

# Proposed District Plan Change 25

Introduction of a Tertiary Education Precinct

Publicly Notified:  
Submissions Close:

27 March 2012  
27 April 2012 at 5.00pm



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## Part 1: Introduction

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### 1. What is Proposed Plan Change 25?

This proposed plan change seeks the introduction of a new Tertiary Education Precinct which would apply to the WelTec's existing campus in Petone for the purpose of providing for ongoing use and development of the campus to meet future tertiary education needs whilst also providing greater certainty for the community.

The proposed plan change amends the relevant activity areas of the District Plan to specifically provide for the tertiary education activities of WelTec whilst retaining the underlying zoning provisions. To ensure the particular amenity of each of the surrounding areas is best protected, and at the same time the activities of WelTec can be provided for in an appropriate way, rules are applied differently throughout the campus. Specific additional controls are provided for in the Tertiary Education Precinct where the precinct boundary abuts residential activities within the General Residential Activity Area.

In addition to creating a Tertiary Education Precinct for the campus, related changes to Chapter 14A (iii) (Car and Cycle Parking) and Chapter 14B (Signs) of the District Plan are proposed to more appropriately manage on-site carparking and signage requirements. The specific changes proposed to the District Plan are detailed in Part 3 of this document.

### 2. Scope of Proposed Plan Change 25

This proposed plan change generally applies to the land identified on Figure 1 below. It includes all land currently owned or leased by WelTec in Kensington Avenue, Elizabeth Street, Cuba Street, Udy Street and Bracken Street, Petone. The maps in Part 3 of this document show the exact location and extent of the proposed 'Tertiary Education Precinct'.

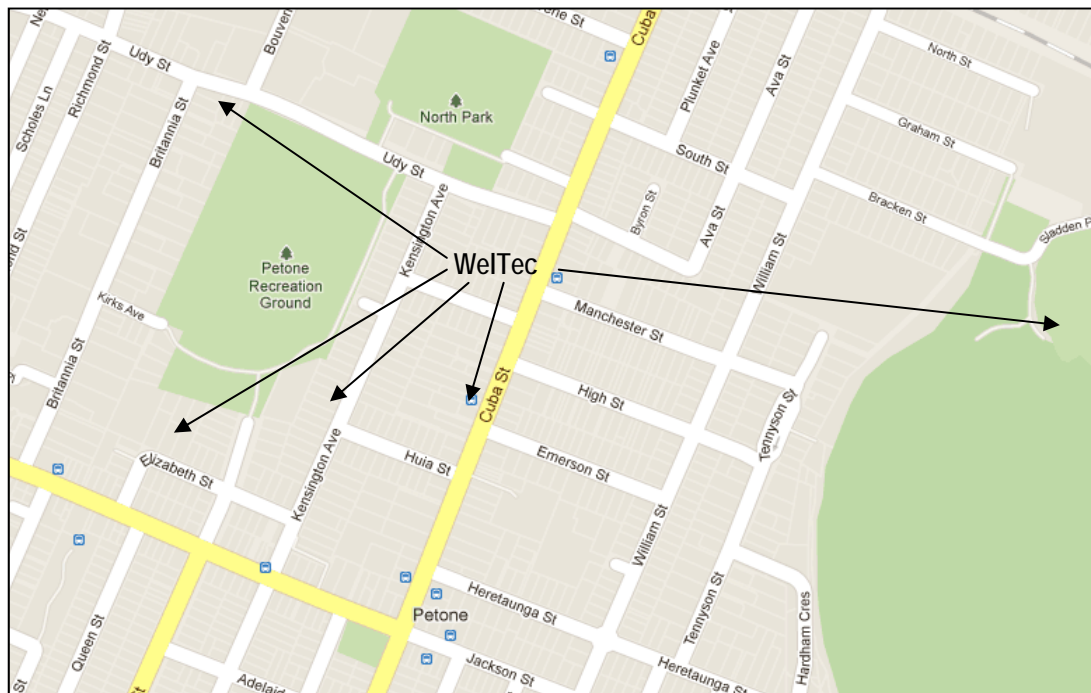


Figure 1: Location Plan

### 3. Reasons for Proposed Plan Change 25

In November 2011 WelTec have lodged a private plan change request with Council which would create a Tertiary Education Precinct covering the whole campus – land which WelTec owns or leases in the areas of Buick Street, Elizabeth Street, Kensington Avenue, Cuba Street and Bracken Street.

The process for a private plan change is set out in the First Schedule of the Resource Management Act 1991. Any person may request a change to the District Plan and Council must consider that request.

Clause 25 of the First Schedule of the Resource Management Act requires Councils who have received a request for a private plan change to do one of four things:

- (i) Adopt the plan change request in whole or in part, and notify it as a Council initiated plan change; or
- (ii) Accept the plan change request in whole or in part, and notify it as a private plan change; or
- (iii) Decide to deal with it as a resource consent; or
- (iv) Reject the plan change request.

At its meeting on 13 December 2011 Council agreed to adopt the private plan change as a Council plan change. By adopting the plan change, it becomes a change made by the local authority itself. This implies that the Council supports the proposed change. The plan change must be notified within four months of adoption and follow the process set out in Part I of the First Schedule of the Resource Management Act. Council's decision to adopt the private plan change limits the involvement of WelTec in the formal process.

### 4. Structure of this document

This document contains five parts:

<b>Part 1</b>	Introduction
<b>Part 2</b>	Copy of the public notice of Proposed Plan Change 25 which was advertised in the Hutt News on Tuesday 14 February 2012
<b>Part 3</b>	Proposed Amendments
<b>Part 4</b>	<i>Section 32 Evaluation</i> prepared for Proposed Plan Change 25, as required by section 74 of the Resource Management Act 1991
<b>Part 5</b>	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.

## 5. The Process of Proposed Plan Change 25

The process for preparing Proposed Plan Change 25 to date can be summarised as:

<b>November 2011</b>	<i>WelTec lodges Private Plan Change request with Hutt City Council</i>
<b>December 2011</b>	<i>Council agrees to adopt the private plan change and notify it according to the 1<sup>st</sup> Schedule of the RMA</i>
<b>27 March 2012</b>	<i>Proposed Plan Change notified</i>

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

- After the closing date for submissions, Council must prepare a summary of the submissions and this summary must be publicly notified;
- There must be an 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 his or her submission, a hearing must be held;
- 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.

## 6. Summary of Proposed Plan Change 25

Proposed Plan Change 25 proposes to create a Tertiary Education Precinct which covers the existing WelTec campus – land which WelTec owns or leases in the areas of Kensington Avenue, Buick Street, Elizabeth Street, Cuba Street, Udy Street and Bracken Street in Petone, and introduce associated District Plan provisions that would apply to WelTec’s Petone campus in the City of Lower Hutt District Plan.

The proposed plan change amends the relevant activity areas of the District Plan to specifically provide for the tertiary education activities of WelTec (a definition of which is proposed) whilst retaining the underlying zoning provisions. To ensure the particular amenity of each of the surrounding areas is best protected, and at the same time the activities of WelTec can be provided for in an appropriate way, rules are applied differently throughout the campus. Specific additional controls are provided for in the Tertiary Education Precinct where the precinct boundary abuts residential activities within the General Residential Activity Area.

The proposed plan change introduces permitted activity provisions (height, yards, recession planes etc.) which are intended to protect the amenity of the surrounding residential areas whilst acknowledging the existing campus buildings and character. It also proposes an amendment to the parking standards to reflect the particular characteristics of those using the campus. The formula proposed endeavours to ensure sufficient supply of on-site carparking without detracting from the amenity and character of the surrounding residential area.

## **General Residential Activity Area**

The following amendments to permitted activity conditions are proposed:

- Maximum height - from the current 8m in this zone increased to 12m for much of the precinct except where lower maximum heights are specified for set distances from some boundaries with residential properties;
- Minimum yards – current permitted activity conditions for the General Residential Activity Area apply for yards (minimum 3m for front yards and 1m for other yards) except increased to 3m within the precinct for some boundaries with residential properties;
- Recession plane - current permitted activity conditions for the General Residential Activity Area apply for recession planes except where they are more restrictive for some boundaries in relation to adjacent residential properties; and
- Site coverage rules - vary across the precinct from 40% over some of the campus to 60% for the Kensington Ave site which reflects the current site coverage (higher than current General Residential rules of 35%).

Within the General Residential Activity Area restricted discretionary activities would include tertiary activities within the precinct which do not comply with the applicable (current or amended) yard, recession plane, and/or site coverage rules.

Discretionary activities would include non-compliance with the proposed height provisions, as they apply to various parts of the campus.

## **General Business Activity Area**

No amendments to the permitted activity conditions are proposed.

Within the General Business Activity Area restricted discretionary activities would include tertiary education activities in the precinct which do not comply with the permitted activity conditions.

## **General Business Activity Area**

The proposed amendments to the existing permitted activity conditions relate to slightly increased site coverage and additional floor area of buildings.

## **Parking**

Parking standards for the proposed precinct are calculated using a new formula. Different formulas have been evaluated to achieve a balance in the provision of an adequate supply of on-site carparks to ensure the safe and efficient functioning of the road network, while not adversely affecting the character and amenity of the local area. The proposed formula, which is based on the number of staff and students, a level of kerbside carparking and utilisation rate of the on-site carparks, is considered the most effective and efficient for activities and development within the proposed Tertiary Education Precinct area.

## **Signs**

An increase in the maximum face area of signs is proposed within the precinct.

The above is a summary only, all the details of the proposed plan change can be found in Part 3 of this document.

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## **Part 2: Public Notice**

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# PUBLIC NOTICE

## Public Notification of Proposed District Plan Change 25 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 District Plan Change 25 Introduction of a Tertiary Education Precinct**

Proposed Plan Change 25 seeks the introduction of a new Tertiary Education Precinct which would apply to the WelTec's existing campus in Petone for the purpose of providing for ongoing use and development of the campus to meet future tertiary education needs whilst also providing greater certainty for the community.

The proposed plan change amends the relevant activity areas of the District Plan to specifically provide for the tertiary education activities of WelTec whilst retaining the underlying zoning provisions. To ensure the particular amenity of each of the surrounding areas is best protected, and at the same time the activities of WelTec can be provided for in an appropriate way, rules are applied differently throughout the campus. Specific additional controls are provided for in the Tertiary Education Precinct where the precinct boundary abuts residential activities within the General Residential Activity Area.

In addition to creating a Tertiary Education Precinct for the campus, related changes to Chapter 14A (iii) (Car and Cycle Parking) and Chapter 14B (Signs) of the District Plan are proposed to more appropriately manage on-site carparking and signage requirements.

#### **Documentation for Proposed Plan Change 25 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/Your-Council/Plans-and-publications/District-Plan/District-Plan-changes/District-Plan-change-25>

Copies can also be requested by contacting Hutt City Council:

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

### **Submissions close on FRIDAY 27 APRIL 2012 at 5.00pm**

Any person may make a submission on Proposed Plan Change 25. 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;
- Fax: (04) 570 6799;
- Email: [district.plan@huttcity.govt.nz](mailto: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

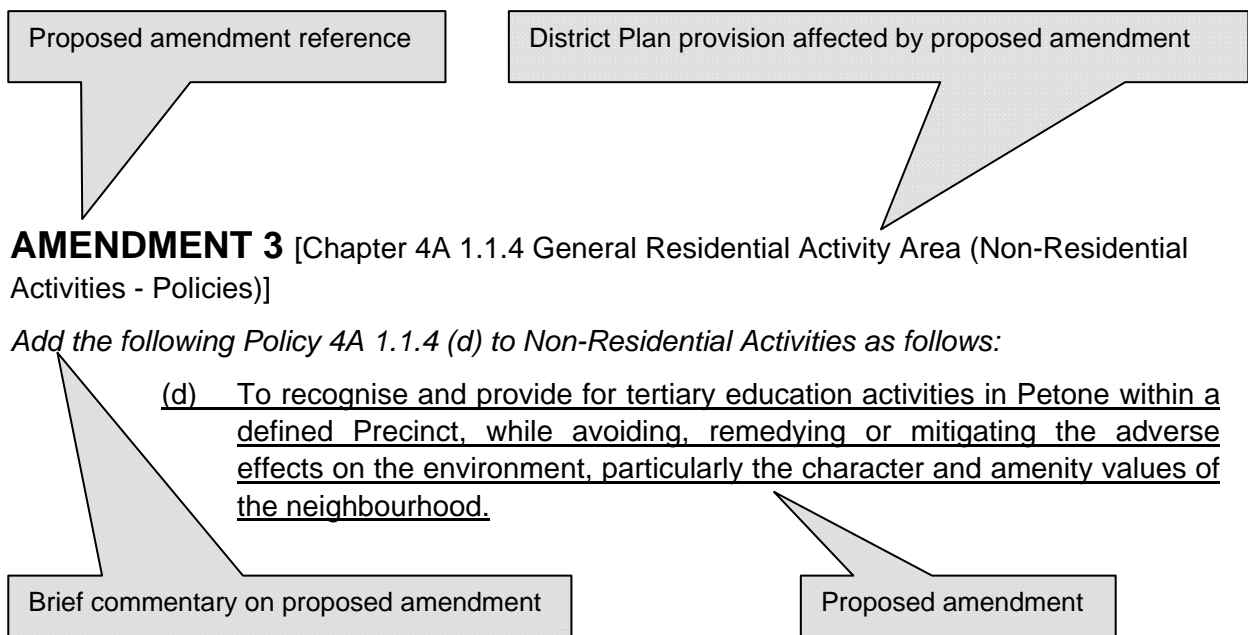
27 March 2012

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**Part 3:**  
**Proposed Plan Change 25**  
**Tertiary Education Precinct**  
**Amendment to Chapters 3, 4, 6, 7, 14**

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A total of 39 amendments are proposed. Each of these amendments is listed in the format as follows:



Any new text that is proposed to be added is underlined, while any text proposed to be deleted has been struck through.



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## Amendments to Chapter 3

### Definitions

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#### **AMENDMENT 1** [Chapter 3 Definitions]

*Add the following definition of Tertiary Education Activities to Chapter 3 Definitions as follows:*

#### **Tertiary Education Activities:**

means the use of land and buildings for the provision of regular instruction, teaching, learning or training by an Institution (as defined in Section 159(1) of the Education Act 1989), and includes ancillary administrative, student accommodation, recreational, cultural, health, childcare, social, retail and car parking activities and facilities.

