

# Proposed District Plan Change 44

Korimako Road / Pitoitoi Road, Days Bay -  
Zoning as Hill Residential Activity Area

Publicly Notified:

27 September 2016

Submissions Close:

28 October 2016 at 5.00pm





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## Part 1: Introduction

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### 1. What is proposed Plan Change 44

The purpose of proposed Plan Change 44 is to zone a Hutt City Council (the Council) owned area of land at the corner of Korimako Road and Pitoitoi Road, Days Bay as Hill Residential Activity Area in the City of Lower Hutt District Plan (the District Plan). The area is located to the south of the residential property at 17 Pitoitoi Road and has an area of 147m<sup>2</sup>. It is currently classified as legal road and forms part of the road reserve but in May 2016 Council decided to initiate the road stopping process as it is no longer required for the purpose of legal road.

By virtue of District Plan Rule 14A (a) any legal road takes on the zoning provisions of the surrounding properties.

District Plan Rule 14A (a) states:

**(a) Status of Roads**

*The provisions of the activity area where the road reserve is located shall apply.  
Where the road reserve is between two different activity areas, the centre line of the road reserve will become the boundary between such activity areas.*

Once the status as legal road will be revoked, Rule 14A (a) ceases to apply and the area will have no zoning under the District Plan. The purpose of this Plan Change is to ensure that the area subject to the road stopping will have a zoning that is compatible with the zoning of adjoining properties and that any use and development of the Site will be managed under the existing provisions of the District Plan.

No new District Plan provisions (Objectives, Policies, Rules or Standards) will be introduced and no existing District Plan provisions will be amended as a result of this proposal. The only amendment proposed is to the District Plan Map C8 to reflect the new zoning of the Site.

### 2. Reasons for the proposed Plan Change

The area subject to this proposed Plan Change is a Council owned and is currently classified as legal road. In May 2016 Council decided to start the road stopping process as the land is no longer required for this purpose.

The parcel is proposed to be zoned as Hill Residential Activity Area to ensure that any future use of land is consistent with the use of adjoining properties.

### 3. Structure of this Document

This document contains five parts as follows:

|               |  |
|---------------|--|
| <b>Part 1</b> | Introduction   |
| <b>Part 2</b> | Public Notice of proposed Plan Change 44 advertised in the Hutt News |
| <b>Part 3</b> | Amendment proposed to District Plan Map C8                           |
| <b>Part 4</b> | Section 32 Evaluation  |
| <b>Part 5</b> | Submission Form (Form 5)   |

All five parts of this document are publicly available from Hutt City Council as detailed in the Public Notice in Part 2 of this document.

#### 4. The Process of Proposed Plan Change 44

The process for preparing proposed Plan Change 44 can be summarized as follows

|                          |  |
|--------------------------|--|
| <b>24 May 2016</b>       | Council decided to initiate the road stopping process.           |
| <b>20 September 2016</b> | Council adopted proposed Plan Change 44 for public notification. |
| <b>27 September 2016</b> | Proposed Plan Change 44 publicly notified.                       |

Upon notification of the proposed Plan Change, all interested persons and parties have an opportunity to have input through the submissions process. The process for public participation in the consideration of this proposal under the Resource Management Act 1991 is as follows:

- The period in which submissions may be made is 20 working days from the date of Public Notice;
- After the closing date for submissions, Council must prepare a summary of the submissions and this summary must be publicly notified;
- Certain persons may make further submissions in support of, or in opposition to, the submissions already made no later than 10 working days after the notification of the summary of submissions;
- If a person making a submission or further submission asks to be heard in support of his/her submission, a hearing must be held;
- Following the hearing the Council must give its decision on the Plan Change in writing (including its reasons for accepting or rejecting submissions); and
- Any person who has made a submission has the right to appeal the Council decision on the Plan Change to the Environment Court.

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## Part 2: Public Notice

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# PUBLIC NOTICE

### Public Notification of Proposed District Plan Change 44 to the City of Lower Hutt District Plan

*Clause 5 of the First Schedule – Part 1 of the Resource Management Act 1991*

Hutt City Council has prepared

#### **Proposed District Plan Change 44: Korimako Road / Pitoitoi Road, Days Bay Zoning as Hill Residential Activity Area**

Proposed Plan Change 44 seeks to zone a Hutt City Council owned area of land at the corner of Korimako Road and Pitoitoi Road, Days Bay, as Hill Residential Activity Area in the City of Lower Hutt District Plan. The area forms part of the steep margin of the Korimako Road reserve to the south of the residential property at 17 Pitoitoi Road and has an area of 147m<sup>2</sup>. It is currently classified as legal road. In May 2016 Council decided to initiate the road stopping process as the land is no longer required for the purpose of legal road. Once the road has been stopped the land will no longer have a zoning. The purpose of this Plan Change is to ensure that the Site will have zoning that is consistent with the surrounding area and that any use and development of the Site will be managed under the existing provisions of the District Plan.

