

OFFICER'S REPORT FOR: Independent Hearings Commissioner:
Mark St Clair

SUBJECT: Proposed District Plan Change 30 –
8 Harold Grove, Stokes Valley

PREPARED BY: Chloe Smith, Environmental Policy Division,
Hutt City Council

REPORT DATE: 22 November 2012

DATE OF HEARING: 13 December 2012

EXECUTIVE SUMMARY

This Plan Change is the result of a land review process Hutt City Council has been undertaking since 2007. The review is an assessment of all the land Council holds in fee simple title and manages as reserve (including some land classified as reserve under the Reserves Act 1977) throughout the City. The objective is to ensure all Council owned land managed as reserve is being used for the most appropriate use. The review may include an assessment of the open space contribution each site is making to the community and city along with an assessment of the development potential of each property.

The property at 8 Harold Grove was included in this review and it was concluded that the site was currently underutilised and that it could be developed for residential purposes under the provisions of the District Plan for the General Residential Activity Area. Consultation with the local community in accordance with the requirements of the Local Government Act 2002 followed. At the conclusion of this consultation, Council decided to dispose of a portion of the site, subject to the outcome of a plan change which would rezone this portion of the property to a zone which would facilitate residential development.

The purpose of Proposed Plan Change 30 is to rezone a portion of the site at 8 Harold Grove, Stokes Valley (currently zoned General Recreation Activity Area) to General Residential Activity Area and to rezone another portion of the site (currently zoned General Residential Activity Area) to the General Recreation Activity Area in the City of Lower Hutt District Plan (District Plan). The site was classified as a neighbourhood reserve under Council's operative Neighbourhood Reserves Management Plan 2001; however it has not been included in Council's proposed Neighbourhood Reserves Management Plan 2010 due to the land review process indicating that the site should be disposed of. The site is not gazetted as a reserve under the Reserves Act. The majority of the site is currently within the General Recreation Activity Area of the District Plan with the western portion of the site being a 4m wide parcel of land which is within the General Residential Activity Area. The wider site is comprised of three titles being Lot 6 DP 45900, Lot 93 45900 and Lot 93 45466. The area proposed to be zoned General Residential Activity Area is approximately 1200m² and is on Lot 6 DP 45900. The area of the site to be rezoned General Recreation Activity Area is approximately 145m²,

and covers both Lot 6 DP 45900 and Lot 93 45900. Appendix 1 of this report shows the recommended extent of the proposed rezoning.

Proposed Plan Change 30 was notified on 26 June 2012, with submissions closing on 27 July 2012. The summary of submissions was notified on 28 August 2012, with further submissions closing on 11 September 2012.

A total of two late submissions and no further submissions were received. The submissions seek various forms of relief, including:

- Putting in playground equipment on the site; and
- Not proceeding with the proposed subdivision

A hearing of submissions received to Plan Change 30 is scheduled to be held on 13 December 2012.

The following report recommends that the Council accept both late submissions under section 37 of the Resource Management Act and reject both late submissions for the reasons as discussed under section 6 of this report.

CONTENTS

- 1. INTRODUCTION4
- 2. BACKGROUND4
- 3. CONSULTATION5
- 4. SUBMISSIONS6
- 5. LIST OF SUBMITTERS7
- 6. ANALYSIS OF SUBMISSIONS AND RECOMMENDATIONS7
 - Late Submission: DPC30/001 – Tony Grove - 1.1 8
 - Late Submission: DPC30/002 – Justine Clark - 2.1 11

Appendix 1: Proposed Plan Change 30 as recommended to the independent hearings commissioner

1. INTRODUCTION

This report discusses and makes recommendations on submissions received in relation to Plan Change 30 – 8 Harold Grove – Rezoning a Part of the Site as General Residential Activity Area and Rezoning a Part of the Site as General Recreation Activity Area (hereafter referred to as the Plan Change).

