

Proposed District Plan Change 32

FARMER CRESCENT, POMARE
ZONING OF 5 SERVICE LANES AND 3 STREETS AS
GENERAL RESIDENTIAL ACTIVITY AREA

Publicly Notified:
Submissions Close:

20 August 2013
20 September 2013 at 5.00pm

Part 1: Introduction

1. What is Proposed Plan Change 32

The purpose of proposed Plan Change 32 is to zone eight Hutt City Council (Council) owned parcels of land located north of Farmer Crescent in Pomare as General Residential Activity Area and General Residential Activity Area – Medium Density in the City of Lower Hutt District Plan (The District Plan). The parcels of land include three unformed paper roads (the Links, the Glade, the Endway), four formed access driveways and one formed pedestrian way between Farmer Crescent and High Street in Pomare. All parcels are currently classified as legal road and owned by Council. The Sites have a combined area of approximately 7272m². The 4 service lanes north of Farmer Crescent provided access to former state houses in this area (which have been demolished in 2011) while the 3 unformed streets and the 1 service lane to the west of Farmer Crescent formed walkways which provided pedestrian connections between Farmer Crescent and High Street. Council has initiated the process of removing the designation as legal road for these Sites as they are no longer required for this purpose. A map showing the parcels subject to this Plan Change can be found as Appendix 1 to Part 4 of this report.

By virtue of District Plan Rule 14A (a) the Sites currently take on the zoning of the surrounding properties which are zoned as General Residential Activity Area (partly Medium Density) in the City of Lower Hutt District Plan.

District Plan Rule 14A (a) states:

(a) Status of Roads

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

Once the status as legal road is revoked for the Sites the properties will revert back to a fee simple title and will be left with no zoning under the District Plan as Rule 14A (a) would no longer apply. The purpose of this Plan Change is to ensure that once the legal roads are stopped, the Sites will still have a zoning which is consistent with the zoning of adjoining properties and will enable future development of the wider area.

No new District Plan provisions (Objectives, Policies, Rules or Standards) will be introduced as a result of this proposal. The only amendments which will need to be made will be to District Plan Map F2 to reflect the new zoning of the Sites.

2. Reasons for the Proposed Plan Change

The area in which the parcels subject to this Plan Change are located, is owned by Housing New Zealand Corporation. The Council owned parcels subject to this Plan Change include five Service Lanes and three Streets which provided access to former state houses. In 2011 Housing New Zealand demolished the existing dwellings in this area to prepare it for future redevelopment. Housing New Zealand and City Living Group have proposed a new residential development in this area and to enable this development to proceed the existing roads in the area need to be stopped and zoned General Residential Activity Area. Hutt City Council has therefore decided to initiate the process for stopping the roads and initiate a plan change process to zone the sites.

It is the intent of Council to declare the land surplus subject to the outcomes of the road stopping process and the plan change process. In order for the land to be part of future development and be used for purposes which are consistent with the use of the adjoining area (once the roads are formally stopped) it is proposed to zone the Sites as General Residential Activity Area (partly Medium Density).

3. Structure of this Document

This document contains five parts. These are as follows:

Part 1	Introduction
Part 2	Copy of the Public Notice of proposed Plan Change 32, advertised in the Hutt News on 20 August 2013
Part 3	Amendments proposed to District Plan Map F2
Part 4	Copy of the Section 32 Evaluation prepared for proposed Plan Change 32, as required by Section 74 of the Resource Management Act 1991
Part 5	Copy of the submission form (Form 5)

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

4. The Process of Proposed Plan Change 32

The process for preparing proposed Plan Change 32 can be summarised as follows

June 2013	Pre-Notification consultation with relevant parties and preparation of Proposed Plan Change 32.
06 August 2013	Proposed Plan Change 32 adopted by Council for public notification
20 August 2013	Proposed Plan Change 32 publicly notified

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

- The period in which submissions may be made is 20 working days from the date of the Public Notice;
- After the closing date for submissions, Council must prepare a summary of the submissions and this summary must be publicly notified;
- 10 working days after the notification of the submissions there is then the opportunity to make a further submission in support of, or in opposition to, the submissions already made;
- If a person making a submission asks to be heard in support of their submission, a hearing must be held;
- Council must give its decision on the proposal in writing (including its reasons for accepting or rejecting submissions) following the hearing; and
- Any person who has made a submission has the right to appeal the Council decision on the proposal to the Environment Court.

PUBLIC NOTICE

Public Notification of Proposed District Plan Change 32 to the City of Lower Hutt District Plan

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

Hutt City Council has prepared:

Proposed Plan Change 32: Farmer Crescent, Pomare Zoning of 5 Service Lanes and 3 Streets as General Residential Activity Area

Proposed Plan Change 32 proposes to zone eight parcels of Council owned land between Farmer Crescent and High Street in Pomare as General Residential Activity Area (partly Medium Density). At present these parcels (five Service Lanes and three Streets) are identified as legal road in the District Plan. Thereby they have no zoning but take on the zoning of the surrounding properties. Council is currently initiating the process of stopping the legal road on these Sites and the purpose of this proposed Plan Change is to ensure that the land parcels will have a zoning when the legal roads are stopped and that this zoning is consistent with the zoning of the surrounding area.

Documentation for Proposed Plan Change 32 can be inspected at:

- All Hutt City Council Libraries; and
- Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt.

Alternatively, copies of the documentation are available on the Council website:

- <http://www.huttcity.govt.nz/district-plan-change-32>

Copies can also be requested by contacting Hutt City Council:

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

Submissions close on FRIDAY 20 September 2013 at 5.00pm

Any person may make a submission on proposed Plan Change 32. You may do so by sending a written submission to Council:

- Post: Environmental Policy Division, Hutt City Council, Private Bag 31912, Lower Hutt 5040;
- Deliver: Council Administration Building, 30 Laings Road, Lower Hutt;
- Email: district.plan@huttcity.govt.nz

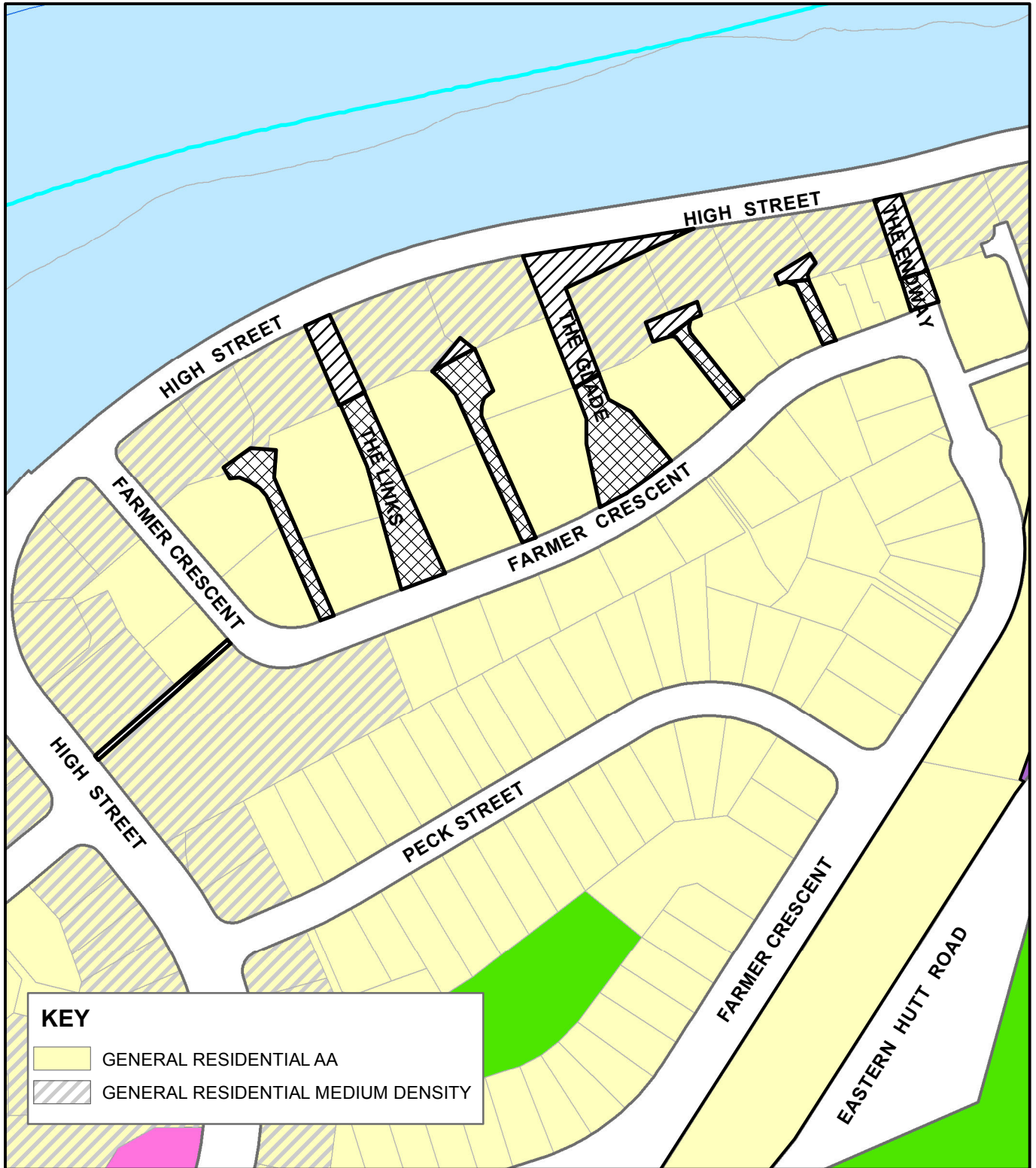
The submission must be written in accordance with RMA Form 5 and must state whether or not you wish to be heard in respect of your submission. Copies of Form 5 are available from all of the above locations and the Council website.