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## Amendments to Chapter 4A

### General Residential Activity Area

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**AMENDMENT 2** [Chapter 4A 1.1.4 General Residential Activity Area (Non-Residential Activities - Issue)]

*Add the following to Issue 4A 1.1.4 Non-Residential Activities as follows:*

Non-residential activities in residential areas can support residential activities and provide social and economic benefits to the community. Such activities can have significant adverse effects upon surrounding residential properties. These adverse effects need to be avoided, remedied or mitigated to ensure that residential amenity values and character are maintained and enhanced.

**AMENDMENT 3** [Chapter 4A 1.1.4 General Residential Activity Area (Non-Residential Activities - Policies)]

*Add the following Policy 4A 1.1.4 (d) to Non-Residential Activities as follows:*

(d) To recognise and provide for tertiary education activities in Petone within a defined Precinct, while avoiding, remedying or mitigating the adverse effects on the environment, particularly the character and amenity values of the neighbourhood.

**AMENDMENT 4** [Chapter 4A 1.1.4 General Residential Activity Area (Non-Residential Activities – Explanation and Reasons)]

*Add the following 4A 1.1.4 Explanation and Reasons as follows:*

There are many activities which are non-residential in nature, but which are essential to allow residents to provide for their social, economic, and cultural well-being. These include education facilities ranging from child care facilities and pre-schools to tertiary facilities, places of assembly, medical and emergency facilities, and small retail activities to provide for daily needs of residents.

One principal non-residential activity is the Wellington Institute of Technology (“WelTec”) in Petone which has developed over many years, and as a public entity, it was previously protected by Public Works designations. WelTec is recognised as making an important contribution to the economic and social wellbeing of the city and wider region. To recognise the location, role, nature and activities on the WelTec campus, it is identified and managed within the District Plan as a ‘Tertiary Education Precinct’. The purpose of the Precinct is to provide for the ongoing use and development of the campus to meet future tertiary education needs, while using standards to ensure the adverse effects are avoided, remedied or mitigated so they are in keeping with the existing character and amenity of the area.

In recognition of the existing environment in which the campus is located, the Tertiary Education Precinct retains the underlying zoning. The Precinct comprises six areas, located in:

Udy Street

Elizabeth Street

Kensington Avenue (western side)

Kensington Avenue (eastern side)

Cuba Street

Bracken Street

Most of the Campus is located within the General Residential Activity Area, although the area in Cuba Street is within the General Business Activity Area, and the area in Bracken Street is within the General Recreational Activity Area.

...

Adverse effects may arise due to the appearance of the building and site, layout of the site, noise, storage of hazardous substances, light spill, vehicle and pedestrian movements. Specific additional controls are provided for in the Tertiary Education Precinct where the precinct boundary abuts residential activities within the General Residential Activity Area.

**AMENDMENT 5** [Chapter 4A 1.2.1 General Residential Activity Area (Building Height, Scale, Intensity and Location - Policies)]

*Add the following Policy 4A 1.2.1 (k) to Building Height, Scale, Intensity and Location as follows:*

- (k) To establish specific maximum height, maximum site coverage, minimum setback and recession plane standards within specific areas of the Tertiary Education Precinct to recognise the existing scale and intensity of the built development in the Precinct and to minimise adverse effects on the amenity values of abutting residential properties.

**AMENDMENT 6** [Chapter 4A 1.2.1 General Residential Activity Area (Building Height, Scale, Intensity and Location – Explanation and Reasons)]

*Add the following to Explanation and Reasons – (b) Site Coverage as follows:*

- (b) Site Coverage

Combined with net site area, site coverage helps to control building density. A maximum acceptable site cover of 35% has been set. Where higher density residential development is encouraged, this maximum site coverage has been set at 40% to allow more intensive use of the site, while protecting residential amenity values. Within the Tertiary Education Precinct, a maximum site coverage of 60% has been set for the area on the western side of Kensington Avenue, recognising the existing nature, scale and intensity of activities and development within the core of the campus. A 40% maximum site coverage standard applies to the areas in Udy Street, Elizabeth Street and the eastern side of Kensington Avenue.

**AMENDMENT 7** [Chapter 4A 1.2.1 General Residential Activity Area (Building Height, Scale, Intensity and Location – Explanation and Reasons)]

*Add the following to Explanation and Reasons – (c) Recession Plane, as follows:*

(c) Recession Plane

The recession plane.....

Within the Tertiary Education Precinct, a specific recession plane (and minimum yard) requirement applies to the southern boundary of the area in Udy Street and Kensington Avenue (both sides), which abut residential properties in the General Residential Activity Area, to ensure buildings are set back and are of a height to protect neighbouring residential properties from excessive shading and building dominance.

The standard recession plane requirement applies to other boundaries within the Precinct which adjoin the General Residential Activity Area. However, the recession plan requirement does not apply to internal boundaries within the Tertiary Education Precinct as such effects are internalised within the campus.

**AMENDMENT 8** [Chapter 4A 1.2.1 General Residential Activity Area (Building Height, Scale, Intensity and Location – Explanation and Reasons)]

*Add the following to Explanation and Reasons – (d) Yards, as follows:*

(d) Yards

The yard spaces .....

Within the Tertiary Education Precinct area, a specific minimum yard (and recession plane) requirement applies to the southern boundary of the area in Udy Street and Kensington Avenue (both sides), which abut residential properties in the General Residential Activity Area, to ensure buildings are setback and are of a height to protect neighbouring residential properties from excessive shading and building dominance.

The standard minimum yard requirement applies to other boundaries within the Precinct which abut the General Residential Activity Area. However the minimum yard setback requirement does not apply to internal boundaries within the Tertiary Education Precinct as such effects are internalised within the campus.

**AMENDMENT 9** [Chapter 4A 1.2.1 General Residential Activity Area (Building Height, Scale, Intensity and Location – Explanation and Reasons)]

*Add the following to Explanation and Reasons – (e) Height, as follows:*

(e) Height

Height of buildings and structures.....

Within the Tertiary Education Precinct, a maximum height of 12m applies to the areas in Udy Street, Elizabeth Street, and the western side of



Kensington Avenue. This height limit provides for three to four storey buildings to reflect the height of existing buildings on the campus, and to provide for the efficient use of the land, while maintaining the character and amenity values of the surrounding area. Specific and standard recession plane (and minimum yard) requirements apply to the boundaries of the Tertiary Education Precinct to protect the interface with residential properties. Within the area of the Precinct on the eastern side of Kensington Avenue, the standard 8m maximum height limit applies.

**AMENDMENT 10** [Chapter 4A 2.1 General Residential Activity Area (Rules - Permitted Activities)]

*Add a new rule to Rule 4A 2.1 as follows, and amend the following references (e) to (q) accordingly:*

(f) Within the Tertiary Education Precinct (as shown on Appendix General Residential 20), in addition to the above (a) to (e):

(i) Tertiary education activities

(f)(g)

**AMENDMENT 11** [Chapter 4A 2.1.1 General Residential Activity Area (Rules - Permitted Activities - Conditions)]

*Add the following standard to Chapter 4A 2.1.1 to read as follows:*

(z) For tertiary education activities within the Tertiary Education Precinct (as shown on Appendix General Residential 20).

Except as outlined below, the Permitted Activity Conditions shall apply within the Tertiary Education Precinct:

(i) For that part of the Tertiary Education Precinct in Udy Street –

(1) The maximum height of buildings and structures shall be 12m except that:

(a) No part of any building located between 3m and 8m from the southern boundary shall be higher than 4m; and

(b) No part of any building located between 8m and 12.5m from the southern boundary shall be higher than 8m.

(2) The minimum yard requirement shall be 3.0m for the southern boundary.

(3) The maximum site coverage shall be 40%.

(ii) For that part of the Tertiary Education Precinct in Elizabeth Street –

(1) The maximum height of buildings and structures shall be 12m

(2) The maximum site coverage shall be 40%

(iii) For that part of the Tertiary Education Precinct on the western side of Kensington Avenue –

- (1) The maximum height of buildings and structures shall be 12m, except that:
  - (a) No part of any building located between 3m and 8m from the southern boundary shall be higher than 4m; and
  - (b) No part of any building located between 8m and 12.5m from the southern boundary shall be higher than 8m.
- (2) The minimum yard requirement shall be 3.0m for the southern boundary
- (3) The maximum site coverage shall be 60%
- (iv) For that part of the Tertiary Education Precinct on the eastern side of Kensington Avenue –
  - (1) The minimum yard requirement shall be 3.0m for the southern boundary
  - (2) The Recession Plane for all buildings and structures shall be  $2.5m + 37.5^\circ$  for the southern boundary
- (v) Rules 4A 2.1.1 (b) (Minimum Yard Requirements) and (c) (Recession Plane) do not apply to internal boundaries within all areas of the Tertiary Education Precinct.
- (vi) For all areas in the Tertiary Education Precinct, the following Landscaping and Screening requirements shall apply:
  - (1) All outdoor storage and servicing areas shall be screened so that they are not visible from a road or public space. Where this is not practicable such area must be screened by a close-boarded fence or a fence made of solid material with a minimum height of 1.8m.
  - (2) Where a site abuts a residential or recreation activity area, all outdoor storage and screening areas shall be screened by a close-boarded fence or a fence made of solid material with a minimum height of 1.2m and a maximum height of 1.8m.
  - (3) Where there are 5 or more parking spaces on site and the site abuts a residential or recreation activity area, that area shall be screened from the street and adjoining properties by a fence or wall not less than 1.5m in height.

**AMENDMENT 12** [Chapter 4A 2.3 General Residential Activity Area (Restricted Discretionary Activities)]

*Add the following standard to 4A 2.3 (j) to read as follows:*

- (j) Tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures, which do not comply with the following Permitted Activity conditions: 4A 2.1.1 (b) Minimum Yard Requirements; 4A 2.1.1 (c) Recession Planes; 4A 2.1.1 (e) Maximum Site Coverage; and 4A

2.1.1 (z) Tertiary Education Precinct (excluding The Maximum Height of Buildings and Structures 4A 2.1.1 (z) (i), (ii) and (iii)).

(i) Non-notification

In respect of Rule 4A 2.3 (j), public and limited notification of applications for resource consent is precluded.

NOTE: Rule 4A 2.3 (j) (i) prevails over Rule 17.2.2.

**AMENDMENT 13** [Chapter 4A 2.3.1 General Residential Activity Area (Matters in which Council has restricted its Discretion and Standards and Terms)]

*Add the following matters to 4A 2.3.1 (k) to read as follows:*

(k) Tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures, which do not comply with the following Permitted Activity conditions 4A 2.1.1 (b) Minimum Yard Requirements; 4A 2.1.1 (c) Recession Planes; 4A 2.1.1 (e) Maximum Site Coverage; and 4A2.1.1 (z) (excluding The Maximum Height of Buildings and Structures 4A2.1.1 (z) (i), (ii) and (iii)).

(i) Amenity Values

The extent to which the proposal would affect adversely the amenity values of the surrounding residential area, including:

(1) The effect of buildings and structures on the neighbouring and surrounding residential sites and, in particular the location, design and appearance of the buildings.

(2) Whether the proposal would cause significant loss of sunlight, daylight or privacy of adjoining residential properties.

(ii) Landscaping and Screening

(1) The location, nature and degree of proposed landscaping.

(2) The location, nature and screening of outdoor storage, servicing and parking areas, including their visibility and relationship to adjoining residential sites and visibility from any public space.

**AMENDMENT 14** [Chapter 4A 2.4 General Residential Activity Area (Discretionary Activities)]

*Add the following standard to 4A 2.4 (n) to read as follows:*

(n) Tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures, which do not comply with the following Permitted Activity conditions 4A 2.1.1 (d) Maximum Height of Buildings and Structures; and the Maximum Height of Buildings and Structures in 4A 2.1.1 (z) (i), (ii) and (iii) Tertiary Education Precinct.

**AMENDMENT 15** [Chapter 4A General Residential Activity Area (Appendices)]

*Add the Appendix Map “Appendix General Residential 20” to Chapter 4A to identify the ‘Tertiary Education Precinct’ (Refer Appendix A below).*

# Appendix General Residential 20 (Udy Street, Elizabeth Street & Kensington Avenue)



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**Amendments to**  
**Chapter 6 – Business and**  
**Chapter 6A – General Business Activity Area**

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**AMENDMENT 16** [Chapter 6 Business (Introduction)]

*Add the following to Introduction (a) General Business Activity Area as follows:*

The non-industrial activities accommodated include training facilities, conference venues and places of assembly. Also accommodated are tertiary education activities within the Tertiary Education Precinct.

**AMENDMENT 17** [Chapter 6A 1.1.1 General Business Activity Area (Accommodation of a Mix of Activities - Policies)]

*Add the following to Policies 6A 1.1.1 as follows, and amend the following reference (d) to (e) accordingly:*

(d) Accommodate tertiary education activities within the Tertiary Education Precinct, which provides for tertiary education on a local and regional basis.

(e)(e)

**AMENDMENT 18** [Chapter 6A 1.1.1 General Business Activity Area (Accommodation of a Mix of Activities - Explanation and Reasons)]

*Add the following to the Explanation and Reasons 6A 1.1.1 as follows:*

The range of non industrial activities accommodated also includes training facilities, conference centres, places of assembly and places of worship. Tertiary education activities are accommodated within the Tertiary Education Precinct, of which, that part on Cuba Street is located within the General Business Activity Area.

WelTec and its predecessors have historically provided tertiary education activities within the area in Cuba Street and the activity is an established use on the site providing important tertiary education including vocational education and applied research. These non industrial activities are provided for where the potential generated effects do not have an adverse effect on the amenity values of the area and the environment.

**AMENDMENT 19** [Chapter 6A 1.1.3 General Business Activity Area (Environmental Effects - Issue)]

*Add the following to issue 6A 1.1.3 as follows:*

Business Activities (commercial and industrial activities) and other activities accommodated within the General Business Activity Area, have the potential....

**AMENDMENT 20** [Chapter 6A 1.2.1 General Business Activity Area (Effects of the Amenity Values of the Area - Issue)]

*Add the following to Issue 6A 1.2.1 as follows:*

The sites, structures and buildings used by business activities (commercial and industrial activities) and other activities accommodated within the General Business Activity Area, have the potential....

