

OFFICER'S REPORT FOR:**Independent Hearings Commissioner:
Robert Schofield****SUBJECT:****Proposed District Plan Change 21
54 Oakleigh Street, Maungaraki – Rezoning of
Part of the Site as General Residential Activity
Area****PREPARED BY:****Corinna Tessendorf, Environmental Policy
Division, Hutt City Council****REPORT DATE:****12 September 2011****DATE OF HEARING:****28 September 2011**

EXECUTIVE SUMMARY

The purpose of Proposed Plan Change 21 is to rezone part of a Hutt City Council (hereafter referred to as Council) owned parcel of land at 54 Oakleigh Street, Maungaraki as General Residential Activity Area in the City of Lower Hutt District Plan (referred to as the District Plan).

This plan change is the result of a review undertaken by Council looking at all the land it holds in fee simple throughout the City. The objective of this review is to ensure all Council owned land is being used for its best purpose. The site was included in the review as it was deemed not to be required for its initial purpose as a school sportsground for the adjacent Otonga School. Otonga School was closed in the 1990s and in 1999 the former school site was declared surplus by the crown. As a result of this land review process and the following consultation under the Local Government Act Council concluded that the southern part of the site (approximately 6500m²) should be retained for recreation purposes while the northern part of the site should be made available for residential development. It is the intent of Council to declare the northern part of the site surplus subject to the outcomes of this plan change.

In order for the subject part of the site to be used for residential purposes a plan change is required to rezone the land to a residential activity area.

Plan Change 21 proposes to rezone the northern part of the site as General Residential Activity Area.

The proposed plan change was notified on 12 April 2011, with submissions closing on 13 May 2011. The summary of submissions was notified on 07 June 2011, with further submissions closing on 21 June 2011.

A total of 15 original submissions and 1 further submission were received.

The submissions and further submissions seek various forms of relief, including but not limited to:

- Not to proceed with the plan change and retain the status quo;
- Proceed with the plan change with some amendments.

A hearing of submissions received on Proposed Plan Change 21 is scheduled to be held on 28 September 2011

The following report recommends that the Council accept or reject the submissions and further submissions for the reasons as outlined under Section 5 of this report.

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1. INTRODUCTION

This report discusses and makes recommendations on submissions received in relation to Proposed Plan Change 21 – 54 Oakleigh Street (hereafter referred to as the plan change).

The intention of Proposed Plan Change 21 is to rezone part of a Council owned parcel of land at 54 Oakleigh Street as General Residential Activity Area. The parcel consists of the former Otonga School sports ground and accessway and is situated on the northern side of Oakleigh Street. The whole parcel is about 1.4652 ha in size and is currently zoned General Recreation Activity Area under the District Plan. It is designated as a neighbourhood reserve under Council's Neighbourhood Reserves Management Plan but is not classified as a reserve under the Reserves Act. The proposed plan change only refers to the northern part of the site which is approximately 8500m² in size

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 in April 2011.

2. BACKGROUND

Since 2007 Council has been undertaking a review of its land holdings managed as reserve throughout the City. The objective is to ensure that Council owned land is being used for its best purpose.

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 site. A Council sub-committee then reviews these reports and makes a recommendation on the future of each site – to either reserve the land under the Reserves Act or consider releasing it for sale. The recommendation is publicly notified, as required under the Local Government Act, and submissions called for from the public. After consideration of these submissions the Council makes a resolution on the future of the site.

This site on Oakleigh Street is one such land holding. It was included in the review as it was deemed to be no longer required for its initial purpose as a school sportsground for the adjacent Otonga School. A further assessment of the future potential of the site concluded that it had a low level of significance under the criteria used for Landscape Visual, Open Space and Natural Site Features and the overall value was considered to be low. Therefore it could be developed for residential purposes under the provisions of the District Plan for the General Residential Activity Area. However the assessment noted that there was a need to establish the degree of informal recreational use of the land.

In accordance with the provisions in the Local Government Act for considering the disposal of land Council has undertaken public consultation on its proposal to consider disposal of the site 54 Oakleigh Street (in total) for residential development.

This consultation was undertaken both as a statutory requirement under s138 of the Local Government Act 2002 and as a landowner. It was carried out over the period from 06 May 2008 to 18 June 2008 and included informing immediate neighbours by letter and advising them of their rights to submit on the proposal; public notices in the Hutt News of Council's proposal to consider disposal of the identified part of the site; as well as providing

information about the proposal to over a dozen local and neighbourhood groups. In addition, specific consultation was undertaken with the Wellington Tenth Trust, the Port Nicholson Block Settlement Trust, Te Runanga at Waiwhetu, the Department of Conservation and the Royal Forest & Bird Protection Society of New Zealand. Prior to that opportunities were also provided to the public to submit and speak to Council's Strategy and Policy Committee meeting on 22 April 2008, which formally considered the proposal and recommended to Council the course of action that has resulted in this District Plan Change process. Information about the proposal was also posted on Council's website and articles were published in the Hutt News.

At that stage a total of 17 submissions were received on the proposal to dispose of the former Otonga School sports field site. The majority of submitters (14) were opposed to the proposal to sell and wished to see the land retained for reserve purposes. Two submitters were concerned that the future of the site may have an impact on the neighbouring entrance to the Belmont Regional Park. One submission was in support of the proposal.

In response to these submissions, Council decided to retain the southern part of the site as General Recreation Activity Area, and classify it as reserve, and to use part of the proceeds from the potential sale of the area to be rezoned General Residential Activity Area to improve the drainage of that area, and therefore make its use as a recreational area more attractive.

In preparation of the plan change Council sought advice from a landscape and open space expert ('Assessment of Open Space and Visual Amenity' by PAOS Ltd.). Expert advice has also been sought on the geotechnical suitability (Preliminary Geotechnical Suitability Assessment by Tonkin & Taylor Ltd.), the existing infrastructure in the area ('Assessment of Capacity of Existing Services' by GHD Ltd.), the traffic effects ('Traffic Assessment' by Barclay Traffic Planning) and the ecological effects (Ecological Assessment by Dr Paul Blaschke). The assessments have been attached to the proposed plan change documents.

Proposed Plan Change 21 was notified on 12 April 2011, with submissions closing on 13 May 2011. The summary of submissions was notified on 07 June 2011, with further submissions closing on 21 June 2011.

A total of 15 original submissions and 1 further submission were received with regard to the plan change.

3. DESCRIPTION AND HISTORY OF THE SITE

The site is a rear site situated on the northern side of Oakleigh Street. Access to the site is via a right of way off Oakleigh Street. The site is mostly a grassed playing field and has a strip of vegetation around its eastern, western and southern boundaries. The site has very poor drainage and therefore receives limited use as a playing field. Its main current use is for informal/passive recreation. The site sits above and behind the properties on Oakleigh Street, and is slightly undulating in contour. The former Otonga Primary School site sits immediately north of the site and is accessed via a right of way over the access-way to, and within, the site. A 19-lot subdivision has been approved, and is being developed, on this land which is zoned General Residential Activity Area in the District Plan. This residential development is referred to as Otonga Heights.

In the west the site is bound by Maungaraki Road, which is a legal road and classified as an access road under the District Plan. This part of Maungaraki Road currently forms part of the Belmont Regional Park entrance area and carpark and also serves as an exit way for the recently established Otonga Height development. Belmont Regional Park itself sits to the west of Maungaraki Road. The wider surrounding properties are within the General Residential Activity Area and are largely used for residential purposes.

The property is legally described as Lot 2 DP 33083 (Certificate of Title WN27A/676) and is held by Council in fee simple and the 'purpose' described on the Title is 'housing'.

The majority of the site is presently zoned as General Recreation Activity Area in the District Plan, except for the access-way that runs along the entire eastern side of the site, that is presently zoned as General Residential Activity Area in the District Plan.

A search of previous district plans and schemes reveals that since the City of Lower Hutt District Scheme from 1964 the site was always zoned as recreation area.

- Lower Hutt District Scheme – 1964: Existing Public Recreation Area with an underlying zone of Recreation
- First Review of the District Scheme - 1978: Recreation
- Second Review of the District Scheme – 1983: Recreation
- Proposed District Plan – 1995: General Recreation Activity Area

A research of the ownership shows that the site was part of a larger block of land (Title WN27A/676) purchased by Council for housing purposes in 1959. In 1969 the Council entered into an agreement with the Crown to provide for construction of a school on part of the land acquired for housing purposes, so as to provide education facilities needed as a result of the housing development. Otonga School was then built on part of the land and this site was developed and used as a sports ground in conjunction with the school.

In the 1990's Otonga School was closed and in 1999 the former school site was declared surplus by the Crown.

4. LIST OF SUBMITTERS

The following submitters have lodged submissions on Proposed Plan Change 21:

| Submission Number | Name of Original Submitters | Submission Reference |
|--------------------------|-------------------------------------|-----------------------------|
| DPP12-5-21-001 | Anna and Jeremy Norman | 1.1, 1.2, 1.3, 1.4 |
| DPP12-5-21-002 | Prathiba Gupta | 2.1 |
| DPP12-5-21-003 | Souradeep Gupta | 3.1 |
| DPP12-5-21-004 | Ekta Jhala | 4.1 |
| DPP12-5-21-005 | Parakramsingh Rana | 5.1 |
| DPP12-5-21-006 | Chris Rae | 6.1, 6.2 |
| DPP12-5-21-007 | Rosemarie and Stephen Thomas | 7.1 |
| DPP12-5-21-008 | Sharyn Mitchell | 8.1, 8.2 |
| DPP12-5-21-009 | Ruth Kerr | 9.1 |
| DPP12-5-21-010 | Angela Todd | 10.1 |
| DPP12-5-21-011 | Greater Wellington Regional Council | 11.1 |
| DPP12-5-21-012 | Margaret Wilson | 12.1 |
| DPP12-5-21-013 | Christopher Fahey | 13.1 |
| DPP12-5-21-014 | David Austin | 14.1 |
| DPP12-5-21-015 | Friends of Belmont Regional Park | 15.1, 15.2, 15.3, 15.4 |

| Further Submission Number | Name of Further Submitters | Further Submission Reference |
|----------------------------------|-------------------------------------|-------------------------------------|
| DPP12-5-21-FS001 | Greater Wellington Regional Council | FS1.1, FS1.2, FS1.3 |

5. ANALYSIS OF SUBMISSIONS AND RECOMMENDATIONS

The following section of this report provides 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. Where a submitter seeks more than one decision the submission has been split into parts with different submission references (e.g. 5.1, 5.2). This is followed by the further submissions that refer to that submission. Here the submission number, the name of the further submitter and the submission reference and whether the further submission is in support or opposition are printed in bold italics.

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 Proposed Plan Change 21 the purpose of the plan change is to address the intention to rezone part of a Council owned parcel of land from General Recreation Activity Area to General Residential Activity Area.

Accordingly, for a submission to be deemed to be within the scope of Plan Change 21 the submission must relate to any one of the issues addressed in the plan change.

A further submission is limited to a matter in support of, or opposition to, an original submission. It cannot raise new issues that haven't been addressed in one of the original submissions.

Request of Submitter

The submitters support the plan change.

Specific Comments

The submitters support the plan change but are concerned about the additional traffic created by the change and the effects which the construction of additional houses would have on the peace and tranquillity of their home. However they would like the space to become more useable especially in winter. The submitters use the space frequently for dog exercise and as recreation area for the family. Therefore the submitters would like to see the remaining recreation area left open to dogs off-leash as well as some play equipment on the site.

Discussion

It is considered that the rezoning of part of the site as General Residential Activity Area is appropriate. Assessments commissioned by Council as part of the process confirm the position of Council that the rezoning of the land will not have any significant adverse effects on the environment.

A Traffic Assessment finds that while the form of access is a matter to be determined by the developer at the time of subdivision, two means of access are possible. Overall the assessment comes to the conclusion that it will be possible to develop satisfactory access roading, that it should be possible for all lots of a subdivision to comply with District Plan parking requirements and that the additional traffic flows will be small in relation to present traffic levels and therefore the effects on the roading network are expected to be minor. Overall it is concluded that the development provided for in the plan change can be implemented with only minor effects on traffic safety and efficiency

The District Plan provides a range of objectives, policies and rules to protect the residential character and the amenity values of General Residential Activity Areas throughout the City. The main objectives for General Residential Activity Areas with relevance to this plan change are:

4A 1.1.1 Residential Character and Amenity Values

To maintain and enhance the amenity values and residential character of the General Residential Activity Area of the City; and

4A 1.2.1 Building Height, Scale, Intensity and Location

To avoid remedy or mitigate adverse effects caused by building height, intensity and location on the amenity values of adjacent residential sites and the residential character of the surrounding residential area.

To achieve these objectives the District Plan has established several policies such as

4A 1.1.1 Residential Character and Amenity Values

- (c) To ensure residential amenity values are retained, protected and enhanced through the establishment of a net site area per dwelling house.*
- (d) That adverse effects arising from noise, dust, glare, light spill and odour be managed.*
- (e) That vegetation and trees which add to the particular amenity values of the area be retained where practicable.*

- (f) *That the clearance of vegetation be managed to avoid, remedy or mitigate any adverse effects on the intrinsic values of ecosystems.*

4A 1.2.1 *Building Height, Scale, Intensity and Location*

- (a) *To establish a minimum net site area and maximum site coverage requirement to ensure medium density development is achieved.*
- (c) *To ensure all new development is of a height and scale, which is compatible with surrounding residential development.*
- (e) *To manage the siting of all buildings so as to minimise detracting from the character and visual attractiveness of the surrounding residential activity area.*
- (f) *To manage the siting of all buildings so as to minimise detracting from the amenities of adjoining properties.*

These objectives and policies result in a set of rules which aim at retaining the amenity values and achieving the objectives outlined above including (but not limited to) a minimum lot size of 400m², a maximum site coverage of 35% and limitations regarding the removal of vegetation. The proposed zoning as General Residential Activity Area is considered to be in keeping with the objectives specific to this activity area of the District Plan, and therefore the objectives sought for the surrounding residential properties.

It is important to keep in mind that the subdivision plan shown in the plan change document is just an indicative plan reflecting the site development parameters of the District Plan. The plan is presented as no more than an example of how the land might be developed and there could well be other feasible means of subdividing the land. This plan change does not determine the actual pattern or shape of any future subdivision; it just determines the parameters and framework for future residential development.

Any actual subdivision plan would be subject to the requirements of Chapter 11 – Subdivision of the District Plan. Under Chapter 11 any subdivision in a General Residential Activity Area is a controlled activity. This means that any subdivision needs resource consent and that resource consent must be granted if the subdivision proposal complies with all standards and terms specified in the chapter. The standards and terms outlined in the subdivision chapter include but are not limited to the following subjects: allotment design, access, stormwater, wastewater and earthworks. As soon as the subdivision proposal does not comply with any of the standards and terms it becomes either a restricted discretionary activity or a fully discretionary activity. As a result of the very limited quantity of permitted earthworks with a maximum volume of 50m³ per site, it is most likely that any subdivision application in this area would become at least a restricted discretionary activity.

Recommendation

It is recommended that the submission lodged by Anna and Jeremy Norman be **accepted** to the extent that the provisions of Proposed Plan Change 21 remain unchanged.

Submission

DPP12-5-21-001 – Anna and Jeremy Norman - 1.2, 1.3, 1.4

Request of Submitter:

The submitters oppose the proposed minimum lot size of 400m² and request to increase the minimum lot size to 500m².

Specific Comments

The submitters consider that the proposed section sizes are too small and should be increased to 500m² at the very minimum.

Furthermore the submitter would like to see the remaining recreation area left open to dogs off-leash as it is the only space open for dogs in Maungaraki and propose to consider some play equipment either on the remaining recreation area or in the Belmont Park entrance area.

Discussion

Western Hill suburbs have been developed gradually over an extended period of years. All of the surrounding residential areas of Maungaraki are zoned General Residential Activity Area under the District Plan. Though most of the surrounding lots are larger than the minimum lot size allowed for in the District Plan there are several examples of existing lots in the area with a size ranging from 450m² to 550m². It needs to be emphasised that the 400m² net site area for general residential activities provided under the District Plan is a minimum size and that there are plenty of circumstances that might result in the site not being developed to this extent. As mentioned earlier any actual subdivision plan would also need to comply with the requirements of Chapter 11 – Subdivision of the District Plan. This means that any subdivision needs resource consent and that resource consent must be granted if the subdivision complies with all standards and terms specified in the chapter. The standards and terms outlined in the subdivision chapter include but are not limited to the following subjects: allotment design, access, stormwater, wastewater and earthworks. As soon as the subdivision proposal does not comply with any of the standards and terms it becomes either a restricted discretionary activity or a fully discretionary activity. As a result of the very limited quantity of permitted earthworks with a maximum volume of 50m³ per site, it is most likely that any subdivision application in this area would become at least a restricted discretionary activity.

It is important to keep in mind that the subdivision plan shown in the plan change document is just an indicative plan reflecting the site development parameters of the District Plan. The plan is presented as no more than an example of how the land might be developed and there could well be other feasible means of subdividing the land. This plan change does not determine the actual pattern or shape of any future subdivision; it just determines the parameters and framework for future residential development.

The proposed zoning as General Residential Activity Area is considered to be in keeping with the objectives specific to this activity area of the District Plan, and therefore the objectives sought for the surrounding residential properties. Those of most relevance are 'to maintain and enhance the amenity values and residential character of the General Residential Activity Area of the City' (Objective 4A 1.1.1 Residential Character and Amenity Values) and 'to avoid, remedy or mitigate adverse effects caused by building height, intensity and location on the amenity values of adjacent residential sites and the residential character of the surrounding residential area' (Objective 4A 1.2.1 Building Height, Scale, Intensity and Location). The proposed plan change is considered to be the most appropriate option for achieving these objectives and therefore not considered to be in breach of Section 84 of the Resource Management Act 1991.