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

- after the closing date for submissions, Hutt City Council must prepare a summary of the submissions and this summary must be publicly notified; and
- there must be an opportunity to make a further submission in support of, or in opposition to, the submissions already made; and
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Hutt City Council must give its decision on the proposal (including its reasons for accepting or rejecting submissions); and
- any person who has made a submission has the right to appeal the decisions on the proposal to the Environment Court.

Tony Stallinger
Chief Executive
20 August 2013

Part 3:
Proposed Plan Change 32
Amendments to District Plan Map F2

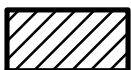


Proposed Plan Change 32

Stopped Road - off Farmer Cres/High Street, Pomare



Stopped Road to be zoned General Residential Activity Area



Stopped Road to be zoned General Residential (Medium Density) Activity Area

Planning Map F2



1. INTRODUCTION

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

- (3) *An evaluation must examine—*
 - (a) *The extent to which each objective is the most appropriate way to achieve the purpose of this Act; and*
 - (b) *Whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives.*

- (4) *An evaluation must take into account—*
 - (a) *The benefits and costs of policies, rules, or other methods; and*
 - (b) *The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.*

This Section 32 report focuses on the appropriateness of the proposal to zone the Sites owned by Hutt City Council as General Residential Activity Area (partly Medium Density) under the City of Lower Hutt District Plan. The Section 32 analysis will not address the issue of the sale of publicly owned land as this is not a relevant matter which requires consideration under the Resource Management Act 1991.

2. DESCRIPTION OF THE SITE

2.1 Physical Description

The eight parcels proposed to be zoned as General Residential Activity Area (partly Medium Density) consist of four Service Lanes (formed access driveways) and three Streets (unformed paper roads - the Links, the Glade and the Endway) situated north of Farmer Crescent and south of High Street and one Service Lane (formed pedestrian way) south west of Farmer Crescent in Pomare and are hereafter referred to as 'the Sites'. The Sites subject to this Plan Change are owned by Hutt City Council and classified as legal roads. They have a combined area of 7272m² and are located in a largely flat area. The surrounding area is owned by Housing New Zealand Corporation. To the north of the area lies the Hutt River corridor and the Hutt Valley Railway Line is located to the east of the area.

The four Service Lanes north of Farmer Crescent provided access to former state housing dwellings in the area while the three unformed Streets (the Link, the Glade and the Endway) and the one Service Lane to the south west provided pedestrian links between Farmers Crescent and the northern and western end of High Street. The state housing dwellings in this area were demolished by Housing New Zealand in 2011 and most of the area including the Sites is now vacant.

Figure 1 below shows the location of the 8 sites subject to this Plan Change.

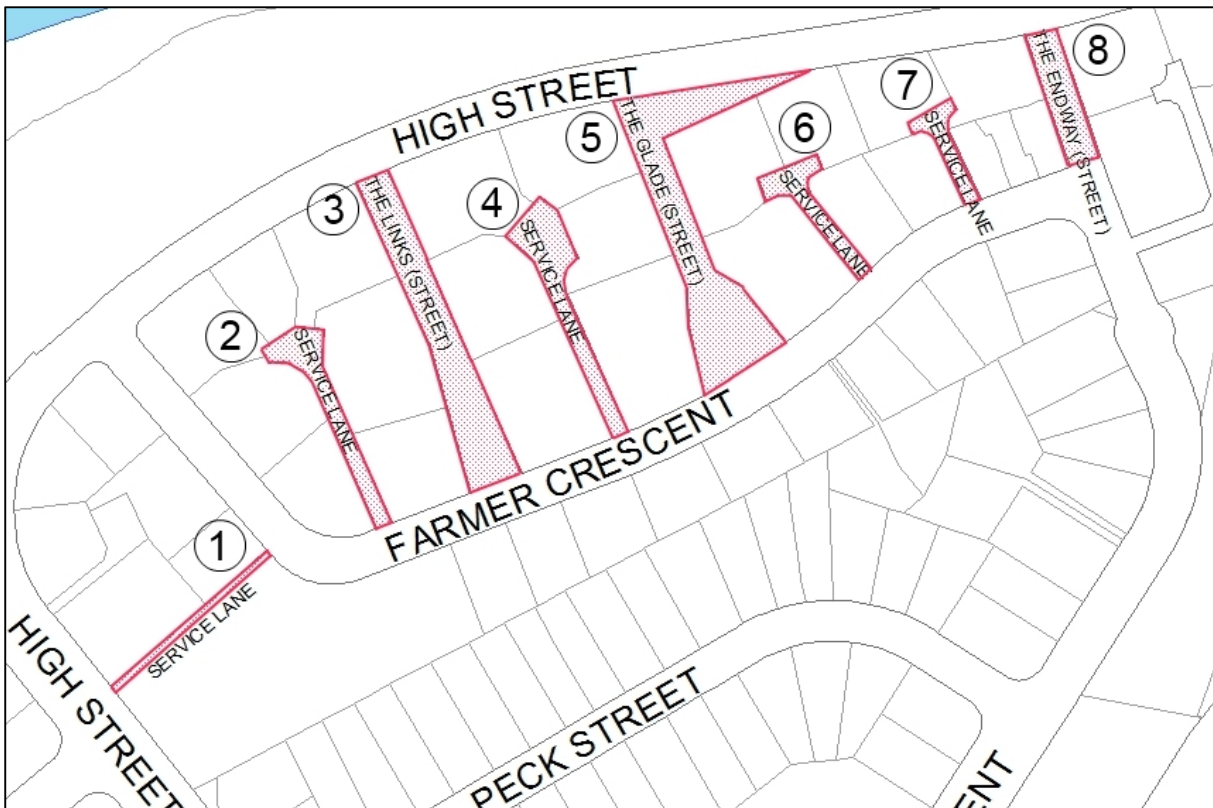


Figure 1: Map of Sites subject to Plan Change 32

2.2 Legal Description

This Plan Change proposes the zoning of the following sites as General Residential Activity Area:

Parcel	Former Use	Size	Former LD	Proposed LD
Parcel 1	Service Lane	190m ²	former Lot 3 DP23298	Section 1 on draft SO460036
Parcel 2	Service Lane	665m ²	former Lot 25 DP23298	Section 2 on draft SO460036
Parcel 3	The Links, Street	1744m ²	former Lot 26 DP23298	Section 3 on draft SO460036
Parcel 4	Service Lane	844m ²	former Lot 33 DP23298	Section 4 on draft SO460036
Parcel 5	The Glade, Street	2447m ²	former Lot 34 DP23299	Section 5 on draft SO460036
Parcel 6	Service Lane	453m ²	former Lot 43 DP23299	Section 6 on draft SO460036
Parcel 7	Service Lane	306m ²	former Lot 40 DP23299	Section 7 on draft SO460036
Parcel 8	The Endway, Street	623m ²	former Lot 44 DP23298	Section 8 on draft SO460036

Table 1: Legal description of Sites subject to Plan Change 32

The Sites are currently classified as legal road and owned by Council.

Land formerly comprised in WN348/121

The majority of subject sites were originally part of Part Section 64 Hutt District comprised in Computer Freehold Register (CFR) WN348/ 101, owned by Violet Lily Barnes.

The Crown acquired the land comprised in WN348/101 from Violet Barnes in November 1942 for the sum of £9,000 for a Public Work, under the Public Works Act 1928. No specific public work is identified in proclamation 3469 (published in April 1944). Survey plan SO 21084 defined the land taken in relation to Part Section 64 Hutt District.

CPR WN503/192 for Part Section 64 was issued in the name of His Majesty the King for the purposes of the Housing Act 1919.

Gazette Notice K25892 allocated the land taken by Proc 3469 for a public work to be for Housing purposes.

The subject lands were amalgamated with other land in Lot 2 DP 14872. CPR WN578/39 issued for Lot 2 DP 14872. Subsequently CPR WN680/52 was issued for part of Lot 2 DP 14872 comprising the subject lands.

