The RVA made a submission on the Council's Proposed Intensification Planning Instrument (*IPI*) to the Upper Hutt City Council District Plan (*District Plan*).

Introduction

1 This is a further submission on the District Plan IPI.

Interest in the submissions

- 2 The RVA represents a relevant aspect of the public interest and has an interest in the IPI greater than the general public for a number of reasons, including (without limitation):
- a. The RVA represents the interests of the owners, developers and managers of retirement villages throughout the Upper Hutt District. The RVA, on behalf of its members, has a significant interest in how the District Plan, including amendments proposed by the IPI, provides for retirement village and aged care provision in Upper Hutt, given the existing and predicted demand by our members for such accommodation.
 - b. Retirement villages make a substantial contribution to housing and healthcare for older people in the region, providing for the social and economic wellbeing of communities. The ability of RVA members to provide villages that contribute to the social and economic wellbeing of Upper Hutt City will depend on the reasonableness and appropriateness of the District Plan provisions, including amendments proposed by the IPI.
 - c. Given the RVA's broad membership, history and representation in Upper Hutt City, the RVA has specialist experience and expertise relevant to determining the merits of the Upper Hutt City Council District Plan provisions, including amendments proposed by the IPI.
 - d. The RVA made a submission on the IPI.

Decisions sought

- 3 The decisions sought are detailed in the table **attached** to this form as **Appendix 1**.
- 4 The RVA has not referenced all original submissions it supports or opposes on the basis that its own submission is clear as to what the RVA seeks for retirement villages in the region. To the extent that other submissions seek relief which “challenges the relief sought” in the RVA’s primary submission (i.e. new or amended provisions that are inconsistent with or in conflict with the RVA’s submission), the RVA generally opposes those submissions. To the extent that other submissions seek relief which aligns with the RVA’s primary submission, the RVA supports those submissions.

Request to be heard in support of further submission

- 5 The RVA wishes to be heard in support of its further submission.
- 6 If others make a similar submission, the RVA will consider presenting a joint case with them at a hearing.

John Colllyns

Executive Director
7 December 2022

Address for service of submitter:
Retirement Villages Association of New Zealand Incorporated
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PO Box 2206
Auckland 1140

Email address: luke.hinchey@chapmantripp.com / marika.williams@chapmantripp.com

APPENDIX 1 - FURTHER SUBMISSION ON BEHALF OF THE RVA

Submitter Name	Submission Point	Submission Summary	Support or oppose	Reason for Support or Opposition	Decision Sought
Submitter 41: Greater Wellington Regional Council PO Box 11646, Manners Street, Wellington 6142					
	S41.5	<p>Incorporate the following provisions (or amendments to existing provisions) across the District Plan:</p> <p>(a) Include a strategic direction objective and/or policies to provide direction regarding ki uta ki tai, partnering with mana whenua, upholding Māori data sovereignty, and making decisions with the best available information including Mātauranga Māori.</p> <p>(b) Include a strategic direction objective and / or policy to require regard to be had to equity and inclusiveness issues in decision making.</p>	Oppose	The RVA opposes the relief sought in this submission point as it goes beyond the scope of the IPI. The changes sought by the submitter are significant and have not been subject to a s32 analysis or public notification.	Disallow submission point.
	S41.6	Amend the IPI to include a policy and amend relevant rules to require hydrological controls for use, development, and subdivision of land (Policy FW.3(j)). It is noted that hydrological controls are broader than stormwater neutrality and include measures to control a range of flows and volumes to manage both flooding and ecosystem health.	Oppose	The RVA opposes the relief sought as these matters are appropriately dealt with under the Proposed RPS Change 1. The provisions applying to hydraulic neutrality in the notified IPI are appropriate subject to the amendments sought by the RVA in its primary submission.	Disallow submission point.
	S41.9	<p>Amend the IPI to:</p> <p>(a) Incorporate policies and rules to require improved water use efficiency for new developments.</p>	Oppose in part / seek clarification	The RVA does not oppose the relief sought in this submission point in principle, however seeks further clarification on the relief sought.	Further clarification about the specific relief sought is required.

		<p>(b) Incorporate subdivision standards to require alternative water supplies for non-potable use i.e. roof water capture in new developments.</p> <p>(c) Require new developments to ensure adequate available water supply in a changing climate now and into the future. It is anticipated that amendments would be incorporated into multiple chapters.</p>			
	S41.11	<p>Seeks to incorporate a large number of provisions / amend existing provisions across the District Plan to have regard to Proposed RPS Change 1 direction providing for urban intensification and development.</p> <p>Amendments sought include objectives, policies, rules, standards and matters of discretion which seek that developments reduce reliance on fossil fuels, contribute to a reduction in GHG emissions, minimise reliance on private vehicles and maximise use of public transport and active modes, support modal shift, and provide EV or e-bike charging stations.</p>	Support in part / oppose in part	The RVA supports the intent of this submission point in principle, however due to the age and frequency of mobility constraints amongst retirement village residents and based on the RVA's primary position that active modes / public transport are less relevant considerations for retirement villages (given their functional and operational needs), the RVA considers that these various provisions should not apply to retirement villages.	The RVA seek that this submission point is allowed, subject to the exclusion of retirement villages from any relief granted.
Submitter 43: Kiwirail Private Bag 92138, Auckland 1142					
	S43.14	<p>Submission point S43.14 seeks to insert a new objective and policy into the NCZ, LCZ, MUZ, TCZ, CCZ and any other zones affected by the IPI that adjoins the railway corridor as follows:</p> <p><i><u>OX. Built development is of an appropriate scale and location to minimise risks to public health and safety.</u></i></p> <p>Add new policy as follows: <i><u>PX. Require activities adjacent to regionally significant network utilities to be setback a safe distance in order to ensure the ongoing safe and efficient operation of those utilities and the communities who live adjacent to them.</u></i></p> <p>Alternatively, the existing objectives and policies in each zone be amended to provide appropriate policy direction to manage the safety of the rail corridor and the communities who live nearby.</p>	Oppose in part	The RVA opposes submission point S43.14 (in particular the proposed objective) as it is unclear what an 'appropriate scale and location' would be considered.	Disallow the submission point regarding new OX. Further clarity is required on the alternative submission point to amend the existing objectives and policies to provide appropriate policy direction to manage the safety of the rail corridor and communities who live nearby.