The intention of Plan Change 30 is to rezone a portion of 8 Harold Grove, Stokes Valley to General Residential Activity Area in the City of Lower Hutt District Plan (District Plan) and to rezone a portion of the site to the General Recreation Activity Area. The site is currently classified as a neighbourhood reserve under Council's Neighbourhood Reserves Management Plan 2001. The site is not identified in the 2010 revised Neighbourhood Reserves Management Plan. However, this plan is not operative as it is awaiting final sign off from the Department of Conservation. The site is not gazetted as a reserve under the Reserves Act. The majority of the site is currently within the General Recreation Activity Area of the District Plan. The exception is the western portion of the site where there is a 4m wide parcel of land which is within the General Residential Activity Area. The area proposed to be zoned General Residential Activity Area is approximately 1200m² and is on Lot 6 DP 45900 which is part of three titles (Lot 6 DP 45900, Lot 93 DP 45900 and Lot 93 DP 45466) that make up the wider site. The area of the site to be rezoned General Recreation Activity Area is approximately 145m² and is comprised of Lot 6 DP 45900 and Lot 93 DP 45900.

Although this report is intended as a stand-alone document, a more in-depth understanding of the Plan Change, the process undertaken, and related issues may be gained by reading the Section 32 Evaluation and associated Plan Change documents as publicly notified on 26 June 2012.

2. BACKGROUND

Since 2007, Hutt City Council has been undertaking a review of all the land it holds in fee simple title and manages as reserve (including some land classified as reserve under the Reserves Act 1977) throughout the City. The objective is to ensure all Council owned land managed as reserve is being used for the most appropriate activity. The review includes an assessment of the open space contribution each site is making to the community and city along with an assessment of the development potential of each property.

The property at 8 Harold Grove was included in this review and it was concluded that the site was currently underutilised and that it could be developed for residential purposes under the provisions of the District Plan for the General Residential Activity Area. Consultation with the local community in accordance with the requirements of the Local Government Act 2002 followed. At the conclusion of this consultation, Council decided to dispose of a portion of the site, subject to the outcome of a plan change which would rezone this portion of the property to a zone which would facilitate residential development. The extent of the areas as recommended to the independent hearings commissioner that are proposed to be rezoned to the General Residential and General Recreation Activity Areas are shown in Appendix 1 of this report.

In recognition that the site will be released for sale by the Council and thus most likely become privately owned, the purpose of the proposed plan change is to provide a more appropriate long-term land use and development framework. The proposed rezoning to General Residential reflects the site's location in a residential neighbourhood and the type of established development in the area. The south western portion of the site is proposed to be rezoned to General Recreational Activity Area for the purpose of being available to provide access to the remainder of the site not subject to this Proposed Plan Change.

In order to better provide for the likely development and use of the site under private ownership than its current zoning, the proposed plan change seeks to amend the planning maps to zone the site to General Residential Activity Area, the main zoning which applies to other residential properties in the surrounding area and other parts of Stokes Valley under the District Plan. No new District Plan provisions e.g. objectives, policies, rules or standards are proposed.

3. CONSULTATION

Between March and May 2009, consultation was undertaken with the relevant parties in relation to the disposal of land managed as reserve in accordance with the requirements of the Local Government Act 2002. The actions which were undertaken as part of this process included:

- Formal advertisement in the Hutt News of 24 March 2009 regarding possible disposal of park lands.
- Letter and reports sent to organisations identified as having a possible interest in the proposals.
- Letter sent to adjoining land owners/tenants of land identified for possible disposal.
- Information posted on the Council's website.

A total of 30 submissions were received regarding the disposal of recreational land within the Northern Ward. Of these 30 submissions, 6 specifically related to the disposal of the Harold Grove site. A petition was also signed by 19 residents of Harold Grove. All 6 of these submissions opposed the disposal of this site for the following reasons:

- Traffic effects;
- Ecological effects, including a loss of vegetation and bird life;
- Site stability concerns; and
- Loss of recreational opportunities.

These concerns were considered by the Strategy and Policy Committee when they met in May 2009, prior to the determination to dispose of the application site.

Consultation has also been carried out with the following statutory authorities in accordance with the Schedule 1 of the Resource Management Act, 1991:

- Greater Wellington Regional Council
- Ministry for the Environment
- Upper Hutt City Council
- Porirua City Council
- Wellington City Council
- Tenth Trust
- Te Runanganui o Taranaki Whanui ki te Upoko o te Ika a Maui
- The Port Nicholson Block Settlement Trust
- The Palmerston North Maori Reserve Trust

Feedback was received from the following parties:

- Upper Hutt City Council
- Te Runanganui o Taranaki Whanui ki te Upoko o te Ika a Maui

Neither of these parties had any comments or concerns in regards to the Proposed Plan Change. Several parties did not send comments during the consultation phase of this Proposed Plan Change, but were given further opportunity to lodge a submission when Proposed Plan Change 30 was notified.