Plans DP 23298 and DP 23299 subdivided the CPR WN680/52 defining the subject lands as road.

Lot 26 DP 23298 (The Links), Lot 34 DP 23299 (The Glade) and Lot 44 DP 23299 (The Endway) was proclaimed Street by Proc 574225 (NZ Gazette 1963 p1555).

Lots 25 and 33 DP 23298 and Lots 40 and 43 DP 23299 were declared Service Lane and vested in the Corporation of the City of Lower Hutt by Proc 574227 (NZ Gazette 1963 p1660).

Lot 3 DP 23298 was declared service lane by OIC 574227 (NZ Gazette 1963 p1560).

Land formerly comprised in CFR WN352/121

A small portion of land comprised in Parcel 8 (The Endway) was originally in Part section 199 Hutt District originally in CFR WN352/121 owned by Norman Huttville Routley.

The Crown acquired the land from Norman Huttville Routley for Housing purpose in November 1945 by transfer 288312. The Crown acquired the land for the sum of £1,450, subsequently CPR WN511/179 issued in the name of His Majesty the King.

CPR WN511/179 was amalgamated with other land held by the Crown for housing purposes and CPR WN579/39 issued. The history then follows that set out above.

3. HISTORICAL PLANNING REVIEW OF THE SITE

A review has been undertaken of the previous City of Lower Hutt District Scheme including Reviews 1 and 2, the Transitional District Plan, the Proposed District Plan and the Operative District Plan. These documents identify that the Sites have been zoned (or identified) as legal road from 1961 through to the present day. A review of these planning documents confirms that there have been no special notations or restrictions identified for the Sites during this time period which could affect this proposed Plan Change. The surrounding areas have been zoned Residential B under the City of Lower Hutt District Scheme and General Residential under all following reviews and plans.

4. BACKGROUND

The area in which the parcels subject to the Plan Change are located is owned by Housing New Zealand Corporation.

As part of its work to reconfigure the state housing portfolio, Housing New Zealand decided to redevelop the Pomare area and in 2011 started removing the existing state houses to prepare the area for redevelopment. The redevelopment is planned to provide a mix of social, affordable, and private housing.

As the former state houses have been demolished and the proposed redevelopment concept does not follow the old site boundaries and patterns, the existing access ways and walkways are no longer required and Council has decided to initiate the road stopping process for these Sites.

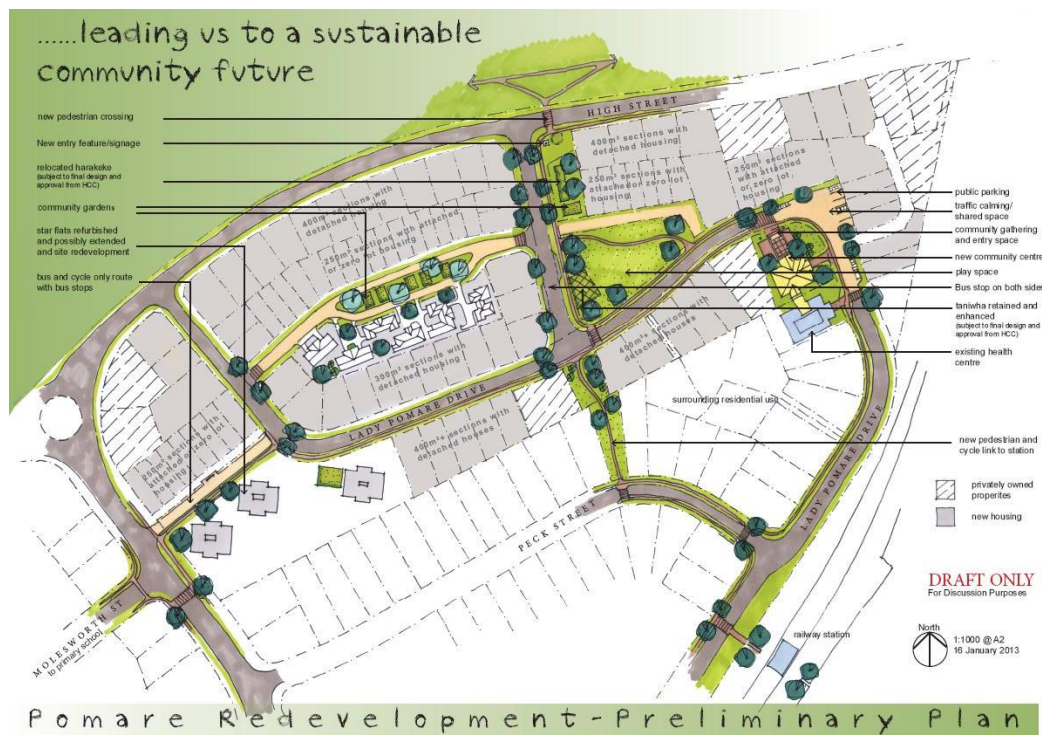


Figure 2: Pomare Redevelopment – Preliminary Plan published by Pomare Redevelopment Project as part of public consultation in January 2013

5. ENVIRONMENTAL EFFECTS

This section considers the potential environmental effects resulting from zoning the Sites as General Residential Activity Area and General Residential Activity Area – Medium Density. An assessment of the potential environmental effects of the proposed Plan Change contributes to the overall evaluation of whether the proposed zoning of the Sites is appropriate in terms of achieving the purpose of the Act.

The potential environmental effects of the proposed Plan Change are likely to relate to amenity values and character, traffic and effects on infrastructure. Each of these matters has been addressed in the following paragraphs.

5.1 Amenity and Character Effects

Under the provisions of the District Plan road reserves do not have a zoning. Rule 14A (a) of the District Plan states that the provisions of the activity area adjoining to the road shall apply

and that the centre line of the road reserve will become the boundary between different adjoining activity areas. By virtue of this rule the Sites are currently taking on the zoning of the adjoining properties which are General Residential Activity Area and General Residential Activity Area – Medium Density.

The residential dwellings that previously occupied the area have been demolished by Housing New Zealand in 2011 as part of redevelopment plans for the area. Council has announced its intention to revoke the status as legal road for the Sites as these are no longer required and is now initiating the road stopping process. The proposed Plan Change will ensure that the Sites will still have a zoning as General Residential Activity Area (partly Medium Density) once the roads have been stopped and Rule 14A (a) no longer applies. This zoning would be consistent with the zoning of the surrounding properties and would ensure that activities which are compatible with the character of the local environment can be undertaken on the Sites.

The area surrounding the Sites subject to this Plan Change are owned by Housing New Zealand who have plans to redevelop the area and it is understood that it is Council's intention to sell the Sites subject to this Plan Change to Housing New Zealand, once the status as legal roads has been stopped to enable redevelopment of the area as a whole.

The zoning of the Sites as General Residential Activity Area and General Residential Activity Area – Medium Density and the permitted activity conditions for these areas would ensure that any future development on the Sites would be compatible with the density, size and scale of any development of the surrounding environment. These permitted activity conditions would control the bulk and location of any potential future buildings (height, yards, site coverage etc.) as well as the nature of the activities undertaken on the Sites. It is considered that these existing permitted activity conditions are sufficient to control any effects resulting from the future development of the Sites together with the wider area and no changes are sought to these existing rules as part of this proposal.

Overall, it is considered that any effects of the Plan Change on the environment relating to amenity, character and landscape values can be appropriately addressed by the existing District Plan rules.

5.2 Traffic Effects

For reasons outlined above Council has decided to initiate the process to stop the legal roads. It is considered that the zoning of the Sites to General Residential Activity Area will not result in any effects on the traffic safety and efficiency of the local environment.

The proposed Plan Change will ensure that the Sites retain their current General Residential Activity Area zoning, once the legal roads have been stopped. As such, there will be no change to the potential activities which can be undertaken on the Sites when compared to the current situation. Furthermore, no changes to the existing activities on the Sites are proposed as part of this Plan Change. Given these factors, the proposal is not considered to result in any changes to the traffic safety of the local roading network.

Any future development of the Sites would be subject to the rules and permitted activity conditions of the District Plan. These rules and permitted activity conditions relate to parking, turning and driveway separation standards. If these standards are unable to be met, the Sites will be subject to a resource consent and any resulting traffic effects would be considered within the application.

Overall, it is considered that the proposed Plan Change would not result in any significant traffic effects and that any traffic effects resulting from future development of the Site can be appropriately addressed by the existing District Plan rules.

5.3 Infrastructure Effects

Located on the Sites are a variety of services including water, stormwater and sewer (Appendix 4 contains a report identifying the infrastructure located on the Sites). It is expected that these services will be disconnected and decommissioned once the roads will be stopped. However there is one main stormwater pipe running the entire length of The Endway lane which services a much greater catchment. This stormwater main will need to be protected by an easement as part of the road stopping process.

It is considered that the proposed Plan Change in itself will not result in an increased demand on the existing services. The current shape of the Sites does not allow for the development of new buildings. Any redevelopment of the larger area is very likely to require resource consent under the provisions of the subdivision chapter which will address any infrastructure requirements.

