

# **Proposed Private District Plan Change 45**

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

**Full Set of Submissions Received**

## **Proposed Private Plan Change 45 – Submissions Received**

DPC45/1	L & L Williams
DPC45/2	Sam Gifford – Cuttriss Consultants Ltd
DPC45/3	Barbara Dunn

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**From:** lynlen@xtra.co.nz  
**Sent:** Wednesday, February 22, 2017 9:18 AM  
**To:** Corporate Records  
**Subject:** RE PROPOSED Private District Plan Change45.....1N and57N Mandel Mews...

My Husband & myself are very much against the construction of a building as anyone with any common sense can see how it would deter what attraction we do have on our entrance into Mandel Mews and we can say we certainly don't get any help or beautification input from the developer....we as ratepayers do all the upkeep on the lawn and cleaning up rubbish etc..the building of a home will just cause such a narrow and parking problems so please leave things as they are.

Original Homeowners and try to keep the place as respectable as possible ...so do here our plea to keep things as they are.

L & L Williams

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**From:** Sam Gifford <sam.gifford@cuttriss.co.nz>  
**Sent:** Wednesday, February 22, 2017 10:47 AM  
**To:** Corporate Records  
**Subject:** PC 45 submission  
**Attachments:** HCC submission form.pdf

Hi There

Please find attached our submission for PC 45, regarding a minor administration error in the s32 report.

Kind Regards,  
Sam

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**Sam Gifford** | Senior Planner  
**Cuttriss Consultants Limited**  
Phone: 0275362869  
Email: [sam.gifford@cuttriss.co.nz](mailto:sam.gifford@cuttriss.co.nz)  
Web: <http://www.cuttriss.co.nz>

**One Company Positively Influencing Our Environment By Design**

# 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)*

*(If your submission does not fit in the above box please use this form as the cover page and use additional pages)*

**4. My submission is:** *(Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views)*

*(If your submission does not fit in the above box please use this form as the cover page and use additional pages)*

**5. I seek the following decision from Hutt City Council:** *(Give precise details)*

*(If your submission does not fit in the above box please use this form as the cover page and use additional pages)*

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:  
*(a signature is not required if you make your submission by electronic means)*

	<i>Date</i>
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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

ref: Gifford/28876

22 February 2017

To: Hutt City Council

Attention: Chief Executive

## **Submission on Proposed Plan Change 45 – 1N and 57N Mandel Mews**

This submission is in support of the Private Plan Change 45. However, subsequent to the notification of the plan change, it has become apparent that there has been a minor administrative oversight that requires further clarification.

This oversight relates to the operative zoning of both allotments, which form the application site. The current zoning of the site was not identified correctly in the s32 report. The s32 report incorrectly states that the allotments, at present, are solely zoned General Residential, in accordance with how they are defined on District Plan Map C5. However, Appendix 12 of Chapter 4A identifies a portion of both allotments contains a 300mm wide strip that is zoned General Business Activity Area (it is assumed that this Appendix is correct and there is an error on the District Plan maps). This submission seeks to maintain the outcome sought by Private Plan Change 45 (PC 45), being the removal of Rule 4A 2.1(q), Rule 11 2.2.1(a) General Residential 'Other' and Rezoning of Lot 64 DP 329306 to General Recreation; but also, to clarify that PC 45 is seeking to zone Lot 64 DP 319972 entirely as General Residential, and Lot 64 DP 329306 entirely as General Recreation.

It is understood that when the sites were given their current zoning, the first 300mm was zoned General Business to avoid the consenting requirements that may arise where a General Business site adjoins a General Residential property. In essence it means that the adjoining western site (being the railyard) adjoins another General Business zoned allotment. In any regard the adjoining site is a designated site (NZR2) and as such can be utilised by the requiring authority, KiwiRail, for the purposes of the designation, outside of the confines of the District Plan.