**AMENDMENT 21** [Chapter 6A 2.2 General Business Activity Area (Controlled Activities)]

*Add the following text to Rules 6A 2.2 (b) and 6A 2.2.1 (b) to read as follows:*

- (b) Any Permitted Activity on a site abutting or on the opposite side of a road from a residential activity area, except for tertiary education activities within the Tertiary Education Precinct (as shown on Appendix General Business 5), including associated buildings and structures,

(i) Non-notification

In respect of Rule 6A 2.2 (b), public and limited notification of applications for resource consent is precluded.

NOTE: Rule 6A 2.2 (b) (i) prevails over Rule 17.2.2.

**AMENDMENT 22** [Chapter 6A 2.3 General Business Activity Area (Restricted Discretionary Activities)]

*Add the following standard to 6A 2.3 (i) to read as follows:*

- (i) Tertiary education activities within the Tertiary Education Precinct (as shown on Appendix General Business 5), including associated buildings and structures, which do not comply with the Permitted Activity Conditions.

(i) Non-notification

In respect of Rule 6A 2.3 (i), public and limited notification of applications for resource consent is precluded.

NOTE: Rule 6A 2.3 (i) (i) prevails over Rule 17.2.2.

**AMENDMENT 23** [Chapter 6A 2.3.1 General Business Activity Area (Matters in which Council has restricted its Discretion and Standards and Terms)]

*Add the following matters to 6A 2.3.1 (i) to read as follows:*

- (i) Tertiary education activities within the Tertiary Education Precinct (as shown on Appendix General Business 5), including associated buildings and structures, which do not comply with the Permitted Activity Conditions.

(i) Amenity Values

The extent to which the proposal would affect adversely the amenity values of the surrounding area, including;

- (1) The effect of buildings and structures on the neighbouring and surrounding sites and, in particular the location, design and appearance of the buildings.
- (2) Whether the proposal would cause significant loss of sunlight, daylight or privacy of adjoining residential properties.
- (ii) Layout and location of activities and facilities not enclosed within a building or structure, including:
  - (1) Whether the sites is designed in such a manner so as to maintain or enhance the amenity values of the area.
  - (2) The location, nature and degree of proposed landscaping.
  - (3) The location, nature and screening of outdoor storage, servicing and parking areas, including visibility and relationship to adjoining residential sites and visibility from any public space.

**AMENDMENT 24** [Chapter 6A General Business Activity Area (Appendices)]

*Add the Appendix Map “Appendix General Business 5” to Chapter 6AA to identify the ‘Tertiary Education Precinct’ (Refer Appendix B below).*





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**Amendments to**  
**Chapter 7 – Recreation and Open Space**  
**Chapter 7A – General Recreation Activity Area**

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**AMENDMENT 25** [Chapter 7 Recreation and Open Space (Introduction)]

*Add the following to Introduction (a) General Recreation Activity Area as follows:*

Areas along the motorway and the railway line which were previously designated for railway purposes or proposed motorway use are also included in this Activity Area. Such activities are not large enough to be developed for other purposes, therefore the open space nature of this area is to be retained’.

Also accommodated are tertiary education activities within the Tertiary Education Precinct, of which, that part off the end of Bracken Street is located within the General Recreation Activity Area.

WelTec and its predecessors have historically provided tertiary education activities within the Bracken Street Tertiary Education Precinct Area and the activity is an established use on the site providing important tertiary education including vocational education and applied research.

**AMENDMENT 26** [Chapter 7A 1.1.4 General recreation Activity Area (Non-Recreational Activities)]

*Add the following Policy (b) as follows:*

(b) To provide for tertiary education activities within the Tertiary Education Precinct where such activities would not adversely affect the open space character and amenity values of Recreation Activity Areas.

**AMENDMENT 27** [Chapter 7A 2.1 General Recreation Activity Area (Permitted Activities)]

*Add the following standard to Rule 7A 2.1 (f) to read as follows:*

(f) Tertiary education activities within the Tertiary Education Precinct (as shown on Appendix General Recreation 1)

**AMENDMENT 28** [Chapter 7A 2.1.1 General Recreation Activity Area (Permitted Activities - Conditions)]

*Amend the following permitted activity standard Rule 7A 2.1.1 (d) to read as follows:*

- (d) Building Coverage and Size of Structures:
- (i) A maximum of 15% of the area of the site may be covered by buildings and structures; except that within the Tertiary Education Precinct a maximum of 20% of the area of the site may be covered by buildings and structures

- (ii) Buildings and structures must not exceed 100m<sup>2</sup>; except that within the Tertiary Education Precinct buildings and structures must not exceed 200m<sup>2</sup>.
- (iii) Where buildings and structures adjoin a residential activity area the separation yard shall be landscaped for a minimum depth of 3m.
- (iv) All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area of 20m<sup>2</sup> or less and with a setback of 20m or more from a flood protection structure.

Condition (d) does not apply to the area delineated as the Belmont Regional Park and the East Harbour Regional Park.

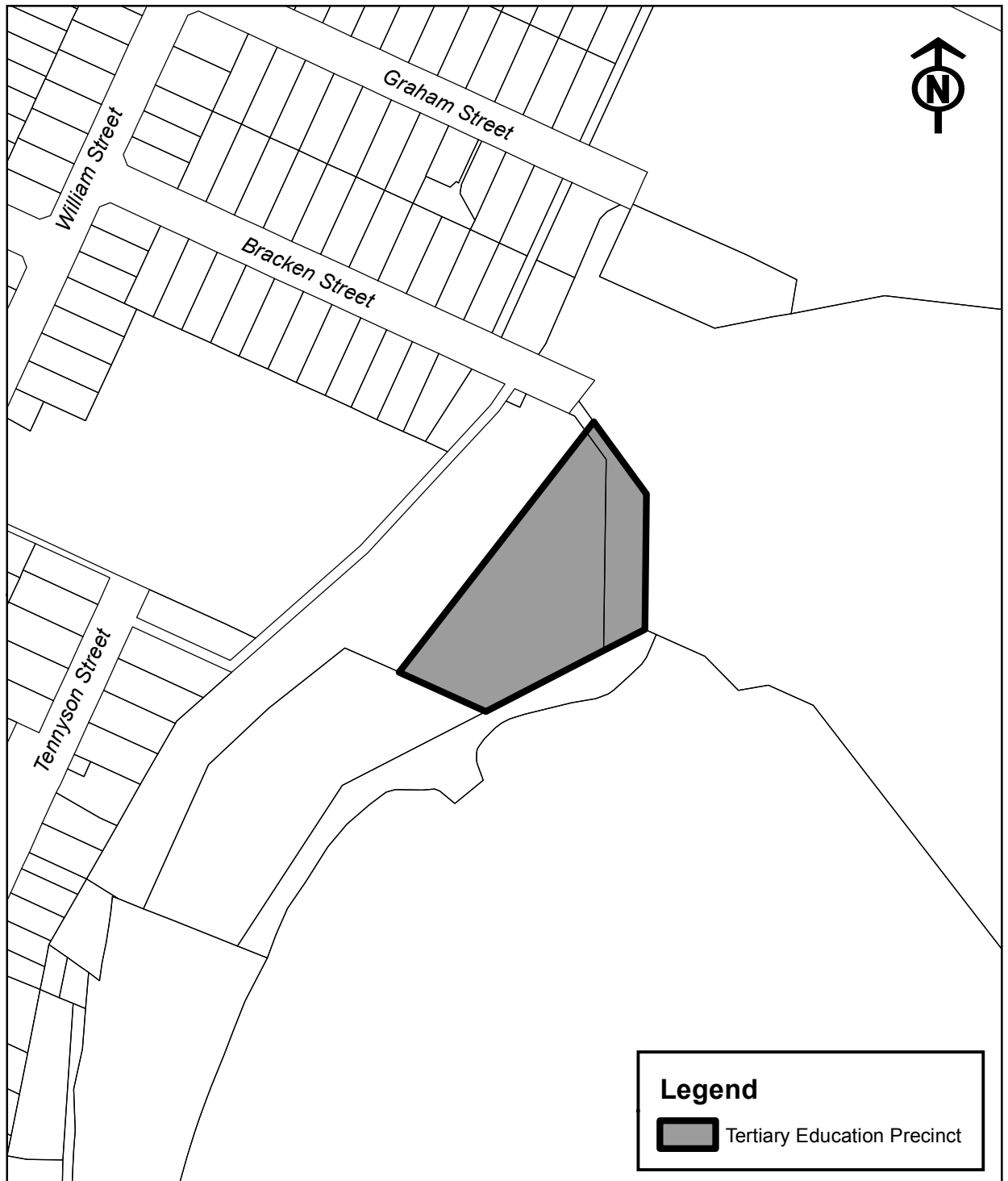
....

- (j) For activities permitted under Rule 7A 2.1 (c) at the Bracken Street Depot, Bracken Street, Petone, Section 979 Hutt District, SO 33425, in addition to the above conditions, the following shall apply –
  - (i) No retail sales are permitted directly from the site.
  - (ii) 20 onsite parking spaces are to be provided at each location at all times. All parking to comply with the design standards in Chapter 14A – Transport.

**AMENDMENT 29** [Chapter 7A General Recreation Activity Area (Appendices)]

*Add the Appendix Map “Appendix General Recreation 1” to Chapter 7A to identify the ‘Tertiary Education Precinct’ (Refer Appendix C below).*

# Appendix General Recreation 1 (Bracken Street)



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## Amendments to Chapter 14A - Transport and Chapter 14B - Signs

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**AMENDMENT 30** [Chapter 14A (iii) Car and Cycle Parking (14A (iii) 1.2.1 On site Parking Provision for Activities - Policy)]

*Add the following policy 14A (iii) 1.2.1 (b) as follows:*

- (b) That adequate on-site parking be provided within the Tertiary Education Precinct which applies a campus wide approach and seeks the efficient use of on-site and on-street carpark spaces and the land resource, while not detracting from the amenity values and character of the area as a result of the development of large on-site parking areas, recognising the existing nature, level and extent of carparking in and around precinct.

**AMENDMENT 31** [Chapter 14A (iii) Car and Cycle Parking (14A (iii) 1.2.1 On site Parking Provision for Activities – Explanation and Reasons)]

*Add the following to Explanation and Reasons 14A (iii) 1.2.1 as follows:*

The objective and policyies seek ...

...and turnover characteristics.

Within the Tertiary Education Precinct, the aim is to increase the utilisation of the existing on-site carparks as well as reducing the demand for carparking spaces by supporting staff and students to use non-private vehicular forms of transport (e.g. public transport, cycling and walking). The requirement for an adequate supply of carparking within the Tertiary Education Precinct is linked to the number of staff and students and the level who bring cars to campus. Adopting a campus wide approach to the requirement and provision of on-site carparks through the use of the precinct enables a more efficient use of the on-site carparking areas and any additional demand generated by new or altered site developments on any part of the campus.

It is also important to recognise the existing nature, level and extent of carparking in and around the Tertiary Education Precinct, with a combination of on-site and on-street carparks utilised. The improved management of the on-street parking resource so it is more available for residents and other users would provide for the more efficient use of the parking spaces (both on-site and on-street) and could lessen the adverse effects on local residents associated with the limited availability of the on-street parking during certain periods of the day/week/year.

**AMENDMENT 32** [Chapter 14A (iii) Car and Cycle Parking (14A (iii) 2.1 Permitted Activity Conditions (b) Location of Parking Spaces)]

*Amend Rule 14A (iii) 2.1 (b) by adding the following requirement*

- (b) Location of Parking Spaces

Parking spaces must be provided on site, except for tertiary education activities within the Tertiary Education Precinct, for which parking spaces may be located on any site within the Precinct.

**AMENDMENT 33** [Chapter 14A (iii) Car and Cycle Parking (14A (iii) 2.2 Discretionary Activities (b)]

*Amend Rule 14A (iii) 2.2 (b) to read as follows:*

- (b) Where a Permitted Activity is unable to provide the required number of parking spaces on site, or, for parking associated with tertiary education activities as provided for by Rule 14A(iii) 2.1(b) the parking is unable to be located within the Tertiary Education Precinct.

**AMENDMENT 34** [Chapter 14A (iii) Car and Cycle Parking (14A (iii) 2.2.1 Assessment Matters for Discretionary Activities)]

*Add the following matters to the Assessment Matters in 14A (iii) 2.2.1 as follows:*

- (c) In addition to the above the following matters will be taken into account:
- (ii) Location of parking spaces:

Where a Permitted Activity is unable to provide the required number of parking spaces on site, Council may approve spaces located elsewhere provided that:

- The fact that the spaces have been allocated to a different site is recorded as a Memorandum of Encumbrance on the title;
- Convenient pedestrian access between the development and the spaces is available and signposted;
- Parking shall be no more than 100 metres walking distance from doors of the development, except that this shall be reduced to 50 metres where it is necessary to cross a road, or ascend or descend a flight of steps more than 2 metres in height; and
- Pedestrians walking between the development and the spaces do not need to cross a road with a hierarchy classification higher than Access Road.
- For tertiary education activities within the Tertiary Education Precinct, parking spaces can be located on a different part of the campus than the activity, provided that the total supply of parking is likely to maintain or reduce the demand for kerbside parking in the vicinity.

**AMENDMENT 35** [Chapter 14A Appendix Transport 3 – Minimum Parking Standards]

Add the following standard to Appendix Transport 3 as follows:

ACTIVITY	PARKS	UNIT
EDUCATION Tertiary Education Precinct (as shown on Appendix General Residential 20, Appendix General Business 5 and Appendix General Recreation 1)	1	$[(1 \text{ parking space per } 1.33 \text{ staff members, plus } 1 \text{ parking space per } 2.5 \text{ students}) - 300] \div 0.85$

**AMENDMENT 36** [Chapter 14B 2.1.1 (c) Signs]

Add the following standard to Rule 14B 2.1.1 (c) to read as follows:

- (c) Maximum face area'
- 1.0m<sup>2</sup> per site, with the exception of temporary signs erected for the purposes of a local or central government election, for which the maximum face area shall be 2.4m<sup>2</sup>; and signs within the Tertiary Education Precinct (as shown on Appendix General Residential 20, Appendix General Business 5 and Appendix General Recreation 1) for which the maximum face area shall be 3.0m<sup>2</sup>.