Documentation for Proposed Plan Change 44 can be inspected:

- at all Hutt City Council Libraries;
- at the Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt; and
- on Council's website: [huttcity.govt.nz/district-plan-change-44](http://huttcity.govt.nz/district-plan-change-44)

Copies can also be requested by contacting Hutt City Council:

- Phone: 04 570 6666 or
- Email: [district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz)

### **Submissions close on Friday 28 October 2016 at 5pm**

Any person may make a submission on proposed Plan Change 44. Submissions may be lodged in any of the following ways:

- Post: Environmental Policy Division, Hutt City Council, Private Bag 31912, Lower Hutt 5040;
- In Person: Council Administration Building, 30 Laings Road, Lower Hutt
- Email: [submissions@huttcity.govt.nz](mailto:submissions@huttcity.govt.nz)
- Online [huttcity.govt.nz/district-plan-change-44](http://huttcity.govt.nz/district-plan-change-44)

Submissions must be written in accordance with RMA Form 5 and must state whether or not you wish to be heard in respect of your submission. Copies of Form 5 are available from all of the above locations and on Council's website.

The process for public participation in the consideration of this proposal under the RMA is as follows:

- after the closing date for submissions, Hutt City Council must prepare a summary of the submissions and this summary must be publicly notified; and
- there must be an opportunity to make a further submission in support of, or in opposition to,

the submissions already made; and

- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Hutt City Council must give its decision on the proposal (including its reasons for accepting or rejecting submissions); and
- any person who has made a submission has the right to appeal the decisions on the proposal to the Environment Court.

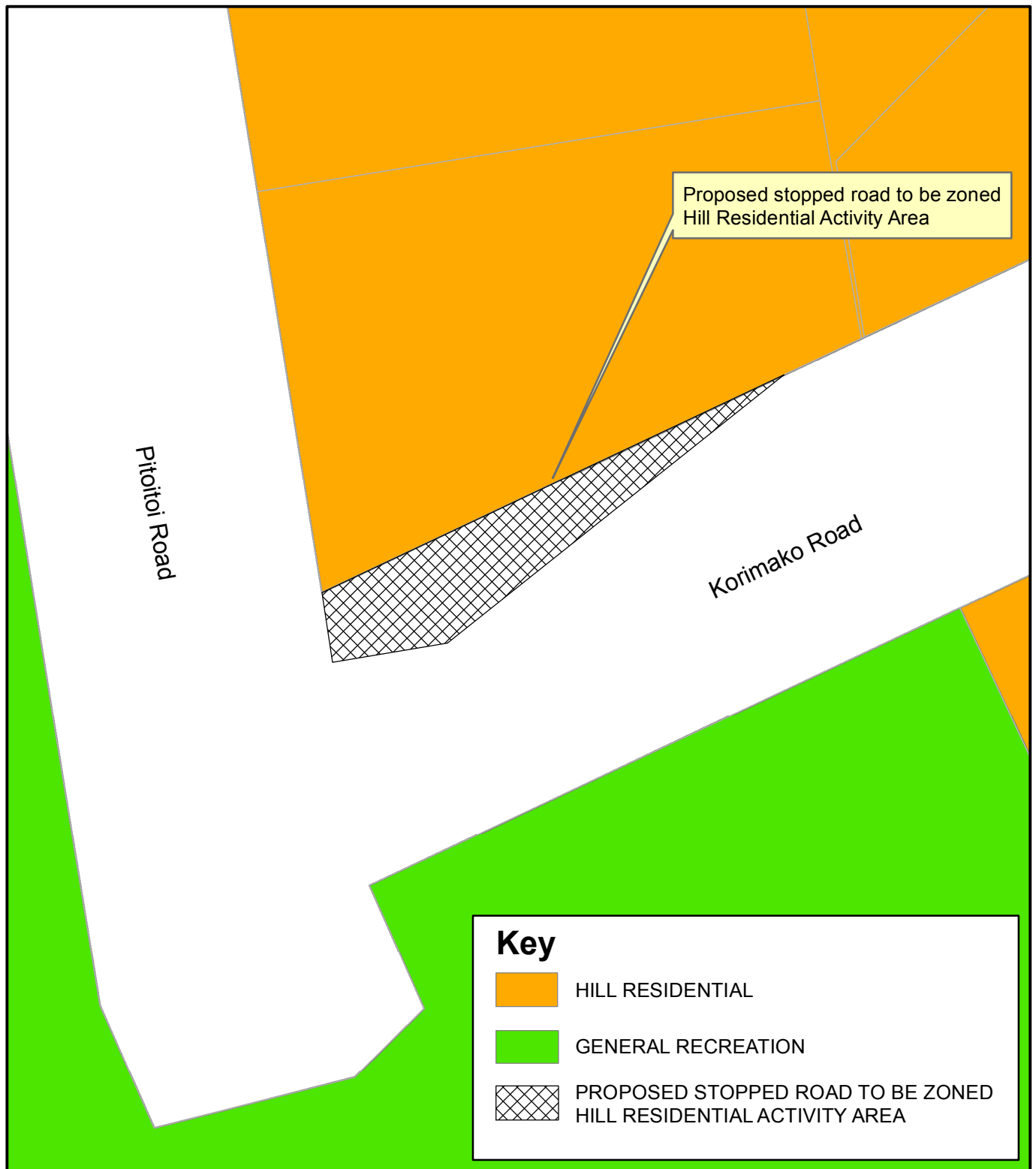
**Tony Stallinger**  
**Chief Executive**