Furthermore if new buildings were to be constructed on the Sites in the future, they would be subject to the requirements of the Building Act 2004 and would need to demonstrate that any structures are able to be appropriately serviced and meet Council's requirements.

Overall, it is considered that the zoning of the Sites subject to the Plan Change as General Residential Activity Area (partly Medium Density) in itself would not result in any significant effects on infrastructure and existing services.

5.4 Conclusion

Overall, it is considered that any potential adverse effects of the proposed Plan Change can be adequately controlled by the existing rules, objectives and policies in Chapters 4A (General Residential), 11 (Subdivision), 14A (Transport) and 14I (Earthworks) of the District Plan.

6. POLICY ANALYSIS

6.1 Resource Management Act 1991

The purpose and principles of the Resource Management Act 1991 are detailed in Sections 5 – 8 of Part II of the Act. An assessment of the proposed Plan Change against Part II is provided below.

Section 5 – Principle and Purposes

Section 5 seeks to promote the sustainable management of natural and physical resources. Section 5 states:

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

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

The proposal is considered to be consistent with Section 5 of the Resource Management Act 1991. The Sites have been identified to be no longer required as legal roads as the residential dwellings they provided access to have been demolished and the entire area is subject to redevelopment. Council has no future plans to use the Sites for legal road and it is therefore intended to sell the land to Housing New Zealand to enable comprehensive redevelopment of the wider area.

The proposed Plan Change will ensure that once the legal road is stopped, the Sites will have a zoning under the District Plan and the provisions of the General Residential Activity Area (partly Medium Density) remain valid. This proposed zoning is consistent with the zoning of the adjoining properties and will ensure that any future development of the Sites maintains the amenity values and character of the local environment.

Section 6 – Matters of National Importance

Section 6 of the Act sets out the matters of national importance which are required to be recognised and provided for when managing the use, development and protection of natural and physical resources. The proposed Plan Change is considered to be consistent with Section 6 of the Resource Management Act 1991 for the following reasons:

- The Sites are not situated within the coastal environment, it does not contain a wetland, lake or river, and it is not on the margin of any of these.
- The subject properties are highly modified and are not an outstanding natural feature or landscape.
- The Sites are highly modified and do not contain any areas of significant indigenous vegetation or habitats.
- The Sites are not located within a Significant Cultural Resource as identified within the District Plan.
- The Sites do not contain any heritage building or structures as identified in the District Plan.

Section 7 – Other Matters

Section 7 of the Resource Management Act requires consideration be given to whether the development is an efficient use of a finite resource. It also seeks to protect amenity and intrinsic values and the overall quality of the environment.

It is considered that the proposed Plan Change is consistent with Section 7 of the Resource Management Act 1991 for the following reasons:

- The proposed Plan Change will allow for the sale of Council owned parcels of land and thereby enable the comprehensive redevelopment of the wider area;
- The Sites are currently classified as legal road and therefore take on the zoning of the adjoining properties which is General Residential Activity Area (partly Medium Density). The proposed Plan Change will ensure that the provisions of this zoning still apply once the legal road status of the properties has been stopped.
- The General Residential Activity Area and General Residential Activity Area – Medium Density zoning are consistent with the zonings of the adjoining properties and will ensure that future development will maintain the amenity values and character of the local environment.
- The proposed Plan Change will not result in any changes to the traffic safety of the local environment.

Section 8 - Treaty of Waitangi

Section 8 of the Resource Management Act requires that the principles of the Treaty of Waitangi are taken into account.

It is considered that there are no particular principles of the Treaty which are relevant to this proposed Plan Change or that need to be considered in further depth as part of this assessment.

6.2 Wellington Regional Policy Statement

The Regional Policy Statement (Proposed RPS) was notified in early 2009 with a decision on submissions being made in May 2010. The RPS was appealed to the Environment Court and in 2012 these appeals were resolved. The second generation Regional Policy Statement for the Wellington region (RPS) was made operative on 24 April 2013.

The objective and policies of the RPS most relevant to the proposed Plan Change are considered to be the following:

Regional Form, Design and Function

Objective 22

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

- (e) urban development in existing urban areas, or when beyond urban areas, development that reinforces the region's existing urban form;*
- (g) a range of housing (including affordable housing)*
- (h) integrated public open spaces;*
- (k) efficiently use existing infrastructure (including transport network infrastructure);*

Policy 31

Identifying and promoting higher density and mixed use development.

Policy 33

Supporting a compact, well designed and sustainable regional form.

Policy 55

Maintaining a compact, well designed and sustainable regional form.

Policy 58

Co-ordinating land use with development and operation of infrastructure.

Policy 67

Maintaining and enhancing a compact, well designed and sustainable regional form.

It is considered that the proposed Plan Change is consistent with the objectives and policies of the RPS.

Objective 21 and the associated policies seek to ensure that urban development is undertaken within existing urban centres in a manner which is an efficient use of the existing infrastructure. The sites subject to this Plan Change are located within an urban environment and are well serviced by existing infrastructure. The zoning of the Sites would promote the redevelopment of an area which is well serviced and situated close to public transport. Given these factors, the Plan Change is considered to be consistent with Objective 21 and the supporting policies as the redevelopment of the Sites and the wider area for residential purposes would be an efficient use of the land resource.

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

6.4 The Wellington Regional Strategy

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

It is considered that the proposed Plan Change is consistent with the community outcomes sought through the WRS.

6.5 Consistency with Surrounding District Plans

Section 74(2)(c) of the Act requires Council to consider the extent to which this proposed Plan Change needs to be consistent with the plans or proposed plans of adjacent territorial authorities.

The proposed Plan Change involves a small area of land which is not located near the boundaries of the City of Lower Hutt. It will have no effect on the plans or proposed plans of adjacent territorial authorities and will not be inconsistent with them.

6.6 City of Lower Hutt District Plan

6.6.1 Area Wide Objectives of the District Plan

Chapter 1 of the City of Lower Hutt District Plan identifies the area wide objectives which the District Plan seeks to achieve. The area wide objectives which are considered to be relevant to the proposal are as follows:

1.10.1 Resource Management and the Tangata Whenua of Lower Hutt

Objective

To respond to the principles of the Treaty of Waitangi and other matters of significance to the tangata whenua as specified in the Act.

Policies

- (a) To have particular regard to tangata whenua's desire to carry out kaitiakitanga.*
- (b) To protect waahi tapu and sites of cultural or historical significance to tangata whenua from desecration or disturbance.*
- (c) To recognise and protect the tangata whenua desire to maintain and enhance their traditional relationship with the environment.*
- (d) To consult with the tangata whenua when discharging functions and duties under the Act.*

1.10.2 Amenity Value

Objective

To identify, maintain and enhance the character and amenity values of the different activity areas.

Policy

To identify within all activity areas the general character and amenity values of that activity area.

1.10.3 Residential Activity

Objective

To accommodate residential growth and development through consolidation of the existing urban area but to allow some peripheral development.

Policy

- (a) To provide opportunities for gradual intensification of residential densities by:
- (i) Enabling higher densities along major transport routes and near suburban focal points
 - (ii) Providing for infill development throughout the established residential areas to appropriate minimum standards, and
 - (iii) Managing the rate at which land at the periphery of the urban area is developed for residential purposes.

The proposed Plan Change is considered to be consistent with the above area wide objectives and policies of the District Plan. The Sites are currently classified as legal road and therefore the provisions of the adjoining activity areas are applied to the Sites. The proposed Plan Change will ensure that the Sites will have a zoning under the District Plan (General Residential Activity Area – partly Medium Density) once the legal road status of the properties has been uplifted. This zoning would be consistent with the adjoining properties which are also zoned General Residential Activity Area (partly Medium Density). It is therefore considered that the proposed Plan Change will result in the Sites being zoned appropriately to maintain the general character and amenity values of the local environment.

6.6.2 Specific District Plan Objectives and Policies

The proposed Plan Change is considered to be consistent with the relevant objectives and policies pertaining to the General Residential Activity Area of the City of Lower Hutt District Plan. The objectives and policies of the General Residential Activity Area which are considered to be relevant to this proposal are as follows:

General Residential Activity Area Objectives and Policies

4A 1.1.1 Residential Character and Amenity Value

Objective

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

Policies

- (a) That opportunity be provided for a diversity of residential activities.
- (b) To restrict the range of non-residential, and commercial activities to those which will not affect adversely the residential character or amenity value.
- (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.

4A 1.1.2 Medium Density Residential Development

Objective

To ensure opportunity is made for medium density residential development around some commercial centres, along major transport routes, and where amenity values will not be affected adversely and where there is appropriate servicing of development.