	S43.16	Insert new Permitted Activity and Restricted Discretionary Rule into the Noise chapter to manage new buildings and alterations to existing buildings containing an activity sensitive to noise in all zones.	Oppose	The RVA acknowledges that acoustic insulation may be appropriate in some areas located within or adjacent to a railway boundary with the purpose of providing protection / amenity to residents in such areas. The RVA considers however that such requirements need to be determined on a case-by-case basis, with consideration given to the distance of noise sensitive activities from high noise areas.	Disallow submission point.
	S43.17	The submitter seeks a new noise insulation and ventilation standard / permitted activity rule to apply to new and altered activities sensitive to noise in all zones adjacent to the railway corridor to manage potential reverse sensitivity effects and adverse health and amenity effects on communities adjacent to the railway corridor.	Oppose	The RVA acknowledges that acoustic insulation may be appropriate in some areas located within or adjacent to a railway boundary with the purpose of providing protection / amenity to residents in such areas. The RVA considers however that such requirements need to be determined on a case-by-case basis, with consideration given to the distance of noise sensitive activities from high noise areas.	Disallow submission point.
	S43.18	The submitter seeks a new vibration standard (and matters of consideration) to apply to new and altered activities sensitive to noise in all zones adjacent to the rail corridor to manage potential reverse sensitivity effects and adverse health and amenity effects on communities adjacent to the rail corridor.	Oppose	The RVA acknowledges that a vibration standard may be appropriate in some areas located within or adjacent to high noise areas with a purpose of providing protection / amenity to residents in such areas. The RVA considers however that such requirements need to be determined on a case-by-case basis, with consideration given to the distance of noise sensitive activities from high noise areas.	Disallow submission point.

Submitter 50: Waka Kotahi Environmentalplanning@nzta.org.nz

	S50.25	Retain the Medium and High Density Design Guide, and the City Centre Design Guide as notified.	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with the RVA's primary submission, noting that design guides do not recognise the functional and operational needs of retirement villages.	Disallow submission point, or allow relief sought in RVA's primary submission excluding retirement villages from the application of the design guides.
Submitter 51: Ministry of Education C/- Beca Ltd, 85 Molesworth Street, Thorndon, Wellington 6011					
	S51.6	Submission point S51.6 seeks to amend High Density Residential Zone Objective HRZ-O4 to ensure 'additional infrastructure' is provided in development / additional infrastructure to service the development capacity is likely to be available.	Oppose	The RVA opposes the relief sought in this submission point as infrastructure is adequately addressed elsewhere in the proposed IPI. If specific reference to educational facilities is required, this could be a separate objective or policy.	The RVA seeks that this submission point is disallowed.
Submitter 56: Fire and Emergency New Zealand C/- Beca Ltd, PO Box 3942, Wellington 6140					
	S56.4	Submission point S56.4 seeks to include a new transport standard for fire-fighting purposes.	Oppose	The RVA opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls under the proposed IPI.	Disallow the submission point.
	S56.32 S56.39 S56.46 S56.53 S56.60	Submission point S56.32 seeks for a new objective and policy to provide for greater recognition of three waters infrastructure.	Oppose	The RVA supports the need for effective water connections to new developments, but opposes the relief sought in this submission on the basis that the need for adequate infrastructure to support development is already adequately addressed in these zones by other objectives in policies, particularly at the subdivision stage.	Disallow the submission point.
Submitter 58: Kāinga Ora Homes and Communities, PO Box 74598, Greenlane, Auckland 1546					

S58.2	Seeks that walkable catchments are expanded to enable intensification within walking distance to centres and train stations. This includes expanding the High Density Residential Zone and additional height controls to enable greater building heights within walkable catchments of centres and train stations.	Support	The RVA supports the relief sought in this submission point as it is consistent with the NPSUD and the Enabling Housing Act.	Allow submission point.
S58.4	Remove Medium and High Density Design Guides from District Plan (and all references) and treat as non-statutory documents / tools outside of the District Plan or amend design guidelines to simplify.	Support in part / oppose in part	The RVA supports in part the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool to the extent it is inconsistent with the RVA's primary submission, which sought to exclude retirement villages from the application of design guides on the basis of their substantially different functional and operational needs.	Allow submission point as it relates to the removal of design guidelines and otherwise disallow the submission point (or alternatively exclude retirement villages from the application of design guides as non-statutory documents).
S58.26	Delete the reference to the Design Guide in Appendix 1 of the IPI and replace with a list of the specific design matters which Council seek be achieved.	Support in part / oppose in part	The RVA supports in part the relief sought in this submission as it relates to the removal of design guidelines from the District Plan, but opposes the remainder of the submission to have the guidelines included within rules, matters of discretion and assessment criteria to the extent it is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from applying the Design Guides, on the basis of their substantially different functional and operational needs.	Allow submission point as it relates to the removal of the design guidelines, but otherwise disallow the submission point (or alternatively exclude retirement villages from applying the specific design matters).
S58.28	Amend the strategic direction provisions to state that residential development is also provided for and encouraged within centre and mixed use zones.	Support	The RVA supports the relief sought in this submission as it is consistent with the NPSUD.	Allow submission point.

S58.69 - 78	Seeks various amendments to the development contributions chapter.	Oppose in part	The RVA opposes the relief sought to the extent it is inconsistent with the relief sought in the RVA's primary submission.	Disallow submission points to the extent they are inconsistent with the relief sought in the RVA's primary submission.
S58.96	Remove Medium and High Density Design Guides from District Plan (and all references) and treat as non-statutory documents / tools outside of the District Plan or amend design guidelines to simplify.	Support in part / oppose in part	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool to the extent it is inconsistent with the RVA's primary submission, which sought to exclude retirement villages from the application of design guides on the basis of their substantially different functional and operational needs.	Allow submission point as it relates to the removal of design guidelines and otherwise disallow the submission point (or exclude retirement villages from the application of design guides as non-statutory documents) in line with RVA's primary submission.
S58.97	Amend GRZ-O1 to delete reference to 'character and amenity values developing and changing over time' and replace with similar wording that includes reference to the 'planned urban built form of the zone'.	Support in part	The RVA supports the relief sought in this submission to the extent that it is consistent with the Enabling Housing Act and with the RVA's primary submission.	Allow submission point subject to the relief sought in the RVA's primary submission.
S58.117	Amend MDRS standard GRZ-S7 to apply a building height of '18m where located in proximity to an identified Local Centre Zone, as identified on the Planning Maps as a Height Variation Control'.	Support	The RVA supports the relief sought in this submission point as it is consistent with the NPSUD.	Allow submission point.
S58.118	Amend MDRS standard GRZ-S8 (height in relation to boundary) to provide for greater development by specifying a more generous height in relation to boundary control for buildings within a walkable catchment of Local Centre Zones or Town Centre Zones.	Support	The RVA supports the relief sought in this submission point as it is consistent with the NPSUD.	Allow submission point.
S58.123	Amend GRZ-R11 to remove references to design guides from this rule (and the District Plan in general) and treat as non-statutory	Support in part / oppose in part	The RVA supports the relief sought in this submission point as it relates to the removal of design guidelines from the District Plan, however	Allow submission point as it relates to the removal of design guidelines and