While the site is currently used to let dogs off the leash, it is not a designated dog exercise area. The nearest designated dog exercise areas are on the valley floor along the Hutt River

and in Petone. Whether the remaining recreation area would be suitable as a designated dog exercise area would need to be established outside this plan change process as part of the improvements to the site as a neighbourhood reserve.

The remaining recreation area would be managed as a neighbourhood reserve under Hutt City's Neighbourhood Reserves Management Plan and there would be space for future development of a neighbourhood playground. Whether the establishment of a playground on the remaining neighbourhood reserve would be suitable would also have to be considered outside the plan change process as part of the improvements to the site as a neighbourhood reserve.

Recommendation

It is recommended that the submission lodged by Anna and Jeremy Norman be **partly rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged.

Submission

DPP12-5-21-002 – Prathiba Gupta – 2.1

Request of Submitter

The submitter requests that Council maintains the status quo.

Specific Comments

The submitter opposes the proposed plan change.

Visual Amenity

The submitter considers that the new development will be in direct line of their views and will therefore directly affect their visual amenity.

Neighbourhood Amenity

The submitter is concerned that the proposed changes will make the area look like crowded areas of Mumbai or Sao Paulo and declares that more development will cause issues regarding the overall lifestyle.

Open Spaces

The submitter considers that the site currently provides recreation to a large number of people and that the only other flat ground is further downhill and not accessible to people of different abilities.

Infrastructure

The submitter is also concerned that any new houses will reduce the already lower than normal water pressure in the area and that overcrowding without any broadening of the roads is going to cause issues in accessibility.

Discussion

The option of retaining the entirety of the site as General Recreation Activity Area has been taken into account but not been found to be the most appropriate use of the site. An early assessment of the open space contribution of the site along with an assessment of the development potential has been undertaken as part of the land review process in 2007. This assessment found that the site had a low level of significance under the criteria used for

Landscape Visual, Open Space and Natural Site Features. The overall value of the site was considered to be low. Principal reasons were that the site does not meet any Reserve Key Directions and is viewed from surrounding properties only. However the assessment noted that the site is located in the Western Hill Landscape Identity Area, an area with few flat areas suitable for active recreation and that it had the potential to be used for formal recreation.

As an outcome of the assessment and the following consultation under the Local Government Act Council concluded that the southern part of the site (approximately 6500m²) should be retained as General Recreation Activity Area while the northern part of the site has good development potential, but needs to be rezoned as General Residential Activity Area to allow subdivision and development appropriate to that zone to occur.

Council's decision to sell publicly owned land is not a relevant matter for consideration in terms of the Resource Management Act 1991. Accordingly the proposed plan change is based on the premise that it is the intention of Council to declare the land surplus (to be used for residential development) subject to the outcome of this proposed plan change process.

It is agreed that the proposed rezoning of the northern half of the existing recreation area to General Residential Activity Area and the subsequent possible subdivision of the site under the relevant provisions of the District Plan may have some impact on the abutting existing houses and properties of the Otonga Heights development.

Visual Amenity

Four houses along the southern edge of the Otonga Heights development are sharing a boundary with the area proposed to be zoned General Residential Activity Area and their visual amenity values might be affected to varying degrees. The house of the submitter at 2 Otonga Heights has views southwards towards the harbour. The property lies approximately 4 metres above the flat part of the proposed General Residential Activity Area with the deck and the living area approximately 4.40 metres above the flat area. It is separated from the site by the existing access road to the Otonga Heights development. The views south towards the harbour could be moderately impacted by the rooflines of new houses depending on the height and roof profile and location of any new buildings.

However buildings on the proposed plan change site would have no or minor impact on the balance of the houses in Otonga Heights as many of them view across Belmont Regional Park or have views within Otonga Heights. Furthermore Otonga Heights is a recent development and therefore views south from the development have not been long established.

Overall it needs to be kept in mind that personal views are not guaranteed or protected under the Resource Management Act.

Even though the zoning of the sites as General Recreation Activity Area might alter the visual amenity of the area, it is considered that the type of development allowable under a General Residential Activity Area zoning is appropriate in the context of the existing residential character and urban form of Maungaraki and the Western Hills.

Neighbourhood Amenity

Western Hill suburbs have been developed gradually over an extended period of years. All of the surrounding residential areas of Maungaraki are zoned General Residential Activity Area under the District Plan. Though most of the surrounding lots are larger than the minimum lot

size allowed for in the District Plan there are several examples of existing lots in the area with a size ranging from 450m² to 550m². It needs to be emphasised that the 400m² net site area for general residential activities provided under the District Plan is a minimum size and that there are plenty of circumstances that might result in the site not being developed to this extent.

The District Plan provides a range of objectives, policies and rules to protect the residential character and the amenity values of General Residential Activity Areas throughout the City. The main objectives for General Residential Activity Areas with relevance to this plan change are:

4A 1.1.1 Residential Character and Amenity Values

To maintain and enhance the amenity values and residential character of the General Residential Activity Area of the City; and

4A 1.2.1 Building Height, Scale, Intensity and Location

To avoid remedy or mitigate adverse effects caused by building height, intensity and location on the amenity values of adjacent residential sites and the residential character of the surrounding residential area.

To achieve these objectives the District Plan has established several policies such as

4A 1.1.1 Residential Character and Amenity Values

- (c) To ensure residential amenity values are retained, protected and enhanced through the establishment of a net site area per dwelling house.*
- (d) That adverse effects arising from noise, dust, glare, light spill and odour be managed.*
- (e) That vegetation and trees which add to the particular amenity values of the area be retained where practicable.*
- (f) That the clearance of vegetation be managed to avoid, remedy or mitigate any adverse effects on the intrinsic values of ecosystems.*

4A 1.2.1 Building Height, Scale, Intensity and Location

- (a) To establish a minimum net site area and maximum site coverage requirement to ensure medium density development is achieved.*
- (c) To ensure all new development is of a height and scale, which is compatible with surrounding residential development.*
- (e) To manage the siting of all buildings so as to minimise detracting from the character and visual attractiveness of the surrounding residential activity area.*
- (f) To manage the siting of all buildings so as to minimise detracting from the amenities of adjoining properties.*

These objectives and policies result in a set of rules which aim at retaining the amenity values and achieving the objectives outlined above including (but not limited to) a minimum lot size of 400m², a maximum site coverage of 35% and limitations regarding the removal of vegetation. The proposed zoning as General Residential Activity Area is considered to be in keeping with the objectives specific to this activity area of the District Plan, and therefore the objectives sought for the surrounding residential properties.

It is important to keep in mind that the subdivision plan shown in the plan change document is just an indicative plan reflecting the site development parameters of the District Plan. The plan is presented as no more than an example of how the land might be developed and there could well be other feasible means of subdividing the land. This plan change does not determine the actual pattern or shape of any future subdivision; it just determines the parameters and framework for future residential development.

Any actual subdivision plan would be subject to the requirements of Chapter 11 – Subdivision of the District Plan. Under Chapter 11 any subdivision in a General Residential Activity Area is a controlled activity. This means that any subdivision needs resource consent and that resource consent must be granted if the subdivision proposal complies with all standards and terms specified in the chapter. The standards and terms outlined in the subdivision chapter include but are not limited to the following subjects: allotment design, access, stormwater, wastewater and earthworks. As soon as the subdivision proposal does not comply with any of the standards and terms it becomes either a restricted discretionary activity or a fully discretionary activity. As a result of the very limited quantity of permitted earthworks with a maximum volume of 50m³ per site, it is most likely that any subdivision application in this area would become at least a restricted discretionary activity.

Open Spaces

The impact of the rezoning of part of the site as General Residential Activity Area is considered to be minor. An area of 6500m² would remain available for recreational use after the proposed plan change. This area would be managed as a neighbourhood reserve under the Council's Neighbourhood Reserves Management Plan with proceeds from the sale of the northern half to be used to improve drainage of the remaining site and make it more useable all year round.

As outlined in the 'Response to Submissions on Open Space Recreation and Visual Amenity' by PAOS Ltd. there are various playgrounds and reserves within 15 minutes walking distance from the site.

Infrastructure

As outlined in the 'Assessment of Capacity of Existing Services' by GHD there is likely to be sufficient flow and pressure in this area to comply with the relevant Codes of Practice. However as part of any subdivision application a Water Supply Connection Application will be required, this would need to be supported by Pressure and Flow Testing and as part of the evaluation process special requirements or conditions may be imposed.

As outlined in the 'Traffic Assessment' by Barclay Traffic Planning it will be possible to develop satisfactory access roading with either a new cul-de-sac road or a one-way roading system and additional traffic flows will be small in relation to present traffic levels. The effects on the roading network, traffic safety and efficiency are therefore expected to be minor. It is therefore concluded that the development which the proposed plan change provides for can be implemented with only minor effects on traffic safety or efficiency.

Recommendation

It is recommended that the submission lodged by Prahiba Gupta be **rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged and the land be zoned General Residential Activity Area.

Submission

DPP12-5-21-003 – Souradeep Gupta – 3.1

Request of Submitter

The submitter requests that Council maintains the status quo.

Specific Comments

The submitter opposes the proposed plan change.

Visual Amenity

The submitter considers that the new development will be in direct line of their views and will therefore directly affect their visual amenity.

Neighbourhood Amenity

The submitter is concerned that the proposed changes will make the area look like crowded areas of Mumbai or Sao Paulo and declares that more development will cause issues regarding the overall lifestyle.

Open Spaces

The submitter considers that the site currently provides recreation to a large number of people and that the only other flat ground is further downhill and not accessible to people of different abilities.

Infrastructure

The submitter is also concerned that any new houses will reduce the already lower than normal water pressure in the area and that overcrowding without any broadening of the roads is going to cause issues in accessibility.

Discussion

The option of retaining the entirety of the site as General Recreation Activity Area has been taken into account but not been found to be the most appropriate use of the site. An early assessment of the open space contribution of the site along with an assessment of the development potential has been undertaken as part of the land review process in 2007. This assessment found that the site had a low level of significance under the criteria used for Landscape Visual, Open Space and Natural Site Features. The overall value of the site was considered to be low. Principal reasons were that the site does not meet any Reserve Key Directions and is viewed from surrounding properties only. However the assessment noted that the site is located in the Western Hill Landscape Identity Area, an area with few flat areas suitable for active recreation and that it had the potential to be used for formal recreation.

As an outcome of the assessment and the following consultation under the Local Government Act Council concluded that the southern part of the site (approximately 6500m²) should be retained as General Recreation Activity Area while the northern part of the site has good development potential, but needs to be rezoned as General Residential Activity Area to allow subdivision and development appropriate to that zone to occur.

Council's decision to sell publicly owned land is not a relevant matter for consideration in terms of the Resource Management Act 1991. Accordingly the proposed plan change is based on the premise that it is the intention of Council to declare the land surplus (to be used for residential development) subject to the outcome of this proposed plan change process.

It is agreed that the proposed rezoning of the northern half of the existing recreation area to General Residential Activity Area and the subsequent possible subdivision of the site under the relevant provisions of the District Plan may have some impact on the abutting existing houses and properties of the Otonga Heights development.

Visual Amenity

Four houses along the southern edge of the Otonga Heights development are sharing a boundary with the area proposed to be zoned General Residential Activity Area and their visual amenity values might be affected to varying degrees. The house of the submitter at 2 Otonga Heights has views southwards towards the harbour. The property lies approximately 4 metres above the flat part of the proposed General Residential Activity Area with the deck and the living area approximately 4.40 metres above the flat area. It is separated from the site by the existing access road to the Otonga Heights development. The views south towards the harbour could be moderately impacted by the rooflines of new houses depending on the height and roof profile and location of any new buildings.

However buildings on the proposed plan change site would have no or minor impact on the balance of the houses in Otonga Heights as many of them view across Belmont Regional Park or have views within Otonga Heights. Furthermore Otonga Heights is a recent development and therefore views south from the development have not been long established.

Overall it needs to be kept in mind that personal views are not guaranteed or protected under the Resource Management Act.

Even though the zoning of the sites as General Recreation Activity Area might alter the visual amenity of the area, it is considered that the type of development allowable under a General Residential Activity Area zoning is appropriate in the context of the existing residential character and urban form of Maungaraki and the Western Hills.

Neighbourhood Amenity

Western Hill suburbs have been developed gradually over an extended period of years. All of the surrounding residential areas of Maungaraki are zoned General Residential Activity Area under the District Plan. Though most of the surrounding lots are larger than the minimum lot size allowed for in the District Plan there are several examples of existing lots in the area with a size ranging from 450m² to 550m². It needs to be emphasised that the 400m² net site area for general residential activities provided under the District Plan is a minimum size and that there are plenty of circumstances that might result in the site not being developed to this extent.

The District Plan provides a range of objectives, policies and rules to protect the residential character and the amenity values of General Residential Activity Areas throughout the City. The main objectives for General Residential Activity Areas with relevance to this plan change are:

4A 1.1.1 Residential Character and Amenity Values

To maintain and enhance the amenity values and residential character of the General Residential Activity Area of the City; and

4A 1.2.1 Building Height, Scale, Intensity and Location

To avoid remedy or mitigate adverse effects caused by building height, intensity and location on the amenity values of adjacent residential sites and the residential character of the surrounding residential area.

To achieve these objectives the District Plan has established several policies such as

4A 1.1.1 Residential Character and Amenity Values

- (c) To ensure residential amenity values are retained, protected and enhanced through the establishment of a net site area per dwelling house.*
- (d) That adverse effects arising from noise, dust, glare, light spill and odour be managed.*

- (e) *That vegetation and trees which add to the particular amenity values of the area be retained where practicable.*
- (f) *That the clearance of vegetation be managed to avoid, remedy or mitigate any adverse effects on the intrinsic values of ecosystems.*

4A 1.2.1 *Building Height, Scale, Intensity and Location*

- (a) *To establish a minimum net site area and maximum site coverage requirement to ensure medium density development is achieved.*
- (c) *To ensure all new development is of a height and scale, which is compatible with surrounding residential development.*
- (e) *To manage the siting of all buildings so as to minimise detracting from the character and visual attractiveness of the surrounding residential activity area.*
- (f) *To manage the siting of all buildings so as to minimise detracting from the amenities of adjoining properties.*

These objectives and policies result in a set of rules which aim at retaining the amenity values and achieving the objectives outlined above including (but not limited to) a minimum lot size of 400m², a maximum site coverage of 35% and limitations regarding the removal of vegetation. The proposed zoning as General Residential Activity Area is considered to be in keeping with the objectives specific to this activity area of the District Plan, and therefore the objectives sought for the surrounding residential properties.

It is important to keep in mind that the subdivision plan shown in the plan change document is just an indicative plan reflecting the site development parameters of the District Plan. The plan is presented as no more than an example of how the land might be developed and there could well be other feasible means of subdividing the land. This plan change does not determine the actual pattern or shape of any future subdivision; it just determines the parameters and framework for future residential development.

Any actual subdivision plan would be subject to the requirements of Chapter 11 – Subdivision of the District Plan. Under Chapter 11 any subdivision in a General Residential Activity Area is a controlled activity. This means that any subdivision needs resource consent and that resource consent must be granted if the subdivision proposal complies with all standards and terms specified in the chapter. The standards and terms outlined in the subdivision chapter include but are not limited to the following subjects: allotment design, access, stormwater, wastewater and earthworks. As soon as the subdivision does not comply with any of the standards and terms it becomes either a restricted discretionary activity or a fully discretionary activity. As a result of the very limited quantity of permitted earthworks with a maximum volume of 50m³ per site, it is most likely that any subdivision application in this area would become at least a restricted discretionary activity.

Open Spaces

The impact of the rezoning of part of the site as General Residential Activity Area is considered to be minor. An area of 6500m² would remain available for recreational use after the proposed plan change. This area would be managed as a neighbourhood reserve under the Council's Neighbourhood Reserves Management Plan with proceeds from the sale of the northern half to be used to improve drainage of the remaining site and make it more useable all year round.

As outlined in the 'Response to Submissions on Open Space Recreation and Visual Amenity' by PAOS Ltd. there are various playgrounds and reserves within 15 minutes walking distance from the site.

Infrastructure

As outlined in the 'Assessment of Capacity of Existing Services' by GHD there is likely to be sufficient flow and pressure in this area to comply with the relevant Codes of Practice. However as part of any subdivision application a Water Supply Connection Application will be required, this would need to be supported by Pressure and Flow Testing and as part of the evaluation process special requirements or conditions may be imposed.

As outlined in the 'Traffic Assessment' by Barclay Traffic Planning it will be possible to develop satisfactory access roading with either a new cul-de-sac road or a one-way roading system and additional traffic flows will be small in relation to present traffic levels. The effects on the roading network, traffic safety and efficiency are therefore expected to be minor. It is therefore concluded that the development which the proposed plan change provides for can be implemented with only minor effects on traffic safety or efficiency.

Recommendation

It is recommended that the submission lodged by Souradeep Gupta be **rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged and the land be zoned General Residential Activity Area.

Submission

DPP12-5-21-004 – Ekta Jhala – 4.1

Request of Submitter

The submitter requests that Council maintains the General Recreation Activity Area and does not proceed with residential development.

Specific Comments

The submitter opposes the plan change and the proposed re-zoning. The submitter expects that the proposed residential development will have an impact on their lifestyle and on the value of the property. The submitter is concerned that any further additional development will lead to overcrowding and an increase in traffic issues. The submitter considers that the water pressure is already low and that any additional development will have a major impact on the water supply. The submitter mentions that the general recreation area is the only available recreational activity and dog exercise area in the suburb; and that an increased number of houses will lead to over-crowding of the street and affect the quality of life.