**AMENDMENT 37** [Chapter 14B 2.2 Signs (Controlled Activities)]

Amend the following standard Rule 14B 2.2 (a) to read as follows:

- (a) In all Commercial Activity Areas excluding the Petone Commercial Activity Area 1, Business Activity Areas (except the Avalon Business Activity Area and the Tertiary Education Precinct (as shown on Appendix General Residential 20, Appendix General Business 5 and Appendix General Recreation 1), and Community ...

**AMENDMENT 38** [Chapter 14B 2.2 Signs (Controlled Activities)]

Add the following standard Rule 14B 2.2 (e) to read as follows:

- (e) In the Tertiary Education Precinct (as shown on Appendix General Residential 20, Appendix General Business 5 and Appendix General Recreation 1), any sign on a building or structure abutting a Residential or Recreation Activity Area, where the building or structure elevation on which the sign is located, abuts the Residential or Recreation Activity Area site boundary.
- (i) Non-notification

In respect of Rule 14B 2.2(e), public and limited notification of applications for resource consent is precluded.

NOTE: Rule 14A 2.2(e)(i) prevails over Rule 17.2.2.

**AMENDMENT 39** [Chapter 14B 2.3 Signs (Restricted Discretionary Activity)]

*Add the following standard Rule 14B 2.3 (e) to read as follows:*

(e) In the Tertiary Education Precinct, signs which do not comply with one or more of the Permitted Activity Conditions in Rule 14B2.1.1, 14B2.1.2 and 14B2.1.5.

(i) Non-notification

In respect of Rule 14B 2.3(e), public and limited notification of applications for resource consent is precluded.

NOTE: Rule 14B 2.3(e)(i) prevails over Rule 17.2.2.



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## Part 4: Section 32 Evaluation

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### 1. INTRODUCTION

In November 2011 Hutt City Council received a request for a private plan change to the City of Lower Hutt District Plan from the Wellington Institute of Technology ('WelTec'). In accordance with Section 73(2) of the Resource Management Act 1991, WelTec requested that the Hutt City Council:

- (a) Change the City of Lower Hutt District Plan to introduce a 'Tertiary Education Precinct' to the land described in Part 3 of this report; and
- (b) Change the City of Lower Hutt District Plan in the manner detailed in Part 3 of this report; and
- (c) Any other necessary and consequential changes to give effect to (a) and (b) above.

The First Schedule to the Act sets out the procedure for changes to a District Plan. Part 2 of that Schedule (clauses 21 – 29) outlines the process for a privately requested change. The request was made in accordance with those requirements, and the assessment required by Section 32 of the Act.

At its meeting on 13 December 2011 Council agreed to adopt the private plan change as a Council plan change and to notify it according to the First Schedule of the RMA.

Before a Proposed District Plan change is publicly notified the Council is required under Section 32 of the Resource Management Act 1991 (the Act) to carry out an evaluation of the proposed change and prepare a report. As prescribed in Section 32 of the Act:

- (3) *An evaluation must examine:*
  - (a) *the extent to which each objective is the most appropriate way to achieve the purpose of the 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 also 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.*

*Benefits and costs are defined as including benefits and costs of any kind, whether monetary or non-monetary.*

*A report must be prepared summarising the evaluation and giving reasons for the evaluation. The report must be available for public inspection at the time the proposed change is publicly notified.*

In doing so, the evaluation is required to "have regard to" efficiency and effectiveness and under Section 32(4) "must take into account" the benefits and costs of policies, rules or other methods and the risk of acting or not acting if there is uncertainty or insufficient information about the subject matter of the policies, rules or other methods.

## **2. BACKGROUND**

Prior to 2003, much of the current WelTec Campus was designated for educational purposes, meaning its use and development could occur outside the rules of the District Plan. However, the ability to designate land for tertiary education purposes was removed by the Resource Management Act, and when the designation lapsed in 2003 WelTec became fully bound by the rules of the District Plan.

The majority of WelTec's Petone Campus is currently zoned 'General Residential Activity Area' under the operative City of Lower Hutt District Plan, with the remainder of the campus zoned 'General Business Activity Area' and 'General Recreation Activity Area'.

The 'General Business' rules are generally permissive to enable a wide range of commercial and other activities to occur, however, the Zone's development and performance standards seek to protect the amenity of adjacent residential properties.

The 'General Residential' rules seek to ensure activities and buildings are of a residential nature, scale and character or at least are compatible with the residential environment.

The 'General Recreation' rules provide for organised and informal recreational activities, as well as limited non-recreational activities such as maintenance depots. These activities are subject to standards to protect adjoining residential properties and incompatibility between activities in the recreation areas.

Therefore, for the majority of the WelTec Campus which is zoned residential, most changes to Campus facilities trigger resource consent as education activities are not permitted and the buildings often cannot comply with the residential zone standards. This results in a process which imposes a time and cost burden on WelTec and the community as well as creating anxiety and concern for local residents.

In the documentation for the private plan change application received by Council in November 2011 WelTec recognises that the Campus is located in a residential neighbourhood, and that its activities and development therefore need to respect their environs.

It is also stated that WelTec acknowledges residents' concerns over the uncertainty about its future development plans and ongoing changes and that, despite operating in a challenging educational environment, WelTec wants to provide greater certainty to the community. The private Plan Change therefore proposed amended District Plan provisions which provide greater certainty for both WelTec and the community on the ongoing use and development on the WelTec campus.

Weltec noted that another reason for requesting a Plan Change was to recognise that tertiary education is a dynamic and challenging sector, due to changing government strategies and funding policies, ever-changing teaching expectations and requirements, and the influence of economic, technological, and demographic factors and that these drivers require WelTec to continually review its facilities and the way it delivers quality education. While WelTec can plan its short to medium term requirements, it operates within a dynamic environment in which it is difficult to develop meaningful long-term plans.

Overall WelTec stated that is committed to working with the Petone community to ensure that any development of its Campus minimises any impact on residents as much as practicable, and to further develop its relationship with the neighbourhood.

Historically, the Campus accommodated growth through the acquisition of additional properties, as well as rebuilding or adapting existing buildings. However, WelTec is now

focused on working within the existing Campus, improving the utilisation of its current facilities – it does not intend to acquire additional residential properties for redevelopment. Given this context, changing the District Plan can provide certainty on the spatial extent of the campus and the parameters in which any future changes are to be accommodated.

Hutt City Council is currently reviewing the District Plan provisions that relate to the wider Petone area, following on from the Petone Vision Statement outcomes. The planning provisions that apply to the Weltec campus were identified, during consultation for the Vision document, as a specific issue which needed to be addressed in the overall review of the District Plan. This proposed plan change responds to the planning issues raised in the review and seeks to fit within the overall direction that the Petone Vision Statement sets for the community in this area.

### **3. SITE AND CONTEXT**

#### **3.1 Location**

The existing WelTec campus is located predominantly in central Petone north of Jackson Street. The campus comprises both a 'Main Petone Campus' area and various 'satellite properties'. Within these property holdings, there are a range of educational and associated activities. Collectively, these properties form what is referred to as "WelTec's Petone Campus".

The map and descriptions below identify the 'Main Petone Campus'. The central part of the campus is located on the south-eastern edge of the Petone Recreation Ground, between Buick Street and Kensington Avenue. The campus extends westwards towards Petone School and Elizabeth Street, and eastward in the block between Kensington Avenue and Cuba Street. In addition, there is a large parking area on the corner of Udy and Britannia Streets at the north-western end of the Recreation Ground.

In addition to the main Petone campus, WelTec has a number of satellite properties. These properties are shown on the map below and are currently used for:

- **K Block** (Bracken St Reserve) - trade and horticulture (included in proposed plan change)
- **G Block** (23-25 Wakefield St) - trade delivery (not included in proposed plan change)



Figure 1: WelTec's Petone Campus Locations

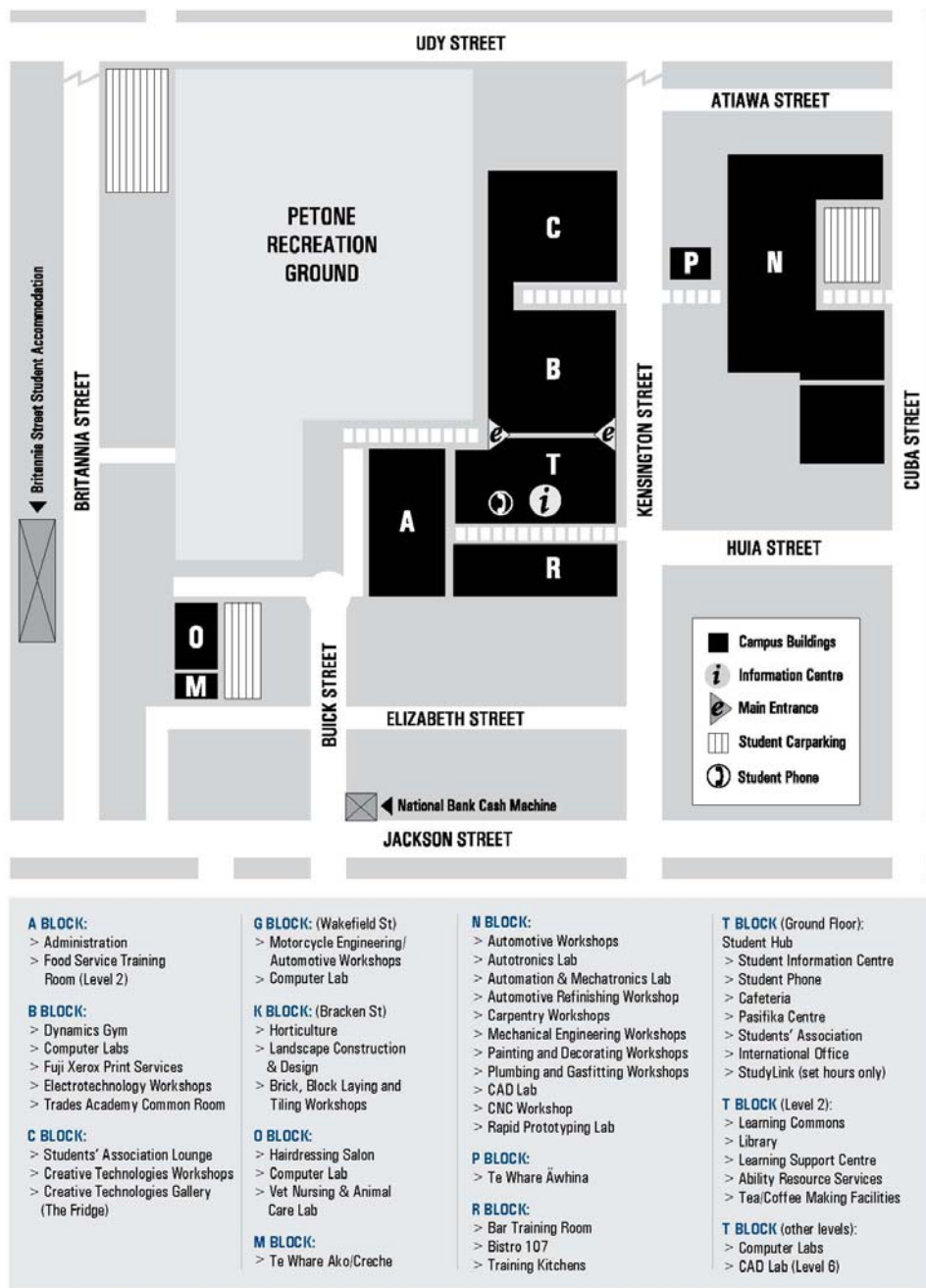


Figure 2: Main Campus Map

In addition, Weltec owns other properties in Petone which are currently vacant and Weltec is anticipating these will be sold in the near future. These properties are:

- **F Block** (107 Victoria St) (not included in proposed plan change)
- **H Block** (126-130 Jackson St) (not included in proposed plan change)

### 3.2 Land Owners and Legal Descriptions

WelTec owns the majority of the land the campus is located on, and which is the subject of this proposed plan change. In addition, WelTec also leases two properties which form part of the campus and are included in this proposed plan change. The landowners and legal descriptions of the land the subject of this proposed plan change are detailed in the table below.

**Table 1: Land Affected By the Plan Change**

Legal Description	Area	Address	Owner
<b>P Block and Carpark (east side of Kensington Avenue)</b>			
Lot 50 DP 8102	636 m <sup>2</sup>	24 Kensington Avenue	WelTec
Lot 51 DP 8102	636 m <sup>2</sup>	26 Kensington Avenue	WelTec
Lot 52 DP 8102	757 m <sup>2</sup>	28 Kensington Avenue	WelTec
<b>N Block</b>			
Lot 1 DP 9689	894 m <sup>2</sup>	59 Cuba Street	WelTec
Lot 2 DP 9689	812 m <sup>2</sup>	59 Cuba Street	WelTec
Lot 3 DP 9689	506 m <sup>2</sup>	59 Cuba Street	WelTec
Pt Lot 35 DP 709	429m <sup>2</sup>	59 Cuba Street	WelTec
Pt Lot 35 DP 709	663m <sup>2</sup>	59 Cuba Street	WelTec
Pt Lot 35 DP 709	1,093m <sup>2</sup>	59 Cuba Street	WelTec
Pt Lot 36 DP 709	1,333m <sup>2</sup>	59 Cuba Street	WelTec
Lot 1 DP 14874	715m <sup>2</sup>	59 Cuba Street	WelTec
Lot 2 DP 14874	718m <sup>2</sup>	59 Cuba Street	WelTec
Lot 1 DP 23321	497m <sup>2</sup>	59 Cuba Street	WelTec
Lot 2 DP 23321	285m <sup>2</sup>	59 Cuba Street	WelTec
Lot 4 DP 14874	774m <sup>2</sup>	69 Cuba Street	Watson Property Partnerships Trustee Limited
Lot 1 DP 11935	1,208m <sup>2</sup>	71A Cuba Street	Four Fantail Investments Limited, Peter Barron, David Butler
<b>Main Campus (A, B, C, R and T Blocks)</b>			
Lot 19 DP 8102	496m <sup>2</sup>	37 Kensington Street	WelTec
Lot 18 DP 8102	494m <sup>2</sup>	35 Kensington Street	WelTec
Lot 17 DP 8102	493m <sup>2</sup>	33 Kensington Street	WelTec
Lot 16 DP 8102	458m <sup>2</sup>	31 Kensington Street	WelTec
Lot 15 DP 8102	457m <sup>2</sup>	29 Kensington Street	WelTec
Lot 14 DP 8102	456m <sup>2</sup>	27 Kensington Street	WelTec
Lot 13 DP 8102	527m <sup>2</sup>	25 Kensington Street	WelTec
Lot 12 DP 8102	596m <sup>2</sup>	23 Kensington Street	WelTec
Lot 11 DP 8102	595m <sup>2</sup>	21 Kensington Street	WelTec
Lot 10 DP 8102	594m <sup>2</sup>	19 Kensington Street	WelTec
Lot 9 DP 8102	579m <sup>2</sup>	17 Kensington Street	WelTec
Lot 8 DP 8102	550m <sup>2</sup>	15 Kensington Street	WelTec