Policies

- (a) That opportunity for medium density be made along major transport routes, around some commercial centres, in the residential area between Jackson Street and the Esplanade, Petone, where existing dwelling densities are higher, and where amenity values will not be affected adversely and where there is appropriate servicing of development.*
- (b) To avoid, remedy or mitigate the adverse effects of higher dwelling densities on the surrounding area, caused by height of buildings, intensity, scale and location.*
- (c) That medium density development be encouraged where it is in general accordance with the direction provided by the Design Guide for Medium Density Housing and maintains and enhances on site amenities and consistency with the surrounding residential character and minimises impact on the natural environment.*

4A 1.2.1 Building Height, Scale, Intensity and Location

Objective

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.

Policies

- (a) To establish a minimum net site area and maximum site coverage requirement to ensure medium density development is achieved.*
- (b) To establish a minimum net site area and maximum site coverage to ensure opportunity is provided for higher density residential development where appropriate, without affecting adversely the amenity values.*
- (c) To ensure all new development is of a height and scale, which is compatible with surrounding residential development.*
- (d) To ensure a progressive reduction in height of buildings the closer they are located to a site boundary, to maintain adequate daylight and sunlight to adjoining properties.*
- (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.*
- (g) To establish a minimum permeable surface area to assist with the sustainable management of stormwater.*
- (h) That where practicable, the siting of accessory buildings be managed to maintain safety and visibility during manoeuvres.*
- (j) To ensure that the developments are in general accordance with the Design Guide for Medium Density Housing to control other aspects of design, such as quality of onsite amenity, integration of buildings and landscaping in respect to open space and compatibility with surrounding development patterns and low environmental impact.*

It is considered that the provisions of the General Residential Activity Area are appropriate for the Sites in terms of achieving the purpose of the Act, in that the provisions of the General Residential Activity Area will provide for the sustainable management of the natural and physical resources of the Sites. No changes are proposed to the objectives, policies and rules of the General Residential Activity Area as part of this proposed Plan Change. With regard to their efficiency and effectiveness, it is considered that the existing policies and rules for the General Residential Activity Area are the most appropriate for achieving the objectives and it is appropriate that they be applied to the Sites.

It is considered that the existing rules within the General Residential Activity Area, along with the general rules of the District Plan, are sufficient to ensure that the amenity values and character of the Sites and the surrounding area are maintained and that any adverse effects on the environment are avoided, remedied or mitigated.

6.7 Other Strategies and Plans

The Hutt City Council has a number of strategies and plans which are considered relevant to this proposed Plan Change, namely:

- Economic Development Strategy 2009
- Environmental Sustainability Strategy 2009
- Long Term Council Plan (LTCP) 2012
- Draft Urban Growth Strategy

The proposed Plan Change is considered to be consistent with the outcomes sought under the above strategies and plans.

6.8 Consultation

Council has carried out consultation with the following statutory authorities in accordance with the Schedule 1 of the Resource Management Act, 1991:

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

Feedback was received from Port Nicholson Block Settlement Trust who confirmed that they do not oppose the proposed Plan Change.

While we did not hear from the other parties during this consultation phase, we note that when the proposed Plan Change is notified these parties will be contacted directly and will have the opportunity to lodge a formal submission.

7. EVALUATION OF OPTIONS

The proposed Plan Change is seeking to zone the Sites as General Residential Activity Area (partly Medium Density) under the District Plan and thereby ensure the same provisions

apply to the Sites once the legal road has been stopped and Rule 14A (a) no longer applies. The properties which adjoin the Sites are zoned General Residential Activity Area (partly Medium Density).

Four principal options have been explored as part of the preparation of the proposed Plan Change. These options include

- Status Quo (do nothing);
- Zone the Sites partly as General Residential Activity Area and partly as General Residential Activity Area - Medium Density; and
- Zone all the Sites as General Residential Activity Area
- Zone all the Sites as General Residential Activity Area – Medium Density

As noted previously, the Council's decision to sell publicly owned land is not a relevant matter for consideration in terms of the Resource Management Act 1991, or the assessment undertaken in accordance with Section 32 of the Act. Accordingly the zoning options considered below are based on the premise that it is the intention of the Council to declare the land surplus subject to the outcome of this proposed Plan Change process and the road stopping process.

The cost and benefits of these options are discussed below.

OPTION	EVALUATION
<p>Option 1: Status Quo</p> <p><u>NOT RECOMMENDED</u></p>	<p><u>Benefits:</u></p> <ul style="list-style-type: none"> • Avoids the costs associated with the plan change process <p><u>Costs:</u></p> <ul style="list-style-type: none"> • The Sites are no longer needed for the roading purpose which they were previously used for. Once the legal road status is removed the Sites will not have a zoning under the City of Lower Hutt District Plan. • Any future development or new activity on the Sites or including the Sites would be a non-complying activity, therefore requiring resource consent • Having several sites with no zoning does not comply with the intention of the District Plan. • Having no zoning under the District Plan is not consistent with the zoning of adjoining properties. • Having no zoning would not allow for the appropriate utilisation of the resource. • Having no zoning would degrade the value and the revenue potential of the Sites.
<p>Option 2: Zone the Sites partly as General Residential Activity Area and partly as General Residential Activity Area - Medium Density.</p>	<p><u>Benefits:</u></p> <ul style="list-style-type: none"> • Ensures that the Sites would have a zoning when the legal road is stopped. • Provides certainty to the future development potential of the Sites once the road is stopped. • Results in a zoning which is consistent with the adjoining properties and the character and amenity values of the local environment. • Results in a zoning which allows for the redevelopment of the

OPTION	EVALUATION
<p><u>RECOMMENDED</u></p>	<p>wider area for residential purposes, thereby allowing for the optimum use of the resource.</p> <ul style="list-style-type: none"> • Optimises the revenue potential of sale (as compared to a site with no zoning). <p><u>Costs:</u></p> <ul style="list-style-type: none"> • The costs associated with the plan change process.
<p>Option 3: Zone all the Sites as General Residential Activity Area.</p> <p><u>NOT RECOMMENDED</u></p>	<p><u>Benefits:</u></p> <ul style="list-style-type: none"> • Ensures that the Sites would have a zoning when the legal road is stopped. • Provides certainty to the future development potential of the Sites once the road is stopped. • Results in a zoning which allows for the redevelopment of the wider area for residential purposes, thereby allowing for the optimum use of the resource. • Optimises the revenue potential of sale (as compared to a site with no zoning). <p><u>Costs:</u></p> <ul style="list-style-type: none"> • The costs associated with the plan change process • Results in a zoning which is not always consistent with the adjoining properties and the character and amenity values of the local environment. • Creates pockets of General Residential Activity Area in surrounded by properties zoned Medium Density
<p>Option 4: Zone all the Sites as General Residential Activity Area – Medium Density.</p> <p><u>NOT RECOMMENDED</u></p>	<p><u>Benefits:</u></p> <ul style="list-style-type: none"> • Ensures that the Sites would have a zoning when the legal road is stopped. • Provides certainty to the future development potential of the Sites once the road is stopped. • Results in a zoning which allows for the redevelopment of the wider area for residential purposes, thereby allowing for the optimum use of the resource. • Optimises the revenue potential of sale (as compared to a site with no zoning). <p><u>Costs:</u></p> <ul style="list-style-type: none"> • The costs associated with the plan change process • Results in a zoning which is not always consistent with the adjoining properties and the character and amenity values of the local environment. • Creates pockets of sites zoned Medium Density surrounded by properties zoned General Residential Activity Area.

7.1 The Risk of Acting or Not Acting

Section 32 (4) (b) of the Resource Management Act 1991 states:

- (4) *For the purposes of [[the examinations referred to in subsections (3) and (3A)], an evaluation must take into account—*
- (b) *the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.*

In considering the proposal against Section 32 (4) of the Resource Management Act 1991, it is considered that Council has sufficient information about the subject matter relative to this proposed Plan Change.

8. SUMMARY

Due to the demolition of the existing dwellings and the intention to redevelop the wider area by Housing New Zealand Corporation in partnership with City Living Group Ltd. the Streets and Service Lanes subject to this Plan Change which are currently classified as legal road, are no longer required for this purpose.

The proposed Plan Change seeks to zone the Sites as General Residential Activity Area – partly Medium Density. Thereby the Sites would have a zoning which is consistent with the zoning of the surrounding area and the provisions currently applying to the Sites (under Rule 14A (a) of the District Plan) would remain unchanged once the legal road status of the Sites is uplifted.

The evaluation of the proposed Plan Change has included an assessment of effects on the environment from zoning the Sites as General Residential Activity Area and the subsequent development that will be enabled by this zoning. The proposed General Residential Activity Area zoning is considered to be consistent with the zoning of the surrounding properties in the immediate vicinity and would allow for future development of the Sites in a manner which is in keeping with the amenity values of the local environment.

A policy analysis of the relevant national, regional and local policies and plans has been undertaken. Overall, it is considered that the proposed Plan Change is consistent with the objectives and policies of the relevant policies and planning documents. The proposed General Residential Activity Area zone and the rules associated with the zoning are considered to enable an appropriate level of future development on the Sites while managing the adverse effects on the environment. No changes are proposed to the General Residential Activity Area provisions of the District Plan as part of the proposed Plan Change.