		documents / tools outside of the District Plan, or amend design guidelines to simplify them.		opposes them remaining as a non-statutory tool to the extent it is inconsistent with the RVA's primary submission, which sought to exclude retirement villages from the application of design guides on the basis of their substantially different functional and operational needs.	otherwise disallow the submission point in line with RVA's primary submission.
S58.124, S58.132		Amend GRZ-R11 to include a non-notification clause which: Precludes public notification for infringements to setback and height in relation to boundary standards; and Precludes public or limited notification for infringements to outdoor living space, stormwater neutrality, outlook space, windows to street and landscaped area standards. Amend GRZ-R12B to include a non-notification clause which: Precludes public or limited notification for infringements to outdoor living space, stormwater neutrality, outlook space, windows to street and landscaped area standards.	Support in part	The RVA supports the relief sought in this submission to the extent that it is consistent with the RVA's primary submission, however the RVA seeks further amendments to a number of these standards to provide for and recognise the functional and operational needs of retirement villages.	Allow submission point to the extent that it is consistent with the RVA's primary submission and otherwise disallow it.
S58.129, S58.131		Delete matter of discretion (1) for GRZ-R12A and GRZ-R12B that refers to the Medium and High Density Design Guide, and replace it with 'The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood.'	Oppose	The RVA opposes the relief sought in this submission point as it is inconsistent with the RVA's primary submission, which sought to exclude retirement villages from the matters considered in the design guides on the basis of their substantially different functional and operational needs.	Disallow submission point and allow relief sought in the RVA's primary submission.
S58.140		HRZ Background text - Seek the removal of reference to the HRZ applying within a walkable catchment of the Local Centre Zone. As detailed elsewhere in the submission, Kāinga Ora considers it appropriate for the MRZ to apply adjacent to the LCZ, with an increased height control within a 400m walkable catchment of the LCZ.	Oppose	The RVA opposes the relief sought as it is unclear on what basis this relief is sought.	Provide further clarity on the reasoning for the relief sought, or disallow submission point.

S58.150	Amend HRZ-P6 to remove reference to the Medium and High Density Design Guides and replace with wording to articulate the standard of urban design that is being sought.	Support	The RVA supports in part the relief sought in this submission as it relates to the removal of design guidelines from the District Plan, but opposes the remainder of the submission to have the guidelines included within rules, matters of discretion and assessment criteria as it is inconsistent with the RVA's primary submission to expressly exclude retirement villages from applying the Design Guides on the basis of their substantially different functional and operational needs.	Allow submission point as it relates to the removal of the design guidelines, but otherwise disallow the submission point.
S58.151	HRZ-P7 - Seek provision for increase building heights where they are located within a walkable catchment of the CCZ, TCZ and rapid transit stops (i.e. specified walkable catchments).	Support	The RVA supports the relief sought in this submission point as it is consistent with the NPSUD.	Allow submission point.
S58.153	Amend HRZ-R2 to include a non-notification clause which: Precludes public notification for infringements to height in relation to boundary standard; and Precludes public or limited notification for infringement of number of residential units per site standard.	Support in part / Oppose in part	The RVA supports the relief sought in this submission to the extent that it is consistent with the RVA's primary submission, however the RVA seeks further amendments to a number of these standards to provide for the functional and operational needs of retirement villages.	Allow submission point to the extent that it is consistent with the RVA's primary submission and otherwise disallow it.
S58.159	HRZ-S2 - Building height. Seeks a higher permitted building height in the HRZ to provide opportunity for greater density of housing, as is provided for in the objectives and policies of the HRZ.	Support	The RVA supports the relief sought in this submission point as it is consistent with the NPSUD, subject to the relief sought in its primary submission.	Allow submission point to the extent it is consistent with the RVA's primary submission.
S58.160, S58.163, S58.165, S58.167, S58.171	Amend HRZ-S2, HRZ-S3, HRZ-S4, HRZ-S5 and HRZ-R8 to remove references to design guides from this rule (and the District Plan in general) and treat as non-statutory documents / tools outside of the District Plan, or amend design guidelines to simplify them.	Support in part / oppose in part	The RVA supports the relief sought in this submission point as it relates to the removal of design guidelines from the District Plan, however opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to exclude retirement	Allow submission point as it relates to the removal of design guidelines and otherwise disallow the submission point in line with RVA's primary submission.

				villages from the matters considered in the design guides on the basis of their substantially different functional and operational needs.	
S58.162	Amend HRZ-S3 (Height in Relation to Boundary) to a more enabling height in relation to boundary control in the HRZ to provide opportunity for greater density of housing, as is provided for in the objectives and policies of the HRZ.	Support		The RVA supports the relief sought in this submission point as it is consistent with the NPSUD and the Enabling Housing Act.	Allow submission point.
S58.177, S58.179	Amend NCZ-P1 and NCZ-P3 to refer to 'planned urban built form' and surrounding residential development. Delete reference to 'anticipated built character' for consistency with other zones and policy 6 of the NPS-UD.	Support		The RVA supports the relief sought in this submission point to the extent it is consistent with the NPSUD.	Allow submission point.
S58.186, S58.239, S58.339	Amend NCZ-R1, LCZ-R1 and TCZ-R1 (Buildings and Structures, including alterations and additions) to include a non-notification clause which: Precludes public notification for infringements to height standard; and Precludes public or limited notification for infringements to active frontages, water supply, stormwater and wastewater and hydraulic neutrality.	Support in part / Oppose in part		The RVA supports the relief sought in this submission to the extent that it is consistent with the RVA's primary submission, however the RVA seeks further amendments to a number of these standards to provide for the functional and operational needs of retirement villages.	Allow submission point to the extent that it is consistent with the RVA's primary submission seeking retirement village specific matters of discretion.
S58.227	Amend LCZ-O2 to replace reference to 'character and amenity values' with 'planned urban built form'. See the submission for specific requested amendments.	Support in part		The RVA supports the relief sought in this submission point as it is consistent with the NPSUD, in addition to the amendments sought in its primary submission.	Allow submission point, subject to granting the relief sought in its primary submission point.
S58.290	Amend MUZ-R1 (Buildings and Structures, including alterations and additions) to include a non-notification clause which: Precludes public notification for infringements to height standard; and	Support in part / Oppose in part		The RVA supports the relief sought in this submission to the extent that it is consistent with the RVA's primary submission, however the RVA seeks further amendments to a number of these standards to provide for the functional and operational needs of retirement villages.	Allow submission point to the extent that it is consistent with the RVA's primary submission and otherwise disallow it.

		Precludes public or limited notification for infringements to water supply, stormwater and wastewater and hydraulic neutrality.			
S58.381, S58.384, S58.385, S58.395, S58.398, S58.407, S58.408, S58.413, S58.415		Amend CCZ-P2, CCZ-P4, CCZ-P5, CCZ-R6, CCZ-R7, CCZ-S7, CCZ-S8, CCZ-R13 and CCZ-R16 to remove references to design guides from this rule (and the District Plan in general) and treat as non-statutory documents / tools outside of the District Plan, or amend design guidelines to simplify them.	Support in part / oppose in part	The RVA supports the relief sought in this submission point as it relates to the removal of design guidelines from the District Plan, however opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to exclude retirement villages from the matters considered in the design guides on the basis of their substantially different functional and operational needs.	Allow submission point as it relates to the removal of design guidelines and otherwise disallow the submission point in line with the RVA's primary submission (or exclude retirement villages from the application of design guides as non-statutory documents).
S58.382		Amend CCZ-P1 - 1a. to state: <i>“Residential units are located above ground floor or at ground floor where located to the rear of buildings where not accessed from an active frontage”</i>	Support	The RVA supports the relief sought in this submission point. Residential activities, including retirement villages, should be enabled at ground floor level.	Allow submission point in addition to the relief sought in the RVA's primary submission.
S58.426		Appendix 1 (Medium and High Density Design Guide) - To remove references to design guides from this rule (and the District Plan in general) and treat as non-statutory documents / tools outside of the District Plan, or amend design guidelines to simplify them.	Support in part / oppose in part	The RVA supports the relief sought in this submission point as it relates to the removal of design guidelines from the District Plan, however opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to exclude retirement villages from the application of design guides on the basis of their substantially different functional and operational needs.	Allow submission point as it relates to the removal of design guidelines and otherwise disallow the submission point (or exclude retirement villages from the application of design guides as non-statutory documents) in line with RVA's primary submission.
S58.427		Appendix 2 (City Centre Design Guide) - To remove references to design guides from this rule (and the District Plan in general) and	Support in part / oppose in part	The RVA supports the relief sought in this submission point as it relates to the removal of design guidelines from the District Plan, however	Allow submission point as it relates to the removal of design guidelines and