Lot 7 DP 8102	549m <sup>2</sup>	13 Kensington Street	WelTec
Lot 6 DP 8102	551 m <sup>2</sup>	11 Kensington Street	WelTec
Lot 5 DP 8102	566 m <sup>2</sup>	9 Kensington Street	WelTec
Section 1 SO 24800	3,346 m <sup>2</sup>	Buick Street	WelTec
<b>O Block</b>			
Pt Lot 141 DP 1232	1,013 m <sup>2</sup>	9 Elizabeth Street	WelTec
Pt Lot 141 DP 1232	578 m <sup>2</sup>	Rear of 9 Elizabeth Street	WelTec
Pt Lot 142 DP 1232	774 m <sup>2</sup>	11 Elizabeth Street	WelTec
Pt Lot 142 DP 1232	726 m <sup>2</sup>	Rear of 11 Elizabeth Street	WelTec
Pt Lot 143 DP 1232	772 m <sup>2</sup>	13 Elizabeth Street	WelTec
Pt Lot 143 DP 1232	769 m <sup>2</sup>	Rear of 13 Elizabeth Street	WelTec
<b>Wormald Building</b>			
Pt Lot 33 DP 709	536 m <sup>2</sup>	53 Cuba Street	Gaynor Charitable Nominees Ltd
Pt Lot 33 DP 709	1,590 m <sup>2</sup>	53 Cuba Street	Gaynor Charitable Nominees Ltd
Pt Lot 32 DP 709	79 m <sup>2</sup>	53 Cuba Street	Gaynor Charitable Nominees Ltd
Lot 1 DP 325690	44 m <sup>2</sup>	53 Cuba Street	Gaynor Charitable Nominees Ltd
Lot 2 DP 325690	44 m <sup>2</sup>	53 Cuba Street	Gaynor Charitable Nominees Ltd
<b>Udy Street Carpark</b>			
Lot 1 DP 14552	493m <sup>2</sup>	64 Britannia Street	WelTec
Lot 2 DP 14552	466m <sup>2</sup>	62 Britannia Street	WelTec
Lot 3 DP 14552	504m <sup>2</sup>	60 Britannia Street	WelTec
Lot 4 DP 14552	543m <sup>2</sup>	58 Britannia Street	WelTec
Lot 5 DP 14552	472m <sup>2</sup>	Udy Street	WelTec
Lot 6 DP 14552	496m <sup>2</sup>	Udy Street	WelTec
Lot 7 DP 14552	519m <sup>2</sup>	Udy Street	WelTec
Lot 8 DP 14552	666m <sup>2</sup>	64 Britannia Street	WelTec
<b>Bracken Street (K Block)</b>			
Section 979 Hutt District	7,049m <sup>2</sup>	26 Bracken Street	Hutt City Council
Section 887 Hutt District	1,879m <sup>2</sup>	Bracken Street	Hutt City Council

### 3.3 Zoning

The land subject to this proposed plan change has one of the following zonings under the City of Lower Hutt District Plan:

- General Residential Activity Area (Main Campus, P Block and Carpark, O Block and Udy Street Carpark)

- General Business Activity Area (N Block and Wormald Building)
- General Recreation Activity Area (Bracken Street – K Block)

There are no other Overlays or other annotations in the District Plan which relate to the WelTec campus, except for the former Petone Courthouse at 15 Elizabeth Street which is a listed Heritage Building.

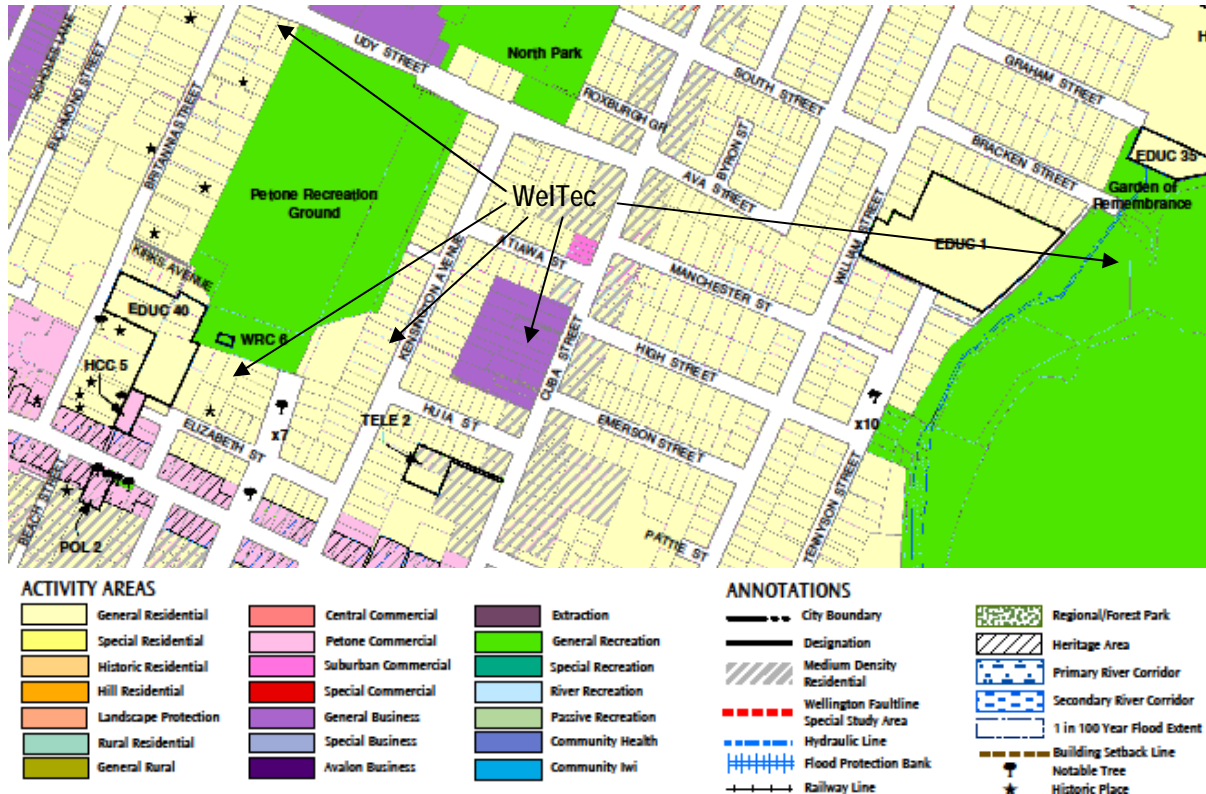


Figure 3: District Plan Map Showing Zones and Other Features

### 3.4 Existing Nature of Site and Land Use

WelTec and its predecessors have operated an education institution in some form in Petone for over 100 years. The Petone Technical Institute was first established in 1904, much later becoming the Hutt Valley Polytechnic. WelTec was formed on 1 July 2001, following the incorporation of most courses offered by the former Central Institute of Technology into the Hutt Valley Polytechnic.

WelTec is the largest tertiary education facility in the Hutt Valley. There can be up to approximately 1,200 students and 300 staff on-campus at any one time.

Tuition at Weltec takes place in trimesters. The typical trimesters start and finish on:

- Trimester 1: Early March – Late June
- Trimester 2: Mid July – Early November; and
- Trimester 3: Mid November – Mid December.

Tuition takes place between 8am and 5pm, with some evening classes.

WelTec's Petone campus consists predominantly of tertiary education activities as well as a number of complementary activities, including student support services, library, cafe, child care centre, bookshop, and administration activities. The tertiary education activities include



teaching facilities made up of lecture rooms, classrooms, laboratories, IT suites, commercial kitchens and various trade facilities.

These activities are accommodated within an assortment of buildings, ranging from small pre-fabricated classrooms and storage buildings through to large multi-storey teaching and office buildings, and large warehouse type buildings. The smaller scale buildings are generally located closer to neighbouring residential properties with the taller multi-storey buildings located in the centre of the main campus. The larger warehouse type buildings are located on the properties fronting Cuba Street reflecting the more business oriented nature of this area.

The campus appears as a collection of buildings inter-dispersed with open spaces, including surface car parking areas. The open spaces are either paved areas providing outdoor meeting places or are used for car parking. Some of the outdoor areas include seats and other amenities. The carparking areas are a mix of small and large areas typically associated with adjoining buildings and activities, except for the larger carpark adjacent to O Block and the standalone Udy Street carpark. The landscaped areas are a mix of planted beds and grassed areas. There are some larger trees around the original administration block and main entrance from Buick Street. Other landscaped areas are more recent plantings in the form of hedges and ground covers.

The Bracken Street (K Block) part of the campus has a slightly different nature and land use to the rest of the campus. K Block is located on part of Council reserve and is located adjacent to the Council's Parks and Gardens Depot. The tertiary education activities at K Block are outdoor focused (e.g. horticulture and building), therefore, are compatible with the nature and use of the Council's Depot. There are a number of smaller scale buildings that make up K Block, with a mix of indoor and outdoor training facilities. There is a mix of larger trees and small shrubs and grassed areas surrounding K Block.

### **3.5 Surrounding Environment**

The environment surrounding the campus varies for the different areas that make up the campus. For the main campus area on Buick Street, Elizabeth Street and Kensington Avenue, the surrounding environment is predominantly residential and recreational. To the north, south and east of the main campus are established residential properties which are generally standalone dwellings. The Petone Recreation Ground adjoins the main campus to the west/northwest. Further to the south of the main campus is Petone's main commercial area which is focused along Jackson Street.

For the part of the campus fronting Cuba Street (N Block), the surrounding environment is a mix of education, warehousing, commercial and retail activities. These activities are located in an assortment of buildings, typically 2-3 storeys tall, with large footprints. On-site parking areas are located in front or alongside buildings.

In the vicinity of the Udy Street carpark is a mix of commercial, industrial and warehousing activities, as well as places of assembly/entertainment activities including the Petone Workingmen's Club. The Petone Recreation Ground adjoins the eastern side of the Udy Street carpark. Medium density residential development is located to the south of the Udy Street carpark along Britannia Street.

Other activities in the vicinity of the WelTec campus are Petone Central School, Sacred Heart School and Petone Bowling Club.

Cuba Street and Udy Street are relatively busy streets, and are classified as 'Minor District Distributor', and 'Local Distributor' respectively under the District Plan's roading hierarchy. All other roads in the vicinity of the WelTec site are classified as 'Access Roads'.

#### **4. ENVIRONMENTAL EFFECTS**

Clause 22(2) of Schedule 1 Part 2 requires that where environmental effects are anticipated, the Plan Change shall describe those effects in such detail as corresponds with the scale and significance of the actual or potential effects anticipated from the Plan Change. In this context it is noted that the following assessment of effects is in relation to the proposed plan change and does not present the level of detail that would be more appropriately provided at the resource consent stage.

After consideration of the context and nature of the land subject to this proposed plan change and the requirements of the Schedule 4 of the Act, it is considered that the following are the potential or actual environmental effects (both positive and negative) that should be assessed in regards to the activities and development through implementation of the proposed Plan provisions:

- Traffic and parking effects;
- Urban character and amenity value effects;
- Recreation effects;
- Socio- economic effects.

Each of these matters is considered below.

##### **4.1 Traffic and Parking Effects**

A Traffic and Parking Assessment of the activities and development provided for under the proposed plan change has been undertaken by Tim Kelly Transportation Planning Limited for WelTec. The full report is attached in Appendix 2. The report reviews the potential transportation impacts that development enabled by the proposed plan change may have and proposes measures to manage the effects of the tertiary education activities in a manner that minimises adverse effects. The Traffic and Parking Assessment considers all modes of transport, and reviews the traffic impact of the activities and future development of the WelTec campus and discusses some possible mitigation measures that would assist the local road and parking environment. Key findings of the report are summarised below:

- Existing District Plan standard for on-site carparking requirements for tertiary education activities are not appropriate for WelTec's Petone campus given its context, student/staff characteristics, other modes of transport available, use and availability of on-street carparks, surrounding activities and activities.
- Carparking is better considered as a whole campus rather than a series of individual independent sites
- Better management of kerbside (on-street) parking would improve the availability of this parking for use by residents and encourage WelTec staff and students to utilise off-street parking (or use other forms of transport)
- Discouraging use of residential streets for kerbside parking and improving the utilisation of off-street parking, the 'hunting' for parking spaces would reduce, in turn reducing levels of traffic activity on these residential streets

- New on-site carparking requirement should consider the campus as a whole, availability of kerbside (on-street) parking, staff/student numbers and rates of vehicle use, and utilisation of on-site parking resource.

It is concluded that a new formula for the on-site carparking requirements would not significantly affect the safety or efficiency of the existing road network. A number of positive effects could occur, such as an incentive for increased utilisation of on-site parking, reduction in the rates of staff and student use of private vehicles, and flexibility to manage the campus as a whole carparking resource.

## **4.2 Urban Character and Amenity Value Effects**

WelTec is an established tertiary institution in Petone with a campus covering a large land area. Given the nature and size of the campus and its buildings, it influences the existing urban character and amenity values of the area. The campus is located in areas where the urban character varies depending on the predominant activities.

### **4.2.1 Existing Character and Amenity Values**

For the main campus on Kensington Avenue, Buick Street and Elizabeth Street, the character is influenced by the established residential, educational and community activities. For the education and community facilities, they are generally accommodated in relatively tall and large buildings. Buildings dominate the streetscape with long and multi-storey building frontages with limited vegetation. The residential activities in the area are accommodated in a mix of building forms such as standalone dwellings, single townhouses and terraced/attached townhouses/flats. The age of the buildings is also mixed, with many older buildings (which are generally single standalone dwellings) interspersed with more recent modern buildings (which are generally standalone or attached townhouses). The streetscape of the residential properties also vary, with some properties dominated by building structures, including dwellings, garages, carports and fences, where buildings are located on or close to the front road boundary with limited or no vegetation. Conversely, other properties have buildings setback from the front road boundary and contain on-site parking or vegetation in the front yard area. Therefore, the residential character of the area surrounding the main campus is mixed.