4. SUBMISSIONS

Plan Change 30 was notified on 26 June 2012, with submissions closing on 27 July 2012. The summary of submissions was notified on 28 August 2012, with further submissions closing on 11 September 2012.

A total of two original late submissions and no further submissions were received. Both original late submissions opposed the Plan Change.

The submissions seek various forms of relief, including:

- Putting in playground equipment on the site; and
- Not proceeding with the proposed subdivision

A hearing of the submissions received to Proposed Plan Change 30 is scheduled to be held on 13 December 2012.

Late submissions recommendation

Under Section 37 of the Act, Council has the power to decide whether or not to waive a failure to comply with a set timeframe. In the case of this plan change, the only two submissions received were both late. The first submission was received 11 working days after the close of the submission phase and the second submission was received 19 working days after the close of the submission phase.

Council can only decide to waive the failure after taking into account:

- the interests of any person who, in its opinion, may be directly affected by the waiver;
- the interests of the community in achieving adequate assessment of the effects of the proposed plan change; and
- its duty under Section 21 of the Act to avoid unreasonable delay.

It is recommended to Council that the two late submissions received be **accepted** for the following reasons:

- They would not unduly prejudice anyone. The submissions are not complex or unexpected; they are consistent with many of the submissions received for previous land review plan changes and during the land review process; and
- The submissions have not resulted in any unreasonable delay with the hearing of the Proposed Plan Change.

5. LIST OF SUBMITTERS

The following submitters have lodged submissions on Plan Change 30:

Submission Number	Name of Original Submitters	Submission Reference
DPC30/001	Tony Grove	1.1
DPC30/002	Justine Clark	2.1

6. ANALYSIS OF SUBMISSIONS AND RECOMMENDATIONS

The following sections of this report provide a brief summary of each submission and a recommendation in response to each of the decisions sought.

The submissions are addressed by submitter. In the heading the submission number, the name of the submitter and the submission reference are printed in bold. Then the decision sought by the submitter is outlined and specific comments made by the submitter are summarised. This is followed by a discussion of the issues raised and the officer's recommendation.

With respect to determining the scope of a submission, reference is made to Clause 6 of the First Schedule to the Resource Management Act 1991 (referred to as the Act) which states:

"6. Making submissions

Any person, including the local authority in its own area, may, in the prescribed form, make a submission to the relevant local authority on a proposed policy statement or plan that is publicly notified under clause 5."

A submission on a plan change is therefore limited in that it must be "on" the plan change.

In the case of Plan Change 30 the purpose was to address the intention to zone a Council owned parcel of land partly as General Residential Activity Area and partly as General Recreation Activity Area.

Accordingly, for a submission to be deemed to be within the scope of Plan Change 30 the submission must relate to any one of the issues addressed in the Plan Change.

Late Submission:

DPC30/001 – Tony Grove - 1.1

Request of Submitter

That Council do not rezone the site and instead put in swings, seats and other apparatus for the community.

Specific Comments

Land review submissions

The submitter wants Council to take into consideration the 6 submissions put forward at the initial land review stage. The submitter believes that the submissions were and are being ignored by unscrupulous bureaucrats.

Recreation value

The submitter is disappointed that Council thinks the land at 8 Harold Grove has little recreational value. The submitter states that during the summer it is used as a recreation area by most surrounding families, as it is the only piece of land close by where kids can play and have adventures, as sections in the area do not have much of a back yard. The submitter states that the site is not used much during winter as drainage is poor. When the site is too wet, kids play in the street.

The submitter is concerned about the quality and care of the lawn mowing done on the site, saying the chain barrier is ignored and the site is turned into a mud pool by the lawn mower.

Ecological value

The submitter states that Kingfisher, Tui and Morepork are all found in the area as well as Watercress and Puha. The submitter questions why Council would want to take away a place that has these qualities.