**27 September 2016**

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**Part 3:**  
**Proposed Plan Change 44**  
**Amendment to District Plan Map C8**

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## Proposed Plan Change 44

Korimako Rd / Pitoitoi Rd, Days Bay

Planning Map C8





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## Part 4: Section 32 Evaluation

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### CONTENT

|  |    |
|--|----|
| Introduction.....                                | 10 |
| Description of the Site.....                     | 10 |
| Physical Description.....                        | 10 |
| Legal Description.....                           | 11 |
| Background.....                                  | 11 |
| Historical Planning Review of the Site.....      | 12 |
| Evaluation of Options.....                       | 12 |
| Quantification of Benefits and Costs.....        | 14 |
| The Risk of Acting or Not Acting.....            | 14 |
| Selection of Options.....                        | 14 |
| Environmental Effects.....                       | 14 |
| Amenity and Character Effects.....               | 15 |
| Traffic Effects.....                             | 15 |
| Infrastructure Effects.....                      | 15 |
| Conclusion.....                                  | 15 |
| Policy Analysis.....                             | 15 |
| Resource Management Act 1991.....                | 15 |
| National Policy Statements.....                  | 17 |
| Regional Policy Statement.....                   | 17 |
| Regional Plans.....                              | 18 |
| Wellington Regional Strategy.....                | 18 |
| Consistency with Surrounding District Plans..... | 18 |
| City of Lower Hutt District Plan.....            | 18 |
| Other Strategies and Plans.....                  | 19 |
| Consultation.....                                | 19 |
| Summary.....                                     | 20 |
| Appendices.....                                  | 20 |

## Introduction

1. Prior to public notification of a plan change, Section 32 of the Resource Management Act 1991 (the Act) requires Council to undertake an evaluation of the proposed plan change, and to prepare a report outlining the basis and outcome of the evaluation. The purpose of the evaluation is to assess the benefits and costs of the proposed Plan Change against the purpose of the Act. Section 32 of the Act states:

*“(1) An evaluation report required under this Act must—*

- (a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
- (b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—*
  - (i) identifying other reasonably practicable options for achieving the objectives; and*
  - (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
  - (iii) summarising the reasons for deciding on the provisions; and*
- (c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*

*(2) An assessment under subsection (1)(b)(ii) must—*

- (a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
  - (i) economic growth that are anticipated to be provided or reduced; and*
  - (ii) employment that are anticipated to be provided or reduced; and*
- (b) if practicable, quantify the benefits and costs referred to in paragraph (a); and*
- (c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.”*

2. This Section 32 evaluation focuses on the appropriateness of the proposal to zone the Site owned by the Hutt City Council (the Council) as Hill Residential Activity Area under the City of Lower Hutt District Plan (the District Plan).

## Description of the Site

### ***Physical Description***

3. The area subject to this proposed Plan Change is situated at the corner of Korimako Road and Pitoitoi Road. The area of the proposed Plan Change is hereafter referred to as ‘the Site’. The Site is a steep area of land measuring 147m<sup>2</sup> and is situated to the south of the residential property at 17 Pitoitoi Road.
4. The parcels adjoining the Site to the north are privately owned residential properties that are zoned as Hill Residential Activity Area. The following figure shows the location of the Site.



Figure 1: Map of the Site subject to proposed Plan Change 44

### ***Legal Description***

5. The Site is currently owned by Council and vested as legal road.

### **Background**

6. The Site is a steep area of land that abuts the residential property at 17 Pitoitoi Road and currently forms part of Korimako Road. The Site is considered to be surplus to Council's requirements and therefore Council resolved on 24 May 2016 to initiate the road stopping process for the Site.
7. Due to the size, shape and situation of this portion of legal road, the land could not be sold to anyone but the adjoining owners at 17 Pitoitoi Road who have declared their interest in purchasing the land from Council.
8. Under the current provisions of the District Plan road reserves are displayed in the plan but do not have zoning. However, according to District Plan Rule 14A (a), any legal road takes on the zoning provisions of adjoining properties and the centre line becomes the boundary between different adjoining activity areas. Once the road status of a section of legal road reserve has been revoked, the property created has a fee simple title and is left with no zoning under the District Plan, as Rule 14A (a) no longer applies.
9. Since it is Council's intention to stop the section of road subject to this plan change, the Site will then have no zoning and therefore no District Plan provisions (Objectives, Policies or Rules) would apply to the Site.

## Historical Planning Review of the Site

10. A review of the planning history shows that the Site has been identified and displayed as legal road in all District Schemes and Plans since the first Eastbourne Borough District Scheme in 1974.

