

Identification of Approvals required under the Resource Management Act for activities in each Development Area

Note:

UHCC = Upper Hutt City Council
 GWRC = Greater Wellington Regional Council
 DP = District Plan
 NRP = Natural Resources Plan
 CA – Controlled Activity
 RDA – Restricted Discretionary Activity
 DA = Discretionary Activity
 NES-CL – National Environmental Standard – Contaminated Land
 NES – FW = National Environmental Standard Freshwater
 PC = Plan Change
 DoC = Department of Conservation

Development Area	Indicative Consents required	Relevant plan/rule	Council
Development Area 1: Kiln Street	Subdivision	CA consent (subject to conditions) may be required for network utilities and to achieve hydraulic neutrality	UHCC
NOTE: Area zoned ‘High Density Residential Zone’ with Height Overlay B (up to 9 stories) – PC50 of UHCC district plan	Earthworks	RDA consent likely to be required under DP as permitted activity standards not met; earthworks in erosion hazard area	UHCC
	Earthworks – sediment discharge	Likely RDA consent required under NRP as permitted activity standards unlikely to be met, or non-complying	GWRC
	Residential & mixed-use activities	Residential permitted if standards met, otherwise RDA; mixed use likely to be RDA or DA	UHCC
	Removal of vegetation	Likely to need a RDA consent if permitted activity standards not met	UHCC

	Provision of infrastructure – roads, stormwater, wastewater, network utilities	Roads – not part of subdivision DA; network utilities likely to be permitted; stormwater/wastewater infrastructure likely to be RDA or DA	UHCC
	Discharge of stormwater to land/water	Likely DA consent required as unlikely to meet CA conditions	GWRC
	Walkways and open spaces/parks	Permitted subject to standards otherwise DA under DP	UHCC
	Discharges to council stormwater system	RDA consent likely required under NRP	GWRC
	Contaminated Land	Not HAIL site but has formerly been used for industrial activities; detailed site investigation permitted under NRP; consent required if contaminated land found under NES-CL	GWRC
	Stream diversion during construction and/or crossing by bridge/box or culvert	River crossing structures permitted subject to standards in NRP, otherwise DA; diversion of stream permitted if standards met, otherwise DA; culverts permitted under NES-FW if standards met, including fish passage, otherwise DA.	GRWC
	Dewatering of site for residential buildings	Permitted if permitted activity standards are met, otherwise RDA	GWRC
Development Area 2: Silverstream Spur	Subdivision	CA consent may be required for network utilities; higher density residential.	UHCC
NOTE: Area split zoned General Rural and General Residential with a Residential Conservation Precinct in UHCC district plan;	Earthworks	RDA consent likely to be required as permitted activity standards not met	UHCC
	Earthworks – sediment discharge	Likely RDA consent required under NRP as permitted activity standards unlikely to be met, or non-complying	GWRC

PC49 proposes to rezone Area to Natural Open Space	Removal of vegetation (including significant indigenous)	Likely to require a DA consent under DP; on erosion prone land discretionary under NRP. Significant indigenous vegetation has been assessed under Policy 23 of the NRP and the NPS-IB.	UHCC GWRC
	Provision of infrastructure - roads, stormwater/wastewater, network utilities	Roads – not part of subdivision DA under operative DP – would be DA under amended PC49; network utilities likely to be permitted; stormwater/wastewater / reservoir, infrastructure likely to be RDA or DA.	UHCC
	Rock blasting	Likely require a DA air discharge consent under NRP and likely non-complying noise consent under DP	GWRC UHCC
	Stormwater discharge to land	Prohibited under NRP (Plan Change 1) – currently discretionary until that plan becomes operative.	GWRC
	Restoration of earth worked areas	RDA consent likely to be required	UHCC
	Residential activities (if ownership transferred to GTC)	Residential permitted if standards met, otherwise RDA under current zoning; under PC49 residential DA	UHCC
	Stream erosion protection	Permitted if permitted activity standards met, otherwise DA	GWRC
	Wetlands	Activities in natural wetlands DA under NRP; vegetation clearance and earthworks within a natural wetland RDA if for constructing urban development under the NES-FW	GWRC
	Discharge of stormwater from road and wastewater (residential if land transferred to GTC) via new council	RDA consent likely required under NRP	GWRC

	stormwater/wastewater system		
	Commercial Forestry Harvesting	Permitted subject to standards in General Rural Zone, likely DA as not listed in the General Residential Zone of DP; prohibited in high erosion risk land	UHCC GWRC
	Commercial Forestry discharge of sediment	CA if conditions met otherwise DA, or Prohibited if on high erosion risk land	GWRC
Development Area 3: Silverstream Forest	Subdivision	RDA consent likely	UHCC
NOTE: Area is currently zoned General Rural in UHCC district plan; GTC has sought parts of the site to be rezoned General Residential; parts Rural Lifestyle; and parts left general Rural; PC1 to the GWRC NRP identifies the site as 'unplanned greenfield area' (Map 88)	Earthworks	RDA consent likely to be required as permitted activity standards not met; earthworks in erosion hazard area; earthworks on erosion prone land RDA in NRP	UHCC GWRC
	Earthworks – sediment discharge	Likely RDA consent required under NRP as permitted activity standards unlikely to be met	GWRC
	Removal of vegetation (including significant indigenous)	Significant indigenous vegetation has been assessed under Policy 23 of the NRP and the NPS-IB. Likely to require a DA consent under DP; on erosion prone land DA under NRP.	UHCC GWRC
	Residential – higher density hilltop villages; lower density single dwellings; lifestyle dwellings; Avro Rd Precinct	Residential non-complying activity	UHCC
	Mixed-use activities - community centre(s); community garden/markets; childcare centres; transport hubs; hospitality/industrial/commercial activities etc	Mixed-use likely to be non-complying	UHCC

	Provision of infrastructure - roads, stormwater/wastewater, network utilities	Roads – not part of subdivision DA; network utilities likely to be permitted; stormwater/wastewater infrastructure likely to be RDA or DA	UHCC
	Discharge of stormwater from road and new stormwater system via new council stormwater system)	RDA consent likely required under NRP	GWRC
	Discharge of stormwater to land	Prohibited under NRP (Plan Change 1) – currently discretionary until that plan becomes operative.	GWRC
	Discharge of stormwater from new greenfield impervious surfaces	Controlled if conditions met otherwise DA	GWRC
	Discharges from unplanned greenfield development	Prohibited under NRP (Plan Change 1) – currently discretionary until that plan becomes operative.	GWRC
	Community spaces – walking/cycling paths and recreational facilities	Permitted subject to standards otherwise DA under UHCC DP	UHCC
	Commercial forestry harvesting	Permitted subject to standards, otherwise DA under UHCC DP; controlled subject to conditions otherwise DA under NRP; prohibited on highest erosion risk land	UHCC GWRC
	Commercial Forestry discharge of sediment	Controlled if conditions met otherwise DA, or Prohibited if on high erosion risk land	GWRC
	Contaminated Land	Not HAIL site and no known contamination; detailed site investigation permitted under NRP; consent required if contaminated land found under NES-CL	GWRC
	Streams erosion protection	Permitted if permitted activity standards met, otherwise DA	GWRC

	Wetlands	Activities in natural wetlands DA in NRP if comply NES-FM, otherwise Non-complying; NES-FM	GWRC
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