The submitter states that the zoning change *“flies in the face of Councils own Objectives and Policies concerning the provision of recreational space, and reserving space for future generations and the preservation of wildlife and ecosystems.”*

Discussion

Land review submissions

The re-deliberation of submissions from the land review phase that lead to this plan change is considered to be outside the scope of the plan change. Council has already made decisions on the submissions regarding the land review and has decided to rezone the land in order to

facilitate development. As well as this, the issue of the sale of publicly owned land as this is not a matter which requires consideration under the Resource Management Act 1991.

Recreation value

Hutt City Council's Neighbourhood Reserves Management Plan (NRMP) May 2001 classed Harold Grove Reserve as a Neighbourhood Reserve. However, following a review of the NRMP in 2010, Harold Grove was removed as Council acknowledged the future of the site would be considered in the Land Review Project. The 2010 NRMP is not yet operative as it is with the Department of Conservation, awaiting final sign off.

The wider site has been assessed by consultant planners, Cuttriss Consultants Limited as having little recreational value. Cuttriss Consultants consider that the majority of the wider site is inaccessible, and for the most part, is covered by dense bush and some weed species like gorse. These characteristics mean the wider site is not used for any formal recreation activities, and provides very limited opportunities for informal recreation activities by residents of the wider neighbourhood.

The area of the site subject to the Proposed Plan Change is small in size and the balance of the property, which is proposed to retain its current zoning of General Recreation Activity Area, is of sufficient size to continue to provide for any recreational activities to be undertaken on the site. It is also noted that within the local environment, other recreational facilities are available. In close proximity to the Proposed Plan Change site, Hutt City Council owns and manages a large, flat, open grassed area for recreational purposes, managed as neighbourhood reserve at 158 Holborn Drive and a smaller flat, open grassed area at 94 Holborn Drive.

Furthermore, there are multiple recreational areas in Stokes Valley that provide for a range of formal and informal recreation activities. The hills around Stokes Valley offer similar recreation opportunities as the site, so the rezoning of a small portion of such terrain will have minimal impact on any recreation activities undertaken by the Stokes Valley community. On the whole, the rezoning of the site does not reduce the opportunities for recreation within the local environment.

As part of this Proposed Plan Change, a 145m² parcel of land along the western boundary of the site is proposed to be rezoned to the General Recreation Activity Area. The purpose of this rezoning is to allow for continued recreational access to remainder of the property (land adjoining 7 and 9 Harold Grove that extends south-west up to Holborn Drive), which is managed as bush reserve in Council's Bush Reserve Management Plan. The General Recreation Activity Area has stricter rules in relation to the location and size of buildings on the site when compared to the existing General Residential Activity Area zoning. Furthermore, given the width of the area of the site to be rezoned to the General Recreation Activity Area (4m which would be combined with a 2m wide strip of existing General Recreational zoning, thereby giving a total width of 6m), it is unlikely that it would support any buildings in the future. The absence of buildings would ensure that access to the wider site is available. It is considered that the existing rules of the General Recreation Activity

Area will adequately address any potential ecological effects associated with the rezoning of the western portion of 8 Harold Grove.

The proposed 6m strip of General Recreation Activity Area running between 8 and 9 Harold Grove would provide a way of getting to the wider recreation area and likely remain an open flat area.

Ecological value

The northern portion of area to be rezoned is covered in grass, with the southern portion of the property covered in semi mature vegetation. The likely position for the building platform if the site is redeveloped is in the northern portion of the property, as this is where the flattest area of land is. As such, the loss of the flora and fauna described by the submitter is unlikely to occur as any future development of this site is unlikely to require any significant removal of vegetation from the site.

If vegetation was required to be removed from the area to be rezoned, the existing rules of the General Residential Activity Area would limit the amount of clearance which could occur. The existing rules for the General Residential Activity Area limit vegetation clearance to 35% of the area of a site or 500m², whichever is the lesser (in the case of this site it would be 35% of the land area). Vegetation removal of more than 35% of the site area is a Restricted Discretionary Activity and would therefore require a resource consent. One of the matters which Council has restricted its discretion to is the effects on intrinsic values of ecosystems. It is considered that any potential ecological effects which may arise from vegetation clearance on the property can be adequately addressed by the existing rules for the General Residential Activity Area.