## Evaluation of Options

11. Section 32 (1)(b) (i) requires that the evaluation report must:
- “Examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by –*
- (i) Identifying other reasonably practicable options for achieving the objectives;”*
12. The proposed Plan Change seeks to zone the Site to be compatible with the zoning of adjoining properties. Any use and development of the Site will be managed under the existing provisions of the District Plan.
13. The following three options have been explored for the best way to achieve the purpose of the proposed Plan Change:
- Option 1 – Status Quo – No Zone
  - Option 2 – Zone the Site as Hill Residential Activity Area
  - Option 3 – Zone the Site as General Recreational Activity Area
14. The Section 32 analysis will not address the issue of the potential sale of publicly owned land as this is not a relevant matter which requires consideration under the Resource Management Act 1991.
15. The options identified are discussed below.

| <b>Option 1 (O1) – Status Quo – No Zone</b>   |
|---|
| <p><b>Benefits</b></p> <p>O1.1 Avoids the costs associated with the plan change process.</p>  |
| <p><b>Costs</b></p> <p>O1.2 Having no zoning on the Site does not comply with the intention of the District Plan because any future use or development of land would not be able to be managed appropriately.</p> <p>O1.3 Having no zoning is not compatible with the zoning of adjoining properties.</p> <p>O1.4 Having no zoning creates the risk of enabling significant adverse effects in the use and development of the Site.</p> |
| <p><b>Opportunities for Economic Growth and Employment</b></p> <p>O1.5 Economic growth and employment are unlikely to be generated.</p>   |
| <p><b>Efficiency and Effectiveness</b></p> <p>O1.6 The efficiency of Option 1 is low because the costs are higher than the benefits.</p> <p>O1.7 The effectiveness of Option 1 is low because the purpose of the Plan Change is not achieved.</p>   |

**Overall Assessment of Option 1**

O1.8 Option 1 is not recommended because it does not achieve the purpose of the proposed Plan Change.

**Option 2 (O2) – Zone the Site as Hill Residential Activity Area****Benefits**

- O2.1 Ensures that the Site has a zoning.
- O2.2 Provides certainty regarding the future development potential of the Site.
- O2.3 Results in a zoning which is compatible with the adjoining properties and the predominantly residential character and amenity values of the local environment.
- O2.4 Results in a zoning which allows for the Site to be amalgamated with the adjoining residential property be used for residential purposes under the existing District Plan provisions, which are well understood.

**Costs**

- O2.5 The costs associated with the plan change process.

**Opportunities for Economic Growth and Employment**

- O2.6 Enables the development of the Site for residential use and thereby provides an opportunity for economic growth and employment on a local scale.

**Efficiency and Effectiveness**

- O2.7 The efficiency of Option 2 is high because the benefits outweigh the costs.
- O2.8 The effectiveness of Option 2 is high because the purpose of the proposed Plan Change is achieved.

**Overall Assessment of Option 2**

- O2.9 Option 2 is recommended because it achieves the purpose of the proposed Plan Change and provides for use and development that is compatible with the local environment.

**Option 3 (O3) – Zone the Site as General Recreational Activity Area****Benefits**

- O3.1 Ensures that the Site has a zoning.

**Costs**

- O3.2 The costs associated with a plan change process.
- O3.3 Any recreational use would be very limited due to the size, location and steepness of the Site.
- O3.4 The Site has been identified as being surplus to Council requirements. A recreational zoning would effectively prevent the Site's divestment.
- O3.5 The Site would entail ongoing costs to Council for maintenance.

|  |
|--|
| <p><b>Opportunities for Economic Growth and Employment</b></p> <p>O3.6 Economic growth and employment are unlikely to be generated from the zoning of the Site as General Recreation Activity Area.</p>  |
| <p><b>Efficiency and Effectiveness</b></p> <p>O3.7 The efficiency of Option 3 is low because the costs are higher than the benefits.</p> <p>O3.8 The effectiveness of Option 3 is moderate because the purpose of the proposed Plan Change would be partly achieved.</p> |
| <p><b>Overall Assessment of Option 3</b></p> <p>O3.9 Option 3 is not recommended because it would enable only very limited recreation potential.</p>   |

### **Quantification of Benefits and Costs**

16. Section 32(2)(b) requires that if practicable the benefits and costs of a proposal are quantified. Quantifying the identified costs and benefits for this proposal which is of low to moderate scale and significance would add significant time and cost to the s32 evaluation process. Therefore the exact quantification of the benefits and costs in this report was not considered beneficial or practicable.

### **The Risk of Acting or Not Acting**

17. Section 32(2)(c) states:

*“An assessment under subsection 1(b)(ii) must –*

*(c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.”*

18. In considering the proposal against Section 32 (2)(c) of the Resource Management Act 1991, Council has sufficient information about the subject matter relative to this proposed Plan Change.

### **Selection of Options**

19. Option 2 – ‘Zone the Site as Hill Residential Activity Area’ is the recommended option because it is the best way to achieve the purposes of both the Act and the proposed Plan Change through effective management of use of the Site.