Discussion

The option of retaining the entirety of the site as General Recreation Activity Area has been taken into account but not been found to be the most appropriate use of the site. An early assessment of the open space contribution of the site along with an assessment of the development potential has been undertaken as part of the land review process in 2007. This assessment found that the site had a low level of significance under the criteria used for Landscape Visual, Open Space and Natural Site Features. The overall value of the site was considered to be low. Principal reasons were that the site does not meet any Reserve Key Directions and is viewed from surrounding properties only. However the assessment noted that the site is located in the Western Hill Landscape Identity Area, an area with few flat

areas suitable for active recreation and that it had the potential to be used for formal recreation.

As an outcome of the assessment and the following consultation under the Local Government Act Council concluded that the southern part of the site (approximately 6500m²) should be retained as General Recreation Activity Area while the northern part of the site has good development potential, but needs to be rezoned as General Residential Activity Area to allow subdivision and development appropriate to that zone to occur.

Council's decision to sell publicly owned land is not a relevant matter for consideration in terms of the Resource Management Act 1991. Accordingly the proposed plan change is based on the premise that it is the intention of Council to declare the land surplus (to be used for residential development) subject to the outcome of this proposed plan change process.

It is agreed that the proposed rezoning of the northern half of the existing recreation area to General Residential Activity Area and the subsequent possible subdivision of the site under the relevant provisions of the District Plan may have some impact on the abutting existing houses and properties of the Otonga Heights development.

Visual Amenity

Four houses along the southern edge of the Otonga Heights development are sharing a boundary with the area proposed to be zoned General Residential Activity Area and their visual amenity values might be affected to varying degrees. The house of the submitter at 1 Otonga Heights has views southwards towards the harbour and lies approximately 2 metres above the flat part of the proposed General Residential Activity Area. The views south toward the harbour would probably change if new houses are located on its southern side. A single storied building on the flat land below the slope may partly block harbour views from inside the house and therefore the visual impact of residential development on the site is likely to be moderate to high depending on the height, design and location of new houses.

However buildings on the proposed plan change site would have no or minor impact on the balance of the houses in Otonga Heights as many of them view across Belmont Regional Park or have views within Otonga Heights. Furthermore Otonga Heights is a recent development and therefore views south from the development have not been long established.

Overall it needs to be kept in mind that personal views are not guaranteed or protected under the Resource Management Act.

Even though the zoning of the sites as General Recreation Activity Area might alter the visual amenity of the area, it is considered that the type of development allowable under a General Residential Activity Area zoning is appropriate in the context of the existing residential character and urban form of Maungaraki and the Western Hills.

Neighbourhood Amenity

Western Hill suburbs have been developed gradually over an extended period of years. All of the surrounding residential areas of Maungaraki are zoned General Residential Activity Area under the District Plan. Though most of the surrounding lots are larger than the minimum lot size allowed for in the District Plan there are several examples of existing lots in the area with a size ranging from 450m² to 550m². It needs to be emphasised that the 400m² net site area for general residential activities provided under the District Plan is a minimum size and

that there are plenty of circumstances that might result in the site not being developed to this extent.

The District Plan provides a range of objectives, policies and rules to protect the residential character and the amenity values of General Residential Activity Areas throughout the City. The main objectives for General Residential Activity Areas with relevance to this plan change are:

4A 1.1.1 Residential Character and Amenity Values

To maintain and enhance the amenity values and residential character of the General Residential Activity Area of the City; and

4A 1.2.1 Building Height, Scale, Intensity and Location

To avoid remedy or mitigate adverse effects caused by building height, intensity and location on the amenity values of adjacent residential sites and the residential character of the surrounding residential area.

To achieve these objectives the District Plan has established several policies such as

4A 1.1.1 Residential Character and Amenity Values

(c) To ensure residential amenity values are retained, protected and enhanced through the establishment of a net site area per dwelling house.

(d) That adverse effects arising from noise, dust, glare, light spill and odour be managed.

(e) That vegetation and trees which add to the particular amenity values of the area be retained where practicable.

(f) That the clearance of vegetation be managed to avoid, remedy or mitigate any adverse effects on the intrinsic values of ecosystems.

4A 1.2.1 Building Height, Scale, Intensity and Location

(a) To establish a minimum net site area and maximum site coverage requirement to ensure medium density development is achieved.

(c) To ensure all new development is of a height and scale, which is compatible with surrounding residential development.

(e) To manage the siting of all buildings so as to minimise detracting from the character and visual attractiveness of the surrounding residential activity area.

(f) To manage the siting of all buildings so as to minimise detracting from the amenities of adjoining properties.

These objectives and policies result in a set of rules which aim at retaining the amenity values and achieving the objectives outlined above including (but not limited to) a minimum lot size of 400m², a maximum site coverage of 35% and limitations regarding the removal of vegetation. The proposed zoning as General Residential Activity Area is considered to be in keeping with the objectives specific to this activity area of the District Plan, and therefore the objectives sought for the surrounding residential properties.

It is important to keep in mind that the subdivision plan shown in the plan change document is just an indicative plan reflecting the site development parameters of the District Plan. The plan is presented as no more than an example of how the land might be developed and there could well be other feasible means of subdividing the land. This plan change does not determine the actual pattern or shape of any future subdivision; it just determines the parameters and framework for future residential development.

Any actual subdivision plan would be subject to the requirements of Chapter 11 – Subdivision of the District Plan. Under Chapter 11 any subdivision in a General Residential Activity Area is a controlled activity. This means that any subdivision needs resource consent

and that resource consent must be granted if the subdivision proposal complies with all standards and terms specified in the chapter. The standards and terms outlined in the subdivision chapter include but are not limited to the following subjects: allotment design, access, stormwater, wastewater and earthworks. As soon as the subdivision proposal does not comply with any of the standards and terms it becomes either a restricted discretionary activity or a fully discretionary activity. As a result of the very limited quantity of permitted earthworks with a maximum volume of 50m³ per site, it is most likely that any subdivision application in this area would become at least a restricted discretionary activity.

Open Spaces

The impact of the rezoning of part of the site as General Residential Activity Area is considered to be minor. An area of 6500m² would remain available for recreational use after the proposed plan change. This area would be managed as a neighbourhood reserve under the Council's Neighbourhood Reserves Management Plan with proceeds from the sale of the northern half to be used to improve drainage of the remaining site and make it more useable all year round.

As outlined in the 'Response to Submissions on Open Space Recreation and Visual Amenity' by PAOS Ltd. there are various playgrounds and reserves within 15 minutes walking distance from the site.

Infrastructure

As outlined in the 'Assessment of Capacity of Existing Services' by GHD there is likely to be sufficient flow and pressure in this area to comply with the relevant Codes of Practice. However as part of any subdivision application a Water Supply Connection Application will be required, this would need to be supported by Pressure and Flow Testing and as part of the evaluation process special requirements or conditions may be imposed.

As outlined in the 'Traffic Assessment' by Barclay Traffic Planning it will be possible to develop satisfactory access roading with either a new cul-de-sac road or a one-way roading system and additional traffic flows will be small in relation to present traffic levels. The effects on the roading network, traffic safety and efficiency are therefore expected to be minor. It is therefore concluded that the development which the proposed plan change provides for can be implemented with only minor effects on traffic safety or efficiency.

Recommendation

It is recommended that the submission lodged by Ekta Jhala be **rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged and the land be zoned General Residential Activity Area.

Submission

DPP12-5-21-005 – Parakramsingh Rana – 5.1

Request of Submitter

The submitter requests that Council maintains the General Recreation Activity Area and does not proceed with residential development.

Specific Comments

The submitter opposes the plan change and the proposed re-zoning. The submitter expects that the proposed residential development will have an impact on their lifestyle and on the value of the property. The submitter is concerned that any further additional development will lead to overcrowding and an increase in traffic issues. The submitter considers that the water pressure is already low and that any additional development will have a major impact on the water supply. The submitter mentions that the general recreation area is the only available recreational activity and dog exercise area in the suburb; and that an increased number of houses will lead to over-crowding of the street and affect the quality of life.

Discussion

The option of retaining the entirety of the site as General Recreation Activity Area has been taken into account but not been found to be the most appropriate use of the site. An early assessment of the open space contribution of the site along with an assessment of the development potential has been undertaken as part of the land review process in 2007. This assessment found that the site had a low level of significance under the criteria used for Landscape Visual, Open Space and Natural Site Features. The overall value of the site was considered to be low. Principal reasons were that the site does not meet any Reserve Key Directions and is viewed from surrounding properties only. However the assessment noted that the site is located in the Western Hill Landscape Identity Area, an area with few flat areas suitable for active recreation and that it had the potential to be used for formal recreation.

As an outcome of the assessment and the following consultation under the Local Government Act Council concluded that the southern part of the site (approximately 6500m²) should be retained as General Recreation Activity Area while the northern part of the site has good development potential, but needs to be rezoned as General Residential Activity Area to allow subdivision and development appropriate to that zone to occur.

Council's decision to sell publicly owned land is not a relevant matter for consideration in terms of the Resource Management Act 1991. Accordingly the proposed plan change is based on the premise that it is the intention of Council to declare the land surplus (to be used for residential development) subject to the outcome of this proposed plan change process.

It is agreed that the proposed rezoning of the northern half of the existing recreation area to General Residential Activity Area and the subsequent possible subdivision of the site under the relevant provisions of the District Plan may have some impact on the abutting existing houses and properties of the Otonga Heights development.

Visual Amenity

Four houses along the southern edge of the Otonga Heights development are sharing a boundary with the area proposed to be zoned General Residential Activity Area and their visual amenity values might be affected to varying degrees. The house of the submitter at 1 Otonga Heights has views southwards towards the harbour and lies approximately 2 metres above the flat part of the proposed General Residential Activity Area. The views south toward the harbour would probably change if new houses are located on its southern side. A single storied building on the flat land below the slope may partly block harbour views from inside the house and therefore the visual impact of residential development on the site is likely to be moderate to high depending on the height, design and location of new houses.

However buildings on the proposed plan change site would have no or minor impact on the balance of the houses in Otonga Heights as many of them view across Belmont Regional Park or have views within Otonga Heights. Furthermore Otonga Heights is a recent development and therefore views south from the development have not been long established.

Overall it needs to be kept in mind that personal views are not guaranteed or protected under the Resource Management Act.

Even though the zoning of the sites as General Recreation Activity Area might alter the visual amenity of the area, it is considered that the type of development allowable under a General Residential Activity Area zoning is appropriate in the context of the existing residential character and urban form of Maungaraki and the Western Hills.

Neighbourhood Amenity

Western Hill suburbs have been developed gradually over an extended period of years. All of the surrounding residential areas of Maungaraki are zoned General Residential Activity Area under the District Plan. Though most of the surrounding lots are larger than the minimum lot size allowed for in the District Plan there are several examples of existing lots in the area with a size ranging from 450m² to 550m². It needs to be emphasised that the 400m² net site area for general residential activities provided under the District Plan is a minimum size and that there are plenty of circumstances that might result in the site not being developed to this extent.

The District Plan provides a range of objectives, policies and rules to protect the residential character and the amenity values of General Residential Activity Areas throughout the City. The main objectives for General Residential Activity Areas with relevance to this plan change are:

4A 1.1.1 Residential Character and Amenity Values

To maintain and enhance the amenity values and residential character of the General Residential Activity Area of the City; and

4A 1.2.1 Building Height, Scale, Intensity and Location

To avoid remedy or mitigate adverse effects caused by building height, intensity and location on the amenity values of adjacent residential sites and the residential character of the surrounding residential area.

To achieve these objectives the District Plan has established several policies such as

4A 1.1.1 Residential Character and Amenity Values

- (c) To ensure residential amenity values are retained, protected and enhanced through the establishment of a net site area per dwelling house.*
- (d) That adverse effects arising from noise, dust, glare, light spill and odour be managed.*
- (e) That vegetation and trees which add to the particular amenity values of the area be retained where practicable.*
- (f) That the clearance of vegetation be managed to avoid, remedy or mitigate any adverse effects on the intrinsic values of ecosystems.*

4A 1.2.1 Building Height, Scale, Intensity and Location

- (a) To establish a minimum net site area and maximum site coverage requirement to ensure medium density development is achieved.*
- (c) To ensure all new development is of a height and scale, which is compatible with surrounding residential development.*

- (e) *To manage the siting of all buildings so as to minimise detracting from the character and visual attractiveness of the surrounding residential activity area.*
- (f) *To manage the siting of all buildings so as to minimise detracting from the amenities of adjoining properties.*

These objectives and policies result in a set of rules which aim at retaining the amenity values and achieving the objectives outlined above including (but not limited to) a minimum lot size of 400m², a maximum site coverage of 35% and limitations regarding the removal of vegetation. The proposed zoning as General Residential Activity Area is considered to be in keeping with the objectives specific to this activity area of the District Plan, and therefore the objectives sought for the surrounding residential properties.

It is important to keep in mind that the subdivision plan shown in the plan change document is just an indicative plan reflecting the site development parameters of the District Plan. The plan is presented as no more than an example of how the land might be developed and there could well be other feasible means of subdividing the land. This plan change does not determine the actual pattern or shape of any future subdivision; it just determines the parameters and framework for future residential development.

Any actual subdivision plan would be subject to the requirements of Chapter 11 – Subdivision of the District Plan. Under Chapter 11 any subdivision in a General Residential Activity Area is a controlled activity. This means that any subdivision needs resource consent and that resource consent must be granted if the subdivision proposal complies with all standards and terms specified in the chapter. The standards and terms outlined in the subdivision chapter include but are not limited to the following subjects: allotment design, access, stormwater, wastewater and earthworks. As soon as the subdivision proposal does not comply with any of the standards and terms it becomes either a restricted discretionary activity or a fully discretionary activity. As a result of the very limited quantity of permitted earthworks with a maximum volume of 50m³ per site, it is most likely that any subdivision application in this area would become at least a restricted discretionary activity.

Open Spaces

The impact of the rezoning of part of the site as General Residential Activity Area is considered to be minor. An area of 6500m² would remain available for recreational use after the proposed plan change. This area would be managed as a neighbourhood reserve under the Council's Neighbourhood Reserves Management Plan with proceeds from the sale of the northern half to be used to improve drainage of the remaining site and make it more useable all year round.

As outlined in the 'Response to Submissions on Open Space Recreation and Visual Amenity' by PAOS Ltd. there are various playgrounds and reserves within 15 minutes walking distance from the site.

Infrastructure

As outlined in the 'Assessment of Capacity of Existing Services' by GHD there is likely to be sufficient flow and pressure in this area to comply with the relevant Codes of Practice. However as part of any subdivision application a Water Supply Connection Application will be required, this would need to be supported by Pressure and Flow Testing and as part of the evaluation process special requirements or conditions may be imposed.

As outlined in the 'Traffic Assessment' by Barclay Traffic Planning it will be possible to develop satisfactory access roading with either a new cul-de-sac road or a one-way roading

system and additional traffic flows will be small in relation to present traffic levels. The effects on the roading network, traffic safety and efficiency are therefore expected to be minor. It is therefore concluded that the development which the proposed plan change provides for can be implemented with only minor effects on traffic safety or efficiency.

Recommendation

It is recommended that the submission lodged by Ekta Jhala be **rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged and the land be zoned General Residential Activity Area.

Submission

DPP12-5-21-006 – Chris Rae – 6.1

Request of Submitter

The submitter seeks that better access to the site be provided before rezoning commences.

Specific Comments

The submitter opposes the plan change due to the narrow access road entry from Oakleigh Street.

Discussion

As outlined in the 'Traffic Assessment' by Barclay Traffic Planning the form of access to a potential residential development is a matter to be determined by the developer at the time of subdivision. Council itself has no development plans for the area and any future development would have to fit within the objectives, policies and rules of the General Residential Activity Area (Chapter 4A), the Subdivision Chapter (Chapter 11) and the General Rules (Chapter 14) of the District Plan. Any future subdivision would be subject to a resource consent process which would assess amongst others the traffic effects of the development.

However the Traffic Assessment that has been commissioned as part of the plan change process comes to the conclusion that it will be possible to develop satisfactory access roading with either a cul-de-sac road or a one-way roading system. It is considered that additional traffic flows will be small in relation to present traffic levels and the effects on the roading network are expected to be minor. The assessment notes that similar issues were faced and solved during the resource consent process for the development within the former Otonga School site.

Recommendation

It is recommended that the submission lodged by Chris Rae be **rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged.

Submission

DPP12-5-21-006 – Chris Rae – 6.2

Request of Submitter

The submitter requests an assessment of visual impacts for Otonga Heights residents.

Specific Comments

The submitter opposes the plan change due to the visual impact on Otonga Heights residents.

Discussion

As part of the preparation of the proposed plan change an 'Assessment of Open Space and Visual Amenity' has been commissioned by Council and prepared by PAOS Ltd.

It is agreed that the proposed rezoning of the northern half of the existing recreation area to General Residential Activity Area and the subsequent possible subdivision of the site under the relevant provisions of the District Plan may have some impact on the abutting existing houses and properties of the Otonga Heights development.

The main impact would probably be on four houses along the southern edge of the Otonga Heights development that are sharing a boundary with the area proposed to be zoned general residential (1, 2, 11 and 13 Otonga Heights). These houses might be affected to varying degrees depending on the height, design, roof profile and location of any new buildings.

However buildings on the proposed plan change site would have no or minor impact on the balance of the houses in Otonga Heights as many of them view across Belmont Regional Park or have views within Otonga Heights. Furthermore Otonga Heights is a recent development and therefore views south from the development have not been long established.

Overall it needs to be kept in mind that personal views are not guaranteed or protected under the Resource Management Act

It is assumed that the largest visual impact on residents of the new Otonga Heights development would be when using the road from Oakleigh Street as driving or walking up towards Otonga Heights.