With regard to ecological values in the wider area, Council's Bush Reserves Management Plan also covers nearby land at 73, 79 and 87 Holborn Drive and the land adjoining 7 and 9 Harold Grove, which extends south-west, up to Holborn Drive. The Bush Reserves Management Plan states that bush reserves provide habitat protection or enhancement opportunities and all of the sites are managed and developed in accordance with the Reserves Act 1977.

Overall it is considered that any potential ecological effects as a result of rezoning the site can be addressed at the time of resource consent.

Recommendation

It is recommended that the submission lodged by Tony Grove [1.1] be **rejected** to the extent that the provisions of Proposed Plan Change 30 remain unchanged.

Late Submission:

DPC30/002 – Justine Clark - 2.1

Request of Submitter

Do not proceed with the proposed subdivision.

Specific Comments

Access and location of formal and informal recreation areas

The submitter states that:

- Harold Grove is located in an area where there are few flat areas
- Harold Grove is some distance away from formal recreation areas and access to these areas generally requires motorised transport; Pedestrian access is somewhat challenging with 108 steps to negotiate and a relatively steep walk – this is particularly so for mothers with young children

The submitter is concerned that the end of the cul-de-sac will be used as an informal recreation area for kids play and ball games if the use of 8 Harold Grove is taken away and fears that road safety will be an issue.

The submitter raises concern that an access point to the rear of the subdivision will inhibit access to all but locals once a dwelling is erected.

Ecological value

The submitter states there is a need to preserve and share our natural resources and that native bird life and vegetation is important for the current and future populations.

Gross Return Assessment

The submitter considers that the contribution to Council coffers from the sale of the land will be minimal.

Discussion

Access and location of formal and informal recreation areas

Hutt City Council's Neighbourhood Reserves Management Plan (NRMP) May 2001 classed Harold Grove Reserve as a Neighbourhood Reserve; however, following a review of the NRMP in 2010, Harold Grove was removed as Council acknowledged the future of the site would be considered in the Land Review Project. The 2010 NRMP is not yet operative as it is with the Department of Conservation, awaiting final sign off.

The wider site has been assessed by consultant planners, Cuttriss Consultants Limited as having little recreational value. The assessment finds that the majority of the wider site is inaccessible, and for the most part, is covered by dense bush and some weed species like gorse. These characteristics mean the wider site is not used for any formal recreation

activities, and provides very limited opportunities for informal recreation activities by residents of the wider neighbourhood.

The area of the site subject to the Proposed Plan Change is limited and the balance of the property, which is proposed to retain its current zoning of General Recreation Activity Area, is of sufficient size to continue to provide for any recreational activities undertaken on the site. It is also noted that within the local environment, other recreational facilities are available. In close proximity to the site proposed as General Recreation Activity Area, Hutt City Council owns and manages a large, flat, open grassed area for recreational purposes, managed as neighbourhood reserve at 158 Holborn Drive and a smaller flat, open grassed area at 94 Holborn Drive.

Furthermore, there are multiple recreational areas in Stokes Valley that provide for a range of formal and informal recreation activities. The hills around Stokes Valley offer similar recreation opportunities as the site and although the submitter and families in Harold Grove may use the site when it is not too wet, the low level of recreational usage does not represent the best use of the land. Whilst a general correlation between proximity of population groups and usage of recreational facilities is acknowledged, it is not unreasonable to require residents to travel short distances to recreational spaces. Taking the local environment of Stokes Valley into account, the rezoning of the site does not reduce the opportunities for recreation. Below is a table outlining approximate distances from the submitter’s property from main recreational spaces in Stokes Valley.

Reserve name and type	Distance (via road network, approx.)
94 Holborn Drive (passive reserve)	588m
James Grove (recreation reserve - playground)	803m
Wagon Road (recreation reserve - playground)	814m
158 Holborn Drive (recreation reserve - playground)	950m
Speldhurst Park (destination reserve - playground)	1900m
Delaney park (multi use reserve)	1948m

As part of this Proposed Plan Change, a 145m² parcel of land along the western boundary of the site is proposed to be rezoned to the General Recreation Activity Area. The purpose of this rezoning is to allow for continued recreational access to remainder of the property. The General Recreation Activity Area has stricter rules in relation to the location and size of buildings on the site when compared to the existing General Residential Activity Area zoning. Furthermore, given the width of the area of the site to be rezoned to the General Recreation Activity Area (4m which would be combined with a 2m wide strip of existing General Recreational zoning, thereby giving a total width of 6m), it is unlikely that it would support any buildings in the future. The absence of buildings would ensure that access to the wider site is present. It is considered that the existing rules of the General Recreation Activity Area will adequately address any potential amenity effects associated with the rezoning of the western portion of 8 Harold Grove.