		treat as non-statutory documents / tools outside of the District Plan, or amend design guidelines to simplify them.		opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to exclude retirement villages from the application of design guides on the basis of their substantially different functional and operational needs.	otherwise disallow the submission point (or exclude retirement villages from the application of design guides as non-statutory documents) in line with RVA's primary submission.
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Submitter 72: Ngāti Toa Level 2, 2 Cobham Court, Porirua 5022

	S72.3	HRZ-O3 Hydraulic Neutrality - Reword the objective to reflect that we expect high density developments do not just do the bare minimum (neutrality) but aspire to achieve best practice to ensure they create hydraulic positivity in the catchment and improve the quality of the environment.	Oppose	The RVA opposes the relief sought in this submission point as it is not linked to the effects of the particular development, and therefore should not be the responsibility of the development.	Disallow submission point.
	S72.6	HRZ-P4 - Delete current wording and insert: Provide for developments that achieve high quality design and environmental objectives.	Oppose	The RVA opposes the relief sought in this submission point as it is inconsistent with the MDRS.	Disallow submission point.
	S72.7	HRZ-P8 - Retain current wording and add 'hydraulic positivity' to wording.	Oppose	The RVA opposes the relief sought in this submission point as it goes beyond what is required by a development in managing its effects.	Disallow submission point.
	S72.13, S72.14, S72.15, S72.16, S72.17	Include provisions so that where Tangata Whenua values apply a number of standards need to have more space and less or no additional height (e.g. height in relation to boundary and setbacks): NCZ-S2 (height in relation to boundary) and NCZ-S3 (setback) Local Centre Zone introduction, LCZO1, LCZ-O3, LCZO4 and LCZ-R3, LCZ-S2 and LCZS3	Oppose	The RVA opposes the relief sought in these submission points as the specific relief sought is unclear and potentially inconsistent with the Enabling Housing Act.	Clarify relief sought is consistent with the Enabling Housing Act or disallow submission point.

		<p>Mixed Use Centre zone introduction, MUZ-O1, MUZ-O3, MUZ-O4 and MUZR3, MUZ-S2 and MUZ-S3</p> <p>Town Centre Zone introduction, TCZO1, TCZ-O3, TCZO4, TCZ-R3, TCZS2 and TCZ-S3</p> <p>City Centre Zone introduction / Background, CCZO1, CCZ-O3, CCZO4, CCZ-S2 and CCZ-S4 and CCZR12</p>			
	S72.19	<p>Introduce new Medium and High Density Design Guide and review design guides with Tangata Whenua to ensure Tangata Whenua principles and values are appropriately reflected.</p>	Oppose	<p>The RVA opposes the relief sought in this submission as it is inconsistent with the RVA's primary submission, noting that design guides do not recognise the functional and operational needs of retirement villages.</p>	<p>Disallow submission point, or exclude retirement villages from the application of design guides as sought in the RVA's primary submission.</p>



OFFICE USE ONLY

Submission number **15**

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN Intensification Planning Instrument (IPI)—Planning for Growth

The closing date for further submissions is **Wednesday, 7 December 2022, at 5.00 pm**

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Intensification Planning Instrument (IPI) to the Upper Hutt City Council District Plan

Deliver to: HAPAI Service Centre, 879 – 881 Fergusson Drive, Upper Hutt 5019

Post to: Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

A copy of this further submission must also be served on the original submitter within 5 working days after making this further submission to Council.

Details of submitter

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

NAME OF SUBMITTER	Ryman Healthcare Limited
POSTAL ADDRESS OF SUBMITTER	c/o Chapman Tripp, Level 34, 15 Customs Street West, PO Box 2206, Auckland 1024
AGENT ACTING FOR SUBMITTER (IF APPLICABLE)	Luke Hinchey
ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)	luke.hinchey@chapmantripp.com /marika.williams@chapmantripp.com / hannah.okane@mitchelldaysh.com
CONTACT TELEPHONE	+64 9 357 2709
CONTACT EMAIL	

I am (please tick all that apply ☑):

- A person representing a relevant aspect of the public interest
PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY
- A person who has an interest in the proposal that is greater than the general public has
Please see attached submission.
 PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY
- The local authority for the relevant area

Details of further submission

To **support** / **oppose** (tick one) the submission of: **Please see attached submission**

NAME OF ORIGINAL SUBMITTER

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

The particular parts of their submission that I support or oppose are:

Please see attached submission

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

Please see attached submission

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be **allowed** / **disallowed** (tick one) **OR**

I seek that the following parts of the submission be allowed/disallowed:

Please see attached submission

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

I **do** wish to be heard in support of my submission.

I **do not** wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

I **do** wish to make a joint case.

I **do not** wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

DATE **7/12/22**



Clause 8 of Schedule 1, Resource Management Act 1991

7 December 2022

To Upper Hutt City Council (*Council*)

Further submitter details:

Ryman Healthcare Limited (*Ryman*)

Ryman made a submission on the Council's Proposed Plan Change Intensification Planning Instrument (*IPI*) to the Upper Hutt City Council District Plan (*District Plan*).

Introduction

1 This is a further submission the District Plan IPI.

Interest in the submissions

- 2 Ryman represents a relevant aspect of the public interest and has an interest in the IPI greater than the general public for a number of reasons, including (without limitation):
- a. Ryman has a significant interest in how the District Plan, including the amendments proposed by the IPI, provides for retirement village and aged care provision in Upper Hutt, given the existing and predicted demand for such accommodation in the region.
 - b. Ryman wishes to ensure that the District Plan, and the amendments proposed by the IPI, appropriately provide for retirement villages and all related activities so that the Plan enables proportionate, flexible, efficient and effective consenting processes.
 - c. Retirement villages make a substantial contribution to housing and healthcare for older people in the region, providing for the social and economic wellbeing of communities. Ryman's ability to provide villages that contribute to the social and economic wellbeing of the Upper Hutt District will depend on the reasonableness and appropriateness of the District Plan provisions, including amendments proposed by the IPI.

- d. Given Ryman’s history, operations and current activities, Ryman has specialist experience and expertise relevant to determining the merits of the District Plan provisions, including amendments proposed by the IPI.
- e. Ryman made a submission on the IPI.