The Udy Street/Britannia Street carpark is an open flat sealed area with some existing vegetation scattered along its road frontages. The character and amenity values of the area are diverse, with large commercial and industrial activities directly opposite the carpark on Udy Street. To the west and south of the carpark the character is residential with old and new dwellings at varying densities creating a mixed residential character. To the east is the Petone Recreation Ground with open sports fields and amenity trees adjacent to the carpark.

For the area of campus fronting Cuba Street (N Block), this area is characterised by other commercial activities on the western side of the road and residential on the eastern side. Large commercial buildings of varying height and bulk, from single level small buildings through to large two-three storey warehouse and commercial office buildings are located in this area. In addition, on-site carparking is a feature of the commercial character in this area. The residential character along the western side of Cuba Street consists of a mix of residential dwellings and a place of assembly (Salvation Army Hall). The residential character is generally more open than the commercial character which is dominated by buildings.

The Bracken Street part of the campus is located in a well-established service area for the surrounding recreation activities. There is an assortment of existing buildings which are single storey and are used for storage, administration and teaching purposes. There is a mix of vegetation in the area with established trees, planted beds and mown areas. An open stream flows along the western side of the proposed overlay area and separates the overlay from residential properties to the west.

#### **4.2.2 Potential Future Character and Amenity Values under Proposed Plan Change**

##### **Tertiary Education Activities**

The proposed plan change would permit tertiary education activities and other associated activities within the Tertiary Education Overlay. For the main campus on Kensington Avenue, Buick Street and Elizabeth Street, and N Block on Cuba Street, it is unlikely there would be any noticeable change in character or amenity values resulting from this proposed plan change in these parts of the campus as most of these activities already exist. In addition, these existing activities are subject to the performance standards for the respective underlying zones (e.g. noise, odour, dust). As these standards are not proposed to change it is anticipated the effects of these activities on the character and amenity values of the area would be similar to the existing levels which are permitted by the District Plan.

Similarly, for the Bracken Street part of the campus, the proposed plan change would permit tertiary education activities. As these activities already exist in this area, the resultant effects on the character and amenity values are considered part of the existing environment, are unlikely to significantly change as a result of the proposed plan change. The existing standards for the General Recreation Activity Area would continue to apply which ensure the effects of the activities do not detract from the character and amenity values of this area.

The Udy Street/Britannia Street carpark is the part of the campus where the greatest potential for change could occur as a result of this proposed plan change as this area is currently vacant. Under the current residential rules and standards, permitted activities on this land are restricted to residential and certain non-residential activities (e.g. small-scale child care centres). Therefore, residential development involving a number of dwellings could be undertaken on this land as a permitted activity.

Under the proposed plan change, tertiary education facilities (including buildings) would be permitted which could result in a different built character and nature of activity to those permitted under the current rules. The effects on the character and amenity values of the area resulting from tertiary education activities are not considered to be out of context or detract from the area. As described above, the areas surrounding this site have a varied character, where the character of the tertiary education activities compatible or similar to that of the adjoining commercial, industrial and recreation activities. These other activities involve a number of people occupying the site during the day time while less intensive activity during night time. The tertiary education activities would be subject to the existing performance standards for the General Residential Activity Area. The existing standards which manage the activities (e.g. noise, odour, dust) are not proposed to change in this proposed plan change, therefore, the effects of permitting tertiary education activities on the character and amenity values of this area are not considered inappropriate.

##### **Built Development**

In terms of the proposed changes to the building performance standards (i.e. minimum yard requirements, recession plane, maximum height, site coverage and landscaping/screening),

these could potentially result in changes to the character and visual amenity values in some locations. Firstly, no changes are proposed to the building performance standards which apply to the Bracken Street part of the campus, therefore, the effects of any built development in this location are considered appropriate and consistent with that currently anticipated by the District Plan.

For N Block and the part of the campus fronting Cuba Street which is zoned General Business Activity Area, the only change proposed to the building performance standards is excluding compliance with the recession plane standard for internal boundaries within the Tertiary Education Overlay. This change recognises the N Block area is made up a number of individual parcels of land held on separate Certificates of Title. The effects resulting from this change would be internal within the campus, and are therefore considered acceptable.

The changes to the building performance standards for the main campus area recognise the nature and extent of the existing buildings on the campus. Increasing the maximum permitted height of buildings from 8 metres (2-storeys) to 12 metres (3-storeys) is considered appropriate in the context of the existing tall buildings on the campus which are taller than 12 metres. This additional height is not considered to significantly change the character or visual amenity values of the area, as most external views of the campus are already dominated by tall buildings and there is limited opportunity for further development on the edges of the campus.

The increase in permitted maximum height is offset by an increase in the minimum building setback and a lower recession plane angle for the southern boundary where it abuts residential properties. This larger minimum building setback and lower recession plane are designed to not change the amount or nature of shading on adjoining properties. For all other boundaries (on the north, west and east sides), the recession plane and building setback standards are proposed to be retained to ensure buildings do not unduly dominate adjoining properties.

Increasing the maximum site coverage standard from 35% to 60% for the main campus is also to recognise the existing level of building development on the campus. This change effectively reflects the existing level of building coverage on the main campus area. Therefore, it would retain the existing proportion of building to open space which is considered part of the existing character and visual amenity value of the area.

In recognition that tertiary education activities may require outdoor storage and/or service areas, as well on-site carparking, it is proposed to add a new landscaping/screening requirement. This requirement would protect adjoining properties from the visual clutter associated with storage/service and carparking areas. This requirement is applied to activities in the General Business Activity Area where it is considered an effective technique at mitigating effects.

Lastly, the proposed change to the minimum number of on-site carparking standard is considered to have positive effects on the character and amenity values of the area. If WelTec was to comply with the current minimum number of on-site carparking standard, large open sealed areas of surface carparking or alternatively a multi-storey carparking would be required. These parking areas/structures would significantly detract from the existing character and amenity values of the area, due to their likely scale and appearance. Changing the carparking standard would maintain the existing level of carparking which in turn maintains the character and amenity values of the area.

### **4.3 Recreation Effects**

For the part of the campus located on the Bracken Street reserve, a potential effect is the opportunity cost on recreation activities of using reserve land for non-recreation purposes (i.e. tertiary education purposes). Another potential effect is the incompatibility between tertiary education activities and recreation activities.

In terms of using land for non-recreation purposes, this effect is considered negligible as a result of this proposed plan change. The tertiary education activities are well-established on this site and are co-sited with the Council's parks and reserves depot. The tertiary education courses undertaken in this area (K Block) are horticulture, landscape construction and design, and brick and block laying, which are aligned with the surrounding reserve and recreation activities and would not raise incompatibility issues. This proposed plan change would effectively provide for the continuation of the existing activities.

### **4.4 Socio-Economic Effects**

WelTec is recognised as an important contributor to the socio-economic wellbeing of Petone, Lower Hutt City and the wider Wellington region, both as a provider of tertiary education for students and as an employer. The socio-economic effects are positive and wide-ranging, including training people to develop skills to meet the needs of businesses leading to business and economic growth, and directly and indirectly supporting local businesses through the purchasing of products and services (by students, staff and WelTec itself).

The proposed plan change would provide certainty for the continued operation and development of WelTec, supporting these positive socio-economic effects.

### **4.5 Conclusion**

This assessment of effects on the environment that may result from implementation of the proposed Tertiary Education Precinct and associated plan provisions assists in identifying those matters that need to be included either by way of policy or rule. Incorporating those matters into the proposed Precinct and associated rules and standards would appropriately avoid, remedy or mitigate those adverse effects on the environment. These adverse effects should be weighed against the benefits of the proposed plan change which include greater certainty for WelTec and local residents on the outcomes for the campus, better management of parking, and more efficient use of the land resource in Petone.

## **5. STATUTORY CONTEXT**

The City of Lower Hutt District Plan was made operative in March 2004. Section 73 of the Resource Management Act makes provision for requested plan changes to an operative District Plan:

### **Section 73**

- (2) *Any person may request a territorial authority to change a district plan, and the plan may be changed in the manner set out in Schedule 1. Part 2 of Schedule 1 sets out the process for plan change requests. In particular, Clauses 21 and 22 prescribe the requirements for an application for requested plan change.*

Below are the relevant extracts from Clauses 21 and 22 in Part 2 of Schedule 1.

## **Clause 21 Requests**

- (1) *Any person may request a change to a district plan or a regional plan (including a regional coastal plan).*

## **Clause 22 Form of request**

- (1) *A request made under clause 21 shall be made to the appropriate local authority in writing and shall explain the purpose of, and reasons for, the proposed plan or change to a policy statement or plan and contain an evaluation under section 32 for any objectives, policies, rules, or other methods proposed.*
- (2) *Where environmental effects are anticipated, the request shall describe those effects, taking into account the provisions of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan.*

The matters required by Clause 22 were included in the Plan Change request document lodged by WelTec, in particular the purpose and reasons for this requested Plan Change, a summary of the potential environmental effects and a Section 32 evaluation.

Under Section 74 of the RMA, in preparing a change to a District Plan the Council is required to have regard to (and take into account) other matters such as Regional Plans, iwi management plans, heritage items, management plans, and plans of other territorial authorities. In addition, the District Plan must also give effect to any National Policy Statement and Regional Policy Statement, and cannot be inconsistent with any Regional Plan. The above relevant matters are addressed further below.

Clause 25 of the First Schedule to the RMA identifies the options open to the Council when in receipt of a plan change request initiated by another party. There are essentially four different courses of action that the Council can take when considering how to respond to such a plan change request. The options are:

- Adopt the plan change request as its own and process it under Part I of the First Schedule as if it had been made by the local authority itself (Clause 25(2)(a));
- Accept the plan change request for processing but process it under Part II of the First Schedule as a private plan change (Clause 25(2)(b));
- Deal with the plan change request as a resource consent under Part 6 of the RMA 1991 (Clause 25(3); or
- Reject the request (Clause 25(4)).

Council agreed to “adopt” the plan change as its own under Clause 25(2)(a) of the RMA. This decision provides Council with the ability to consider the proposed plan change in relation to the wider Petone area and ensure it is not inconsistent with other changes. In addition, the Council’s role ensures an appropriate balance can be found between the objectives of WelTec and addressing the concerns of local residents. Furthermore, changes to other Council jurisdictions (e.g. on-street carparking) may be required, with the Council being the only party with this ability.

## **5.1 National Direction**

### **5.1.1 National Policy Statements**

Council is required by Section 75(3) of the RMA to ensure its District Plan gives effect to any national policy statement. The National Policy Statements currently gazetted relate to the

coastal environment, electricity transmission, renewable electricity generation and freshwater management. Due to the location of the campus and issues associated with tertiary education activities, no gazetted National Policy Statements are considered relevant to this proposed plan change.

## **5.2 Regional Direction**

There have been some recent developments in the policy direction at a regional level. Principally, these policy directions are contained in the Wellington Regional Strategy and the Proposed Wellington Regional Policy Statement.

### **5.2.1 Wellington Regional Strategy (Sustainable Economic Growth Strategy)**

This Strategy provides direction on drivers and initiatives to support economic growth in the greater Wellington region. The Strategy has three main focus areas:

1. Leadership and Partnerships
2. Growth the Region's Economy, Especially Its Exports
3. Good Regional Form.

Education is identified as one of the sectors which can strongly influence business growth which in turn grows the economy. This includes tertiary education providers creating "centres for excellence". Also, Petone is identified as one of the regional focus areas under the Good Regional Form theme.

This proposed plan change seeks to assist in implementing some of the initiatives related to supporting economic growth and good regional form outlined in the Wellington Regional Strategy, which helps contribute towards the economic wellbeing of Lower Hutt and the wider greater Wellington region.

### **5.2.2 Operative Wellington Regional Policy Statement**

The Operative Regional Policy Statement for the Wellington Region came into effect on 15th May 1995. The Regional Policy Statement sets out the resource management issues for the Wellington region, and outlines the policies and methods required for achieving the objectives in the Policy Statement. Under the Resource Management Act, the District Plan "must give effect to" the policy directions contained in the Regional Policy Statement.

The Operative Regional Policy Statement includes a number of issues which are specifically relevant to the WelTec campus, including:

- *Built Environment and Transportation*

The following is a list of policies in the Operative Regional Policy Statement which this plan change gives effect to in relation to the WelTec campus:

#### **Section 14: Built Environment and Transportation**

##### **Policy 2: Efficient Use of Natural and Physical Resources**

*To use natural and physical resources efficiently in the development of urban areas and in use of the built environment by:*

- (1) *Encouraging forms of urban development that reflect efficient use of resources; and*
- (2) *Avoiding, where practicable, the use of new resources, particularly non-renewable resources.*



**Policy 6: Efficient Use of Infrastructure**

*To promote the provision and efficient use of infrastructure in the Region, and the reduction of adverse environmental effects from its use.*

**Policy 8: Environmental Quality**

*To promote a high level of environmental quality in urban areas by:*

- (1) Encouraging good urban design;*
- (2) Enhancing and protecting amenity values; and*
- (3) Maintaining and enhancing natural areas and protecting those places, features or buildings with significant heritage, ecological, cultural or landscape values.*

One of the keys to the RPS is to make more efficient use of physical resources in urban environments and link land use with infrastructure planning. The general theme of these policies is carried through in the District Plan, which is discussed in the subsequent sections of this chapter.

This proposed plan change is an opportunity to provide for the more efficient use of the existing WelTec campus and associated infrastructure in a manner that is consistent with the objectives and policies of the Operative Wellington Regional Policy Statement.

**5.2.3 Proposed Wellington Regional Policy Statement**

Notified in March 2009, the Proposed Regional Policy Statement for the Wellington Region would replace the Operative Regional Policy Statement noted above. Of the many issues within the Proposed Regional Policy Statement (as amended by decisions), only one issue considered relevant to WelTec's Petone campus which is in relation to regional form, design and function.