### **Environmental Effects**

20. This section considers the potential environmental effects occurring as a result of zoning the Site as Hill Residential Activity Area. An assessment of the potential environmental effects of the proposed Plan Change contributes to the overall evaluation of whether the proposed zoning of the Site is appropriate in terms of achieving the purpose of the Act.
21. The potential environmental effects of the proposed Plan Change are likely to be minor. The Site is very small and steep and has only very limited development potential. It could not be developed on its own. The only development potential lies in the Site being purchased by the adjoining land owners and amalgamated with the property at 17 Pitoitoi Road. Any potential

effects relate to amenity values and character, traffic and infrastructure. Each of these matters has been addressed in the following sub-sections.

### ***Amenity and Character Effects***

22. The proposed Plan Change seeks to zone the Site as Hill Residential Activity Area. This zoning would be compatible with the zoning of the surrounding properties and would ensure that once the Site has been amalgamated with the adjoining property at 17 Pitoitoi Road, only activities that are compatible with the character of the local environment can be undertaken on the Site as of right.
23. The existing provisions of the District Plan are not subject to any changes as part of this proposed Plan Change.

### ***Traffic Effects***

24. Any potential traffic effects of the road stopping will be evaluated as part of the road stopping process. Council's Road and Traffic Division confirmed that it sees no need to retain the Site for roading purposes now or in the future.
25. As outlined above the Site could not be developed on its own due to its small size and steep nature. The only development potential that can be achieved relies on the Site being purchased by the adjoining owners and amalgamated with the residential property at 17 Pitoitoi Road. Therefore the zoning of the Site as Hill Residential Activity Area will not result in any additional development pressure on existing roads.

### ***Infrastructure Effects***

26. The Site currently forms part of the steep margin of the road reserve on the northern side of Korimako Road. The Site contains no existing water infrastructure. The sealed driveway that accesses the garage at 17 Pitoitoi Road is partly located on the Site.
27. Due to its small size and steep character the Site could not be developed on its own. The only development potential that can be achieved relies on the Site being purchased by the adjoining owners and amalgamated with the residential property at 17 Pitoitoi Road. Therefore the zoning of the Site as Hill Residential Activity Area will not result in any additional development pressure on existing services.

### ***Conclusion***

28. Overall, any potential adverse effects of the proposed Plan Change can be adequately managed by the existing provisions of the District Plan.

### ***Policy Analysis***

#### ***Resource Management Act 1991***

29. A section 32 evaluation includes analysis of how the proposed Plan Change achieves the purpose and principles contained in Part 2 (sections 5-8) of the Resource Management Act 1991 (the Act).

## **Section 5 – Purpose**

30. Section 5 sets out the purpose of the Act, which is to promote the sustainable management of natural and physical resources. Section 5 further states:

*“(2) In this Act, sustainable Management means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –*

- (a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

31. The Site has been identified as being surplus to Council's requirements, as it is no longer required for the purpose of legal road. Therefore, Council has resolved to initiate the road stopping process and sell the Site to the owner of the adjoining property.
32. The proposed Plan Change will ensure that, once the road is stopped, the Site is zoned as Hill Residential Activity Area and the relevant provisions of the District Plan apply to the Site. The proposed zoning is consistent with the zoning of adjoining properties and will ensure that any future development of the Site is compatible with the amenity values and character of the surrounding environment.
33. Thus, the proposal is considered to be consistent with Section 5 of the Act.

## **Section 6 – Matters of National Importance**

34. Section 6 of the Act sets out the matters of national importance which are required to be recognised and provided for when managing the use, development and protection of natural and physical resources. The proposed Plan Change is considered to be consistent with Section 6 of the Act for the following reasons:

- The Site is not situated within the coastal environment, it does not contain a wetland, lake or river, and it is not on the margin of any of those.
- The Site is highly modified and does not contain any outstanding natural features or landscapes, significant indigenous vegetation or significant habitats of indigenous fauna.
- The District Plan does not identify any Significant Cultural Resources on the Site.
- The District Plan does not identify any heritage buildings or structures on the Site.

## **Section 7 – Other Matters**

35. Section 7 of the Act outlines a list of matters that should be given particular regard to in achieving the purpose of the Act. The matters that are most relevant to the proposed Plan Change are:

- “(b) the efficient use and development of natural and physical resources;*
- (c) the maintenance and enhancement of amenity values; and*
- (f) maintenance and enhancement of the quality of the environment.”*



36. The proposed Plan Change is considered to be consistent with Section 7 due to the following reasons:
- The Site is no longer required for the purpose of legal road. In order to enable the sale and development of the Site the proposed Plan Change seeks to zone the Site as Hill Residential Activity Area. However due to its small size and steep nature the Site can only be developed if amalgamated with the adjoining property at 17 Pitoitoi Road. Thus, the proposed Plan Change enables the efficient use and development of a parcel of land.
  - The zoning as ‘Hill Residential Activity Area’ is compatible with the zoning of the adjoining properties and will ensure that future development is compatible with the amenity values and character of the local environment.
  - The proposed Plan Change would not result in any significant modification or changes to the surrounding environment

### **Section 8 – Treaty of Waitangi**

37. Section 8 of the Act requires that the principles of the Treaty of Waitangi are taken into account.
38. No Treaty issues associated with the proposed Plan Change have been identified. Relevant iwi authorities are being consulted as part of this plan change process.