Decisions sought

- 3 The decisions sought are detailed in the table **attached** to this form as **Appendix 1**.
- 4 Ryman has not referenced all original submissions it supports or opposes on the basis that its own submission is clear as to what Ryman seeks for retirement villages in the region. To the extent that other submissions seek relief which “challenges the relief sought” in Ryman’s primary submission (i.e. new or amended provisions that are inconsistent with or in conflict with Ryman’s submission), Ryman generally opposes those submissions. To the extent that other submissions seek relief which aligns with Ryman’s primary submission, Ryman supports those submissions.

Request to be heard in support of further submission

- 5 Ryman wishes to be heard in support of its further submission.
- 6 If others make a similar submission, Ryman will consider presenting a joint case with them at a hearing.

Matthew Brown

NZ Development Manager
Ryman Healthcare Limited
matthew.brown@rymanhealthcare.com

Address for service of submitter:

Ryman Healthcare Limited
c/- Luke Hinchey
Chapman Tripp
Level 34
15 Customs Street West
PO Box 2206
Auckland 1140

Email address: luke.hinchey@chapmantripp.com / marika.williams@chapmantripp.com

APPENDIX 1 - FURTHER SUBMISSION ON BEHALF OF RYMAN

Submitter Name	Submission Point	Submission Summary	Support or oppose	Reason for Support or Opposition	Decision Sought
Submitter 41: Greater Wellington Regional Council PO Box 11646, Manners Street, Wellington 6142					
	S41.5	<p>Incorporate the following provisions (or amendments to existing provisions) across the District Plan:</p> <p>(a) Include a strategic direction objective and/or policies to provide direction regarding ki uta ki tai, partnering with mana whenua, upholding Māori data sovereignty, and making decisions with the best available information including Mātauranga Māori.</p> <p>(b) Include a strategic direction objective and / or policy to require regard to be had to equity and inclusiveness issues in decision making.</p>	Oppose	Ryman opposes the relief sought in this submission point as it goes beyond the scope of the IPI. The changes sought by the submitter are significant and have not been subject to a s32 analysis or public notification.	Disallow submission point.
	S41.6	Amend the IPI to include a policy and amend relevant rules to require hydrological controls for use, development, and subdivision of land (Policy FW.3(j)). It is noted that hydrological controls are broader than stormwater neutrality and include measures to control a range of flows and volumes to manage both flooding and ecosystem health.	Oppose	Ryman opposes the relief sought as these matters are appropriately dealt with under the Proposed RPS Change 1. The provisions applying to hydraulic neutrality in the notified IPI are appropriate subject to the amendments sought by Ryman in its primary submission.	Disallow submission point.
	S41.9	<p>Amend the IPI to:</p> <p>(a) Incorporate policies and rules to require improved water use efficiency for new developments.</p>	Oppose in part / seek clarification	Ryman does not oppose the relief sought in this submission point in principle, however seeks further clarification on the relief sought.	Further clarification about the specific relief sought is required.

		<p>(b) Incorporate subdivision standards to require alternative water supplies for non-potable use i.e. roof water capture in new developments.</p> <p>(c) Require new developments to ensure adequate available water supply in a changing climate now and into the future. It is anticipated that amendments would be incorporated into multiple chapters.</p>			
	S41.11	<p>Seeks to incorporate a large number of provisions / amend existing provisions across the District Plan to have regard to Proposed RPS Change 1 direction providing for urban intensification and development.</p> <p>Amendments sought include objectives, policies, rules, standards and matters of discretion which seek that developments reduce reliance on fossil fuels, contribute to a reduction in GHG emissions, minimise reliance on private vehicles and maximise use of public transport and active modes, support modal shift, and provide EV or e-bike charging stations.</p>	Support in part / oppose in part	Ryman supports the intent of this submission point in principle, however due to the age and frequency of mobility constraints amongst retirement village residents and based on Ryman's primary position that active modes / public transport are less relevant considerations for retirement villages (given their functional and operational needs), Ryman considers that these various provisions should not apply to retirement villages.	Ryman seek that this submission point is allowed, subject to the exclusion of retirement villages from any relief granted.
Submitter 43: Kiwirail Private Bag 92138, Auckland 1142					
	S43.14	<p>Submission point S43.14 seeks to insert a new objective and policy into the NCZ, LCZ, MUZ, TCZ, CCZ and any other zones affected by the IPI that adjoins the railway corridor as follows:</p> <p><u><i>OX. Built development is of an appropriate scale and location to minimise risks to public health and safety.</i></u></p> <p>Add new policy as follows: <u><i>PX. Require activities adjacent to regionally significant network utilities to be setback a safe distance in order to ensure the ongoing safe and efficient operation of those utilities and the communities who live adjacent to them.</i></u></p>	Oppose in part	Ryman opposes submission point S43.14 (in particular the proposed objective) as it is unclear what an 'appropriate scale and location' would be considered.	Disallow the submission point regarding new OX. Further clarity is required on the alternative submission point to amend the existing objectives and policies to provide appropriate policy direction to manage the safety of the rail corridor and communities who live nearby.

	Alternatively, the existing objectives and policies in each zone be amended to provide appropriate policy direction to manage the safety of the rail corridor and the communities who live nearby.			
S43.16	Insert new Permitted Activity and Restricted Discretionary Rule into the Noise chapter to manage new buildings and alterations to existing buildings containing an activity sensitive to noise in all zones.	Oppose	Ryman acknowledges that acoustic insulation may be appropriate in some areas located within or adjacent to a railway boundary with the purpose of providing protection / amenity to residents in such areas. Ryman considers however that such requirements need to be determined on a case-by-case basis, with consideration given to the distance of noise sensitive activities from high noise areas.	Disallow submission point.
S43.17	The submitter seeks a new noise insulation and ventilation standard / permitted activity rule to apply to new and altered activities sensitive to noise in all zones adjacent to the railway corridor to manage potential reverse sensitivity effects and adverse health and amenity effects on communities adjacent to the railway corridor.	Oppose	Ryman acknowledges that acoustic insulation may be appropriate in some areas located within or adjacent to a railway boundary with the purpose of providing protection / amenity to residents in such areas. Ryman considers however that such requirements need to be determined on a case-by-case basis, with consideration given to the distance of noise sensitive activities from high noise areas.	Disallow submission point.
S43.18	The submitter seeks a new vibration standard (and matters of consideration) to apply to new and altered activities sensitive to noise in all zones adjacent to the rail corridor to manage potential reverse sensitivity effects and adverse health and amenity effects on communities adjacent to the rail corridor.	Oppose	Ryman acknowledges that a vibration standard may be appropriate in some areas located within or adjacent to high noise areas with a purpose of providing protection / amenity to residents in such areas. Ryman considers however that such requirements need to be determined on a case-by-case	Disallow submission point.