The following is a list of objectives and policies in the Proposed Regional Policy Statement (as amended by decisions) which this plan change gives effect to in relation to WelTec's Petone campus:

**Objective 21:**

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

- (a) a viable and vibrant regional central business district in Wellington city;*
- (b) an increased range and diversity of activities in and around the regionally significant centres to maintain vibrancy and vitality;*
- (c) sufficient industrial- based employment locations or capacity to meet the region's needs;*
- (d) development and/or management of the Regional Focus Areas identified in the Wellington Regional Strategy;*
- (e) urban development in existing urban areas, or when beyond urban areas, development that reinforces the region's existing urban form;*
- (f) strategically planned rural development;*
- (g) a range of housing (including affordable housing);*
- (h) integrated public open spaces;*
- (i) integrated land use and transportation;*
- (j) improved east-west transport linkages; and*
- (k) efficiently use existing infrastructure (including transport network infrastructure); and*
- (l) essential social services to meet the region's needs.*

**Policy 53: Achieving the region's urban design principles – consideration**

*When considering an application for a notice of requirement, or a change, variation or review of a district or regional plan, for development, particular regard shall be given to achieving the region's urban design principles in Appendix 2.*

**Policy 54: Maintaining a compact, well designed and sustainable regional form – consideration**

*When considering an application for a resource consent, or a change, variation or review of a district plan for urban development beyond the region's urban areas (as at March 2009), particular regard shall be given to whether:*

- (a) the proposed development is the most appropriate option to achieve Objective 21; and*
- (b) the proposed development is consistent with the Council's growth and/or development framework or strategy that describes where and how future urban development should occur in that district; and/or*
- (c) a structure plan has been prepared.*

**Policy 56: Integrating land use and transportation – consideration**

*When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, for subdivision, use or development, particular regard shall be given to the following matters, in making progress towards achieving the key outcomes of the Wellington Regional Land Transport Strategy:*

- (a) whether traffic generated by the proposed development can be accommodated within the existing transport network and the impacts on the efficiency, reliability or safety of the network;*
- (b) connectivity with, or provision of access to, public services or activities, key centres of employment activity or retail activity, open spaces or recreational areas;*
- (c) whether there is good access to the strategic public transport network;*
- (d) provision of safe and attractive environments for walking and cycling; and*
- (e) whether new, or upgrades to existing, transport network infrastructure have been appropriately recognised and provided for.*

**Policy 57: Co-ordinating land use with development and operation of infrastructure – consideration**

*When considering an application for a resource consent, notice of requirement, or a plan change, variation or review of a district plan for subdivision, use or development, particular regard shall be given to whether the proposed subdivision, use or development is located and sequenced to:*

- (a) make efficient and safe use of existing infrastructure capacity; and/or*
- (b) coordinate with the development and operation of new infrastructure.*

The above suite of policies highlight a number of matters which are relevant to WelTec's Petone campus, in terms of giving effect to them in the District Plan, and/or as a consideration in changing the District Plan. The policies direct a compact and sustainable urban form which includes making more efficient use of existing urban areas and support for regionally significant centres such as Petone. This proposed plan change is consistent with the objectives and policies in the Proposed Regional Policy Statement, as it supports and provides for the ongoing use and development of a well-established tertiary education campus located in a regionally significant centre. The campus supports the Petone economy

and community by providing for the educational needs and employment opportunities for a range of people, and indirectly supporting local businesses. The campus is well serviced by existing infrastructure which can be upgraded over time to meet future needs, such as the provision of additional bus services.

It is noted the Proposed Regional Policy Statement is currently subject to appeals. If changes to the above objective and policies are made to the Regional Policy Statement through the appeal process, or new provisions are added which relate to WelTec's Petone campus, the District Plan provisions may need to be reviewed in terms of giving effect to such changes.

### **5.3 Regional Plans**

Council is required by Section 74(2)(a)(ii) to have regard to any relevant Regional Plan. The provisions of the 'Wellington Regional Plan: Air' may apply to future development on the site where relevant, but none of the provisions of this Regional Plan or any other Regional Plan are considered relevant to the assessment of this proposed plan change.

### **5.4 City of Lower Hutt District Plan**

The District Plan contains a number of relevant sections that need to be considered as part of the plan change process. It is noted that these objectives and policies need to be considered in a holistic way, as no single objective or policy predominates over another.

The following section makes an assessment of the proposed plan change against the current plan provisions. First of all there is an assessment of the residential, business and recreation objectives and policies, followed by an assessment of the city-wide matters relating to the transport/parking and signage objectives and policies.

#### **General Residential Activity Area**

##### ***4A 1.1.1 Residential Character and Amenity Values***

##### ***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 activities and commercial activities to those which would not adversely affect the residential character or amenity values.*
- (c) To ensure residential amenity values are retained, protected and enhanced through the establishment of a net site area per dwelling house.*
- (d) That adverse effects arising from noise, dust, glare and odour be managed*
- (e) That vegetation and trees which add to the particular amenity of the area be retained where practicable.*

##### **Assessment**

The General Residential Activity Area covers a large proportion of the City's residential areas. The above objective and policies are focused on maintaining and enhancing the existing residential character and amenity values of these areas, and limiting the

development of new non-residential activities due to the potential effects these activities may have on amenity values.

However, the policies do not recognise there are some well-established non-residential activities in areas zoned General Residential where the existing non-residential activities are generally compatible and not inappropriate in terms of their effects on character and amenity values of these areas. This proposed plan change recommends a new policy be added to Section 4A 1.1.1 of the District Plan to recognise established non-residential activities and that these existing activities are part of the existing character and amenity values of their localities. In addition, it is proposed a new specific policy be added for the Tertiary Education Precinct to recognise the presence of WelTec in the Petone area and the influence the existing nature and level of development has on the character and amenity values in this location.

#### **4A 1.1.4 Non-Residential Activities**

##### **Objective**

*To ensure that any adverse effects of non-residential activities on the character and amenity values of surrounding residential areas are avoided, remedied or mitigated.*

##### **Policies**

- (a) *To ensure that any adverse effects caused by the size, scale and nature of non-residential activities, and any associated storage of hazardous substances, light spill, noise, glare, vehicle and pedestrian activity upon surrounding residential properties, are avoided, remedies or mitigated.*
- (b) *To control the number of signs, and ensure that any adverse effects of sign location and appearance of surrounding properties are avoided, remedies or mitigated.*
- (c) *To recognise that Site Management Plans may be appropriate to manage matters beyond those addressed in the plan.*

##### **Assessment**

This objective and suite of policies focus on managing the adverse effects of non-residential activities in relation to the amenities of surrounding residential properties and character of the wider residential area. It is considered the above objective and policies appropriately recognise and manage this issue for new non-residential activities and existing non-residential activities which are expanding.

However, the policies do not effectively reflect the role or contribution non-residential activities can make to residential areas. In the Explanation and Reasons in the District Plan under this objective and policies it states:

*“There are many activities which are non-residential in nature, but which are essential to allow residents to provide for their social, economic, and cultural well being. These include education facilities ranging from child care facilities and pre-schools to tertiary facilities, places of assembly, medical and emergency facilities, and small retail activities to provide for daily needs of residents”.*

This proposed plan change proposes the addition of a new policy to Section 4A 1.1.4 to recognise the role and contribution of non-residential activities to residential areas as expressed in the above Explanation and Reasons. This new policy would address a gap in the existing policies. Furthermore, it is proposed a new specific policy be added for the Tertiary Education Precinct to recognise the existing tertiary education activities undertaken in the Petone area. The new Precinct and associated new policy seek a balance between

providing for the existing activities while recognising changes need to be carefully managed to ensure the character and amenity values of the residential area are maintained.

#### **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 close 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.*

##### **Assessment**

The proposed plan change is generally consistent with the intent and direction of the above objective and policies relating to building height, scale, intensity and location. However, within specific areas of the Tertiary Education Precinct the existing buildings are taller and sited closer to the front road boundaries than anticipated by the District Plan. Therefore, a new policy is proposed to be added specifically for the Tertiary Education Precinct to recognise this existing situation and that it is appropriate to have slightly different performance standards for this area. It is considered this new policy is efficient and effective as it would achieve the objective by ensuring the height, scale, intensity and location of new buildings and additions/alterations to existing buildings are in keeping with the existing environment.

The existing policies and associated standards are designed to maintain adequate daylight and sunlight to adjoining properties and minimum permeable surface area are to be retained, as this is generally consistent with the existing environment within the Tertiary Education Precinct and its relationship to adjoining properties.

## **General Business Activity Area**

### **6A 1.1.1 Accommodation of a Mix of Activities**

#### **Objective**

*To accommodate those non-industrial activities which are suitable in the General Business Activity Area and which do not cause adverse effects on amenity values of the area and the receiving environment.*

#### **Policies**

- (a) Accommodation those commercial activities which provide a local service for the work force in the same area.*
- (b) Accommodate commercial recreation activities which are appropriate within the General business Activity Area and which are compatible with the surrounding area.*
- (c) Accommodate certain retail activities which are compatible with other activities of the General Business Activity Area and do not undermine the strength, vitality and viability of commercial activity areas.*
- (d) That the accommodation of non industrial activities avoids or mitigates adverse effects on the amenity values of the area and the environment.*

#### **Assessment**

The General Business Activity Area is applied in various locations throughout Lower Hutt where commercial and industrial activities generally predominate. The mix of commercial and industrial activities within these areas is generally compatible with each other, yet some of these activities may be incompatible with other more sensitive activities such as residential. The range of anticipated industrial type activities in these areas include manufacturing, warehouses and service industries, and the non-industrial type activities include education facilities, conference centres and places of assembly. The General Business Activity Area is designed to provide flexibility in the type and nature of activities undertaken.

The proposed Tertiary Education Precinct is consistent with this objective and policies as tertiary education activities are generally compatible with the other activities undertaken in this zone. The performance standards (e.g. noise, odour, dust) that apply to activities in the General Business Activity Area, including the proposed Tertiary Education Precinct, ensure that the actual or potential effects of the activities are avoided or mitigated, including on amenity values of the area. A new policy is proposed to be added to this section of the District Plan to recognise that there is a specific area within the General Business Activity Area that has well-established tertiary education activities which is an appropriate use in this location.

### **6A 1.1.3 Environmental Effects - Activities**

#### **Objective**

*To avoid or mitigate adverse effects on the amenity values of the area and neighbouring areas, and the receiving environment.*

#### **Policies**

- (a) That effects likely to be generated by each activity, such as noise, dust, odour and traffic, are managed to avoid or mitigate adverse effects on the amenity values and character of both the General Business Activity Area and interface areas.*

- (b) *That effects likely to be generated by each activity are managed to avoid or mitigate any adverse effects causing harm or damage to the receiving environment.*

#### Assessment

This objective and two policies provide direction to manage the adverse effects of activities in the General Business Activity Area on the amenity values of the local area and adjoining areas. The primary means for implementing this objective and policies is through the use of performance standards in the District Plan rules, such as building setbacks, landscaping/screening requirements, and maximum noise levels. It is considered the above objective and policies appropriately recognise and manage the issue of managing the adverse effects of activities, including as they relate to tertiary education activities, and this proposed plan change seeks to retain the existing provisions unchanged.

#### **6A 1.2.1 Effects on the Amenity Values of the Area – Site Development**

##### **Objective**

*To maintain and enhance the amenity values of the activity area and neighbouring areas.*

##### **Policies**

- (a) *That each site, structure and building is designed and maintained to enhance the amenity values and character of both the General Business Activity Area and adjacent activity areas.*

#### Assessment

This objective and policy manage site and building development to ensure it maintains and enhances the amenity values of the location. This outcome is primarily achieved through compliance with performance standards in the District Plan rules such as maximum building height, maximum height in relation to boundary, and minimum building setbacks. It is considered the above objective and policy appropriately recognise and manage the issue of managing the adverse effects site and building development, including as buildings for tertiary education purposes. Therefore, this proposed plan change seeks to retain the existing provisions unchanged.

#### **General Recreation Activity Area**

##### **7A 1.1.4 Non-Recreational Activities**

##### **Objective**

*To ensure that non-recreational activities have adverse effects which are no more than minor.*

##### **Policies**

*To restrict the range and nature of non-recreational activities to those which will not affect adversely the open space character and amenity values of Recreation Activity Areas.*

#### Assessment

The General Recreation Activity Area includes both public and private owned recreation areas, and includes the majority of the open space in Lower Hutt. The areas provide for a range of activities such as parks, reserves, sportsground, golf courses and the like. It also includes some surplus land, such as previously designated road and railway areas. Non-recreation activities are anticipated in the General Recreation Activity Area provided the

adverse effects are managed. The existing tertiary education activities (e.g. landscape and trade courses) undertaken within the General Recreation Activity Area are compatible and similar to activities which support recreation activities (e.g. parks and reserve depot or contractors yard). In this context, it is considered appropriate that tertiary education activities can continue to be undertaken within a defined part of the General Recreation Activity Area. The proposed plan change seeks the addition of a new policy to recognise these established tertiary education activities on the Bracken Street site.

### **7A 1.2.1 Scale, Size and External Appearance of Buildings and Structures**

#### **Objective**

*To control the size, scale, character, location and external appearance of buildings structures.*

#### **Policies**

- (a) *To ensure that the external appearance of buildings and structures have adverse effects which are no more than minor on the amenity values of recreation and open space areas.*
- (b) *To ensure that the design and external appearance of buildings and structures maintains and enhances the amenity values of recreation and open space areas.*
- (c) *To ensure that the location, size and scale of buildings and structures have adverse effects which are no more than minor on the functioning of other activities.*
- (d) *To encourage the multi-utilisation of buildings and structures.*

#### **Assessment**

Buildings and structures are a recognised and accepted part of recreation activities as they support and facilitate their use and enjoyment. However, buildings and structures can have adverse effects on the visual amenity values of the recreation areas and adjoining residential areas. This objective and policies manage the location, size and design of buildings and structures to ensure they do not detract from the amenity values of their locality. WelTec anticipates making more efficient use of the existing buildings and it may alter and/or extend the existing buildings so they continue to be fit for purpose. The existing Plan provisions are proposed to be retained by this proposed plan change, as they are considered appropriate in the context of WelTec's existing activities and site development on the Bracken Street site.