Recommendation

It is recommended that the submission lodged by Chris Rae be **rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged.

Submission

DPP12-5-21-007 – Rosemarie and Stephen Thomas – 7.1

Request of Submitter

The submitters seek to maintain the status quo.

Specific Comments

The submitters oppose the proposed plan change because of overcrowding of a small road that leads up to a private road through 54A Oakleigh Street.

Discussion

The option of retaining the entirety of the site as General Recreation Activity Area has been taken into account but not been found to be the most appropriate use of the site. An early assessment of the open space contribution of the site along with an assessment of the development potential has been undertaken as part of the land review process in 2007. This assessment found that the site had a low level of significance under the criteria used for Landscape Visual, Open Space and Natural Site Features. The overall value of the site was considered to be low. Principal reasons were that the site does not meet any Reserve Key Directions and is viewed from surrounding properties only. However the assessment noted that the site is located in the Western Hill Landscape Identity Area, an area with few flat areas suitable for active recreation and that it had the potential to be used for formal recreation.

As an outcome of the assessment and the following consultation under the Local Government Act Council concluded that the southern part of the site (approximately 6500m²) should be retained as General Recreation Activity Area while the northern part of the site has good development potential, but needs to be rezoned as General Residential Activity Area to allow subdivision and development appropriate to that zone to occur.

Council's decision to sell publicly owned land is not a relevant matter for consideration in terms of the Resource Management Act 1991. Accordingly the proposed plan change is based on the premise that it is the intention of Council to declare the land surplus (to be used for residential development) subject to the outcome of this proposed plan change process.

As outlined in the 'Traffic Assessment' by Barclay Traffic Planning the form of access to a potential residential development is a matter to be determined by the developer at the time of subdivision. Council itself has no development plans for the area and any future development would have to fit within the objectives, policies and rules of the General Residential Activity Area (Chapter 4A), the Subdivision Chapter (Chapter 11) and the General Rules (Chapter 14) of the District Plan. Any future subdivision would be subject to a resource consent process which would assess amongst others the traffic effects of the development.

However the Traffic Assessment that has been commissioned as part of the plan change process comes to the conclusion that it will be possible to develop satisfactory access roading with either a cul-de-sac road or a one-way roading system. It is considered that additional traffic flows will be small in relation to present traffic levels and the effects on the roading network are expected to be minor. The assessment notes that similar issues were faced and solved during the resource consent process for the development within the former Otonga School site.

Recommendation

It is recommended that the submission lodged by Rosemarie and Stephen Thomas be **rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged and the land be zoned General Residential Activity Area.

Request of Submitter

The submitter requests not to proceed with the proposed plan change.

Specific Comments

The submitter describes that during summer the site is used by a number of people for a wide range of activities including dog walking, cricket, running and picnics.

Traffic

The submitter considers that the access road to the Otonga Heights subdivision is little more than a driveway and that a further 11 houses would cause significant traffic flows past houses 52 and 56 Oakleigh Street. Furthermore the proposed subdivision would also exit into the Belmont Regional Park carpark and likely reduce the numbers of carparks.

Open Spaces and Layout

The submitter considers that the site provides recreation for people in the neighbourhood and is used for a wide range of activities.

The submitter suggests the drainage work on the site be completed so that the site can be utilised to lighten the loan on the sports fields on the valley floor and provide another option for sports over the winter months (e.g. lower grade or children's rugby).

The submitter then suggests an alternative option in case the Council should be unable to afford improve drainage of the site without selling parts of it. The submitter suggests to sell off the eastern half of the site rather than the northern half as this would result in a more usable remaining area and give potential developers more options in developing the land.



Alternative Proposal

The submitter considers that the southern fence line on the Sports field is not in line with the actual boundary but the houses from 56 to 70 Oakleigh Street have approximately 10 metres of the sports field land in their sections. This would reduce the area available to the public even further.

Finally the submitter asks Council to think about the future and as a result not to subdivide the land and waste a valuable resource for the sake of a few dollars.

Discussion

The option of retaining the entirety of the site as General Recreation Activity Area has been taken into account but not been found to be the most appropriate use of the site. An early assessment of the open space contribution of the site along with an assessment of the development potential has been undertaken as part of the land review process in 2007. This assessment found that the site had a low level of significance under the criteria used for Landscape Visual, Open Space and Natural Site Features. The overall value of the site was considered to be low. Principal reasons were that the site does not meet any Reserve Key Directions and is viewed from surrounding properties only. However the assessment noted that the site is located in the Western Hill Landscape Identity Area, an area with few flat areas suitable for active recreation and that it had the potential to be used for formal recreation.

As an outcome of the assessment and the following consultation under the Local Government Act Council concluded that the southern part of the site (approximately 6500m²) should be retained as General Recreation Activity Area while the northern part of the site has good development potential, but needs to be rezoned as General Residential Activity Area to allow subdivision and development appropriate to that zone to occur.

Council's decision to sell publicly owned land is not a relevant matter for consideration in terms of the Resource Management Act 1991. Accordingly the proposed plan change is based on the premise that it is the intention of Council to declare the land surplus (to be used for residential development) subject to the outcome of this proposed plan change process.

Traffic

As outlined in the 'Traffic Assessment' by Barclay Traffic Planning the form of access to a potential residential development is a matter to be determined by the developer at the time of subdivision. Council itself has no development plans for the area and any future development would have to fit within the objectives, policies and rules of the General Residential Activity Area (Chapter 4A), the Subdivision Chapter (Chapter 11) and the General Rules (Chapter 14) of the District Plan. Any future subdivision would be subject to a resource consent process which would assess amongst others the traffic effects of the development.

However the Traffic Assessment that has been commissioned as part of the plan change process comes to the conclusion that it will be possible to develop satisfactory access roading with either a cul-de-sac road or a one-way roading system. It is considered that additional traffic flows will be small in relation to present traffic levels and the effects on the roading network are expected to be minor. The assessment notes that similar issues were faced and solved during the resource consent process for the development within the former Otonga School site.

Any impact on the Belmont Regional Park entrance area can and will be addressed as part of the resource consent process for any future development of the site.

Open Spaces and Layout

It is considered that the impact of this plan change on the provision of informal recreation is likely to be low. This is due to the fact that an area of 6500m² will still be available for recreation after the proposed plan change and that proceeds from the sale of the land are to be used to upgrade the grounds and make it a more useable open space.

The remaining recreational area would still be large enough for a junior rugby or football field. However there seems to be a high demand for a more informal recreation area rather than a formal sports ground. Furthermore the drainage for a sportsfield with year round use would cost up to \$100,000 compared to a lower cost option of \$40,000 which would result in a sportsfield that would not withstand formal winter sports use. Also it is Council policy to develop formal sportsfields on the valley floor where sports clubs are located and the sportsfields are more easily accessed by a wider population. Locating a formal sportsfield in Maungaraki on the edge of the built area would create additional traffic and the need for additional parking.

The alternative layout proposed by the submitter would reduce the visual impact of a potential development on some of the houses at Otonga Heights. However for a number of reasons it is considered that the layout proposed by the submitter is less feasible than that in the proposed plan change.

Key reason is the finding of the geotechnical report which shows that the northern area of the site is more suitable for residential development than the southern area due to site geology and soil profile. It would require significant remedial work and expense to create building platforms in the southern half of the site. Therefore it is considered appropriate to zone the northern half of the site for residential development whilst retaining the southern half as a recreational reserve.

Furthermore a shading assessment provided as part of a report by Tonkin and Taylor in 2009 shows that the eastern area of the site is more prone to shading, particularly in winter.

The area proposed to be retained as General Recreational Activity Area is approximately 6500m² of which just over 5500m² is open grassed space. The western and southern boundaries are vegetated and form a buffer between the recreation reserve and the Belmont Regional Park entrance to the west and residential properties on Oakleigh Street to the south. The vegetation to the south also provides some shelter from southerly winds.

Overall it is considered appropriate to rezone the northern half of the site as General Residential Activity Area whilst retaining the southern half as General Recreation Activity Area with the intention to create a more useable and well drained neighbourhood reserve.

Recommendation

It is recommended that the submission lodged by Sharyn Mitchell be **rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged.

Further Submission

DPP12-5-21-FS001 – Greater Wellington Regional Council – FS1.1 - Support

Purpose of Further Submission:

The further submitter supports the submission of Sharyn Mitchell.

Specific Comments

The further submitter supports the submission of Sharyn Mitchell, specifically her concerns over additional traffic entering and exiting the area.

The further submitter states that the Belmont Regional Park carpark currently operates as a loop with one-way traffic and that the proposed widening will mean a loss of carparking which would need to be replaced. The further submitter seeks that measures are taken that help to minimise the impact on carparking within Belmont Regional Park.

Discussion

Please refer to discussion above (submission 8.1 by Sharyn Mitchell).

Recommendation

It is recommended that the further submission lodged by Greater Wellington Regional Council be **rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged.

Submission

DPP12-5-21-009 – Ruth Kerr – 9.1

Request of Submitter

The Submitter supports the plan change with amendments. The submitter request Council to act in the best interests of the Maungaraki community and promote an improved recreational resource. Changes should enhance the area and provide a zone which is easily accessible and usable by the public. Council should take ownership of the access roads with signage to encourage community access to the recreational area.

Specific Comments

Traffic

The submitter is concerned about the traffic flow and inconsistencies and non-compliances of the existing one-way system. The submitter further considers that the access signage from Oakleigh Street is inadequate and difficult to see. This results in incorrect driver procedure. The submitter is also concerned about current and future responsibility for signage and maintenance of the road especially related to the public access to the recreational area. The submitter considers that there are inconsistencies between the proposed plan change maps and those in the Traffic Assessment and concludes that a two-way access from Maungaraki Road would be the preferred option.

Recreational Activities

The submitter asks what kind of recreational activities will be allowed for on the remaining site and how vehicle access and parking will be organised and requests signage that is inviting for the community to maximise utilisation of the site.

Residential Development

With regards to the residential activity area the submitter asks what an access area is and whether a footpath or widening of the road is proposed. The submitter is concerned that the proposed sections appear to be of relatively small size and that the site of section1 seems to invade an area that should be protected.

Ecology

The submitter supports the ecological study and requests Council to incorporate the improvement of vegetation for bird habitat into their work on the recreational area.

Discussion

Traffic

As outlined in the 'Traffic Assessment' by Barclay Traffic Planning the form of access to a potential residential development is a matter to be determined by the developer at the time of subdivision. Council itself has no development plans for the area and any future development would have to fit within the objectives, policies and rules of the General Residential Activity Area (Chapter 4A), the Subdivision Chapter (Chapter 11) and the General Rules (Chapter 14) of the District Plan. Any future subdivision would be subject to a resource consent process which would assess amongst others the traffic effects of the development.

However the Traffic Assessment that has been commissioned as part of the plan change process comes to the conclusion that it will be possible to develop satisfactory access roading with either a cul-de-sac road or a one-way roading system. It is considered that additional traffic flows will be small in relation to present traffic levels and the effects on the roading network are expected to be minor. The assessment notes that similar issues were faced and solved during the resource consent process for the development within the former Otonga School site.

It is agreed that currently there is a lack of appropriate signage regarding access and location of the reserve. Although improved access signage is not a matter to be considered as part of this plan change process it should be addressed as part of the future development and improvement of the reserve.

Recreational Activities

The remaining recreation area would be managed as a neighbourhood reserve under Hutt City's Neighbourhood Reserves Management Plan. Neighbourhood reserves characteristically have open space, low levels of development, children's playgrounds and informal or unstructured activities. They provide for recreation such as walking, playing and informal ball games. Public access to the reserve would probably remain via the existing access road between 52 and 56 Oakleigh Street but with improved signage.

Residential Development

Hutt City Council has no development plans for the area proposed to be rezoned General Residential Activity Area. Any future development would be required to fit within the objectives, policies and rules for this area and would in all likelihood be subject to a resource consent process.

It is important to keep in mind that the subdivision plan shown in the plan change document is just an indicative plan reflecting the site development parameters of the District Plan. The plan is presented as no more than an example of how the land might be developed and there could well be other feasible means of subdividing the land. This plan change does not determine the actual pattern or shape of any future subdivision; it just determines the parameters and framework for future residential development.

The proposed zoning as General Residential Activity Area is considered to be in keeping with the objectives specific to this activity area of the District Plan, and therefore the objectives sought for the surrounding residential properties. Those of most relevance are 'to maintain and enhance the amenity values and residential character of the General Residential Activity Area of the City' (Objective 4A 1.1.1 Residential Character and Amenity Values) and 'to avoid, remedy or mitigate adverse effects caused by building height, intensity and location on the amenity values of adjacent residential sites and the residential character of the

surrounding residential area' (Objective 4A 1.2.1 Building Height, Scale, Intensity and Location). The proposed plan change is considered to be the most appropriate option for achieving these objectives and therefore not considered to be in breach of Section 84 of the Resource Management Act 1991.

Western Hill suburbs have been developed gradually over an extended period of years. All of the surrounding residential areas of Maungaraki are zoned General Residential Activity Area under the District Plan. Though most of the surrounding lots are larger than the minimum lot size allowed for in the District Plan there are several examples of existing lots in the area with a size ranging from 450m² to 550m². It needs to be emphasised that the 400m² net site area for general residential activities provided under the District Plan is a minimum size and that there are plenty of circumstances that might result in the site not being developed to this extent.

Any actual subdivision plan would also need to comply with the requirements of Chapter 11 – Subdivision of the District Plan. This means that any subdivision needs resource consent and that resource consent must be granted if the subdivision proposal complies with all standards and terms specified in the chapter. The standards and terms outlined in the subdivision chapter include but are not limited to the following subjects: allotment design, access, stormwater, wastewater and earthworks. As soon as the subdivision proposal does not comply with any of the standards and terms it becomes either a restricted discretionary activity or a fully discretionary activity. As a result of the very limited quantity of permitted earthworks with a maximum volume of 50m³ per site, it is most likely that any subdivision application in this area would become at least a restricted discretionary activity.

Ecology

Improvements to the area proposed to remain General Recreation Activity Area using proceeds from the sale of the land proposed for development could include planting to improve bird habitat.

The ecological assessment commissioned by Council as part of the plan change process and undertaken by Dr Paul Blaschke comes to the conclusion that currently the site has very low vegetation values with the partial exception of the vegetation on its western edge. The loss of this vegetation even in its entirety would be of minor ecological significance.

Recommendation

It is recommended that the submission lodged by Ruth Kerr be **partially rejected** to the extent that the plan change process be pursued and the provisions of Proposed Plan Change 21 remain unchanged.

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| Submission DPP12-5-21-010 – Angela Todd – 10.1 |
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Request of Submitter

The submitter requests Council to maintain the status quo and leave the site as currently zoned.

Specific Comments

The submitter opposes the provisions of the proposed plan change for the following reasons:

- Additional residential development will have impact on visual amenity (-> Visual Amenity)
- Loss of privacy, sense of open space and lowering of property values as a result of development (-> Neighbourhood Amenity)
- Additional residences will lead to overcrowding of a densely populated area (-> Neighbourhood Amenity)
- Additional dwellings will lead to increased noise and traffic in the area (-> Neighbourhood Amenity & Traffic)
- Loss of existing recreational area (-> Open Spaces)
- Further loss of green areas (-> Open Spaces)
- Construction work will cause increased noise, dust and general disturbance, earthworks could increase climate change and carbon emissions (-> General Effects)
- Possible environmental and ecological impacts on Belmont Regional Park (-> Impact on Belmont Regional Park)

Discussion

The option of retaining the entirety of the site as General Recreation Activity Area has been taken into account but not been found to be the most appropriate use of the site. An early assessment of the open space contribution of the site along with an assessment of the development potential has been undertaken as part of the land review process in 2007. This assessment found that the site had a low level of significance under the criteria used for Landscape Visual, Open Space and Natural Site Features. The overall value of the site was considered to be low. Principal reasons were that the site does not meet any Reserve Key Directions and is viewed from surrounding properties only. However the assessment noted that the site is located in the Western Hill Landscape Identity Area, an area with few flat areas suitable for active recreation and that it had the potential to be used for formal recreation.

As an outcome of the assessment and the following consultation under the Local Government Act Council concluded that the southern part of the site (approximately 6500m²) should be retained as General Recreation Activity Area while the northern part of the site has good development potential, but needs to be rezoned as General Residential Activity Area to allow subdivision and development appropriate to that zone to occur.

Council's decision to sell publicly owned land is not a relevant matter for consideration in terms of the Resource Management Act 1991. Accordingly the proposed plan change is based on the premise that it is the intention of Council to declare the land surplus (to be used for residential development) subject to the outcome of this proposed plan change process.

Visual Amenity

It is agreed that the proposed rezoning of the northern half of the existing recreation area to General Residential Activity Area and the subsequent possible subdivision of the site under the relevant provisions of the District Plan might have some impact on the abutting existing houses and properties of the Otonga Heights development.

The main visual impact would probably be on the four houses along the southern edge of the Otonga Heights subdivision (1, 2, 11 and 13 Otonga Heights). For these four houses the visual impact is likely to be moderate to high depending on the height design and location of new housing.

However buildings on the proposed plan change site would probably have no or only minor impact on the balance of the houses in Otonga Heights as many of them view across Belmont Regional Park or have views within Otonga Heights. The largest visual impact on most of the residents would probably be when using the road from Oakleigh Street as they drive or walk up towards Otonga Heights.

Furthermore it needs to be taken into account that Otonga Heights is a rather recent development and therefore views south from the development have not been long established.

Overall it needs to be kept in mind that personal views are not guaranteed or protected under the Resource Management Act.

Even though the zoning of the sites as General Recreation Activity Area might alter the visual amenity of the area, it is considered that the type of development allowable under a General Residential Activity Area zoning is appropriate in the context of the existing residential character and urban form of Maungaraki and the Western Hills.

