

# **Proposed Private District Plan Change 45**

**Rule Amendments and Rezoning of Land at  
1N and 57N Mandel Mews**

## **Summary of Decisions Requested (Summary of Submissions)**

**Publicly Notified:**

**14 March 2017**

**Further Submissions Close:**

**28 March 2017 at 5.00pm**



# PUBLIC NOTICE

## Public Notification of the Summary of Decisions Requested for Proposed Private District Plan Change 45 to the City of Lower Hutt District Plan

*Clause 8 of the First Schedule – Part 1 of the Resource Management Act 1991*

Hutt City Council has prepared the summary of decisions requested (summary of submissions) received on:

### **Proposed Private District Plan Change 45 Rule Amendments and Rezoning of Land at 1N and 57N Mandel Mews**

Proposed Private District Plan Change 45 seeks to delete Rules 4A 2.1(q) and 11 2.2.1(a) (in part) from the Operative City of Lower Hutt District Plan to allow for residential activities on Lot 64 DP 319972 (1N Mandel Mews) and to rezone Lot 64 DP 329306 (57N Mandel Mews) from General Residential Activity Area to General Recreation Activity Area.

The proposed private plan change was notified on 24 January 2017 and submissions closed on 24 February 2017. Overall three submissions were received.

The summary of submissions and decisions sought as well as copies of the original submissions are available and can be inspected

- on Council's website: [huttcity.govt.nz/district-plan-change-45](http://huttcity.govt.nz/district-plan-change-45);
- at all Hutt City Council Libraries; and
- at the Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt.

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)

The following persons can make a further submission in support of, or in opposition to, the submissions already made:

- Persons who are representing a relevant aspect of the public interest; and
- Persons who have an interest in the proposed plan change that is greater than the interest of the general public.

A further submission must be limited to a matter in support of or in opposition to the relevant submission. It must be written in accordance with RMA Form 6 and must state whether or not you wish to be heard on your submission. Copies of Form 6 are available from the above locations and on Council's website.

Please state clearly the submission reference number to which your further submission relates.

### **Further Submissions close on Tuesday 28 March 2017 at 5.00pm**

Further submission may be lodged in any of the following ways:

- Online: [huttcity.govt.nz/district-plan-change-45](http://huttcity.govt.nz/district-plan-change-45)
- Email: [submissions@huttcity.govt.nz](mailto:submissions@huttcity.govt.nz)
- Post: Environmental Policy Division, Hutt City Council, Private Bag 31912, Lower Hutt 5040
- In Person: Council Administration Building, 30 Laings Road, Lower Hutt

Please note: In addition to serving a copy of the further submission on Hutt City Council, a copy of the further submission must also be served on the person(s) whose submission(s) you are supporting or opposing within five working days of sending your further submission to Hutt City Council.

Tony Stallinger  
Chief Executive

14 March 2017

## Summary of Submissions and Decisions Requested

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## SUMMARY OF SUBMISSIONS AND DECISIONS REQUESTED FOR PROPOSED PRIVATE PLAN CHANGE 45

<b>DPC45/1 L &amp; L Williams</b>					
Sub. Ref.	Amendment & Provision	Support / Oppose	Reasons	Decision/Relief Sought	Wish to be heard
1.1		Oppose	The submitters are against the construction of a building as it would deter the attraction on the entrance into Mandel Mews and create parking problems. The submitters state that residents and ratepayers do all the upkeep of the lawns and clean up the rubbish without any help or beautification from the developer.	Keep things as they are	No

<b>DPC45/2 Sam Gifford – Cuttriss Consultants Ltd (the requestor)</b>					
Sub. Ref.	Amendment & Provision	Support / Oppose	Reason	Decision/Relief Sought	Wish to be heard
2.1	Zoning of the application site	Support	<p>The submitter points out that subsequent to the notification of the plan change it has become apparent that there has been a minor administrative oversight relating to the operative zoning of the two sites subject to the plan change and that the current zoning was not identified correctly in the Section 32 report. The Section 32 report identifies the sites as being zoned General Residential Activity Area in their entirety. However Appendix 12 of Chapter 4A identifies a portion of both allotments that contains a 300mm wide strip that is zoned General Business Activity Area.</p> <p>The submission seeks to maintain the outcome sought by the private plan change, being the removal of Rule 4A 2.1(q), Rule 11 2.2.1(a) General Residential 'Other' and Rezoning of Lot 64 DP 329306 to General Recreation Activity Area; but also to clarify that PC 45 is seeking to zone Lot 64 DP 319972 entirely as General Residential Activity Area and Lot 64 DP 329306 entirely as General Recreation Activity Area</p> <p>The submitter understands that the first 300mm of the sites were zoned General Business to avoid the consenting requirements that may arise where a General Business site adjoins a General Residential property. In essence the current zoning means that the adjoining western site (being the railyard) adjoins another General Business zoned allotment.</p> <p>The submitter points out that the adjoining railyard site is a designated site and as such can be utilised by the requiring authority, KiwiRail, for the purposes of the designation,</p>	Grant Private Plan Change 45	No

			<p>outside of the confines of the District Plan.</p> <p>Despite not identifying the General Business zoning in the Section 32 report the submitter considers the evaluation of options and subsequent assessment to still be valid. The presence of the strip zoning is not considered to have any material effect on the level of assessment or resulting detail and the outcomes sought through the plan change are in essence unchanged.</p>		
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<b>DPC45/3 Barbara Dunn</b>					
<b>Sub. Ref.</b>	<b>Amendment &amp; Provision</b>	<b>Support / Oppose</b>	<b>Reasons</b>	<b>Decision/Relief Sought</b>	<b>Wish to be heard</b>
3.1	The building of a new dwelling, traffic flows and maintenance of existing areas.	Oppose in part	<p>Building a dwelling on the northern portion of 1N Mandel Mews is a departure from the normal allowable boundaries from adjoining properties and the road reserve. The submitter is concerned with traffic flows coming in and out of the Mews and the workshop gates because the roadway is narrower at that point and there are the driveways of 1 and 3 Mandel Mews to be considered.</p> <p>Residents of the Mews have cleared up the rubbish, planted extra vegetation and mowed the lawns on 1N Mandel Mews over several years. Trees encroaching onto the road are causing traffic hazards and residents have cut offending branches and planted new trees to fill gaps.</p>	Whether proposal 1 i.e. Amendment 1N goes ahead with decision on maintenance of narrow strip of land.	No
3.2	Maintenance of existing areas.	Support in part	The submitter's other concern is the 3x2m 57N plot next to her property. The submitter has maintained this area over the last 13 years, planting trees and weeding, but has difficulty keeping up the maintenance. The submitter therefore suggests to remove the tree and concrete the area, which would make for better vision for cars exiting the alleyway onto the Mews. The area could also be used as extra holding bay space on rubbish days.	Whether suggested amendment on 57N goes ahead	



## ADDRESSES FOR SERVICE – PROPOSED PRIVATE PLAN CHANGE 45

Subm. No	Submitter Name/Organisation	Address 1	Address 2	Address 3	email
DPC45/1	L & L Williams	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
DPC45/2	Sam Gifford – Cuttriss Consultants Ltd	PO Box 30-429		LOWER HUTT 5010	sam.gifford@cuttriss.co.nz
DPC45/3	Barbara Dunn	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]