Despite not identifying this General Business zoning in the s32 report, the evaluation of options and subsequent assessment is still considered to be valid. The presence of the strip zoning is not considered to have any material effect on the level of assessment or resulting details contained within the report. The outcomes sought through PC 45 are in essence

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unchanged; being the removal of rules and appendices from the operative Plan, which will in turn allow for residential activity on Lot 64 DP 319972 as a permitted activity (subject to compliance with the relevant permitted activity standards) and the rezoning of Lot 64 DP 329306 to General Recreation Activity Area.

As the applicant argues we do not wish to be heard in support of this submission.

Yours faithfully



**Sam Gifford – Senior Planner**  
**CUTTRISS CONSULTANTS LTD**  
[sam.gifford@cuttriss.co.nz](mailto:sam.gifford@cuttriss.co.nz)

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**Subject:** FW: District Plan change - Rezoning of Land at 1N and 57N Mandel Mews  
**Attachments:** Hutt Council re rezoning of 1N and 57N Mandel Mews.doc; PC 45 - Submission Barbara Ann Dunn - Part 2.pdf

**From:** Barbara Dunn [<mailto:barbie.dunn@xtra.co.nz>]  
**Sent:** Thursday, 23 February 2017 10:45 AM  
**To:** Corinna Tessendorf  
**Subject:** Re: District Plan change - Rezoning of Land at 1N and 57N Mandel Mews

Hello Corinna

I attach my submission for the above. I will drop in the cover sheet later this afternoon. I found it easier to do it this way rather than do it online.

Barbara Dunn

**From:** [Corinna Tessendorf](#)  
**Sent:** Friday, January 27, 2017 2:14 PM  
**To:** [Barbara Dunn](#)  
**Subject:** RE: District Plan change

Dear Barbara,

I will put a hard copy of Proposed Private Plan Change 45 into today's mail for you.

In the meantime you can have a look at the plan change document online on Council's website [huttcity.govt.nz/district-plan-change-45](http://huttcity.govt.nz/district-plan-change-45).

There are two aspects I would like to point out:

1. When you have a look at the maps provided as part of the plan change document you will see that the properties affected by this proposed private plan change are the long narrow strips of vegetation along the boundary of Mandel Mews and the adjoining Kiwirail property.
2. This is a private plan change requested by the owner of this affected properties. It seeks to remove current District Plan provisions restricting the use and development of the northern property (1N Mandel Mews) and rezone the southern property (57N Mandel Mews) to General Recreation Activity Area. This plan change has not been initiated by Council.

Please feel free to contact me if you have any further question or would like to discuss (04 560 1043 or [corinna.tessendorf@huttcity.govt.nz](mailto:corinna.tessendorf@huttcity.govt.nz)).

Kind regards  
Corinna

**Corinna Tessendorf**  
Senior - Environmental Policy Analyst

Hutt City Council, 30 Laings Road, Private Bag 31912, Lower Hutt 5040, New Zealand  
T 04 560 1043, W [www.huttcity.govt.nz](http://www.huttcity.govt.nz)





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**From:** Barbara Dunn [<mailto:barbie.dunn@xtra.co.nz>]

**Sent:** Thursday, 26 January 2017 5:16 PM

**To:** Corinna Tessendorf

**Subject:** District Plan change

Hello Corinna

I note in this week's Hutt News there is a notice for Change of District Plan in relation to property at Mandel Mews. I am one of the properties affected - I live at 57 Mandel Mews - and my query is in relation to Rezoning of 57N Mandel Mews. Could you please send me a hard copy of the submission. I understand my neighbour called at your offices yesterday and also received a copy.

I am considering putting in a submission in respect of Lot 57N. My neighbour and I are the ones who have maintained the area over the last 13 years, rather than let it turn into a jungle. I might add there have two or three other people who have maintained the long strip on the workshops roadside over the years as well. We are now all getting a bit long in the tooth and battle with mobility problems to keep it up.

My address is 57 Mandel Mews, Waiwhetu, Lower Hutt.

I look forward to receiving a hard copy of the proposed amendment document.