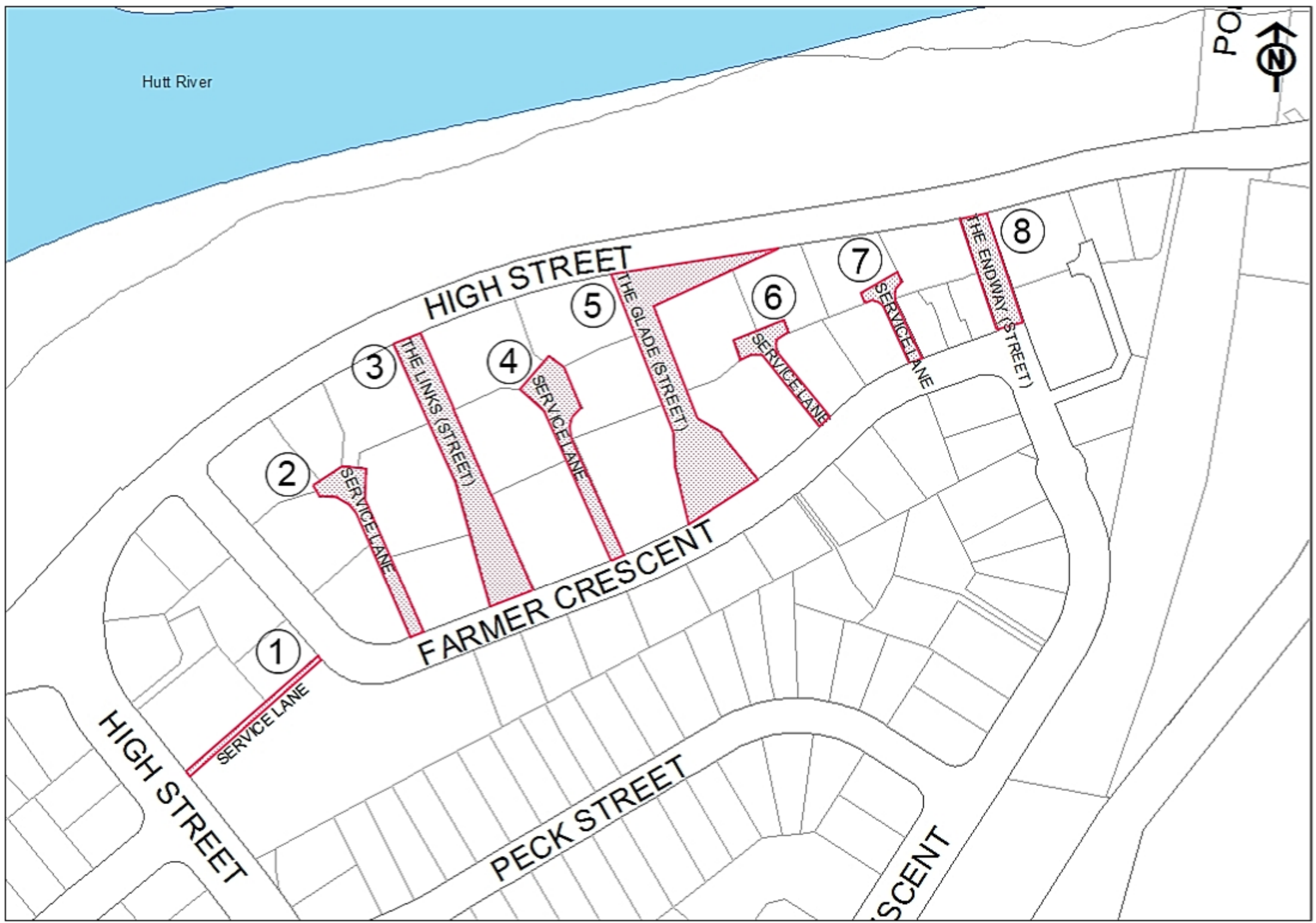
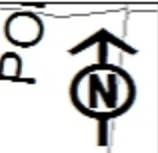
The costs and benefits of the proposed Plan Change have been assessed against the purpose of the Resource Management Act 1991. The costs and benefits of the options for the Sites have been evaluated and the recommended option (Option 2 - Zone the Sites as General Residential Activity Area and General Residential Activity Area – Medium Density) is considered to be the most appropriate in terms of achieving the purpose of the Act. Overall the proposed Plan Change is considered to be consistent with the purpose and principles of the Act.

Appendices

- Appendix 1:** Plan of the area, showing the Sites proposed to be zoned General Residential Activity Area
- Appendix 2:** Operative District Plan Map F2
- Appendix 3:** Copies of the Proclamation and the Order in Council which created the Legal Roads
- Appendix 4:** Assessment of Infrastructure located on the Sites

Appendix 1: Plan of the area, showing the Sites proposed to be zoned General Residential Activity Area

Hutt River



HIGH STREET

FARMER CRESCENT

PECK STREET

SCENT

①

②

③

④

⑤

⑥

⑦

⑧

SERVICE LANE

SERVICE LANE

THE LINKS (STREET)

SERVICE LANE

THE GLADE (STREET)

SERVICE LANE

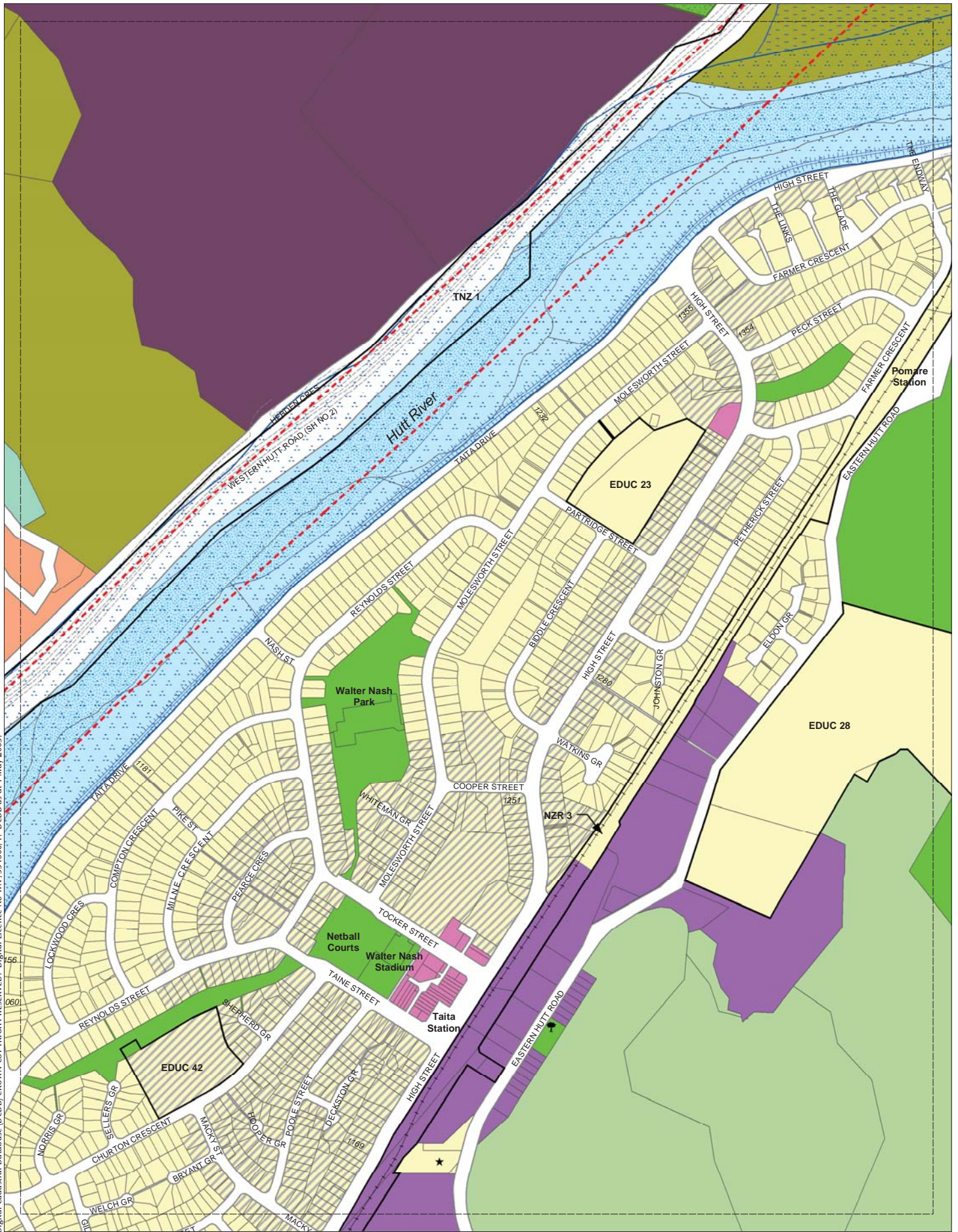
SERVICE LANE

THE ENDWAY (STREET)

HIGH STREET

Appendix 2: Operative District Plan Map F2

Digital Cadastral Database (DCDB) CROWN COPYRIGHT RESERVED. Digital Licence No WN 1354600/1. DCDB as at 1 May 2003.