Properties on Oakleigh Street are on a lower level than ones in the proposed plan change area, and therefore do not view onto it. Some properties immediately to the east of the site on Wattle Grove may have views of the area from the backs of these properties, but houses on this lower part of Wattle Grove generally view out towards the street and away from the plan change area. Houses on the upper terrace of Wattle Grove have views down onto recreational area rather than on the area proposed to be rezoned General Residential Activity Area. These properties will generally view the proposed plan change area in the context of neighbouring Otonga Heights and the surrounding residential character of Maungaraki.

Neighbourhood Amenity

Hutt City Council has no development plans for the area proposed to be rezoned General Residential Activity Area. Any future development would be required to fit within the objectives, policies and rules for this area and would in all likelihood be subject to a resource consent process.

It is important to keep in mind that the subdivision plan shown in the plan change document is just an indicative plan reflecting the site development parameters of the District Plan. The plan is presented as no more than an example of how the land might be developed and there could well be other feasible means of subdividing the land. This plan change does not determine the actual pattern or shape of any future subdivision; it just determines the parameters and framework for future residential development.

The proposed zoning as General Residential Activity Area is considered to be in keeping with the objectives specific to this activity area of the District Plan, and therefore the objectives sought for the surrounding residential properties. Those of most relevance are 'to maintain and enhance the amenity values and residential character of the General Residential Activity Area of the City' (Objective 4A 1.1.1 Residential Character and Amenity Values) and 'to avoid, remedy or mitigate adverse effects caused by building height, intensity and location

on the amenity values of adjacent residential sites and the residential character of the surrounding residential area' (Objective 4A 1.2.1 Building Height, Scale, Intensity and Location). The proposed plan change is considered to be the most appropriate option for achieving these objectives and therefore not considered to be in breach of Section 84 of the Resource Management Act 1991.

Western Hill suburbs have been developed gradually over an extended period of years. All of the surrounding residential areas of Maungaraki are zoned General Residential Activity Area under the District Plan. Though most of the surrounding lots are larger than the minimum lot size allowed for in the District Plan there are several examples of existing lots in the area with a size ranging from 450m² to 550m². It needs to be emphasised that the 400m² net site area for general residential activities provided under the District Plan is a minimum size and that there are plenty of circumstances that might result in the site not being developed to this extent.

Any actual subdivision plan would also need to comply with the requirements of Chapter 11 – Subdivision of the District Plan. This means that any subdivision needs resource consent and that resource consent must be granted if the subdivision proposal complies with all standards and terms specified in the chapter. The standards and terms outlined in the subdivision chapter include but are not limited to the following subjects: allotment design, access, stormwater, wastewater and earthworks. As soon as the subdivision proposal does not comply with any of the standards and terms it becomes either a restricted discretionary activity or a fully discretionary activity. As a result of the very limited quantity of permitted earthworks with a maximum volume of 50m³ per site, it is most likely that any subdivision application in this area would become at least a restricted discretionary activity.

Traffic

A Traffic Assessment commissioned as part of the plan change process and undertaken by Barclay Traffic Planning comes to the conclusion that it will be possible to develop satisfactory access roading with either a cul-de-sac road or a one-way roading system. It is considered that additional traffic flows will be small in relation to present traffic levels and the effects on the roading network are expected to be minor. The assessment notes that similar issues were faced and solved during the resource consent process for the development within the former Otonga School site.

As outlined in the Traffic Assessment the form of access to a potential residential development is a matter to be determined by the developer at the time of subdivision. Council itself has no development plans for the area and any future development would have to fit within the objectives, policies and rules of the General Residential Activity Area (Chapter 4A), the Subdivision Chapter (Chapter 11) and the General Rules (Chapter 14) of the District Plan. Any future subdivision would be subject to a resource consent process which would assess the traffic effects of the development.

Open Spaces

The impact of the rezoning of part of the site as General Residential Activity Area is considered to be minor. An area of 6500m² would remain available for recreational use after the proposed plan change. This area would be managed as a neighbourhood reserve under the Council's Neighbourhood Reserves Management Plan with proceeds from the sale of the northern half to be used to improve drainage of the remaining site and make it more useable all year round.

The area to remain General Recreation Activity Area provides open space to the surrounding residential areas as does the neighbouring Belmont Regional Park.

General Effects

In accordance with the relevant regional policy statements and regional strategies the general focus within Hutt City Council is on infill housing to achieve an integrated sustainable management of the region's natural and physical resources and avoid further spreading of urban development outside of existing urban areas. The zoning is therefore consistent with the basic principle of making efficient use of land and the infrastructure already in place.

It is agreed that any construction work may cause increased levels of noise, dust and general disturbance. However it needs to be kept in mind that these effects are temporary and that as part of the resource consent process standard rules and conditions are applied to minimise and control any adverse effects caused by construction works.

Impact on Belmont Regional Park

It is agreed that it is important to retain the integrity of the entrance to Belmont Regional Park. Protecting vegetation on the western bank is considered desirable.

However it needs to be kept in mind that the ecological assessment commissioned by Council as part of the plan change process has come to the conclusion that overall the site has very low vegetation values. And although the assessment states that it would be desirable to retain as much of the vegetation on the western edge as possible it also finds that even if the entire site was cleared the loss of vegetation would be of minor ecological significance.

As mentioned before the exact form and location of necessary access roads will be assessed as part of any future subdivision process.

Recommendation

It is recommended that the submission lodged by Angela Todd be **rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged.

Further Submission

DPP12-5-21-FS001 – Greater Wellington Regional Council – FS1.2 - Support

Purpose of Further Submission:

The further submitter supports the submission of Angela Todd.

Specific Comments

The further submitter supports the submission of Angela Todd, specifically her concerns of possible environmental and ecological impacts on Belmont Regional Park and further loss of green areas.

The further submitter points out that Greater Wellington was closely involved in the development of the Otonga Heights subdivision to ensure there was minimal loss of green space and retention of a buffer zone and argues that the proposed development might potentially compromise the work previously completed.

The submitter states that during the Otonga Heights development a number of measures were agreed to ensure that Belmont Regional Park was protected.

The further submitter seeks to adopt the recommendations in the Assessment of Open Spaces and Visual Amenity report in terms of protecting the vegetated area (labelled Area A) as this area is important to ensure that this buffer remains and environmental effects are minimised.

Discussion

Please refer to discussion above (submission 10.1 by Angela Todd).

Furthermore it needs to be kept in mind that the former Otonga School site (now Otonga Heights) is and was zoned General Residential Activity Area and therefore the subdivision and development of the site had to comply with the provisions for this activity area. If this plan change becomes operative and the plan change site will be zoned General Residential Activity Area the same rules and provisions would apply to any future development and it is very likely that Greater Wellington Regional Council would again be able to contribute to the resource consent and subdivision process.

It is agreed that protecting the vegetation on the slope between the regional park entrance and the proposed plan change area would be desirable as this would reduce the visual impact of any potential future development of the site on the regional park entrance. At the same time it could be argued that any future development would most likely have an interest in retaining as much of the existing vegetated area as possible to minimise the effects of the existing car park on any new residential development.

However the ecological assessment prepared by Dr Paul Blaschke comes to the conclusion that overall the site has very low vegetation values with the partial exception of the vegetation on its western edge. The assessment finds that this strip of vegetation lies partly within the site and partly within the edge of the regional park entrance area which is designated legal road and that it has been significantly fragmented firstly by roading and parking facilities within the regional park entrance and more recently by the one-way road exiting from the Otonga Heights development. As the ecological values are relatively low some loss of vegetation on the western strip to accommodate traffic access would be acceptable. However it would be desirable to minimise the width of any access and to protect any remaining vegetation on the western strip by way of a covenant. The assessment also finds that because of the very small area of the site, its composition and the fact that it lies on the edge of a very large tract of native vegetation in Belmont Regional Park its connectivity value in providing ecological connectivity is very low. Even if the entire site including the western edge was cleared this would be of minor ecological significance.

It is therefore considered appropriate to retain the area of the proposed plan change unchanged and to include the western slope in the area to be re-zoned General Residential Activity Area. This is considered necessary to provide effective and safe access to any future residential development on the site. Any reduction of the area especially along the western slope would unduly reduce the future development potential.

Recommendation

It is recommended that the further submission lodged by Greater Wellington Regional Council be **rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged.

Submission

DPP12-5-21-011 – Greater Wellington Regional Council – 11.1

Request of Submitter

The submitter wishes to make a neutral submission on Proposed Plan Change 21

Specific Comments

The proposed plan change has been assessed for consistency with regional policy documents and is generally regarded as being consistent with regional policy direction.

Discussion

The submission received from Greater Wellington Regional Council relates to Proposed Plan Changes 17 to 21, however the main issues addressed in the submission relate to Proposed Plan Change 20. The submission is still directly relevant to Plan Change 21 as it specifically states that the proposed plan change was assessed for its consistency against regional policy documents and found to be generally consistent.

Recommendation

It is recommended that the submission lodged by Greater Wellington Regional Council be **accepted** to the extent that the provisions of Proposed Plan Change 21 remain unchanged.

Submission

DPP12-5-21-012 – Margaret Wilson – 12.1

Request of Submitter

The submitter objects to the proposed plan change.

Specific Comments

The submitter states that the proposed plan change breaches a former agreement from 2008 (Western Hills Land Review Project – review of 54 Oakleigh Street) to only allow housing on the former Otonga School site and retain the playing field area for recreational purposes with landscaping provided by the Council.

The submitter questions whether Council might decide to acquire more of the recreational land for more houses in the near future and expresses her hope that the vision of Council and Percy Dowse of ‘green spaces in the suburbs’ be still upheld.

The submitter argues that all submissions in the 2008 land review process stated the residents need for flat land for recreational purposes.

Finally the submitter considers that green areas could be an asset promoting the area and the well-being of its residents and requests Council to uphold the decision made in 2008 for the playing field area to be used only for recreational use.

Discussion

Since 2007 Council has been undertaking a review of its land holdings managed as reserve throughout the City. The objective is to ensure that Council owned land is being used for its best purpose.

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 site. A Council sub-committee then reviews these reports and makes a recommendation on the future of each site – to either reserve the land under the Reserves Act or consider releasing it for sale. The recommendation is publicly notified, as required under the Local Government Act, and submissions called for from the public. After consideration of these submissions the Council makes a resolution on the future of the site. This site on Oakleigh Street is one such land holding.

Council's original plan was to consider the disposal of the site 54 Oakleigh Street for residential development in total.

As an outcome of the assessment and the following consultation under the Local Government Act Council concluded that the southern part of the site (approximately 6500m²) should be retained as General Recreation Activity Area while the northern part of the site has good development potential, but needs to be rezoned as General Residential Activity Area to allow subdivision and development appropriate to that zone to occur should Council proceed to declare the area to be rezoned surplus if this proposed plan change is adopted.

Council's decision to sell publicly owned land is not a relevant matter for consideration in terms of the Resource Management Act 1991. Accordingly the proposed plan change is based on the premise that it is the intention of Council to declare the land surplus (to be used for residential development) subject to the outcome of this proposed plan change process.

It is considered that the overall impact of the proposed plan change on green space is likely to be low. A green open space of approximately 6500m² made up of a grassed open space for recreation and vegetated strips on the western and southern boundaries will remain after the proposed plan change.

In addition Belmont Regional Park lies immediately to the north and west of the plan change area and other green spaces are available in the neighbourhood.

The area to remain General Recreation Activity Area is to be managed as a neighbourhood reserve under the Neighbourhood Reserves Management Plan. Furthermore Council has resolved that by retaining part of the site to classify as recreation reserve, while freeing up some land for housing purposes *"...Council could use some of the proceeds of the sale to undertake improvements in particular drainage, to increase the reserve's usability and ensure compatibility with the Belmont Regional Park entrance."* (Resolution from Council Meeting on 12 August 2008).

Recommendation

It is recommended that the submission lodged by Margaret Wilson be **rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged.

Submission

DPP12-5-21-013 – Christopher Fahey – 13.1

Request of Submitter

The submitter requests acknowledgement that the right of way between 52 and 56 Oakleigh Street is at its maximum allowable traffic capacity and will not be an option for access to the proposed new development.

Specific Comments

The submitter considers that the Traffic Assessment attached as Appendix 7 identifies a one-way road option which implies some non-compliance issues which have resulted from the residential development of the previous school site.

The submitter argues that the right of way between the properties at 52 and 56 Oakleigh Street is now at its maximum allowable traffic capacity and will not be an option for access to the proposed new subdivision.

As background information the submitter has attached a copy of previous correspondence with Council on this matter.

Discussion

A Traffic Assessment commissioned as part of the plan change process and undertaken by Barclay Traffic Planning comes to the conclusion that it will be possible to develop satisfactory access roading with either a cul-de-sac road or a one-way roading system. It is considered that additional traffic flows will be small in relation to present traffic levels and the effects on the roading network are expected to be minor. The assessment notes that similar issues were faced and solved during the resource consent process for the development within the former Otonga School site.

As outlined in the Traffic Assessment the form of access to a potential residential development is a matter to be determined by the developer at the time of subdivision. Council itself has no development plans for the area and any future development would have to fit within the objectives, policies and rules of the General Residential Activity Area (Chapter 4A), the Subdivision Chapter (Chapter 11) and the General Rules (Chapter 14) of the District Plan. Any future subdivision would be subject to a resource consent process which would assess the traffic effects of the development.

Recommendation

It is recommended that the submission lodged by Christopher Fahey be **rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged.

Submission

DPP12-5-21-014 – David Austin – 14.1

Request of Submitter

The submitter asks Council not to proceed with the recommended option but vest the total current site as Recreational Reserve as intended by the original subdivision.

Specific Comments

Maintenance, good faith and current use

The submitter states that Council has a history of poor site maintenance which has contributed to the recommendation to sell the land (e.g. the reserve surface was not fully restored following drainage investigations and construction of Otonga Heights subdivision). The submitter argues that Council has not acted in good faith following the 17 original submissions received as part of the land review process in 2008. He considers that despite ongoing issues regarding access to the site, damage of the surface and mowing unsuitable for ball sports the use of the park has grown.

Reserve size and future use

The submitter notices that the size of the recommended option significantly reduces the future recreational possibilities at the site and that the layout would make site access difficult for organised sport. Furthermore the suggested shape of the site would limit its use and eliminate many recreational activities.

Purpose of the land

The submitter considers that the statement in the council report saying that the purpose of the land is housing and that the land should be revert to its original purpose is misleading for all subdivisions need broad recreation facilities. The submitter then elaborates on the point that the proposed rezoning would contradict the original intention and design of the subdivision and the vision of Percy Dowse.

Access to reserves and PAOS conclusions

The submitter rejects the finding of the Open Space and Visual Amenity Assessment by PAOS that a number of neighbourhood reserves are available to Maungaraki residents, especially the Banksia Grove Reserve. He considers that Banksia Grove Reserve is not an appropriate alternative as it is too far away, is not suitable for ball sports and has a playground for young children situated in its centre. The submitter argues that the report is misleading when making note of the large number of playgrounds in Maungaraki as Korokoro, having a smaller population and geographical size, has more playgrounds than Maungaraki.

Finally the submitter argues that the Maungaraki School ground is not a suitable alternative as the recent addition of fencing to the site and its use by the school is likely to cause conflicts between public and school use.

Value of flat land

The submitter considers that the submissions received during the 2008 consultation highlighted the importance of flat land for recreation in a hilly subdivision. He further considers that over the last 10 years many flat easy access sections have been developed for residential use in the Western Hills while there is no other option to develop flat recreational land.

The submitter further states that the bush clad Belmont Regional Park cannot be compared to a flat recreational park.

Certainty of budget for remedial work

The submitter doubts that the money received from the sale of the land and the subdivision will be used on the remaining reserve land. He doubts that the money will be returned to a large budget out of which the council can then prioritise expenditure.

Conclusion

The submitter comes to the conclusion that the option recommended by Council is not in the best interest of the current and future residents of Maungaraki.

Discussion

The option of retaining the entirety of the site as General Recreation Activity Area has been taken into account but not been found to be the most appropriate use of the site. An early assessment of the open space contribution of the site along with an assessment of the development potential has been undertaken as part of the land review process in 2007. This assessment found that the site had a low level of significance under the criteria used for Landscape Visual, Open Space and Natural Site Features. The overall value of the site was considered to be low. Principal reasons were that the site does not meet any Reserve Key Directions and is viewed from surrounding properties only. However the assessment noted that the site is located in the Western Hill Landscape Identity Area, an area with few flat areas suitable for active recreation and that it had the potential to be used for formal recreation.

As an outcome of the assessment and the following consultation under the Local Government Act Council concluded that the southern part of the site (approximately 6500m²) should be retained as General Recreation Activity Area while the northern part of the site has good development potential, but needs to be rezoned as General Residential Activity Area to allow subdivision and development appropriate to that zone to occur.

Council's decision to sell publicly owned land is not a relevant matter for consideration in terms of the Resource Management Act 1991. Accordingly the proposed plan change is based on the premise that it is the intention of Council to declare the land surplus (to be used for residential development) subject to the outcome of this proposed plan change process.

Maintenance, good faith and current use

As mentioned above Council has taken into account those submissions that were received as part of the land review process and concluded that it is appropriate to develop only half of the site whilst retaining the other half as General Recreation Activity Area.

With regards to the maintenance of the site it needs to be noted that for a number of years the grassed reserve area has been required to be maintained in accordance with contract specifications at a Grade 3 level which sets grass length at between 40mm and 80mm and grass spikes up to 120mm. During the winter months this may currently not be able to be achieved as the area becomes very wet and tractors are not always able to get on the site. There has been no change in maintenance regime since the site was reviewed and Council records show that it has received only three confirm calls in the past 10 years that raise issues with the maintenance of this site.