Many thanks

Barbara Dunn

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# 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	Last <u>DUNN</u>	First <u>BARBARA ANN</u>
Company/organisation	<u>—</u>	
Contact if different		
Address	Number <u>57</u> Street <u>Mandel Mews</u>	
	Suburb <u>Waiwhetu</u>	
	City <u>Lower Hutt</u>	Postcode <u>5010</u>
Address for Service if different	Postal Address	Courier Address
Phone	Day <u>04 5663 717</u>	Evening <u>04 5663 717</u>
Fax	<u>—</u>	Mobile <u>—</u>
Email	<u>barbie.dunn@extra.co.nz</u>	

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

Proposed District Plan Change No:

45

Title of Proposed District Plan Change:

Re-zoning of Land @ 1N & 57N Mandel Mews

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

Please give details:

The building of a new dwelling, traffic flows & maintenance of existing areas. See emailed submission.

(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:

Oppose one amendment & support the other with suggested improvements.

(Please use additional pages if you wish)

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

Give precise details:

1. Whether proposal 1 i.e Amendment 1N goes ahead with decision on maintenance of narrow strip of land & 2. Whether suggested amendment on 57N goes ahead.

(Please use additional pages if you wish)

6. I ☐ **wish** ☐ **do not wish** to be heard in support of my submission.

(please tick one)

Not sure on this.

7. If others make a similar submission,

I ☐ **will** ☐ **will not** consider presenting a joint case with them at the hearing.

(please tick one)

Nor this. Will talk to neighbours first.

Signature of submitter:

(or person authorised to sign on behalf of submitter)

B A Dunn

23-2-17

Date

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

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Received by Customer Service Centre

on 23.2.17 Time 3.30

Corinna Tessendorf

SUBMISSION FROM BARBARA DUNN, 57 MANDEL MEWS, LOWER HUTT IN RESPECT OF PROPOSED DISTRICT PLAN CHANGE NO. 45 – Rezoning of Land at 1N and 57N Mandel Mews.

I wish to submit a submission in respect of a Private District Plan Change 45 – Rezoning of land at 1N and 57N Mandel Mews. In respect of 1N Mandel Mews, building a dwelling on the portion of land by the workshop gates is obviously a departure from the normal allowable boundaries from adjoining properties (i.e. the workshops) and the road/berm/footpath area. What concerns me is traffic flow coming in and out of the Mews, plus traffic in and out of the workshop gates. The roadway is narrower at that point and there are the driveways into Nos. 1 and 3 to consider also.

Over the last several years it is the residents of the Mews who have cleared up the rubbish and maintained the whole of 1N. One elderly gentleman at the cul-de-sac end has maintained and planted extra vegetation over several years, another elderly gentleman who has advanced Parkinson's has mown the lawn and undertaken quite a lot of planting at the at the workshop end where it is proposed to erect the dwelling.

As the trees have grown over the years they have encroached onto the road causing another traffic hazard so some of us have cut the offending branches. A few of the trees have also died and we have replanted other trees in the gaps. Some of us who have maintained this stretch of roadway are now getting quite elderly and not so physically able so it was pleasing to see a Council truck recently doing a trim of the trees, although some of them could still be topped as during the winter we are losing the sun quite early.

The other concern I have is the 3 x 2 metre 57N plot. This is next to my property No. 57. Over the last 13 years I have maintained this area. The original tree grew quite large and high then slowly over a couple of years died so I planted a kowhai tree. However all the rubbish weeds and thistles keep coming through despite my neighbour at No 37 and I putting down weed mat and wood chips. I am dependent these days on a stick and my neighbour is presently on crutches so we have had to use weed-killer to assist in the removal of the rubbishy weeds.

I have no issue with the Council declaring that small patch reserve land but would like to make a suggestion to remove the tree and concrete the area similar to that on the other side of the alleyway between our two houses. It would make for better vision for cars exiting the alleyway onto the Mews road proper. It could also be used as extra holding bay space on rubbish days.

Barbara Dunn  
57 Mandel Mews  
Lower Hutt 5010  
barbie.dunn@xtra.co.nz