				basis, with consideration given to the distance of noise sensitive activities from high noise areas.	
Submitter 50: Waka Kotahi Environmentalplanning@nzta.org.nz					
	S50.25	Retain the Medium and High Density Design Guide, and the City Centre Design Guide as notified.	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission, noting that design guides do not recognise the substantially different functional and operational needs of retirement villages.	Disallow submission point, or allow relief sought in Ryman's primary submission excluding retirement villages from the application of the design guides.
Submitter 51: Ministry of Education C/- Beca Ltd, 85 Molesworth Street, Thorndon, Wellington 6011					
	S51.6	Submission point S51.6 seeks to amend High Density Residential Zone Objective HRZ-O4 to ensure 'additional infrastructure' is provided in development / additional infrastructure to service the development capacity is likely to be available.	Oppose	Ryman opposes the relief sought in this submission point as infrastructure is adequately addressed elsewhere in the proposed IPI. If specific reference to educational facilities is required, this could be a separate objective or policy.	Ryman seeks that this submission point is disallowed.
Submitter 56: Fire and Emergency New Zealand C/- Beca Ltd, PO Box 3942, Wellington 6140					
	S56.4	Submission point S56.4 seeks to include a new transport standard for fire-fighting purposes.	Oppose	Ryman opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls under the proposed IPI.	Disallow the submission point.
	S56.32 S56.39	Submission point S56.32 seeks for a new objective and policy to provide for greater recognition of three waters infrastructure.	Oppose	Ryman supports the need for effective water connections to new developments, but opposes the relief sought in this submission on the basis that the need for adequate	Disallow the submission point.

	S56.46 S56.53 S56.60			infrastructure to support development is already adequately addressed in these zones by other objectives in policies, particularly at the subdivision stage.	
Submitter 58: Kāinga Ora Homes and Communities, PO Box 74598, Greenlane, Auckland 1546					
	S58.2	Seeks that walkable catchments are expanded to enable intensification within walking distance to centres and train stations. This includes expanding the High Density Residential Zone and additional height controls to enable greater building heights within walkable catchments of centres and train stations.	Support	Ryman supports the relief sought in this submission point as it is consistent with the NPSUD and the Enabling Housing Act.	Allow submission point.
	S58.4	Remove Medium and High Density Design Guides from District Plan (and all references) and treat as non-statutory documents / tools outside of the District Plan or amend design guidelines to simplify.	Support in part / oppose in part	Ryman supports in part the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool to the extent it is inconsistent with Ryman's primary submission, which sought to exclude retirement villages from the application of design guides on the basis of their substantially different functional and operational needs.	Allow submission point as it relates to the removal of design guidelines and otherwise disallow the submission point (or alternatively exclude retirement villages from the application of design guides as non-statutory documents).
	S58.26	Delete the reference to the Design Guide in Appendix 1 of the IPI and replace with a list of the specific design matters which Council seek be achieved.	Support in part / oppose in part	Ryman supports in part the relief sought in this submission as it relates to the removal of design guidelines from the District Plan, but opposes the remainder of the submission to have the guidelines included within rules, matters of discretion and assessment criteria to the extent it is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from applying the Design Guides, on the basis of	Allow submission point as it relates to the removal of the design guidelines, but otherwise disallow the submission point (or alternatively exclude retirement villages from applying the specific design matters).

				their substantially different functional and operational needs.	
S58.28	Amend the strategic direction provisions to state that residential development is also provided for and encouraged within centre and mixed use zones.		Support	Ryman supports the relief sought in this submission as it is consistent with the NPSUD.	Allow submission point.
S58.69 - 78	Seeks various amendments to the development contributions chapter.		Oppose in part	Ryman opposes the relief sought to the extent it is inconsistent with the relief sought in Ryman's primary submission.	Disallow submission points to the extent they are inconsistent with the relief sought in Ryman's primary submission.
S58.96	Remove Medium and High Density Design Guides from District Plan (and all references) and treat as non-statutory documents / tools outside of the District Plan or amend design guidelines to simplify.		Support in part / oppose in part	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool to the extent it is inconsistent with Ryman's primary submission, which sought to exclude retirement villages from the application of design guides on the basis of their substantially different functional and operational needs.	Allow submission point as it relates to the removal of design guidelines and otherwise disallow the submission point (or exclude retirement villages from the application of design guides as non-statutory documents) in line with Ryman's primary submission.
S58.97	Amend GRZ-O1 to delete reference to 'character and amenity values developing and changing over time' and replace with similar wording that includes reference to the 'planned urban built form of the zone'.		Support in part	Ryman supports the relief sought in this submission to the extent that it is consistent with the Enabling Housing Act and with Ryman's primary submission.	Allow submission point subject to the relief sought in Ryman's primary submission.
S58.117	Amend MDRS standard GRZ-S7 to apply a building height of '18m where located in proximity to an identified Local Centre Zone, as identified on the Planning Maps as a Height Variation Control'.		Support	Ryman supports the relief sought in this submission point as it is consistent with the NPSUD.	Allow submission point.

S58.118	Amend MDRS standard GRZ-S8 (height in relation to boundary) to provide for greater development by specifying a more generous height in relation to boundary control for buildings within a walkable catchment of Local Centre Zones or Town Centre Zones.	Support	Ryman supports the relief sought in this submission point as it is consistent with the NPSUD.	Allow submission point.
S58.123	Amend GRZ-R11 to remove references to design guides from this rule (and the District Plan in general) and treat as non-statutory documents / tools outside of the District Plan, or amend design guidelines to simplify them.	Support in part / oppose in part	Ryman supports the relief sought in this submission point as it relates to the removal of design guidelines from the District Plan, however opposes them remaining as a non-statutory tool to the extent it is inconsistent with Ryman's primary submission, which sought to exclude retirement villages from the application of design guides on the basis of their substantially different functional and operational needs.	Allow submission point as it relates to the removal of design guidelines and otherwise disallow the submission point in line with Ryman's primary submission.
S58.124, S58.132	Amend GRZ-R11 to include a non-notification clause which: Precludes public notification for infringements to setback and height in relation to boundary standards; and Precludes public or limited notification for infringements to outdoor living space, stormwater neutrality, outlook space, windows to street and landscaped area standards. Amend GRZ-R12B to include a non-notification clause which: Precludes public or limited notification for infringements to outdoor living space, stormwater neutrality, outlook space, windows to street and landscaped area standards.	Support in part	Ryman supports the relief sought in this submission to the extent that it is consistent with Ryman's primary submission, however Ryman seeks further amendments to a number of these standards to provide for and recognise the functional and operational needs of retirement villages.	Allow submission point to the extent that it is consistent with Ryman's primary submission and otherwise disallow it.
S58.129, S58.131	Delete matter of discretion (1) for GRZ-R12A and GRZ-R12B that refers to the Medium and High Density Design Guide, and replace it with 'The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood.'	Oppose	Ryman opposes the relief sought in this submission point as it is inconsistent with Ryman's primary submission, which sought to exclude retirement villages from the matters considered in the design guides on	Disallow submission point and allow relief sought in Ryman's primary submission.