Updated 1 December 2011

ACTIVITY AREAS

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

ANNOTATIONS

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



E1	F1	G1
E2		G2
E3	F3	G3



District Plan - City of Lower Hutt

Scale 1:6000

F2

Appendix 3: Copies of the Proclamation and the Order in Council
which created the Legal Roads

574225


6

Particulars Entered in Register-book.

No. 620/34,60,442 Folio 165/295

the 25th day of *Apr.* 1943

at 9.2



J. K. K...

District Land Registrar,
WELLINGTON.

Recorded on Judge's Sheet
Lower Sheet 31, 50, 53, 58, 69,
2121, 1909, 21749, 19600, 7576,
15683, 19176, 24643, 23298,
23451, 23299, 13574, 15336
15427, 24159.

5/11/43
[Signature]

LAN

Memo: *Proc.*

Folio: *M.O.W.*

25 OCT 1943

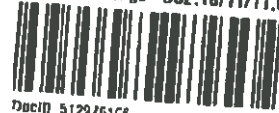
Time: *9.2 a.m.*

Sheet N: *5063*

[Signature]

PROC 574225 Proclama

Cpv - 01/01.Pgs - 002.18/11/71.07:57



DocID 512976106

Extrait from *N.Z. Gazette*, 10 October 1963, No. 60, page 1555

Land Proclaimed as Street in the City of Lower Hutt

BERNARD FERGUSSON, Governor-General

A PROCLAMATION

PURSUANT to section 29 of the Public Works Amendment Act 1948, I, Brigadier Sir Bernard Edward Fergusson, the Governor-General of New Zealand, hereby proclaim as street the land described in the Schedule hereto.

SCHEDULE

WELLINGTON LAND DISTRICT

ALL those pieces of land situated in the City of Lower Hutt, Wellington R.D., described as follows:

- | A. | R. | P. | Being |
|---|----|-------|--|
| ✓ 2 | 2 | 33-48 | Lots 1 and 26, L.T. Plan 23298. |
| ✓ 2 | 2 | 7-65 | Lots 1, 2, 34, and 44, L.T. Plan 23299. |
| All being parts certificate of title, Volume 680, folio 52, Wellington Land Registry. | | | |
| A. | R. | P. | Being |
| 0 | 2 | 20-14 | Lot 25, L.T. Plan 24159. Part certificates of title, Volume 680, folios 39 and 40, Wellington Land Registry. |
| 0 | 1 | 26-06 | Lot 11, D.P. 15683. Part certificate of title, Volume 165, folio 295, Wellington Land Registry. |

Given under the hand of His Excellency the Governor-General, and issued under the Seal of New Zealand, this 7th day of October 1963.

[L.S.]

W. S. GOOSMAN, Minister of Works.

GOD SAVE THE QUEEN!

(H.C. 4/71/75; D.O. 9/399/0)

R. E. OWEN, Government Printer, Wellington, New Zealand.


12 November, 1963.

The District Commissioner of Works,
P.O. Box 8008,
WELLINGTON.

Your Reference W.D.O.9/599/0.

As the service lane secondly described in the first schedule of the attached Order in Council has been re-schemed on a later plan, there does not seem much point in registering the Order in Council in its present form.

It would appear I should await your further instructions before proceeding with registration.


(R.J. Matthews).
for District Land Registrar.

Enc.

W.D.O. 9/599/0.

Ministry of Works,
District Office,
P.O. Box 8008,
WELLINGTON.

The District Land Registrar,
~~P.O. Box~~
WELLINGTON.

I enclose for deposit in your office:

- (i) Copy of a ~~Proclamation; Notice; Order~~ in Council;
- (ii) ~~Copy of the Plan M.O.W. referred to therein~~
- (iii) ~~Discharge of Compensation Certificate No.~~

Will you kindly register the document against all lands affected thereby, inform me when this has been done, and advise the number allotted to the document.

If you find the document doubtful or incorrect in any respect, will you please refrain from registering it and inform me at once.

~~Compensation Certificate No. need not be formally discharged as all the land in the certificate has become a public work and the purpose of the certificate has now been fulfilled.~~

H.A. Fullarton
District Commissioner of Works

per: 

Encl:

Plan files 23298, 23299, 23451, 24159.

Declaring Service Lanes and Access Ways to be Vested in the Corporation of the City of Lower Hutt and to be Under the Control and Management of the Lower Hutt City Council

BERNARD FERGUSSON, Governor-General

ORDER IN COUNCIL

At the Government House at Wellington this 9th day of October 1963

Present:

HIS EXCELLENCY THE GOVERNOR-GENERAL IN COUNCIL

PURSUANT to section 11 of the Housing Act 1955, His Excellency the Governor-General, acting by and with the advice and consent of the Executive Council, hereby orders and declares that the service lanes described in the First Schedule hereto and the access ways described in the Second Schedule hereto shall, on and after the date of this Order in Council, vest in the Mayor, Councillors, and Citizens of the City of Lower Hutt, and be under the control and management of the Lower Hutt City Council.

FIRST SCHEDULE

WELLINGTON LAND DISTRICT

ALL those pieces of land situated in the City of Lower Hutt, Wellington R.D., described as follows:

A. R. P. Being
0 2 9.76 Lots 25 and 33, L.T. Plan 23298, and Lots 40 and 43, L.T. Plan 23299.
0 0 24.32 Lot 46, L.T. Plan 23299.

All being parts certificate of title, Volume 680, folio 52, Wellington Land Registry.

SECOND SCHEDULE

WELLINGTON LAND DISTRICT

ALL those pieces of land situated in the City of Lower Hutt, Wellington R.D., described as follows:

A. R. P. Being
0 0 9.16 Lot 24, L.T. Plan 24159. Part certificate of title, Volume 680, folio 40, Wellington Land Registry.
0 0 7.5 Lot 3, L.T. Plan 23298. Part certificate of title, Volume 680, folio 52, Wellington Land Registry.

T. J. SHERRARD, Clerk of the Executive Council.

(H.C. 4/71/75; D.O. 9/599/0)

R. E. OWEN, Government Printer, Wellington, New Zealand.

SUPERSEDED BY LOT 7 D.P. 23451

574227

8

Order in Council No 580 894 revoking within Order
as to Lot 46 Plan 23299. - 24.12.1962 at 9.6am



Particulars Entered in Register-book.

Vol. 680/52. Folio 680/40.

the 25th day of October 1963

at 9.4 am

J. H. [Signature]
Assistant Land Registrar
WELLINGTON

NOT RECORDING LOT 46
D.P. 23299. NOW SUPERSEDED
BY LOT 7 ON D.P. 23451
WOUND YOU GET THIS CORRECTED
PLEASE

Recorded on Index Sheet
Lower Part 55, 55 & 59.
D.P's: 24159, 23298, 23299;
1916, 23091, 15396. 5/11/63

LAND & DEEDS

Nature: *Proc. O.I.C.*

Form: *M.O.W.*

25 OCT 1963

Time: *9.4 a.m.*

Fees: &

Abstract No. *5063*

Appendix 4: Assessment of Infrastructure Located on the Sites



27 June 2013

Bruce Hodgins
Hutt City Council
Private Bag 31912
Lower Hutt 5040

Our ref: 51/30553/

Dear Bruce

Pomare Subdivision Existing Services Report

1 Background

The Farmer Crescent area is proposed to be redeveloped and has been called the Pomare subdivision. As part of this proposal various land parcels (which we understand to be road reserve) need to be redesignated to allow for the redevelopment of this area. These land changes relate largely to the redesignation of several service lanes, several paper roads and access ways. These land parcels were previously used for vehicular and pedestrian access to the now demolished state housing.

2 Scope

The scope of this report is to outline the services that exist within the above mentioned land and the likely measures that will need to be implemented to allow for future access by the service authorities within the new subdivision.

3 Existing Services

A desktop assessment has been undertaken on the services within the land utilising both the existing services information (both electronic and hard copy asbuilts) and our knowledge of the Hutt City Council services.

Given that here are eight areas of land requiring plan change the assessment has been prepared in a table format. These areas have been listed in order from north to south based on the attached plan:

- The Endway
- Service Lane 1
- Service Lane 2
- The Glade
- Service Lane 3
- The Links
- Service Lane 4
- Accessway

No underground services plans were received in time to complete this report hence comments are based on the visual assessment of the site. Once this information is available an addendum to this report can be issued if required.