### **National Policy Statements**

39. No National Policy Statements are relevant to this proposed Plan Change.

### **Regional Policy Statement**

40. The Regional Policy Statement (RPS) identifies significant resource management issues of the region and outlines the policies and methods intended to achieve the integrated sustainable management of the region’s natural and physical resources.
41. The objectives and policies that are most relevant to the proposed Plan Change are:

#### **Objective 22**

*“A compact well designed and sustainable regional form that has an integrated, safe and responsive transport network and:*

- (e) urban development in existing urban areas or, when beyond urban areas, development that reinforces the region’s existing urban form;*
- (k) efficient use of existing infrastructure (including transport network infrastructure)”*

#### **Policy 58**

*“Co-ordinating land use with development and operation of infrastructure – consideration.”*

42. This Policy requires that when considering a plan change particular regard is given to whether a proposed subdivision, use or development is located and sequenced to –
- “(a) make efficient and safe use of existing infrastructure capacity; and/or*
  - (b) coordinate with the development and operation of new infrastructure”*
43. Objective 22 and Policy 58 are relevant to the proposed Plan Change because the Site is located within the urban environment and can be serviced using existing infrastructure. The

proposed Plan change will ensure that the Site is zoned as Hill Residential Activity Area thereby allowing for the sale and amalgamation of the Site with the adjoining property at 17 Pitoitoi Road. The proposed zoning is consistent with the zoning of the adjoining properties and the surrounding urban form which is predominantly residential in character.

44. Thus, proposed Plan Change is considered to be consistent with the objectives and policies of the RPS.

### ***Regional Plans***

45. There are no particular Regional Plans that are relevant to the proposed Plan Change or that need to be analysed further in this report.
46. The Proposed Natural Resources Plan for the Wellington Region (PNRP) has been considered during this analysis. No particular provisions of PNRP are relevant to the proposed Plan Change.

### ***Wellington Regional Strategy***

47. The Wellington Regional Strategy (WRS) is a sustainable growth strategy that has been developed by the nine local authorities within the Greater Wellington Area. The strategy has been developed in conjunction with central government, and the region's business, education, research and voluntary sector interests. The community outcomes of the WRS relevant to the proposed Plan Change are healthy environment, quality lifestyle and sense of place.
48. The proposed Plan Change is consistent with the community outcomes sought through the WRS.

### ***Consistency with Surrounding District Plans***

49. Section 74(2)(c) of the Act requires Council to have regard to the extent to which the proposed Plan Change needs to be consistent with the plans and proposed plans of adjacent authorities.
50. The Site of the proposed Plan Change is a small area of land which is not located near the boundaries of the City of Lower Hutt. Therefore, the proposed Plan Change will have no effect on the plans or the proposed plans of adjacent territorial authorities and will not be inconsistent with them.

### ***City of Lower Hutt District Plan***

#### **Area Wide Objectives of the District Plan**

51. Chapter 1 of the District Plan identifies the area wide objectives which the District Plan seeks to achieve. The area wide objectives and policies that are considered to be relevant to the proposal are from District Plan sections:
  - 1.10.1 Resource Management with Tangata Whenua of Lower Hutt
  - 1.10.2 Amenity Values
  - 1.10.3 Residential Activity
52. The proposed Plan Change ensures that the Site has a Hill Residential Activity Area zoning under the District Plan. This proposed zoning is consistent with the zoning of adjacent

properties, which thereby would result in maintaining the general character and amenity values of the local environment. Council is consulting with tangata whenua as part of this plan change process. Thus the proposed Plan Change is considered to be consistent with the relevant area wide objectives and policies of the District Plan.

### **Specific District Plan Objectives and Policies - Hill Residential Activity Area Objectives and Policies**

53. The provisions of Chapter 4D (Hill Residential Activity Area) are considered to be appropriate. No changes are proposed to the objectives, policies and rules of Chapter 4A as part of this proposed Plan Change. With regard to their effectiveness and efficiency, the existing policies and rules of Chapter 4D are considered the most appropriate for achieving the objectives and it is appropriate to apply them to the Site.
54. The existing provisions of Chapter 4D along with the subdivision provisions and general rules of the District Plan are sufficient to ensure that the amenity values and the character of the surrounding area are maintained and that any adverse effects on the environment are avoided, remedied or mitigated.

### **Other Strategies and Plans**

55. Council has a number of strategies and plans that detail the priorities for the City. The ones that are relevant to the proposed Plan Change are namely:
  - Long Term Plan (LTP) 2015;
  - Economic Development Plan 2015 – 2020;
  - Environmental Sustainability Strategy 2015 - 2045;
  - Urban Growth Strategy 2012 - 2032.
56. The proposed Plan Change is considered to be consistent with the outcomes sought under the listed relevant strategies and plans.