				the basis of their substantially different functional and operational needs.	
S58.140	HRZ Background text - Seek the removal of reference to the HRZ applying within a walkable catchment of the Local Centre Zone. As detailed elsewhere in the submission, Kāinga Ora considers it appropriate for the MRZ to apply adjacent to the LCZ, with an increased height control within a 400m walkable catchment of the LCZ.	Oppose		Ryman opposes the relief sought as it is unclear on what basis this relief is sought.	Provide further clarity on the reasoning for the relief sought, or disallow submission point.
S58.150	Amend HRZ-P6 to remove reference to the Medium and High Density Design Guides and replace with wording to articulate the standard of urban design that is being sought.	Support		Ryman supports in part the relief sought in this submission as it relates to the removal of design guidelines from the District Plan, but opposes the remainder of the submission to have the guidelines included within rules, matters of discretion and assessment criteria as it is inconsistent with Ryman's primary submission to expressly exclude retirement villages from applying the Design Guides on the basis of their substantially different functional and operational needs.	Allow submission point as it relates to the removal of the design guidelines, but otherwise disallow the submission point.
S58.151	HRZ-P7 - Seek provision for increase building heights where they are located within a walkable catchment of the CCZ, TCZ and rapid transit stops (i.e. specified walkable catchments).	Support		Ryman supports the relief sought in this submission point as it is consistent with the NPSUD.	Allow submission point.
S58.153	Amend HRZ-R2 to include a non-notification clause which: Precludes public notification for infringements to height in relation to boundary standard; and Precludes public or limited notification for infringement of number of residential units per site standard.	Support in part / Oppose in part		Ryman supports the relief sought in this submission to the extent that it is consistent with Ryman's primary submission, however Ryman seeks further amendments to a number of these standards to provide for the functional and operational needs of retirement villages.	Allow submission point to the extent that it is consistent with Ryman's primary submission and otherwise disallow it.

S58.159	HRZ-S2 - Building height. Seeks a higher permitted building height in the HRZ to provide opportunity for greater density of housing, as is provided for in the objectives and policies of the HRZ.	Support	Ryman supports the relief sought in this submission point as it is consistent with the NPSUD, subject to the relief sought in its primary submission.	Allow submission point to the extent it is consistent with Ryman's primary submission.
S58.160, S58.163, S58.165, S58.167, S58.171	Amend HRZ-S2, HRZ-S3, HRZ-S4, HRZ-S5 and HRZ-R8 to remove references to design guides from this rule (and the District Plan in general) and treat as non-statutory documents / tools outside of the District Plan, or amend design guidelines to simplify them.	Support in part / oppose in part	Ryman supports the relief sought in this submission point as it relates to the removal of design guidelines from the District Plan, however opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to exclude retirement villages from the matters considered in the design guides on the basis of their substantially different functional and operational needs.	Allow submission point as it relates to the removal of design guidelines and otherwise disallow the submission point in line with Ryman's primary submission.
S58.162	Amend HRZ-S3 (Height in Relation to Boundary) to a more enabling height in relation to boundary control in the HRZ to provide opportunity for greater density of housing, as is provided for in the objectives and policies of the HRZ.	Support	Ryman supports the relief sought in this submission point as it is consistent with the NPSUD and the Enabling Housing Act.	Allow submission point.
S58.177, S58.179	Amend NCZ-P1 and NCZ-P3 to refer to 'planned urban built form' and surrounding residential development. Delete reference to 'anticipated built character' for consistency with other zones and policy 6 of the NPS-UD.	Support	Ryman supports the relief sought in this submission point to the extent it is consistent with the NPSUD.	Allow submission point.
S58.186, S58.239, S58.339	Amend NCZ-R1, LCZ-R1 and TCZ-R1 (Buildings and Structures, including alterations and additions) to include a non-notification clause which: Precludes public notification for infringements to height standard; and Precludes public or limited notification for infringements to active frontages, water supply, stormwater and wastewater and hydraulic neutrality.	Support in part / Oppose in part	Ryman supports the relief sought in this submission to the extent that it is consistent with Ryman's primary submission, however Ryman seeks further amendments to a number of these standards to provide for the functional and operational needs of retirement villages.	Allow submission point to the extent that it is consistent with Ryman's primary submission seeking retirement village specific matters of discretion.

	S58.227	Amend LCZ-O2 to replace reference to 'character and amenity values' with 'planned urban built form'. See the submission for specific requested amendments.	Support in part	Ryman supports the relief sought in this submission point as it is consistent with the NPSUD, in addition to the amendments sought in its primary submission.	Allow submission point, subject to granting the relief sought in its primary submission point.
	S58.290	Amend MUZ-R1 (Buildings and Structures, including alterations and additions) to include a non-notification clause which: Precludes public notification for infringements to height standard; and Precludes public or limited notification for infringements to water supply, stormwater and wastewater and hydraulic neutrality.	Support in part / Oppose in part	Ryman supports the relief sought in this submission to the extent that it is consistent with Ryman's primary submission, however Ryman seeks further amendments to a number of these standards to provide for the functional and operational needs of retirement villages.	Allow submission point to the extent that it is consistent with Ryman's primary submission and otherwise disallow it.
	S58.381, S58.384, S58.385, S58.395, S58.398, S58.407, S58.408, S58.413, S58.415	Amend CCZ-P2, CCZ-P4, CCZ-P5, CCZ-R6, CCZ-R7, CCZ-S7, CCZ-S8, CCZ-R13 and CCZ-R16 to remove references to design guides from this rule (and the District Plan in general) and treat as non-statutory documents / tools outside of the District Plan, or amend design guidelines to simplify them.	Support in part / oppose in part	Ryman supports the relief sought in this submission point as it relates to the removal of design guidelines from the District Plan, however opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to exclude retirement villages from the matters considered in the design guides on the basis of their substantially different functional and operational needs.	Allow submission point as it relates to the removal of design guidelines and otherwise disallow the submission point in line with Ryman's primary submission (or exclude retirement villages from the application of design guides as non-statutory documents).
	S58.382	Amend CCZ-P1 - 1a. to state: <i>“Residential units are located above ground floor or at ground floor where located to the rear of buildings where not accessed from an active frontage”</i>	Support	Ryman supports the relief sought in this submission point. Residential activities, including retirement villages, should be enabled at ground floor level.	Allow submission point in addition to the relief sought in Ryman's primary submission.
	S58.426	Appendix 1 (Medium and High Density Design Guide) - To remove references to design guides from this rule (and the District Plan in general) and treat as non-statutory documents / tools outside of the District Plan, or amend design guidelines to simplify them.	Support in part / oppose in part	Ryman supports the relief sought in this submission point as it relates to the removal of design guidelines from the District Plan, however opposes them remaining as a non-statutory tool as this is inconsistent with	Allow submission point as it relates to the removal of design guidelines and otherwise disallow the submission point (or exclude retirement villages

				Ryman's primary submission, which sought to exclude retirement villages from the application of design guides on the basis of their substantially different functional and operational needs.	from the application of design guides as non-statutory documents) in line with Ryman's primary submission.
	S58.427	Appendix 2 (City Centre Design Guide) - To remove references to design guides from this rule (and the District Plan in general) and treat as non-statutory documents / tools outside of the District Plan, or amend design guidelines to simplify them.	Support in part / oppose in part	Ryman supports the relief sought in this submission point as it relates to the removal of design guidelines from the District Plan, however opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to exclude retirement villages from the application of design guides on the basis of their substantially different functional and operational needs.	Allow submission point as it relates to the removal of design guidelines and otherwise disallow the submission point (or exclude retirement villages from the application of design guides as non-statutory documents) in line with Ryman's primary submission.