The proposed 6m strip of General Recreation Activity Area running between 8 and 9 Harold Grove would provide a way of getting to the wider recreation area and likely remain an open flat area. This means the wider reserve behind 8 Harold Grove will have access and there would be opportunity for some informal recreation. Currently, the access strip is not completely unobstructed; the Preliminary Land Development Assessment by Tonkin & Taylor Limited (2009) identified that a shed on the submitter's property at 9 Harold Grove, may encroach onto the site. This would need to be confirmed by survey and a boundary adjustment could be considered or an encroachment licence obtained if Council wishes to proceed with it.

The submitter is also concerned that as a result from the loss of the informal recreation space at 8 Harold Grove, children would start using the cul-de-sac as an alternative. It is acknowledged that this could be a potential safety issue if children were unsupervised.

Ecological value

The northern portion of area to be rezoned is covered in grass, with the southern portion of the property covered in semi mature vegetation. The most likely position for a building platform for the site is in the northern portion of the property, as this is where the flattest area of land is. As such, any future development of this site is unlikely to require any significant removal of vegetation from the site.

If vegetation was required to be removed from the area to be rezoned, then the existing rules of the General Residential Activity Area would limit the amount of clearance which could occur. The existing rules for the General Residential Activity Area limit vegetation clearance to 35% of the area of a site or 500m², whichever is the lesser (in the case of this site it would be 35% of the land area). Vegetation removal of more than 35% of the site area is a Restricted Discretionary Activity.

One of the matters which Council has restricted its discretion to is the effects on the intrinsic values of ecosystems of the site and surrounding area. It is considered that the potential ecological effects which may arise from vegetation clearance on the property can be adequately addressed by the existing rules for the General Residential Activity Area.

With regard to ecological values in the wider area, Council's Bush Reserves Management Plan covers nearby land at 73, 79 and 87 Holborn Drive and the land adjoining 7 and 9 Harold Grove, which extends south-west, up to Holborn Drive. The Management Plan states that bush reserves provide habitat protection or enhancement opportunities and all of the sites are managed and developed in accordance with the Reserves Act 1977.

Gross Return Assessment

The Preliminary Land Development Assessment by Tonkin & Taylor Limited estimated a 'modest' gross return of \$44,259 to Council if the land was sold. This assessment was accepted by Council's Land Review Working Group and the decision was made to continue with the sale of the land. The decision to sell Council owned land is considered to be outside

the scope of this plan change and further to this, the sale and purchase of land in general is not a matter which requires consideration under the Resource Management Act 1991.