### **Consultation**

57. In accordance with the Schedule 1 Clause 3 of the Resource Management Act 1991, the following statutory authorities have been consulted as part of this proposed Plan Change process:
  - Greater Wellington Regional Council
  - Ministry for the Environment
  - Porirua City Council
  - South Wairarapa District Council
  - Upper Hutt City Council
  - Wellington City Council
  - Te Runanganui o Taranaki Whanui ki te Upoko o te Ika a Maui
  - The Wellington Tenths Trust
  - Palmerston North Maori Reserve Trust
  - The Port Nicholson Block Settlement Trust
  - Te Runanga o Toa Rangatira Inc.
58. The statutory authorities will also have the opportunity to lodge formal submissions when the proposed Plan Change is publicly notified.

## Summary

59. On 24 May 2016 Council has resolved to initiate the road stopping process for a section of Korimako Road situated on the corner of Korimako Road and Pitoitoi Road and sell it to the owner of 17 Pitoitoi Road as it was no longer required for the purpose of road.
60. Once the road is stopped, Rule 14A (a) will no longer apply and the Site would be left with no zoning under the District Plan. The proposed Plan Change seeks to zone the Site as Hill Residential Activity Area so that the Site will have a zoning that is compatible with the zoning of the adjoining properties and that any use and development of the Site, once it has been sold and amalgamated with the adjoining property, will be managed under the existing provisions of the District Plan. As a result of this proposed Plan Change the provisions of Chapter 4D of the District Plan would apply to the Site.
61. The evaluation undertaken for this proposed Plan Change has included an assessment of environmental effects resulting from the proposed zoning of the Site. The proposed Hill Residential Activity Area zoning is compatible with the zoning of the surrounding properties in the immediate vicinity. The proposed zoning would allow for future development of the Site (if amalgamated with the adjoining property) in a manner which is in keeping with the amenity values of the local environment.
62. A policy analysis of the relevant national, regional and local policies and plans has been undertaken. The proposed Plan Change is consistent with the objectives and policies of the relevant planning documents. The proposed zoning as Hill Residential Activity Area and the relevant provisions enable an appropriate level of future development on the Site while managing the adverse effects on the environment. No changes are proposed to the District Plan provisions as part of the proposed Plan Change.
63. The costs and benefits of the proposed Plan Change have been evaluated. Three identified options have been assessed and the recommended option (Option 2 – Zone the Site as Hill Residential Activity Area) has been identified as the most appropriate in terms of achieving the purpose of the Act. Overall the proposed Plan Change is consistent with the purpose and principles of the Act.

## Appendices

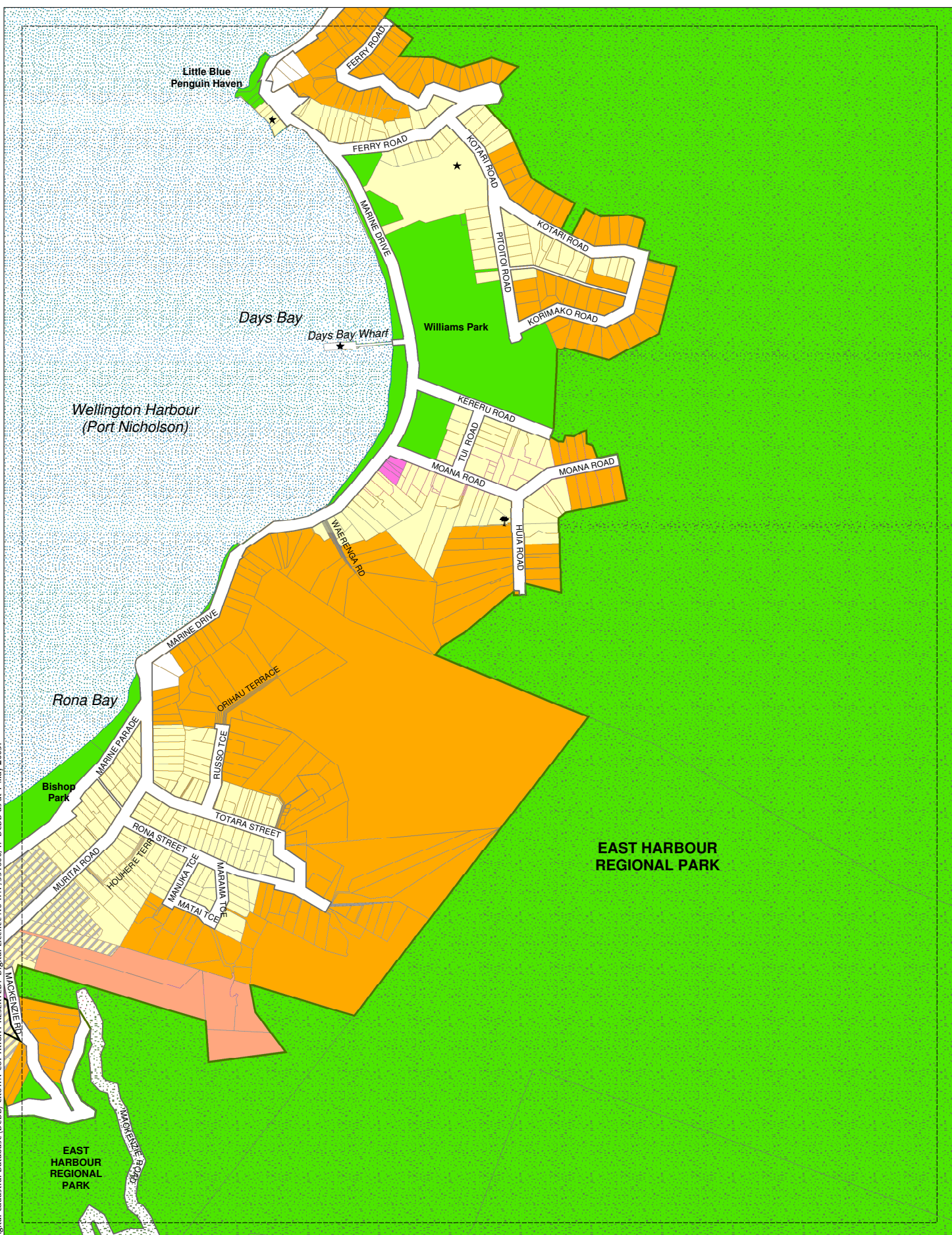
### Appendix 1: Operative District Plan Map C8

