

**Submission No****Name/Organisation****PLAN CHANGE 1**

DPC01/01	Moore Wilson & Co. Limited and Moore Wilson Holdings Limited
DPC01/02 Taonga	NZ Historic Places Trust/Pouhere
DPC01/03	Greater Wellington Regional Council
DPC01/04	Barbara and Richard Whiteside
DPC01/05	Central Hutt Residents Group (Inc)
DPC01/06	Progressive Enterprises Limited
DPC01/07	Transit New Zealand
DPC01/08	Angus D Gibb
DPC01/09	Sherry Phipps
DPC01/10	Joe Daley for CBD Plus Limited

**ADDRESS FOR SERVICE – PLAN CHANGE 1**

DPC01/01	S.E Long Buddle Findlay	PO Box 2694 Wellington
DPC01/02	Yvonne Legarth NZ Historic Places Trust	PO Box 2629 Wellington
DPC01/03	Tami Woods Greater Wellington Regional Council	PO Box 11646 Wellington
DPC01/04	Barbara and Richard Whiteside	PO Box 30 026 Lower Hutt
DPC01/05	Paolo Ryan Central Hutt Residents Group (Inc)	 Lower Hutt
DPC01/06	CN Whata & JDK Gardner- Hopkins	PO Box 8/DX CX10085 Auckland

	<b>Russell McVeagh Barristers and Solicitors</b>	
<b>DPC01/07</b>	<b>Lindsay Dayesh Transit New Zealand</b>	<b>PO Box 27 477 Wellington</b>
<b>DPC01/08</b>	<b>Angus D Gibb</b>	<b>[REDACTED] Lower Hutt</b>
<b>DPC01/09</b>	<b>Sherry Phipps</b>	<b>[REDACTED] Lower Hutt</b>
<b>DPC01/10</b>	<b>Joe Daley for CBD Plus Limited</b>	<b>PO Box 30 233 Lower Hutt</b>

# PLAN CHANGE 1

## DPC01/01

*Submission No. Decision No. Submitter*

DPC01/01 D1 Moore Wilson & Co. Limited and Moore Wilson Holdings Ltd

*Decision Sought*

Add the following to Rule 6A2.1 (Permitted Activities):

(b)18 Eastern Hutt Road, Wingate, Lot 1 Deposited Plan  
65008:

Retailing and/or wholesaling directly to the public and/or to  
resellers from existing buildings and structures on the site as at  
30 April 2004

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*Submission No. Decision No. Submitter*

DPC01/01 D2 Moore Wilson & Co. Limited and Moore Wilson Holdings Ltd

*Decision Sought*

That in all other respects (see DPC01/01 – D1) Proposed District  
Plan Change 1 be approved.

## DPC01/02

*Submission No. Decision No. Submitter*

DPC01/02 D1 NZ Historic Places Trust/Pouhere Taonga

*Decision Sought*

That Council adopt this proposed Plan Change with the following  
matter added:

5E2.2 Criteria for Plan Change Request – add new (j)

(j) Effects on heritage values associated with the proposed site  
and the heritage values associated with existing commercial  
centres.

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*Submission No. Decision No. Submitter*

DPC01/02 D2 NZ Historic Places Trust/Pouhere Taonga

*Decision Sought*

Add the following to 6A2.3.1 Matters in which Council has Restricted its Discretion and Standards and Terms (relating to trading warehouses):

(iv) Effects on heritage values associated with the proposed site and the heritage values associated with existing commercial centres.

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<i>Submission No.</i>	<i>Decision No.</i>	<i>Submitter</i>
DPC01/02	D3	NZ Historic Places Trust/Pouhere Taonga

*Decision Sought*  
Add the following to 6A2.3.1 Matters in which Council has Restricted its Discretion and Standards and Terms (relating to large retail activities):

(iv) Effects on heritage values associated with the proposed site and the heritage values associated with existing commercial centres.

DPC01/03

<i>Submission No.</i>	<i>Decision No.</i>	<i>Submitter</i>
DPC01/03	D1	Greater Wellington Regional Council

*Decision Sought*  
Section 5E2.2

**Be deleted;** or

Be rewritten as specific “**Matter’s to be Included in the Assessment**” which addresses all potential adverse effects on the environment from new large scale commercial or retail development; or

Be rewritten as specific “**Criteria**”, which a request can be effectively measured against and a determination made as to whether the plan change request would be taken on as it were Hutt City Council’s own.

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<i>Submission No.</i>	<i>Decision No.</i>	<i>Submitter</i>
DPC01/03	D2	Greater Wellington Regional Council

*Decision Sought*

That section 5E2.1 be rewritten to clarify the proposed process and address the changes sought above.