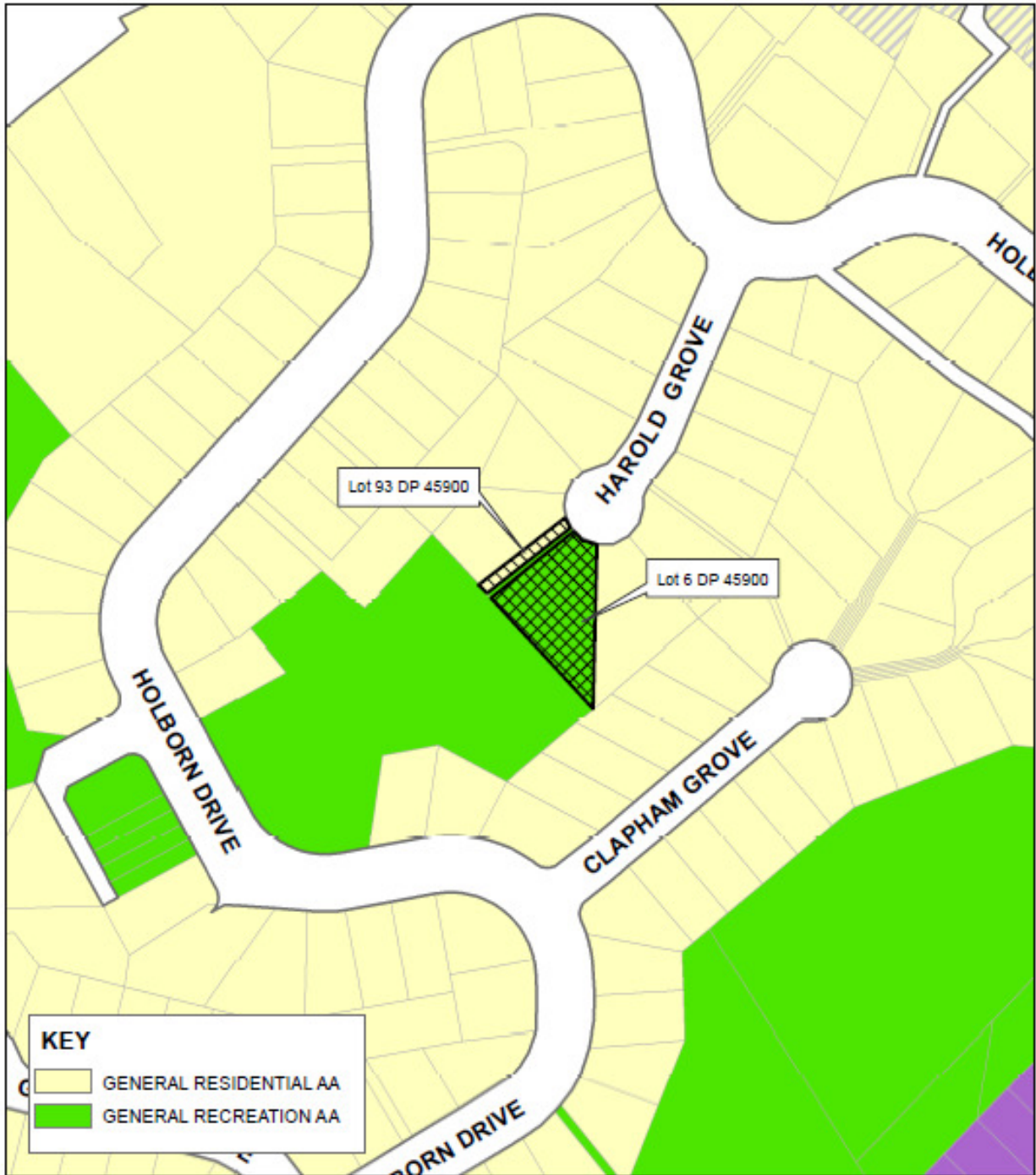
Subdivision

The submitter's request of Council to not proceed with the subdivision of the site is outside the scope of this plan change as the only matters that can be considered are those associated with the rezoning of the site. However, it is acknowledged that subdivision is likely to occur if the plan change becomes operative, as indicated in Appendix 3 of the original plan change documentation as notified. The indicative subdivision plan shows a maximum of two lots being created – one is the 6m wide parcel of land along the western boundary of the site and the other as the remainder of the site as proposed to be rezoned General Residential Activity Area. Any subdivision occurring in Lower Hutt requires subdivision consent, with the provisions of Chapter 11 Subdivision in the District Plan applying. In the case of this site, the indicative Lot 1 follows the General Recreation Activity Area zoning and would allow for continued access to the wide site behind while the indicative Lot 2 would be the only lot suitable for residential development. It should also be noted that while Lot 2 is large in size, its development potential is limited due to the 4m wide stormwater easement on the site and the topography of the site. The Subdivision Chapter places controls on allotment design, engineering design and site contamination. These controls are considered appropriate to avoid, remedy or mitigate any potential adverse effects on the site and surrounding area.

Recommendation

It is recommended that the submission lodged by Justine Clark [2.1] be **rejected** to the extent that the provisions of Proposed Plan Change 30 remain unchanged.

Appendix 1: Proposed Plan Change 30 as recommended to the independent hearings commissioner



Proposed Plan Change 30

8 Harold Grove and 89 Holborn Drive, Stokes Valley



Land to be zoned General Residential Activity Area



Land to be zoned General Recreation Activity Area

Planning Maps G1, G2



District Plan - City of Lower Hutt



Scale 1:2000