Reserve size and future use

It is considered that the impact of this plan change on the provision of informal recreation is likely to be low. This is due to the fact that an area of 6500m² will still be available for recreation after the proposed plan change and that proceeds from the sale of the land are to be used to upgrade the grounds and make it a more useable open space.

The remaining recreational area would still be large enough for a junior rugby or football field. However there seems to be a high demand for a more informal recreation area rather

than a formal sports ground. Furthermore the drainage for a sportsfield with year round use would cost up to \$100,000 compared to a lower cost option of \$40,000 which would result in a sportsfield that would not withstand formal winter sports use. Also it is Council policy to develop formal sportsfields on the valley floor where sports clubs are located and the sportsfields are more easily accessed by a wider population. Locating a formal sportsfield in Maungaraki on the edge of the built area would create additional traffic and the need for additional parking.

Nevertheless the proposed development would not preclude development of the reserve area for junior sport at some time in the future should demand warrant the expense.

Purpose of the land

The main reference to the current purpose of the site being housing is under Chapter 1 'Description of the Site' in the Section 32 evaluation. This chapter provides the legal description and background of the site which includes the fact that the site is held by Council in fee simple and the 'purpose' described on the title being 'housing'.

Chapter 2 'History' then describes the development of the site for educational purposes to provide facilities needed as a result of surrounding housing development.

It is Council policy to develop formal sportsfields on the valley floor where sports clubs are located and the sportsfields are more easily accessed by a wider population. Locating a formal sportsfield in Maungaraki on the edge of the built area would create additional traffic and the need for additional parking.

It is considered that the overall impact of the proposed plan change on green space is likely to be low. A green open space of approximately 6500m² made up of a grassed open space for recreation and vegetated strips on the western and southern boundaries will remain after the proposed plan change.

Belmont Regional Park lies immediately to the north and west of the plan change area and other green spaces are available in the neighbourhood.

Access to reserves and PAOS conclusions

The recommended time to walk to a neighbourhood reserve is generally considered to be 10 minutes. One children's playground and two reserves are within 10 minutes walk from the site:

- The Oakleigh Street entrance to Belmont Regional Park is immediately to the west of the site. The park is used for walking, running and mountain biking along its trails but it also has some open grassed areas. These are suitable for some of the neighbourhood activities mentioned by submitters albeit the grassed areas are not as flat as the former school site
- Banksia Grove Reserve is 8 minutes walk away and has play equipment and space for informal ball games
- Camels' Hump off Otomaru Grove: a short walkway with views out over the city for walking and picnicking 5 minutes from the site.

Three children's playgrounds and reserves with sizeable flat grassed areas suitable for ball games and other informal recreation activities are outside the 10 minutes threshold but within a walking time of 15 minutes:

- Holly Grove Playground is close to the Maungaraki shops, has play equipment for young children and is 13 minutes walk away
- Rowan Street Reserve is an open grassed area opposite the Maungaraki shopping centre on Dowse Drive. It provides space for informal recreation, seating and picnic tables, a basketball half court and is a 14 minutes walk
- A Council owned playing field area and a playground with play equipment next to Maungaraki School and accessed along the school driveway alongside the community centre provides for informal recreation. It is used by the school and by the public. A fence into the playground and playing field is accessed through an unlocked gate. It may be unclear to the public that this is a Council-owned reserve. Signage would clarify that the area is open for public use. The reserve is 15 minutes walk away
- Martin Grove Reserve is a playing field and children's playground and is 20 minutes walk. It is an open grassed area next to Normandale School and suitable for formal and informal recreation. Normandale School has a playground with play equipment available to the public. It also has pedestrian access from Pokohiwi Road
- Frank Cameron Park is a longer walk from the site and accessible from Acacia Avenue via a steep gully track through bush with walkway connections to George Gee Drive. The park has open grassed space suitable for the informal recreation activities described by submitters
- Further away from the site but still in the Maungaraki area, Percy Scenic Reserve off Dowse Drive has space for informal recreation for all ages and abilities such as walking and picnicking and two flat grassed areas.

Value of flat land

As mentioned above the outcome of the assessment and the following consultation under the Local Government Act was Council's conclusion to retain the southern part of the site (approximately 6500m²) as General Recreation Activity Area while proceeding with the rezoning of the northern part of the site as General Residential Activity Area to allow for subdivision and development appropriate to that zone.

Certainty of budget for remedial work

Revenue from the sale of reserve lands is held in the Reserves Purchase and Development Fund and used on either the purchase of high reserve value land or to carry out improvements to reserves (Hutt City Council 'Reserve Land Acquisition/Disposal Policy and Guidelines').

Furthermore Council has resolved that by retaining part of the site to classify as recreation reserve, while freeing up some land for housing purposes "...Council could use some of the proceeds of the sale to undertake improvements in particular drainage, to increase the reserve's usability and ensure compatibility with the Belmont Regional Park entrance." (Resolution from Council Meeting on 12 August 2008).

Conclusion

It is considered that the rezoning of part of the site as General Residential Activity Area is appropriate. Several assessments commissioned by Council as part of the plan change process confirm the position of Council that the rezoning of the land will not have any significant adverse effects on the environment.

Recommendation

It is recommended that the submission lodged by David Austin be **rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged.

Submission

DPP12-5-21-015 – Friends of Belmont Regional Park – 15.1

Request of Submitter

The submitter seeks that Council proceed with the plan change with the following amendments:

- The bush clad slope from the playing fields to the park entrance level be excluded from the plan change (please refer to 15.2)
- The area to be re-designated be moved to the south to allow a vegetative visual barrier to be developed between this area and the existing development on the Otonga School site. (please refer to 15.3)
- Alternative access/egress options be investigated to negate the necessity of a second road being constructed into the park entrance. (please refer to 15.4)

Specific Comments

The submitter does not question Council's decision to sell part of the site for residential development but is concerned that the area defined in Proposed Plan Change 21 does not allow for the optimum integration of development with the existing and potential use of the remaining land for recreation and amenity value.

Discussion

It is considered that the rezoning of part of the site as General Residential Activity Area is appropriate. Assessments commissioned by Council as part of the process confirm the position of Council that the rezoning of the land will not have any significant adverse effects on the environment.

Please refer to the discussion of the specific issues raised by the submission of the Friends of the Belmont Regional Park below.

Recommendation

It is recommended that the submission lodged by Friends of Belmont Regional Park be **rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged.

Submission

DPP12-5-21-015 – Friends of Belmont Regional Park – 15.2

Request of Submitter

The submitter seeks the exclusion of the western bush clad slope from the proposed plan change and the visual isolation of the proposed development.

Specific Comments

The submitter is concerned that the proposed development will impact on the visual aspect from the park and the perception of the park's environment and believes that a better result could be achieved by the retention of the bush clad slope and the creation of a vegetated buffer strip between existing and proposed developments.

The submitter is of the opinion that it is unnecessary to include the western slope in the plan change and then protect it by way of a covenant. The submitter doubts that, were the covenant to be breached, Council would embark on the necessary legal action or that if they did, sufficient penalties would be imposed. Therefore the submitter requests that the western bank be excluded from the proposed plan change to provide protection.

The submitter understands that during the consultation process in 2008 it was agreed that a buffer be retained between the proposed development and existing houses on Oakleigh Street to be used as public recreation and to provide a visual break. The submitter suggests that moving the area to be re-zoned to the south by 10 metres would create a planted strip between the proposed development and the Otonga Heights development which could improve the visual isolation of the new development and retain the overall visual impact of the area.

Discussion

It is agreed that protecting the vegetation on the slope between the regional park entrance and the proposed plan change area would be desirable as this would reduce the visual impact of any potential future development of the site on the regional park entrance. The ecological assessment prepared by Dr Paul Blaschke comes to the conclusion that overall the site has very low vegetation values with the partial exception of the vegetation on its western edge. The assessment finds that this strip of vegetation lies partly within the site and partly within the edge of the regional park entrance area which is designated legal road and that it has been significantly fragmented firstly by roading and parking facilities within the regional park entrance and more recently by the one-way road exiting from the Otonga Heights development. As the ecological values are relatively low some loss of vegetation on the western strip to accommodate traffic access would be acceptable. However it would be desirable to minimise the width of any access and to protect any remaining vegetation on the western strip by way of a covenant. The assessment also finds that because of the very small area of the site, its composition and the fact that it lies on the edge of a very large tract of native vegetation in Belmont Regional Park its connectivity value in providing ecological connectivity is very low. Even if the entire site including the western edge was cleared this would be of minor ecological significance.

It is therefore considered appropriate to retain the area of the proposed plan change unchanged and to include the western slope in the area to be re-zoned general residential Activity Area. This is considered necessary to provide effective and safe access to any future residential development on the site. Any reduction of the area especially along the western slope would unduly reduce the future development potential.

It is agreed that creating a planted strip on the slope between the proposed plan change area and the existing Otonga Heights development would separate the two areas visually. However vegetation would have the potential to shade new houses in the plan change area and block views to the south from existing properties in Otonga Heights. In addition moving

the proposed General Residential Activity Area 10 metres to the south would significantly reduce the size of the remaining valuable General Recreation Activity Area.

Furthermore the geotechnical report undertaken by Tonkin & Taylor as part of the plan change process shows that the northern area of the site is more suitable for residential development than the southern areas due to site geology and soil profile. Therefore it would require significant remedial work and expense to move any potential building platforms further towards the southern half of the site.

Recommendation

It is recommended that the submission lodged by Friends of Belmont Regional Park be **rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged.

Submission

DPP12-5-21-015 – Friends of Belmont Regional Park – 15.3

Request of Submitter

The submitter requests that Council investigate alternative access options to negate the necessity of a second road being constructed into the park entrance.

Specific Comments

The submitter is concerned that the Traffic Assessment provided as part of the proposed plan change does not consider the impact of increased traffic and roading on the park entrance and the potential conflict between vehicular traffic from the development and the public using the park entrance area.

The submitter requests that further work be undertaken to determine the option with the least impact on the Oakleigh Street entrance, and that any area re-designated as part of the plan change be determined in a way that prevents any developer from deviating from that approach.

Discussion

It is agreed that for maximum ecological benefit it would be preferable to have all traffic entering and exiting the future development through the existing right of way between 52 and 56 Oakleigh Street. However this has been found not to be feasible from a traffic management and safety perspective. The Traffic Assessment commissioned as part of the plan change process and undertaken by Barclay Traffic Planning therefore suggests two alternative options of access, both including the part of Maungaraki Road which currently forms part of the Belmont Regional Park entrance area and carpark and is classified as legal road. Option one would be a new public road formed from Maungaraki Road at the entrance to Belmont Regional Park with a turning head at the end with all traffic entering and exiting via the park entrance area. Option two would be a one-way through route based on the existing one-way circulation system with traffic entering through the way of right at Oakleigh Street and exiting at the western side through the park entrance area. It is considered that additional traffic flows will be small in relation to present traffic levels and the effects on the roading network are expected to be minor. The assessment notes that similar issues were

faced and solved during the resource consent process for the development within the former Otonga School site.

As outlined in the Traffic Assessment the form of access to a potential residential development is a matter to be determined by the developer at the time of subdivision. Council itself has no development plans for the area and any future development would have to fit within the objectives, policies and rules of the General Residential Activity Area (Chapter 4A), the Subdivision Chapter (Chapter 11) and the General Rules (Chapter 14) of the District Plan. Any future subdivision would be subject to a resource consent process which would assess the traffic effects of the development.

Recommendation

It is recommended that the submission lodged by Friends of Belmont Regional Park be **rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged.

Submission

DPP12-5-21-015 – Friends of Belmont Regional Park – 15.4

Request of Submitter

The submitter seeks re-compensation for the cost of replacement trees and for lost work should the land along the western edge of the site be re-designated and the vegetation planted and tended by members of the Friends of Belmont Regional Park be lost.

Specific Comments

The submitter points out, that much of the vegetation along the Western edge of the site was planted and tended by members of the Friends of the Belmont Regional Park over the last ten years.

Discussion

As outlined above it is agreed that any future development should minimise the impact on the western slope. However it seems to be inevitable to have some form of access/exit way along the western slope when developing the area of the proposed plan change.

Any compensation for the planting and maintenance of vegetation on the western slope undertaken by Friends of the Belmont Regional Park lies outside the scope of this proposed plan change.

Recommendation

It is recommended that the submission lodged by Friends of Belmont Regional Park be **rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged.

Further Submission

DPP12-5-21-FS001 – Greater Wellington Regional Council – FS1.3 - Support

Purpose of Further Submission:

The submitter supports the submission of Friends of the Belmont Regional Park.

Specific Comments

The further submitter supports the submission of Friends of the Belmont Regional Park, specifically their concerns regarding potential effects on the entrance to Belmont Regional Park, the impact of creating a second exit road, additional traffic and potential conflicts and visual impacts.

The further submitter states that the Belmont Regional Park carpark currently operates as a loop with one-way traffic and is concerned that creating a 'cul-de-sac' would create complicated traffic flows and have a negative impact on Belmont Regional Park.

The further submitter considers it important that any carparking areas within Belmont Regional Park have separation from heavier traffic flows to ensure safety of park users.

The further submitter seeks to adopt the recommendations in the Assessment of Open Spaces and Visual Amenity report in terms of protecting the vegetated area (labelled Area A) as this area is important to ensure that this buffer remains and environmental effects are minimised.

Discussion

Please refer to discussion below (submission 15.2 to 15.4 by Friends of Belmont Regional Park).

Recommendation

It is recommended that the further submission lodged by Greater Wellington Regional Council be **rejected** to the extent that the provisions of Proposed Plan Change 21 remain unchanged.

6. APPENDICES

APPENDIX 1: Plan of the Site - 2010



APPENDIX 2: Response to Submissions on Open Space, Recreation and Visual
Amenity by PAOS Ltd, July 2011

Plan Change 21 54 Oakleigh Street

Response to Submissions on Open
space, Recreation and Visual Amenity

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July 2011

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INTRODUCTION

1. The purpose of this report is to assist the hearings committee by considering submissions on Plan Change 21 concerning open space, recreation and visual amenity.
2. Plan Change 21 proposes rezoning approximately 0.85 hectares of a parcel of land at 54 Oakleigh Street, Maungaraki, from General Recreation Activity Area to General Residential Activity Area. This would allow subdivision and development for residential purposes. The balance of approximately 0.65 hectares would remain General Recreation Activity Area.
3. 54 Oakleigh Street is located on the northern edge of suburban Maungaraki. Belmont Regional Park lies to the north and the park's Oakleigh Street entrance borders the land parcel on its western side. Land on the three remaining sides is zoned General Residential Activity Area (see Figure 1 below for the site's location in the wider context of Hutt City, and Figure 3 for its location in Maungaraki).



Figure 1: Bird's-eye view of the location of 54 Oakleigh Street in Maungaraki in the Western Hills

- The land parcel lies on the northern edge of the 'Western Hills Landscape Identity Area'¹. Key features of the Western Hills are steep bush clad gullies with streams, prominent hilltops and escarpments, and Belmont and Boulder Hills. None of these features are present on the site. The land is currently designated as a neighbourhood reserve under the Council's Neighbourhood Reserves Management Plan, although it is not classified as a reserve under the Reserves Act 1977.

SITE DESCRIPTION

- The land parcel (Lot 2 DP 33083, CT WN27A/676) is currently an open grassed area reached by an accessway between numbers 52 and 56 Oakleigh Street. It was formerly the sportsground attached to Otonga School. The school was closed in the 1990s, declared surplus and sold by the Crown. A 19 lot housing development (Otonga Heights) has since been constructed on the former school site, accessed via a one-way system between 52 and 56 Oakleigh Street that exits through the entranceway to Belmont Regional Park to the west of the site (see Figure 2).



Figure 2: 54 Oakleigh Street showing area to be rezoned General Residential Activity Area

¹ Hutt City Council. *Reserves Strategic Directions*, October 2003, p17



Figure 3: 54 Oakleigh Street located at the northern edge of suburban Maungaraki

6. The former sportsground is a flat terraced area between neighbouring sites. On its northern side a grassed bank with some small specimen trees slopes up towards the one-way access road to Otonga Heights. The highest point of the bank is approximately 4 metres at its eastern end, and its western end is level with the proposed plan change area. To the south a vegetated buffer separates the land from residential properties on Oakleigh Street, which lie approximately 5 metres below the former sportsground. Residential properties on Wattle Grove to the east lie approximately 5 metres above the site and generally face away from it. Properties higher up Wattle Grove are approximately 14-19 metres above the site. The Oakleigh Street entrance to Belmont Regional Park lies between 5-8 metres below the site to the west beyond a buffer of native vegetation.
7. The former sportsground has a ball stop fence on two sides and partly on one side. The grass is regularly mown but the surface is boggy and unusable in wet weather. Use of the site for informal recreation is typical of a neighbourhood reserve of this type with activities such as informal ball games. The site is also used as an informal dog exercise area.

BACKGROUND

8. PAOS staff first visited the site as part of a review of all Council lands managed as reserves. The aim of the review was to consolidate the existing reserve network to “ensure all lands contribute effectively to the Council’s core parks and reserves services and activities now, and in the future.”² Assessment included the evaluation of the “contribution each land parcel makes towards protecting and preserving the city’s important natural, cultural and landscape features and/or the community’s use and enjoyment” in order to ensure that “only lands of value are retained in the reserve network.”³
9. The review used criteria as set out in the Council’s open space policy document *Reserves Acquisition and Disposal Policy Guidelines* to assess open space, recreation, heritage and ecology values and contribution to the reserve network of Hutt City. The review also considered long-term potential of each site, whether it had multi-

² Key Direction 1, Hutt City Council *Reserves Strategic Directions*, October 2003, page 9.