#### DPC01/04

*Submission No. Decision No. Submitter*

DPC01/04 D1 Barbara and Richard Whiteside

*Decision Sought*

Amend Plan so that:

Retail activities with a gross floor area of not less than 400m<sup>2</sup> and not more than 3000m<sup>2</sup> which are undertaken as individual retail activities are permitted activities provided that they meet permitted activity standards equivalent to the permitted activity standards for the Petone Commercial Activity Area.

#### DPC01/05

*Submission No. Decision No. Submitter*

DPC01/05 D1 Central Hutt Residents Group (Inc)

*Decision Sought*

Reject trade warehouses and large retail activities as a Restricted Discretionary Activity in favour of Option 2 in the S32 report.

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*Submission No. Decision No. Submitter*

DPC01/05 D2 Central Hutt Residents Group (Inc)

*Decision Sought*

In respect of the Development Commercial Activity Area:

(a) Would like to see an indication from the Council of where it would consider these types of developments to be acceptably placed in geographical terms within the city; and

(b) A clear community consultation process set out for all development proposals that might be considered under this provision.

#### PDC01/06

*Submission No. Decision No. Submitter*

DPC01/06 D1 Progressive Enterprises Limited

*Decision Sought*

- (a) Decline the Plan Change in its entirety; **or**
- (b) In the alternative, develop an appropriate framework of provisions, including requirements for a full discretionary assessment on any proposal, to ensure the proposal does not detract from the centres based strategy and that the effects of any out of centre development, including those on existing centres, transportation efficiency, amenity and traffic are properly considered; **and**
- (c) Any other and all consequential amendments necessary to give effect to the above and to meet Progressive’s concerns.

PDC01/07

*Submission No. Decision No. Submitter*

DPC01/07 D1 Transit New Zealand

*Decision Sought*

**Either** amend 6A1.1.1 “Accommodation of a Mix of Activities”

(i) That the last sentence of the Issue to read as follows:  
In accommodating this mix it is necessary to ensure that adverse effects on the environment, including reverse sensitivity and amenity values effects **and the effects on the transport network, in particular the State highway network**, are avoided, remedies or mitigated;

(ii) That Policy (b) to read as follows:  
That the accommodation of non-industrial activities, including large format retail and commercial recreation, avoids, **remedies or mitigates adverse effects on the environment, including amenity values of the area and the transport network, in particular, the State highway network;**

(iii) That the last sentence of paragraph one of the Explanation and Reasons to read as follows:  
“These activities are accommodated in a manner that adverse effects on the environment, including amenity values, **reverse sensitivity effects, and the impact on the transport network are avoided, remedied or mitigated; OR**

Such other relief to like effect to remedy the concerns expressed above; **AND**

Provide any consequential amendments necessary as a result of any amendments to grant the relief sought above.

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<i>Submission No.</i>	<i>Decision No.</i>	<i>Submitter</i>
DPC01/07	D2	Transit New Zealand

*Decision Sought*

**Either:** Amend Proposed Plan Change 1 to make it clear that the proposed Development Commercial Activity Area does not apply to sites, where direct access will be required to a State highway, or where access will be within 30m of an intersection with a State highway; **or**

Amend 5E “Development Commercial Activity Area” as follows:

(i) Amend Objective (a) to read:

“To provide for the establishment and operation of large-scale and comprehensively planned commercial centres and ensure that adverse effects on the environment and the amenity values of the area are **avoided, remedied or mitigated**”; and

(ii) Include new policy (d) to read:

**“By requiring that the proposed activity be designed and located to maintain the safe and efficient operation of the transport network, in particular the State highway network”**; and

(iii) 5E 2.2 Criteria for Plan Change, amend (e) to read:

**“Whether the proposed activity will adversely affect the safe and efficient operation of the transport network”**.

**Or;** Such other relief to like effect to remedy the concerns expressed above.

And provide any consequential amendments necessary as a result of any amendments to grant the relief sought above.

PDC01/08
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<i>Submission No.</i>	<i>Decision No.</i>	<i>Submitter</i>
DPC01/08	D1	Angus D Gibb

*Decision Sought*

Exclude retail activities at Randwick Park Industries, Moera altogether (preferred option) or, retail activities would need to be very limited and controlled in this area.

PDC01/09

*Submission No. Decision No. Submitter*

DPC01/09 D1 Sherry Phipps

*Decision Sought*

Applications should be treated on their merit instead of introducing rules and regulation regarding size. What is the purpose and point of having activities regulated by size? It is more important to have structures regarding noise, odour, traffic safety, drainage, fire safety, rubbish disposal, insulation and environmental concerns appropriate for the site.

PDC01/10 – late submission

*Submission No. Decision No. Submitter*

DPC01/10 D1 Joe Daley for CBD Plus Limited

*Decision Sought*

Reject Proposed Plan Change 1