Submitter 72: Ngāti Toa Level 2, 2 Cobham Court, Porirua 5022

	S72.3	HRZ-O3 Hydraulic Neutrality - Reword the objective to reflect that we expect high density developments do not just do the bare minimum (neutrality) but aspire to achieve best practice to ensure they create hydraulic positivity in the catchment and improve the quality of the environment.	Oppose	Ryman opposes the relief sought in this submission point as it is not linked to the effects of the particular development, and therefore should not be the responsibility of the development.	Disallow submission point.
	S72.6	HRZ-P4 - Delete current wording and insert: Provide for developments that achieve high quality design and environmental objectives.	Oppose	Ryman opposes the relief sought in this submission point as it is inconsistent with the MDRS.	Disallow submission point.
	S72.7	HRZ-P8 - Retain current wording and add 'hydraulic positivity' to wording.	Oppose	Ryman opposes the relief sought in this submission point as it goes beyond what is	Disallow submission point.

				required by a development in managing its effects.	
S72.13, S72.14, S72.15, S72.16, S72.17	<p>Include provisions so that where Tangata Whenua values apply a number of standards need to have more space and less or no additional height (e.g. height in relation to boundary and setbacks):</p> <p>NCZ-S2 (height in relation to boundary) and NCZ-S3 (setback)</p> <p>Local Centre Zone introduction, LCZO1, LCZ-O3, LCZO4 and LCZ-R3, LCZ-S2 and LCZS3</p> <p>Mixed Use Centre zone introduction, MUZ-O1, MUZ-O3, MUZ-O4 and MUZR3, MUZ-S2 and MUZ-S3</p> <p>Town Centre Zone introduction, TCZO1, TCZ-O3, TCZO4, TCZ-R3, TCZS2 and TCZ-S3</p> <p>City Centre Zone introduction / Background, CCZO1, CCZ-O3, CCZO4, CCZ-S2 and CCZ-S4 and CCZR12</p>	Oppose	Ryman opposes the relief sought in these submission points as the specific relief sought is unclear and potentially inconsistent with the Enabling Housing Act.	Clarify relief sought is consistent with the Enabling Housing Act or disallow submission point.	
S72.19	<p>Introduce new Medium and High Density Design Guide and review design guides with Tangata Whenua to ensure Tangata Whenua principles and values are appropriately reflected.</p>	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission, noting that design guides do not recognise the functional and operational needs of retirement villages.	Disallow submission point, or exclude retirement villages from the application of design guides as sought in Ryman's primary submission.	



OFFICE USE ONLY

Submission number

16

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN Intensification Planning Instrument (IPI)—Planning for Growth

The closing date for further submissions is **Wednesday, 7 December 2022, at 5.00 pm**

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Intensification Planning Instrument (IPI) to the Upper Hutt City Council District Plan

Deliver to: HAPAI Service Centre, 879 – 881 Fergusson Drive, Upper Hutt 5019

Post to: Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

A copy of this further submission must also be served on the original submitter within 5 working days after making this further submission to Council.

Details of submitter

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

NAME OF SUBMITTER	Stephen Pattinson
POSTAL ADDRESS OF SUBMITTER	P.O. Box 48-070 Silverstream 5142
AGENT ACTING FOR SUBMITTER (IF APPLICABLE)	N/A
ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)	As above
CONTACT TELEPHONE 0272263374	CONTACT EMAIL stephenjattinson@gmail.com

I am (please tick all that apply) :

A person representing a relevant aspect of the public interest

Because of the impact of proposed SGA on residents of Pinehaven/Silverstream
PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

A person who has an interest in the proposal that is greater than the general public has

I live in Upper Hutt (Pinehaven)

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

The local authority for the relevant area

Details of further submission

To **support** / **oppose** (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER I support Duncan Stuart's submission

POSTAL ADDRESS OF ORIGINAL SUBMITTER 1 Chalfont Road, Silverstream, 5019

SUBMISSION NUMBER 55

The particular parts of their submission that I support or oppose are:

I support his request that the Southern Growth Area be removed from future growth planning

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

I agree with the reasons given by the submitter

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be **allowed** - Yes



PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

I **do** wish to be heard in support of my submission.

I **do not** wish to be heard in support of my submission.

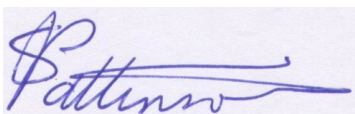
Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

I **do** wish to make a joint case.

I **do not** wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:



07/12/2022

DATE

SIGNATURE

Tepene just submitted the survey IPI Further Submission Form (FORM 6) with the responses below.

Name of submitter

Stephen Pattinson

Postal address of submitter

P.O. Boc 48-070 Silverstream Upper Hutt 5142

Acting agent for submitter (if applicable)

N/A

Address for service (if different from above)

As above

Contact telephone

0272263374

Contact email

stephenjpattinson@gmail.com

I am (please tick all that apply):

A person representing a relevant aspect of the public interest

A person who has an interest in the proposal that is greater than the general public has

If you ticked one of the first two options, please specify the grounds for saying you come within this category

The IPI affects property that my wife and I own and where we reside in Pinehaven, Upper Hutt, and the IPI similar affects many other members of the public.

Do you support or oppose a submission?

Oppose

Enter the name of the original submitter

Greater Wellington Regional Council

Postal address of original submitter

P.O. Box 11-646, Manners St, Wellington, 6142

Submission number

41.2

The particular parts of their submission that I support/oppose are:

Implementation of Te Whaitua te Whanganui-a-Tara's recommendations on stormwater and flood management with respect to the effects of intensification on the Pinehaven hills

The reasons for my support or opposition are:

By their own admission Te Whaitua te Whanganui-a-Tara did not give much consideration to stormwater and flood management with respect to the effects of intensification on the Pinehaven hills, and so implementation of their recommendations in this respect are not reliable and must be treated with caution. It is not correct to assert, as GWRC does, that the Whaitua's recommendations on this issue are "community-endorsed" because the Whaitua did not give due regard to relevant evidence submitted to it on this issue.

I seek that the whole of the submission be allowed/disallowed (select one):

Disallowed

Do you wish to make another further submission?

Yes

Do you support or oppose a submission?

Support

Enter the name of the original submitter

Jonathan Board

Postal address of original submitter

66 Chatsworth Road, Silverstream, 5019

Submission number

44

The particular parts of their submission that I support/oppose are:

Remove Southern Growth Area from consideration

The reasons for my support or opposition are:

Agree with submitter's reasons

I seek that the whole of the submission be allowed/disallowed (select one):

Allowed

I seek that the following parts of the submission be allowed/disallowed:

44.1

Please indicate whether you wish to be heard in support of your submission (choose from the options below):

I do wish to be heard in support of my submission

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (choose from the options below):

I do not wish to make a joint case