3.1 The Endway

Table 1 Existing Services in The Endway

Service	Details	Comments
Water	100 mm diameter main over full length	Not likely for renewal
	50 mm ridermain over part of length	Should be disconnected and capped at the main
Sewer	150 mm diameter main crossing access way	Could be made redundant if not required for the subdivision
Stormwater	750 mm diameter main over full length	Will require an easement
	Sump and lead	Could be made redundant if not required for the subdivision
Other Services	Street lighting underground over full length	Should be disconnected at supply points
	Other services unknown at time of writing this report	

3.2 Service Lane 1

Table 2 Existing Services in Service Lane 1

Service	Details	Comments
Water	No services	
Sewer	150 mm diameter main crossing turning head	Could be made redundant if not required for the subdivision
Stormwater	No services	
Other Services	Overhead power and telco with street lighting off the power poles	All electrical services should be laid underground as per Council subdivisional requirements
	Other services unknown at time of writing this report	

3.3 Service Lane 2

Table 3 Existing Services in Service Lane 2

Service	Details	Comments
Water	No services	
Sewer	No services	
Stormwater	Sump in lane beside Farmer Crescent	Could be made redundant if not required for the subdivision
Other Services	Overhead power and telco with street lighting off the power poles	All electrical services should be laid underground as per Council subdivisional requirements
	Other services unknown at time of writing this report	

3.4 The Glade

Table 4 Existing Services in The Glade

Service	Details	Comments
Water	50 mm diameter rider mains linking Farmer Crescent and High Street	Should be disconnected and capped at the main
Sewer	No services	
Stormwater	150 mm diameter main to Farmer Crescent	Should be disconnected and capped at the main
	150 mm diameter main to High Street	Should be disconnected and capped at the main
Other Services	Street lighting underground over full length	Should be disconnected at supply points
	Other services unknown at time of writing this report	

3.5 Service Lane 3

Table 5 Existing Services in Service Lane 3

Service	Details	Comments
Water	No services	
Sewer	No services	
Stormwater	Sump in lane beside Farmer Crescent	Could be made redundant if not required for the subdivision

Service	Details	Comments
Other Services	Overhead power and telco with street lighting off the power poles	All electrical services should be laid underground as per Council subdivisional requirements
	Other services unknown at time of writing this report	

3.6 The Links

Table 6 Existing Services in The Links

Service	Details	Comments
Water	50 mm diameter ridermains linking Farmer Crescent and High Street	Should be disconnected and capped at the main
Sewer	No services	
Stormwater	150 mm diameter main to Farmer Crescent	Should be disconnected and capped at the main
Other Services	Street lighting underground over full length	Should be disconnected at supply points
	Other services unknown at time of writing this report	

3.7 Service Lane 4

Table 7 Existing Services in Service Lane 4

Service	Details	Comments
Water	No services	
Sewer	No services	
Stormwater	No services	
Other Services	Overhead power and telco with street lighting off the power poles	All electrical services should be laid underground as per Council subdivisional requirements
	Other services unknown at time of writing this report	

3.8 Accessway

Table 8 Existing Services in Accessway

Service	Details	Comments
Water	No services	
Sewer	No services	
Stormwater	No services	
Other Services	Street lighting underground over full length	Should be disconnected at supply points
	Other services unknown at time of writing this report	

3.9 General Services Comments

While the services have been considered specifically for the areas where there will be a land change, it is also worth noting that there is a 525 mm diameter stormwater main running through properties at the southern end of Farmer Crescent (numbers 84-90 Farmer Crescent).

There is also a significant network of 150 mm diameter sewer main throughout the area bound by Farmer Crescent and High Street that could be retained if in keeping with the proposed subdivision.

If it is intended to reuse some of the existing services then the remaining life should be considered. Note these services were all installed around 1960.

In general it is recommended that all services are renewed for a new subdivision.

4 Easements

Easements should be placed over all council controlled services that are proposed to be retained for the Pomare subdivision. The width of the easements should be in accordance with council requirements.

5 Summary

Generally there are few services within the areas of land requiring a plan change other than the 750 mm stormwater pipe running through The Endway. This stormwater pipe services a much greater catchment area than the immediate residential area of Farmer Crescent.

Given that there are few services within these areas of land and that some of this will become redundant then it is our opinion it is unlikely that there will be any significant issues that may impact on the land change.

Easements should be placed over all council services that are retained.

I trust this report meets your requirements. Should you have any questions please do not hesitate to contact me to discuss further.

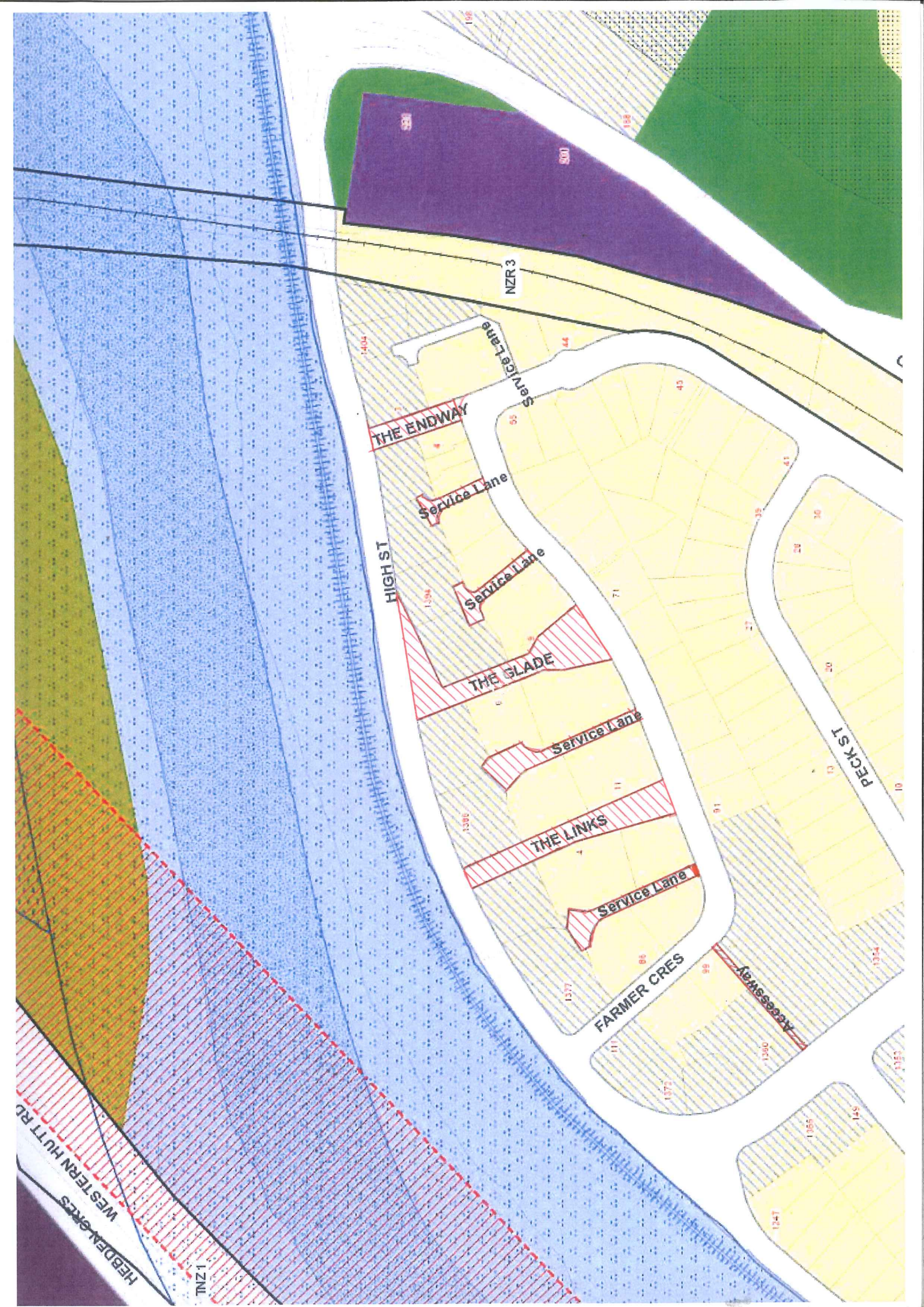
Kind Regards



Simon Bird

Senior Project Engineer
04 570 0423

Attachment: Plan Showing Extent of Proposed Plan Change



NZR 3

THE ENDWAY

Service Lane

Service Lane

HIGH ST

THE GLADE

Service Lane

THE LINKS

Service Lane

FARMER CRES

PECK ST

Accessway

HEBDEAKERS WESTERN HUTT RD

TNZ 1

Part 5: Copy of Submission Form

Submission on publicly notified Proposed District Plan Change



Clause 6 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

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

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

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

Proposed District Plan Change No:

Title of Proposed District Plan Change:

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

Please give details:

(Please use additional pages if you wish)

4. My submission is:

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

(Please use additional pages if you wish)

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

Give precise details:

(Please use additional pages if you wish)

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

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

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	<i>Date</i>
--	-------------

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

Submission number
OFFICE USE ONLY