³ *Ibid*, page 9.

values or opportunities for multi-use and to what extent it increased the value of neighbouring reserve land.

10. During the review process, the majority of lands were identified as contributing to the reserve network. However, a small number of lands were identified as contributing less to the reserves network. Principle reasons were that they did not provide high quality park facilities and services (focussing on where there is greatest overall benefit for the city and its environment)⁴, and did not protect and strengthen important landscape, cultural, ecological and historic features⁵, improve linear recreational opportunities,⁶ or develop stronger ties with the community to ensure effective and efficient targeting of resources and greater ownership of reserves.⁷
11. The assessment of the reserve values of the former Otonga School sports ground concluded that the site had an overall low level of significance. Its visual, open space and natural site features were assessed to have low levels of significance. Principal reasons were that the site does not meet any Reserves Strategic Directions and it is viewed from surrounding residential properties only. The assessment noted that the site is located in the Western Hills Landscape Identity Area, an area with few flat areas that are suitable for active recreation. The assessment recognised the site's potential to be developed for recreational use if there were sufficient demand, and identified that the degree of informal neighbourhood recreational use of the land would need to be established.

⁴ Key Direction 3 of the *Reserves Strategic Directions*

⁵ Key Direction 4 of the *Reserves Strategic Directions*

⁶ Key Direction 5 of the *Reserves Strategic Directions*

⁷ Key Direction 6 of the *Reserves Strategic Directions*

CONSIDERATION OF SUBMISSIONS

12. Fifteen submissions and one further submission were received in response to Plan Change 21. The following section considers submissions to do with open space, recreation and visual and general amenity.

Support for proposed plan change

13. Submitter 1 supports the proposed plan change. The principal reason is that subdivision in the proposed plan change area may attract a similar demographic to the area - families with small children. The submitter points out that currently the recreation area is often boggy and unusable during winter, but that it is flat, sheltered and fenced in for children's safety. The submitter would like to see play equipment installed.
14. Submitter 9's support for the proposed plan change is dependent on the following conditions to do with recreation and amenity: ease of access, clear signage, improved bird habitat and improved recreational resource in the General Recreation Activity Area.

Discussion

15. Improvements to the area to remain General Recreation Activity Area using proceeds from the sale of the land for development will mean wider use as a neighbourhood reserve and could include play equipment, improved access, signage and planting to improve bird habitat.

Support for the proposed plan change due to opportunities for ecological improvements

16. Submission 9 supports vegetation in the recreation area to improve bird habitat and submits that the Council incorporate this into improvements in the recreational area.

Submissions that are neutral towards the proposed plan change

17. Submitter 11 is neutral towards the proposed plan change because it is consistent with regional policy direction.

Partial Opposition and Opposition towards the proposed Plan Change

Loss of land for informal recreation

18. The site provides recreation for people in the neighbourhood. The site is used for dog exercise, football, running drills, picnics, martial arts training, and has (at times) had an informal mown cricket pitch (Submissions 2, 3, 8 and 10).
19. The use of the park has grown. Over the 2010/2011 summer at least two separate cricket pitches were mown by local residents. The number of tennis balls destroyed by the local mowing contractor suggests this site is used significantly for dog exercise. Adults kick a rugby ball around the park which is not possible in small neighbourhood reserves (Submission 14).
20. The value of large continuous flat land for recreation in the hill suburbs is far greater than its housing use value. Over the last 10 years dozens of flat easy access sections have been developed, but no flat recreational land (Submission 14).
21. This area is the only available recreation activity and dog exercise area in the suburb (submissions 4, 5 and 14).
22. For residents in Maungaraki Road and its side roads the round trip to Banksia Grove can be more than 3 kilometres. The trip includes walking the steepest section of Dowse Drive or the equally steep Oakleigh Street hill. The only way parents of young

children will be able to use this reserve is by driving to it. Needing to drive to your neighbourhood reserve appears to run counter to the definition of 'neighbourhood' (Submission 14).

23. Banksia Grove playground area as a kick-a-ball alternative area is inadequate. The site has a playground for young children in the centre. Large ball sports and small children are not a happy mix. The power pylon, steep banks, bluffs and poor surface also contribute to a poor quality area for kicking a ball around. Maungaraki School is unsuitable due to perceived conflicts between school and public users, as well as the addition of fencing (Submission 14).
24. The only other recreation 'flat ground' is the Maungaraki School which is further downhill and does not provide access for all abilities (Submissions 2, 3 and 8).
25. Lack of understanding towards what types of recreational activities will be allowed on site if proposal goes ahead (Submission 9).
26. Belmont Regional Park is a wonderful facility but does not provide for the possibilities that a large flat park does. Parks cater for ball sports, learning to ride a bike, flying kites etc. A bush clad park cannot be compared to a flat recreational site (Submission 1).
27. Consider play equipment on site (with signposting) or at the entrance to the neighbouring Belmont Regional Park. Families would use this equipment in combination with family walks, bike rides and/or picnics. The nearest site at Banksia Grove is far for children to walk to, exposed to the wind and not signposted (Submission 1).
28. The report states that it would be unlikely that a playground would be constructed at the Otonga site due to the proximity of Banksia Grove. This is used as an argument to diminish future use potential of the Otonga site. Historically, local residents have fundraised and installed their own local playground at Otonga School. Korokoro (much smaller in population and geographical basis) has 4-5 playgrounds whilst Maungaraki only has 3-4. Given the greater size of the subdivision and increased travel distances, this is misleading (Submission 14).

Discussion

29. The general impact on the provision of informal recreation by zoning part of the site General Residential is in my opinion likely to be low. The principal reason is that a reserve with an area of 6,500m² will still be available for recreation after the proposed plan change. The majority is flat, grassed open space. The western and southern boundaries are vegetated and are a buffer between the reserve and the Belmont Regional Park entrance and residential properties on Oakleigh Street. Vegetation on the southern boundary provides some shelter from southerly winds.
30. Proceeds from the sale of the land are to be used to upgrade the grounds and make it a more useable open space (Council resolution 12 August 2008).
31. There would be space on the reserve for future development of a neighbourhood playground with play equipment as well as space for informal cricket pitches, informal rugby or football and the other activities mentioned by submitters - running drills, picnics, martial arts training and dog exercise. The proposed plan change would not preclude such activities continuing.
32. The reserve would be managed as a neighbourhood reserve under Hutt City's Neighbourhood Reserves Management Plan. Current reserve values and development of activities as outlined by many submitters for informal recreation activities fits the description of neighbourhood reserves in the management plan: neighbourhood reserves characteristically have open space, low levels of development, children's playgrounds and informal or unstructured activities. They provide for recreation such as walking, playing and informal ball games. They contribute to the visual amenity of the surrounding neighbourhood by providing open space and limited vegetation (Neighbourhood Reserves Management Plan page i).
33. The recommended time to walk to a neighbourhood reserve is generally considered to be 10 minutes. One children's playground and two reserves are within 10 minutes walk from the site:
 - The Oakleigh Street entrance to Belmont Regional Park is immediately to the west of the site. The park is used for walking, running and mountain biking along its trails but it also has some open grassed areas. These are suitable for some of the neighbourhood activities mentioned by submitters albeit the grassed areas are not as flat as the former school site

- Banksia Grove Reserve is 8 minutes walk away and has play equipment and space for informal ball games
- Camels' Hump off Otomaru Grove: a short walkway with views out over the city for walking and picnicking 5 minutes from the site.

Three children's playgrounds and reserves with sizeable flat grassed areas suitable for ball games and other informal recreation activities are outside the 10 minutes threshold but within a walking time of 15 minutes:

- Holly Grove Playground is close to the Maungaraki shops, has play equipment for young children and is 13 minutes walk away
- Rowan Street Reserve is an open grassed area opposite the Maungaraki shopping centre on Dowse Drive. It provides space for informal recreation, seating and picnic tables, a basketball half court and is a 14 minutes walk
- A Council owned playing field area and a playground with play equipment next to Maungaraki School and accessed along the school driveway alongside the community centre provides for informal recreation. It is used by the school and by the public. A fence into the playground and playing field is accessed through an unlocked gate. It may be unclear to the public that this is a Council-owned reserve. Signage would clarify that the area is open for public use. The reserve is 15 minutes walk away
- Martin Grove Reserve is a playing field and children's playground and is 20 minutes walk. It is an open grassed area next to Normandale School and suitable for formal and informal recreation. Normandale School has a playground with play equipment available to the public. It also has pedestrian access from Pokohiwi Road
- Frank Cameron Park is a longer walk from the site and accessible from Acacia Avenue via a steep gully track through bush with walkway connections to George Gee Drive. The park has open grassed space suitable for the informal recreation activities described by submitters
- Further away from the site but still in the Maungaraki area, Percy Scenic Reserve off Dowse Drive has space for informal recreation for all ages and abilities such as walking and picnicking and two flat grassed areas.

Loss of land for formal recreation

34. The site is flat, usable land large enough for a full size rugby or soccer field. Drainage work could be completed and the field used as a sports field for lower grade or children's rugby to ensure valley floor sportsfields are kept in good condition for senior grades and lighten the load on valley floor sports fields (Submission 8).
35. The size of the recommended option would hinder the site ever being successfully developed as a venue for junior sport. The layout would make site access difficult. To provide access to the site, further land would need to be sacrificed to provide parking and/or access - further limiting its ability to host junior sport (Submission 14).
36. The Council will not get the chance (or be able to afford) to purchase such a large parcel of flat land (especially not on the hills) and it seems an absolute waste to subdivide and sell off such a useable piece of land. Travel habits may change in the future. The hillside communities may start to draw back into themselves as it becomes more expensive to travel down into the valley floor. To provide sporting grounds or any type of public useable land on the hills seems like a community minded forward looking vision of a Council for the future (Submissions 8).
37. Repeated comments around centralisation of sports activity on the valley floor further emphasise the view of the hill suburbs as dormitories. The Council's website (<http://www.huttcity.govt.nz/Leisure--Culture/parkgardens/Our-parks-gardens-and-reserves/Parks-gardesn-reserves-near-you/>) states "There's a green space near you. Take your pick from any of the following!" The nearest advertised green space is 5km from the houses in upper Maungaraki. No advertised green spaces exist in the Western Hills. The Otonga Reserve is similar in nature to many of the 'Green Spaces' Council is keen to promote if you live on the valley floor. It is clear that this space is intended to complement those valley floor spaces. (Submission 14)

Discussion

38. The current site is large enough for a senior rugby or football field. The reserve after the plan change would still be large enough for a junior rugby or football field. However, a useable sportsfield would need significant drainage at some expense.

Drainage for a sportsfields with year round use would cost up to \$100,000⁸. A lower cost option of \$40,000 would result in a sportsfield that would not withstand winter sports use.

39. It is Council policy to develop sportsfields on the valley floor where sports clubs are located and the sportsfields are more easily accessed by a wider population. Locating a sportsfield in Maungaraki on the edge of the built area would mean sports teams from outside of Maungaraki would have to travel further to reach the site.
40. Sport and recreation trends show that generally, demand is increasing for sites that offer informal recreation, rather than venues for formal organised sports. Organised team sports did not feature in the top ten popular activities for sport and recreation⁹ in SPARC's 2007/08 Active New Zealand Survey for the Wellington Region¹⁰. Hutt City generally does not have a shortage of sportsfields.
41. The green spaces on the Council's website are not an exhaustive list of Council reserves. Many of them are larger premier reserves and the list does not generally include neighbourhood reserves.
42. Nevertheless, the proposed development would not preclude development of the reserve area for junior sport at some time in the future should demand warrant the expense. The flat space of the proposed reserve would be 123x45 metres. Junior sportsfields range in size and are for example 50x35 metres, 60x40 metres or 80x45 metres in size, within the reserve size.

Request for an off-leash dog exercise area

43. Submission 1 proposes that the area to remain General Recreational Activity Area is left open as an off-leash dog exercise area. Reasons are that the space is frequently used by dogs and their owners and most residents have hilly sections so need local

⁸ Refer Urban Development and Planning Assessments, report prepared by Tonkin and Taylor, March 2009, page 6.

⁹ The remaining top ten activities overall, in order were walking, gardening, swimming, equipment based exercise, cycling, jogging/running, golf, dance, fishing and tramping.

¹⁰ The Active Recreation Survey provides an overview of physical activity behaviours among adults (aged 16 years and over) living in the Wellington region, in particular, their level of involvement with sport and recreation as participants and volunteers and their overall level of physical activity.

space for their dogs to burn off energy. This is the only open space for dogs in Maungaraki. The nearest sites are Pharazyn Street or the banks of the Hutt River.

44. "We don't have a pet now but after viewing numerous people who use this ground for dog exercise area, we had envisaged adopting a pet. However this would not be possible if the area is taken out for housing." (Submissions 2 and 3).

Discussion

45. While people use the reserve as a dog exercise area, it is not a designated dog exercise area. In fact, Maungaraki has no designated dog exercise areas. The nearest are on the valley floor along the Hutt River in Melling and Alice Town and in Petone in Petone Recreation Ground, North Park and Petone Beach west of the wharf. A number of submitters report they have seen dogs being exercised on the site and there is obviously a need for an off-leash dog exercise area. Whether this site, with or without the plan change, is suitable as a designated dog exercise area would need to be established as part of improvements to the site as a neighbourhood reserve.

Loss of visual amenity

46. "The new development will directly affect our visual amenity due to being in direct line of our views" (Submissions 2 and 3 - residents of 2 Otonga Heights).
47. "Will mean loss of visual amenity. Ocean views and the recreation area were the primary reason for the choice of property and loss of views will impact on lifestyle and the value of the property" (Submissions 4 and 5 - 1 Otonga Heights).
48. The development will have an impact on lifestyle, property value, loss of privacy, and sense of open space. There is also the visual impact of the development itself (Submissions 4, 5, 6 and 10).

Discussion

49. The flat area of the proposed General Residential Area lies approximately 4 metres below the access road to Otonga Heights in its north-east corner. The proposed General Residential Area is level with existing Otonga Heights properties in its north-west corner (Refer Appendix 1 for an aerial photograph with 1 metre contours). Four

houses in Otonga Heights border the proposed General Residential Activity Area along its northern boundary (see Figure 4 below for locations of numbers 1, 2, 11 and 13 Otonga Heights). Development arising from the proposed plan change is likely to impact on views to the south from these houses to varying degrees. The impacts are discussed in the following paragraphs.



Figure 4: Looking north west across the northern half of the existing field towards Otonga Heights showing numbers 1, 2, 11 and 13 Otonga Heights (Fuji FinePixS9500, 50mm equiv, 2 frames stitched)

50. **2 Otonga Heights:** This house has views southwards towards the harbour. The deck and main living area are orientated to the south and the west. The property lies approximately 4 metres above the flat part of the proposed General Residential Activity Area, with the deck and living areas approximately 4.40 metres above the flat area. Views south would be impacted by the plan change if the roofline of a new house blocked views towards the harbour. The impact on these views from 2 Otonga Heights would depend on the height and pitch of the ridge line. A single storied house on the flat land below the slope on the south side of the access road to Otonga Heights would have a roof pitch of approximately 4.50 - 5 metres (at its highest point). A person standing on the deck or in the living areas of 2 Otonga Heights would most likely view over the proposed development to the harbour. Views of the General Recreation Activity Area would be obscured by the houses to some degree but there may be views between the houses depending on their location. The visual impact is likely to be moderate depending on the height, roof profile and location of buildings on the flat land below the slope.



Figure 5: View southwards from 2 Otonga Heights (Fuji FinePixS9500, 50mm equiv, single frame)

51. **1 Otonga Heights:** This house currently has views southwards towards the harbour and lies approximately 2 metres above the flat part of the proposed General Residential Activity Area. The living area of the house is approximately 2.40 metres above the flat area. The main living area is orientated to the south, east and north. The view from 1 Otonga Heights towards the harbour will change if new houses are located on its southern side. A single storied building on the flat land below the slope on the southern side of the property may partly block harbour views for a person viewing from inside 1 Otonga Heights. The visual impact is likely to be moderate to high depending on the height, design and location of housing.



Figure 6: View southwards from 1 Otonga Heights (Fuji FinePixS9500, 50mm equiv, single frame)

52. **11 Otonga Heights:** As seen from the overall photo of all four properties, this house is generally orientated away from the limited harbour views it has. The main living area is orientated to the north and the west towards Belmont Regional Park, apart from a floor to ceiling window on the south west corner of the house. New buildings on the southern side of this property will block views southward due to similar ground

levels. The visual impact of a building development on the proposed General Residential Activity Area is likely to be high on this property.



Figure 7: View southwards from 11 Otonga Heights (Fuji FinePixS9500, 50mm equiv, single frame)

53. **13 Otonga Heights:** Living areas in this house are orientated towards the west and north and have an elevated view over Belmont Regional Park. This house is generally orientated away from the harbour and has very limited harbour views, although it has views to the hills on the eastern side of the harbour. A new building on the southern side of this property will block views southwards because of similar ground levels, but given that the living areas are orientated away from the south, the visual impact is likely to be moderate to high.



Figure 8: View southwards from 13 Otonga Heights (Fuji FinePixS9500, 50mm equiv, single frame)

54. Buildings on the proposed plan change area is likely to have no impact on the balance of the houses in Otonga Heights as many of them view across Belmont Regional Park or have views within Otonga Heights. The largest visual impact on the residents will be when they are using the road from Oakleigh Street as they drive or walk up towards Otonga Heights. They will view any new development within the proposed plan change area, as well as the General Recreation Activity Area.