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## Appendix 1: Operative District Plan Map C8

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Updated 1 December 2011

**ACTIVITY AREAS**

- |  |                      |  |                     |  |                    |
|--|----------------------|--|---------------------|--|--------------------|
|  | General Residential  |  | Central Commercial  |  | Extraction         |
|  | Special Residential  |  | Petone Commercial   |  | General Recreation |
|  | Historic Residential |  | Suburban Commercial |  | Special Recreation |
|  | Hill Residential     |  | Special Commercial  |  | River Recreation   |
|  | Landscape Protection |  | General Business    |  | Passive Recreation |
|  | Rural Residential    |  | Special Business    |  | Community Health   |
|  | General Rural        |  | Avalon Business     |  | Community Iwi      |

**ANNOTATIONS**

- |  |   |  |                            |
|--|---|--|----------------------------|
|  | City Boundary                           |  | Regional/Forest Park       |
|  | Designation                             |  | Heritage Area              |
|  | Medium Density Residential              |  | Primary River Corridor     |
|  | Wellington Faultline Special Study Area |  | Secondary River Corridor   |
|  | Hydraulic Line                          |  | 1 in 100 Year Flood Extent |
|  | Flood Protection Bank                   |  | Building Setback Line      |
|  | Railway Line                            |  | Notable Tree               |
|  |   |  | Historic Place             |



|    |    |    |
|----|----|----|
|    | C7 | D7 |
| B8 |    |    |
| B9 | C9 |    |



**District Plan - City of Lower Hutt**

Scale 1:6000 at A3

**C8**

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## Part 5: Submission Form

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# Submission on publicly notified Proposed District Plan Change



Clause 6 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

**1. This is a submission from:**

|   |                       |               |                        |  |
|---|-----------------------|---------------|------------------------|--|
| Full name                               | <i>Last</i>           |               | <i>First</i>           |  |
| Company/organisation                    |                       |               |                        |  |
| Contact <i>if different</i>             |                       |               |                        |  |
| Address                                 | <i>Number</i>         | <i>Street</i> |                        |  |
|   | <i>Suburb</i>         |               |                        |  |
|   | <i>City</i>           |               | <i>Postcode</i>        |  |
| Address for Service <i>if different</i> | <i>Postal Address</i> |               | <i>Courier Address</i> |  |
|   |                       |               |                        |  |
| Phone                                   | <i>Day</i>            |               | <i>Evening</i>         |  |
| Fax                                     |                       |               | <i>Mobile</i>          |  |
| Email                                   |                       |               |                        |  |

**2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:**

**Proposed District Plan Change No:**

**Title of Proposed District Plan Change:**

**3. The specific provisions of the proposal that my submission relates to are:**

*Please give details:*

*(Please use additional pages if you wish)*

**4. My submission is:**

*Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:*

*(Please use additional pages if you wish)*

**5. I seek the following decision from Hutt City Council:**

*Give precise details:*

*(Please use additional pages if you wish)*

6. I  **wish**  **do not wish** to be heard in support of my submission.  
*(please tick one)*

7. If others make a similar submission,  
I  **will**  **will not** consider presenting a joint case with them at the hearing.  
*(please tick one)*

Signature of submitter:

*(or person authorised to sign on behalf of submitter)* *Date*

Personal information provided by you in your submission will be used to enable Hutt City Council to administer the submission process and will be made public. You have the right under the Privacy Act 1993 to obtain access to and to request correction of any personal information held by the Council concerning you.

Submission number   
**OFFICE USE ONLY**