

Proposed District Plan Change 49

Copeland Street Reserve
Rezoning to General Residential Activity Area – Medium
Density and General Recreation Activity Area

Summary of Decisions Requested (Summary of Submissions)

Publicly Notified:

24 October 2017

Further Submissions Close:

7 November 2017 at 5.00pm

PUBLIC NOTICE

Public Notification of the Summary of Decisions Requested on Proposed District Plan Change 49 to the City of Lower Hutt District Plan

Clause 8 of the First Schedule of the Resource Management Act 1991

Proposed District Plan Change 49 – Copeland Street Reserve Rezoning to General Residential Activity Area – Medium Density and General Recreation Activity Area

Hutt City Council has prepared the summary of decisions requested (summary of submissions) received on Proposed Plan Change 49.

Proposed Plan Change 49 seeks to rezone a Hutt City Council owned area of land at the south-western end of Copeland Street Reserve from General Recreation Activity Area to General Residential Activity Area – Medium Density, while rezoning two properties at 51 and 53 Hall Crescent from General Residential Activity Area – Medium Density to General Recreation Activity Area.

The purpose of this Plan Change is to ensure that the Sites will have a zoning that is consistent with the surrounding area and that any use and development of the Sites will be managed under the existing provisions of the District Plan.

The summary of decisions requested and full copies of the submissions are available and can be inspected:

- on Council's website: [huttcity.govt.nz/ district-plan-change-49](http://huttcity.govt.nz/district-plan-change-49);
- at all Hutt City Council Libraries; and
- at the Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt.

Copies can also be requested by contacting Hutt City Council:

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

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

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

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

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

A further submission may be made no later than 10 working days after the day on which this public notice is given.

Further Submissions close on 7 November 2017 at 5pm

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

- Online [huttcity.govt.nz/ district-plan-change-49](http://huttcity.govt.nz/district-plan-change-49)
- Email: submissions@huttcity.govt.nz
- Post: District Plan Division, Hutt City Council, Private Bag 31912, Lower Hutt 5040
- In Person: Council Administration Building, 30 Laings Road, Lower Hutt

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

Please contact Nathan Geard (04 570 6996) or (Nathan.Geard@huttcity.govt.nz) if you have any questions about the proposed plan change.

Tony Stallinger
Chief Executive

24 October 2017

Summary of Submissions and Decisions Requested

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SUMMARY OF SUBMISSIONS AND DECISIONS REQUESTED FOR PROPOSED PLAN CHANGE 49

DPC49/1 C and G Hall					
Sub. Ref.	Amendment & Provision	Support / Oppose	Reasons	Decision/Relief Sought	Wish to be heard
1.1	All of the proposal	Support	The submitter considers that the open spaces and green spaces are an attractive part of the local area and that they contribute to the amenity of the submitters' dwelling. The proposed plan change does not change the recreation zoning behind the submitters dwelling and therefore the submitter supports the proposed plan change.	That Hutt City Council ensures that the appropriate balance is struck between provision of recreation space while meeting housing needs and that the section of Copeland Street Reserve behind 57 Hall Crescent is retained as General Recreation Activity Area as is currently proposed.	No

DPC49/2 Powerco					
Sub. Ref.	Amendment & Provision	Support / Oppose	Reason	Decision/Relief Sought	Wish to be heard
2.1	Entire Plan Change	Not stated	Powerco owns a live gas pipe that runs along the side of the driveway off Copeland Street. The submitter refers to objectives and policies of the National Policy Statement on Urban Development Capacity that should be given regard to - these relate to the supply and coordination of urban development and infrastructure. The submitter wants to ensure it continues to have the ability to operate, maintain, upgrade and access the pipe and wishes to be involved in future development proposals for the site to ensure its infrastructure is taken into account when subdivision(s) occur and during the physical development of the site. The submitter states that depending on the future use of the land that easements may be required and that removal of the pipe would need to be arranged through Powerco.	Not stated	No

DPC49/3 Dr Linda Mead

Sub. Ref.	Amendment & Provision	Support / Oppose	Reasons	Decision/Relief Sought	Wish to be heard
3.1	Rezoning of the site	Oppose	The submitter considers urban design considerations as well as the high density residential review should be completed before proceeding with a plan change. There is potential for a walkway/cycle way/park/playground using the reserves that link from Hall Crescent, Copeland Street and Mitchell Street. The submitter considers rezoning to medium density would mean the linking of reserves would not be possible. Filling a large portion of this land with houses and roads would reduce permeable surface area and could result in poor drainage and flooding. The s32 is not valid as it should have considered scenarios with high density residential areas.	That rezoning of the land should not proceed.	Yes

DPC49/4 D and C Tourell

Sub. Ref.	Amendment & Provision	Support / Oppose	Reasons	Decision/Relief Sought	Wish to be heard
4.1	Rezoning of the reserve land	Oppose	The submitters oppose the plan change as the area is regularly used by children and adults and there is nowhere else nearby where these activities can be undertaken. The submitters opposed the reserve revocation and believed at that time that there was no decision on intended use of the site. However they were shown plans for development by Urbanplus. The submitters were told the original proposal was just to develop the bowling club land.	That the reserve status stay as it is now. If the land is developed use only the former bowling club land and sell the land on the open market to obtain the best price. The sale proceeds could be used for social housing.	Yes

DPC49/5 Accessible Properties

Sub. Ref.	Amendment & Provision	Support / Oppose	Reasons	Decision/Relief Sought	Wish to be heard
5.1	The rezoning from General Recreation to General Residential.	Support	The submission is by Accessible Properties on behalf of IHC. The submitter supports the plan change as it would result in a more appropriate zoning for an activity, an IHC day base, which occurs on a part of the land to be rezoned. The submitter agrees with the s32 that there will be sufficient recreation land remaining in the local area. The submitter considers that there is potential for the proposal to have positive socio economic effects through the provision of housing and that the amenity values of surrounding neighbours will be protected through the General Residential Activity Area provisions.	Council adopt the plan change in full.	Yes

DPC49/6 Housing New Zealand Corporation

Sub. Ref.	Amendment & Provision	Support / Oppose	Reasons	Decision/Relief Sought	Wish to be heard
6.1	Entire Plan Change	Neutral	The submitter considers an increase in land available for residential development is positive but that more investigation could have been undertaken to understand infrastructure capacity and whether the housing density could have been intensified because of proximity to amenities and services.	That the plan change be approved subject to more investigation into the infrastructural capacity of the area.	Yes

ADDRESSES FOR SERVICE – PROPOSED PRIVATE PLAN CHANGE 45

Subm. No	Submitter Name/Organisation	Address 1	Address 2	Address 3	email
DPC49/1	C and G Hall	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
DPC49/2	Powerco Ltd	Private Bag 2065	Epuni	NEW PLYMOUTH 4342	Simon.roche@powerco.co.nz
DPC49/3	Dr Linda Mead				[REDACTED]
DPC49/4	D and C Tourell	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
DPC49/5	Accessible Properties	c/- L. Beckett 4Sight Consulting	PO BOX 25356	WELLINGTON	laurenceb@4sight.co.nz
DPC49/6	Housing New Zealand Corporation	PO Box 2628		WELLINGTON 6011	Christine.Chong@hnzc.co.nz