55. As Otonga Heights is a more recent development, views southwards from the development have not been long established. My assessment of the visual impact on residents of 1, 2, 11 and 13 Otonga Heights is based on new houses being located at the base of the existing bank. The visual impact could be minimised through design. Single storied houses would be less visually prominent and roof profiles could be designed to allow partial views southwards.
56. Properties on Oakleigh Street are on a lower level than ones in the proposed plan change area, and therefore do not view onto it. Some properties immediately to the east of the site on Wattle Grove may have views of the area from the backs of these properties, but houses on this lower part of Wattle Grove generally view out towards the street and away from the plan change area. Houses on the upper terrace of Wattle Grove will have views down onto recreational area rather than on the area proposed to be rezoned General Residential Activity Area. These properties will generally view the proposed plan change area in the context of neighbouring Otonga Heights and the surrounding residential character of Maungaraki.
57. Depending on the final height and level of properties, viewers in Cherry Blossom Grove may see houses in the proposed plan change area at the base of Wattle Grove escarpment. The recreation area when viewed from this point should partly be obscured from view by existing vegetation on the bank on the southern side of the site. Further planting on this bank close to the fenceline would assist in mitigating views of the development from this point.



Figure 9: View of site from Cherry Blossom Grove. Some views of the rooflines of residential properties on the proposed General Residential Activity Area may be visible from here, but this would be viewed as part of the residential backdrop. Further planting on the vegetated bank close to the existing southern fenceline on Area B would assist in mitigating views from this point (Fuji FinePixS9500, 50mm equiv, 1 frame).

58. The site is viewed from some properties on Honeysuckle Grove, but this view is mainly of the area which will remain General Recreation Activity Area. There may be some views of the Plan Change 21 area; however, it would be viewed in the context of the backdrop neighbouring development of Otonga Heights and of wider Maungaraki.
59. There are few broad scale views onto the area, as the terrace of the site is situated at a higher level than much of Maungaraki. The site is not viewed from points further away in the Western Hills, so the overall impact at this scale is likely to be negligible to low.



Figure 10: View of site from the road outside 319 Maungaraki Road. From this point the proposed General Residential Activity Area would be viewed as part of the residential backdrop (Fuji FinePixS9500, 50mm equiv, 1 frame).

Use of money received from sale of the rezoned land

60. Council processes offer no certainty that the money received from the sale of the land will be used to improve the reduced reserve (Submission 14).

Discussion

61. Revenue from the sale of reserve lands is held in the Reserve Purchase and Development Fund and used on either the purchase of high reserve value lands or to carry out improvement to reserves (Hutt City Council *Reserve Land Acquisition/Disposal Policy and Guidelines* page 17).
62. Resolution from the 12 August 2008 Council meeting was to use some of the proceeds of the sale to undertake improvements such as drainage to increase use and be compatible with the entrance to Belmont Regional Park.

Section size and neighbourhood amenity

63. Sections should be a minimum of 500m² due to the topography of the landscape and the likelihood that the new residents will be families with children who like a house to land ratio. This allows for a backyard space which they cannot get in the city. The site borders a regional park with a 'wilderness feel' and does not suit a development with houses 'squeezed in' (Submission 1).
64. Sections in the proposed development will be little more than 10m wide and 40m long which would not give developers many options as to the types of houses able to be placed on the sections, and this is likely to result in 'boxes' lined up on the sections (Submissions 8 and 9).
65. Increase in the number of houses will lead to over-crowding of the street and affect quality of life. Compared to other areas in the Maungaraki neighbourhood, this new development is already very crowded (Submissions 2, 3, 4, 5 and 10). "Proposed changes will make this area look like crowded areas of Mumbai or Sao Paulo directly impacting lifestyle of people in the neighbourhood" (Submissions 2 and 3).
66. Submissions 2 and 3 raise concerns about noise level. "The area is already overcrowded. More development will cause issues with overall lifestyle".

Discussion

67. The Council has no development plans for the area proposed to be rezoned General Residential Activity Area. Any future development would be required to fit within District Plan objectives, policies and rules for such areas and would be subject to a resource consent process.
68. The proposed 'General Residential Activity Area' allows for "residential dwelling houses and activities, open space and existing subdivision patterns".¹¹ Minimum Lot size allowed in the General Residential Activity Area is 400m² with maximum site coverage of 35%. Proposed lot sizes in the Indicative Development Plan are just over 400m², consistent with properties in Otonga Heights immediately north of the proposed plan change site. The lots are smaller than those on Oakleigh Street or Wattle Grove on the southern and eastern sides of the site which are 500m² to just over 500m².

¹¹ Hutt City Council. *District Plan - City of Lower Hutt* p4A 1-2.

69. The area to remain “General Recreation Activity Area” provides open space, as does neighbouring Belmont Regional Park. Houses in the area proposed to be rezoned “General Residential Activity Area” would most likely be positioned to view away from existing Otonga Heights properties over the recreation area to the harbour.

Layout of the General Recreation Activity Area

70. The long thin shape of the reserve limits its use. Kite flying activity would not be possible with the new shape as the prevailing wind blows across (not along) the site and the kites would quickly be lost in neighbouring properties. The shape proposed would eliminate many recreational activities local residents have previously used the site for and render the site a neighbourhood reserve similar to Banksia Grove. The size and shape seriously diminishes its long term potential (Submission 14).
71. It would make more sense to sell off the eastern half of the field (rather than the northern half of the field). This would ensure that a large useable square of land would remain to be used by the public (approximately 60x80m²) which could be accessed by a stairway or ramp from the Regional carpark. The current proposal will result in a long ribbon of land which is significantly less useable (Submission 8, see Figure 11 of alternative proposal below).



Figure 11: Alternative Proposal from Submission 8

Discussion

72. At first sight the option proposed by Submitter 8 has merit because it would have less visual impact on numbers 11 and 13 Otonga Heights and to a certain extent less visual impact on number 1 Otonga Heights. The visual impact would be higher on houses to the north of the site as they would view new houses, albeit at a distance and in the context of surrounding residential development.
73. However a number of other considerations mean this option is less feasible than that in the proposed zone change:
- The key reason is that geotechnical investigations show that the northern area of the site is more suitable for residential development than southern areas of the site, which would require significant remedial work and expense to create building platforms (see report prepared by Tonkin and Taylor *Urban Development and Planning*, March 2009). It therefore makes sense that the northern area is developed for residential and the southern area as reserve for recreation
 - The shading assessment shows that the eastern area of the site is more prone to shading, particularly in winter (see Tonkin and Taylor March 2009 report). For example at 9am in June much of the eastern side of the site is shaded. This would mean the majority of the residential area would be in shade for much of the morning
 - The recreation area would have residential development on both its northern and eastern boundaries rather than on its northern boundary only. This may increase adverse effects on neighbouring properties that result from informally organised activities on reserves. It is important when planning and developing neighbourhood reserves to consider likely effects of reserve activities on neighbouring properties and minimise them, and is a policy of the Neighbourhood Reserves Management Plan (Policy 7.1.3).
74. The area to be retained as General Recreation Activity Area is 6,5002m² of which just over 5,5002m² is open grassed space. The area would be 123 metres long and 45 metres wide; space for many of the activities mentioned by submitters.

Vegetation on the western boundary

75. The Western bush clad slope from the playing fields to Belmont Regional Park entrance should be excluded from the proposed plan change to provide protection. This exclusion would not contravene the intent of the proposed plan change or the underlying decision to sell for development (Submission 15).
76. With the development of Otonga Heights, work was completed to ensure there was minimal loss of green space and retention of a buffer zone, including amenity planting. The proposed development potentially compromises this work. It is important to ensure that this buffer remains and environmental effects are minimised (Further Submission 1).
77. Much of the vegetation along the western edge of the site was planted and tended by members of the Friends of Belmont Regional Park over the last ten years. Should any of this land be re-designated and subsequently lost, the hope is that HCC would recompense the friends for both the cost of replacement trees and for the lost work. (Submission 15)

Discussion

78. The western property boundary of the plan change area is two thirds down this bush clad slope. To the west is a road designation. Maintaining vegetation on this western bank between the flat grassed area and the entrance to Belmont Regional Park and carpark is important. It would reduce the visual impact of residential development in the plan change area and maintain the separation of the plan change area from the regional park's entrance. It would also help maintain the experience of entering the regional park without being overlooked by residential properties.
79. A solution is to retain the vegetated bank between the General Recreation Activity Area and the regional park entrance and manage it as a reserve. This would mean a review of the western boundary of the proposed plan change area. Alternatively, the western vegetated slope could be protected by a covenant.

Impact on Belmont Regional Park entrance

80. Further Submitter 1 is concerned about the potential effects of a second exit road, additional traffic and potential conflicts and visual impacts on the entrance to Belmont Regional Park. The submitter prefers retaining the current one-way loop road traffic system and is concerned that a 'cul-de-sac' would create complicated traffic flows and have a negative impact on Belmont Regional Park.
81. Proposed road widening will mean loss of car parking which would need to be replaced. The submitter seeks measures to minimise the impact on car parking within Belmont Regional Park (Further Submission 1).
82. To ensure safety of park users, it is important that any car parking areas within Belmont Regional Park have separation from heavier traffic flows (Further Submission 1).
83. The proposed subdivision would exit into the Oakleigh Street carpark of the Belmont Regional Park, funneling the occupants of 30 houses through the carpark and making two exit roads into the carpark area. This would likely reduce the size of the carpark, which is already very full on a number of weekends over summer (Submission 8).
84. Retaining the integrity of the Oakleigh Street entrance to the Regional Park is important. Increased traffic and roading will impact on the entrance, and traffic from the development will potentially conflict with public use of the park entrance area. Further work needs to be undertaken to determine options with the least impact on the regional park entrance and alternative access/egress to avoid construction of a second road into the regional park entrance (Submission 15).
85. Submission 10 concerns possible environmental and ecological impacts on Belmont Regional Park.

Discussion

86. It is important to retain the integrity of this major entrance to Belmont Regional Park. The entrance at Oakleigh Street already has one accessway to Otonga Heights with extensive retaining. While planting will obscure this accessway in time, the traffic assessment proposes a second accessway through to the Belmont Regional Park entrance, either one-way or two-way. This accessway would also require retaining

and removal of vegetation, and in my opinion this would be too much of a visual intrusion into the regional park's entrance.

87. Maintaining vehicle parking capacity in the regional park entrance is important. It is a major entrance to the park. Road design should therefore avoid reducing car parking.
88. The vegetated bank on the western side of the plan change area was formerly linked to land that is part of Belmont Regional Park. This area has now been separated from the park by the new access road from Otonga Heights.
89. Protecting vegetation on the western bank is desirable as this will reduce the visual impact of the plan change from the carpark and maintain visual separation between it and any future residential development in the proposed plan change area.

Vegetative slope between the proposed plan change area and the regional park and between the proposed plan change area and Otonga Heights

90. The proposed development will impact on both the visual aspect from the Regional Park and on the perception of the park's environment. A better result could be achieved by the retention of the bush clad slope and the creation of a vegetative buffer strip between the existing and proposed developments (Submission 15).
91. Move the area to remain General Recreation Activity Area to the south to allow a vegetative visual barrier between this area and the existing development of Otonga Heights (Submission 15).

Discussion

92. Protecting vegetation on the slope between the regional park entrance and the proposed plan change area is desirable as this will reduce the visual impact of the plan change area on the regional park entrance.
93. Planting on the slope between the proposed plan change area and the existing Otonga Heights development would separate the two areas visually. However, vegetation may shade new houses in the plan change area or block views to the sfrom existing properties in Otonga Heights. In addition, moving the General Recreation

Activity Area to the south to allow for a vegetative buffer would reduce the size of this valuable recreational resource.

Reserve access and signage

94. Access signage from Oakleigh Street is inadequate, difficult to see, confusing and non-existent from within the housing estate. Signage needs to be open and inviting for the community to maximise use of the recreational space. Misleading signage (such as the 'Private Road') signage needs to be updated. A private street leads to Otonga Heights subdivision, yet there is meant to be public access provided to the fields at the same time (Submission 9).
95. Submission 9 is concerned about access to the proposed recreational area and asks whether recreational users will be expected to park in Oakleigh Street or Belmont Regional Park and walk, and whether the public will be allowed access along the private road of the new housing.

Discussion

96. Objectives of Hutt City's *Neighbourhood Reserves Management Plan* include ensuring that the public have freedom of entry and access to reserves (Policy 7.1.4). However, public access to the reserve is currently unclear. The only access to the reserve is along the private road to Otonga Heights. Public access to the reserve will need to be guaranteed as part of the plan change to General Residential Activity Area.
97. As pointed out in earlier submissions when submissions were called on possible disposal of 54 Oakleigh Street in 2008, the reserve lacks signage. People were at that time uncertain that the area was a public reserve. This uncertainty remains with the sign to Otonga Heights stating it is a private road. Reserve signage should be part of the reserve's development.

Loss of green space

98. Further loss of green areas. Green spaces could be an asset for promoting the area and the well-being of its residents (Submissions 10 and 12).
99. Plan Change contradicts Council's and Percy Dowse's vision of green spaces in the suburbs (Submissions 12 and 14).
100. The area to remain General Recreation Activity Area could be used for houses later (Submitter 12).

Discussion

101. The general impact on green space by the proposed plan change is in my opinion likely to be low. The principal reason is that a green open space of 6,500m² will remain after the proposed plan change, made up of a grassed open space for recreation and vegetated strips on the plan change area's western and southern boundaries.
102. In addition, Belmont Regional Park lies to the north and west of the plan change area. Other green space in the neighbourhood is 'Camels Hump' to the west and Council managed reserves Banksia Reserve, Holly Grove Playground, Rowan Street Reserve and playing fields next to Maungaraki and Normandale Schools. A large vegetated gully system with tracks leads from the end of Acacia Avenue to Frank Cameron Park and Percy Scenic Reserve. Hutt River is also within the wider context at the foot of Maungaraki on the valley floor.
103. The area to remain General Recreation Activity Area is to be managed as a neighbourhood reserve under Hutt City's Neighbourhood Reserves Management Plan. Declaring and classifying it reserve under the Reserves Act 1977 would protect the area as reserve. Revocation of reserve land follows processes under the Reserves Act and is a public process.

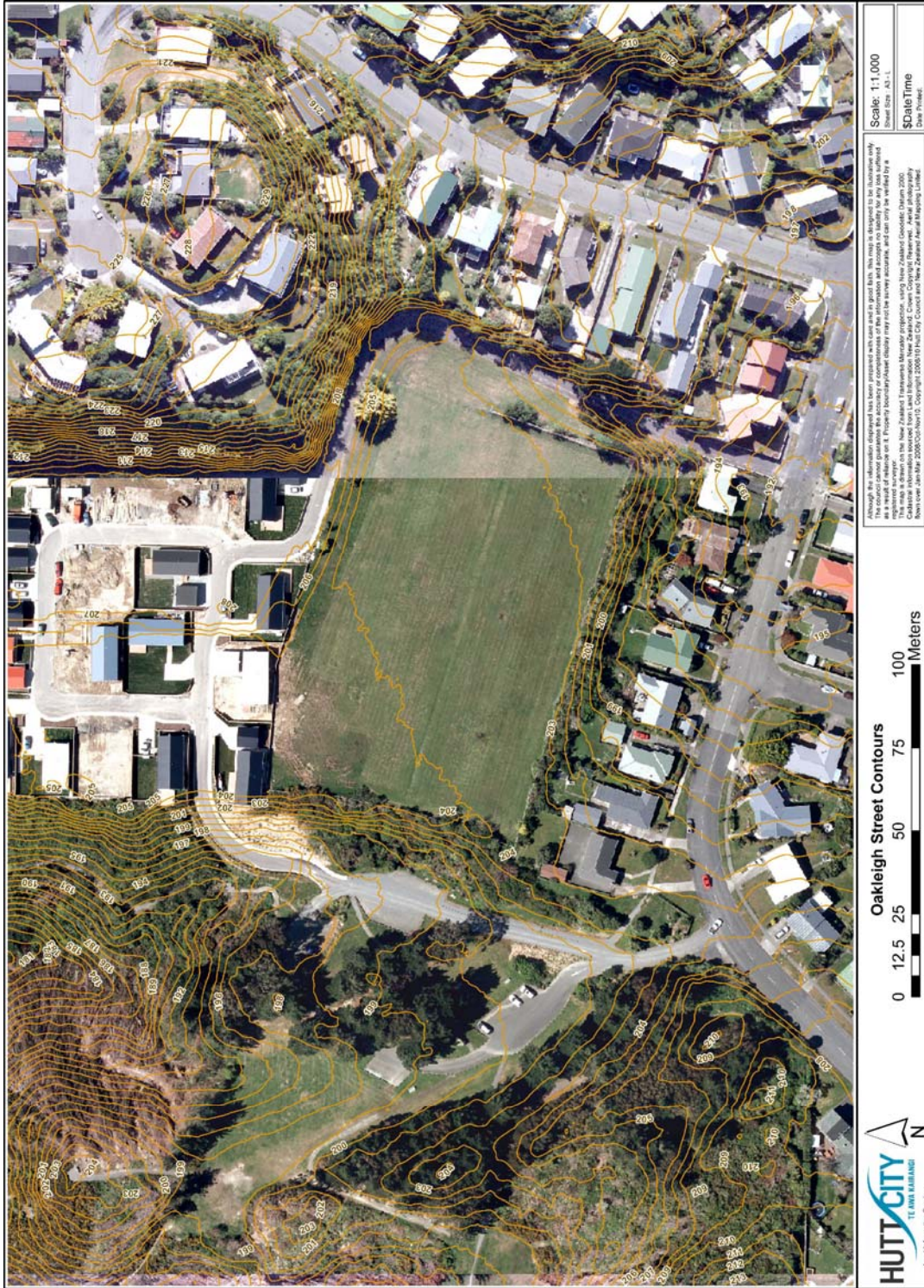
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Appendix 1



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