### **Transport – Car and Cycle Parking**

#### **14A(iii) 1.1.5 On Site Parking Provision for Activities**

#### **Objective**

*To provide adequate on site car parking in a safe and visually attractive manner, to maintain the safety and efficiency of the roading system, and the amenity values of the area.*

#### **Policies**

- (a) *That adequate on site parking space is provided for each type of activity in a safe and visually attractive manner.*

#### **Assessment**

Site development in all areas of the City is required to provide adequate on-site parking. The basis for this requirement is that activities can generate demand for parking which can be met by on-site and/or on-street parking spaces. The existing objective and policy apply a



generic framework for all activities in the City to ensure adequate on-site carparking is provided to maintain a safe and efficient road system, while also ensuring the carparking areas do not detract from the amenity values or character of the area.

As outlined earlier in this document, WelTec's Petone campus is a well-established tertiary institution with a significant amount of existing development in this location. There are also a number of other existing activities in the vicinity of the WelTec campus which place pressure on the off-street and on-street parking areas, including commercial, community and residential activities. Given these pressures, the above generic policy is not considered to fully reflect the significance of the parking issue in this location. Therefore, this proposed plan change seeks to add a new policy and associated explanation into Section 14(iii) 1.1 Local Area Issues of the District Plan for car and cycle parking for the Tertiary Education Precinct

The new policy and explanation recognise the existing parking situation in the vicinity of the WelTec campus which seek the efficient use of on-site and on-street carpark spaces and land resource, as well not detracting from amenity values and character of the area as a result of the development of large on-site parking areas.

The explanation encourages WelTec to increase the utilisation of its existing on-site carparks as well as reducing the demand for carparking spaces by supporting staff and students to use non-private vehicular forms of transport (e.g. public transport, cycling and walking). The provisions also recognise improved management of the on-street parking resource so it is more available for residents and other users which provide for the more efficient use of the parking space and could lessen the adverse effects on local residents associated with limited availability of on-street parking during certain periods of the day/week/year. Adopting a campus wide approach to the provision of on-site carparks for the WelTec campus is one way that more efficient use can be made of the on-site carparking areas and any additional demand generated by new or altered site developments.

## **Signs**

### **14B 1.1 Amenity Values**

#### **Objective**

*To provide for appropriate signs, while avoiding, remedying or mitigating any significant adverse effects on visual amenity values of the area in which they are located.*

#### **Policies**

- (a) To allow a wide range of signs within the commercial and business activity areas, while protecting visual amenity values.*
- (b) To restrict the size, location and frequency of signs in activity areas where visual amenity values are sensitive.*
- (c) To manage the size, location, frequency and appearance of signs at the interface between commercial/industrial activity areas, and all other activity areas.*

#### **Assessment**

Signs are a vital and necessary part of a tertiary education campus as they are useful for guiding and directing staff, students and visitors. Signs can also enhance and/or detract from the visual amenity values of an area depending on their location, context, size and design. Within commercial and industrial areas, signs of varying sizes and designs are generally

acceptable as part of this environment. For this proposed plan change no changes are proposed to any sign provisions for commercial or industrial areas.

However, in a residential environment, signs can detract from visual amenity values as they are generally not a feature of this environment. However, in the context of a tertiary education campus located within a mixed commercial and residential environment, signs are considered to be expected and accepted up to certain limits. The above objective and policies are considered appropriate as they recognise signs have an important role, yet limits should apply within environments which may be sensitive to them, such as residential areas. This proposed plan change seeks to retain the existing objective and policies, but add a new performance standard for signs within the new Tertiary Education Precinct to recognise larger signs within the campus are appropriate and can be accommodated within detracting from the visual amenity values of the area.

### **Overall Assessment**

The City of Lower Hutt District Plan applies a zoning and city-wide structure to the management of land use and development within the City. WelTec's Petone campus is located in an area with a mix of residential, commercial, business, community and recreational activities and facilities. The campus is effectively concentrated in a single location but separated by a few roads, reserves and other activities. Given the composition of the campus and the environments in which it is located, multi zonings apply. While the objectives and policies may be appropriate for these environments as a whole, they create an inefficient and ineffective approach for the management of activities and development on the WelTec campus. This inefficient and ineffective approach is highlighted through the resource consent process, which creates uncertainty and anxiety for WelTec and local residents.

The addition of a Tertiary Education Precinct is considered the most appropriate method for recognising and managing the WelTec campus in the District Plan. It fits within the existing structure and approach of the District Plan, by retaining the underlying zones, but adds specific recognition for the circumstances and context of this well-established tertiary education institution. Specific policies are proposed to be added to a few sections of the District Plan to give appropriate recognition of the campus, which is an important physical resource in Lower Hutt.

## **5.5 Councils Plans and Strategies**

Council is required by Section 74(2)(b)(i) of the RMA to have regard to management plans and strategies prepared under other Acts. The Council's Long Term Community Plan is prepared under the Local Government Act 2002 is a relevant consideration. In addition, while not a statutory document, the Petone Vision Statement provides strategic direction on the future of Petone, and is therefore considered relevant to this proposed plan change.

### **5.5.1 Hutt City Long Term Council Community Plan (2009 – 2019)**

The Council's Long Term Community Plan (LTCCP) for the period 2009 to 2019 provides the community with a 10 year plan that sets out the community outcomes, priorities and implementation actions. WelTec is identified in the LTCCP as a community partner for the Council is delivering on some of the community outcomes.

The key community outcomes relevant to this proposed plan change are:

- Local businesses being supported and promoted.

- A skilled workforce that meets local businesses' needs.
- Effective and efficient public transport that results in increased use of public transport.
- More investment in sustainable transportation solutions – public transport, car pools, bicycle lanes.
- Encouragement of enterprise and innovation including incentives to attract research, development and application industries.
- A built environment that is attractive, safe and healthy.
- Everyone has access to a wide range of excellent education services.

The way in which this proposed plan change achieves the above community outcomes is through the addition of the Tertiary Education Precinct which provides an overall structure and recognition of WelTec's Petone campus in the District Plan. Currently, the campus is not recognised and is treated exactly the same as any other property or activity in the General Residential, General Business and General Recreation Activity Areas, even though the nature and scale of its activities and development can differ significantly from that anticipated in these areas.

The associated Plan provisions for the Tertiary Education Precinct seek to apply policies and performance standards which provide a level of direction and certainty on the nature, scale and form of any future activities and development on the WelTec campus. These Plan provisions would better enable WelTec to provide facilities to educate students to meet the needs of local businesses and contribute to a skilled workforce. Through the provision of more regular and effective public transport and other transport infrastructure, these measures would support staff and students to use alternative forms of transport to private motor vehicles. Lastly, WelTec recognises any changes to its facilities need to recognise and respect the environment in which it is located, to ensure an attractive and safe environment is maintained.

### **5.5.2 Petone Vision Statement**

In 2007, Hutt City Council began a process of establishing a vision for Petone. Through 2007-2009, the Council held numerous community workshops with Petone residents and businesses, as well as receiving submissions on the draft vision. In 2009, the Council adopted the "Petone Vision Statement" which sets the vision for the next 20 years based on four elements:

*Element 1: A distinguishing feature of Petone is it being a unique heritage place*

*Element 2: Growth in Petone will be managed in an economically and environmentally sustainable manner*

*Element 3: We recognise that Petone has to be a real place for our people*

*Element 4: Petone needs an attractive and vibrant village culture at its heart*

The Vision Statement recognises WelTec as a long established education institution in Petone, and seeks to recognise and support its role in the community as an employee and education provider. The Vision acknowledges a number of entities will need to work together to achieve the vision, including Council, Weltec and local residents.

This proposed plan change achieves the key strategic goals of the Petone Vision Statement through the following:

- Supports the efficient use and development of the existing WelTec campus which supports the economic and social wellbeing of Petone, Lower Hutt City and the wider Wellington region.

- Contains the extent of the campus to defined locations where existing tertiary education activities are located.
- Existing and new performance standards manage the nature, scale and form of any changes on the campus to be compatible with the local environment.

Overall, it is considered this proposed plan change is consistent with the strategic direction of the Petone Visions Statement.

## 5.7 Consultation

A number of earlier consultations have influenced the preparation of this proposed plan change. These earlier consultation include those undertaken by WelTec as part of resource consent application processes and other campus development activities, and consultation undertaken by Hutt City Council about the future development of Petone. The Council consultation processes include the preparation of the Petone Vision Statement in 2006-2007 and the 'District Plan Review for Petone – Discussion Document' released for comment in mid 2009. These earlier consultation were primarily with local residents in the vicinity of the WelTec campus, but also included groups with wider Petone interests (e.g. Petone Planning Action Group and Jackson Street Programme) and formal entities (e.g. Petone Community Board, Hutt City Council, Greater Wellington Regional Council, Wellington Tenth Trust/Port Nicholson Settlement Block Trust, Go Wellington, other public transport operators).

A number of common themes emerged from these earlier consultation, which are well summarised in the comments received by the Hutt City Council on its District Plan Review Discussion Document for Petone in mid 2009. In particular, the Discussion Document included a specific section on WelTec, where the document posed the question "Should a Special Activity Area for WelTec be created in the District Plan?". Below is a summary of the feedback received by Council in response to this section and question.

### ***Should the District Plan create a Special Activity Area for Weltec?***

- *Yes: 31 responses*
- *No: 15 responses*
- *No Opinion: 18 responses*

### ***Specific Comments Received in Relation to WelTec:***

- *WelTec is important for Petone and should develop in sympathy with surrounding activities*
- *WelTec causes issues (e.g. parking, building design) and should be controlled/managed more efficiently*
- *WelTec should move out of Petone*
- *No support for creation of special area unless it's limited to current area, protect existing residential area adjacent to present facility*
- *Stop the sprawl*
- *How, when it's spread everywhere? Address parking by free shuttle bus maybe to central parking area (or "validated" bus fares)*
- *Most definitely not, government closed the CIT and WelTec has continued to expand over the decades, there is historic case law over Hutt Valley Polytechnic 1970-74, this is a residential Area first with poor planning for education, HCC needs to serve the Petone/Hutt community, not just ease the rules for WelTec*

- *WelTec do not want a zone, designation is prerogative of Minister responsible for tertiary institutions*
- *Care should be taken before granting “special” status, look at old courthouse mouldering away for at least 20 years WelTec has done nothing with it, could be sold for block and flats*
- *Almost every development requires full resource consent, absence of clear policy direction in the DP results in significant time and cost to WelTec*
- *Institutional precincts in WCC Plan for Massey, Hospital, Victoria*
- *High Street is frequently parked out and littered by students and becomes a thoroughfare for noisy cars travelling at excessive speeds*
- *Sufficient litter bins should be provided by the council and/or Weltec*
- *If they buy residential buildings they must renovate and reuse as Vic Uni does in Wellington*

**Conclusions Reached by Council Based on Feedback Received in Relation to WelTec:**

- *Support for creating a special activity area for WelTec*
- *Main issues are parking and building design, support for introducing better controls*

Given the above feedback, there is some support for recognising that WelTec is an existing educational facility, and that the main issues that can be better managed in the District Plan are the activities themselves, buildings and parking. Some of the issues raised in the feedback are outside the District Plan and operational matters for WelTec and the Council to attend to (e.g. litter bins, on-street parking).

In addition to the above earlier consultation, WelTec and the Council have undertaken targeted consultation in preparation of the private plan change request, with meetings facilitated by the Petone Community Board. This consultation focused on local residents and interest groups who WelTec has previously consulted on earlier proposals and who have expressed interest in having ongoing liaison with WelTec about the future development of the campus. The purpose of this consultation was to confirm the issues to be addressed by the proposed plan change and gain a better understanding of views on the key changes being considered and their associated effects.

The consultation consisted of meetings with individuals and groups and the distribution of a summary document outlining the background to the Plan Change request and key changes proposed. The feedback received from this consultation on the key changes proposed was:

- Recognition of role and contribution of WelTec to the economic and social wellbeing of Petone and wider Hutt City
- Further consideration of the interface controls on boundaries immediately adjoining residential properties, particularly on the southern side of the WelTec campus
- Further consideration of building requirements for the Cuba Street road frontage
- Queries regarding the future development plans of WelTec

WelTec has also engaged with Hutt City Council as the statutory authority who would receive and process the Plan Change request. WelTec and Council have discussed the issues to be addressed in the Plan Change request, the options to manage these issues, and possible changes to the District Plan and other matters which Council is responsible for (e.g. on-street parking).

Consultation will continue throughout the formal plan change notification and submission process to ensure a workable and appropriate management approach is achieved for the Petone campus.

## **6. EVALUATION OF OPTIONS - SECTION 32 ANALYSIS**

This section provides the analysis required under Section 32 of the Resource Management Act (RMA or the Act).

In summary, a Section 32 evaluation is effectively a two tiered approach and must examine:

- The extent to which each objective is the most appropriate way to achieve the purpose of the Act (i.e. sustainable management); and
- Whether the policies, rules and other methods are the most appropriate for achieving the objective(s).

In doing so, the evaluation is required to “have regard to” efficiency and effectiveness and under Section 32(4) “must take into account” the benefits and costs of policies, rules or other methods and the risk of acting or not acting if there is uncertainty or insufficient information about the subject matter of the policies, rules or other methods.

In evaluating the alterations for this Plan Change, there are two key matters:

1. Whether the existing zoning (General Residential, General Business and General Recreation Activities Area) of the WelTec campus provide the most appropriate base framework for efficiently and effectively achieving the objectives for the zone in relation to the significant resource management issues relating to the WelTec campus. If not, what alternative zoning may be appropriate (either another existing zone or a new zone). Or would an overlay or site-specific rule with the underlying existing zoning be appropriate.
2. The need to manage use and development on the WelTec campus in a manner that provides for the needs of WelTec, while reasonably maintaining the character and amenity values of the surrounding residential and recreation areas. This needs to consider the General Residential, General Business and General Recreation Activity Areas and City Wide Provisions (Parking and Signage).

Taking each component in turn, the principal options for zoning and redevelopment, re-use and new development is discussed below, with the comparative advantages and disadvantages of each option identified.

### **Zoning**

#### Issues

As identified above, the District Plan is based on a set of discrete zones with different parts of WelTec’s main Petone campus zoned General Residential, General Business and General Recreation.

Firstly, for the purpose of this Plan Change, the extent of the ‘main Petone campus’ needs to be determined. Over the last few years, WelTec has acquired some properties adjacent to or in the vicinity of the main campus. In addition, it currently leases other nearby buildings to meet the current demand for educational activities. The map below shows the location and extent of the properties currently owned or leased by WelTec.

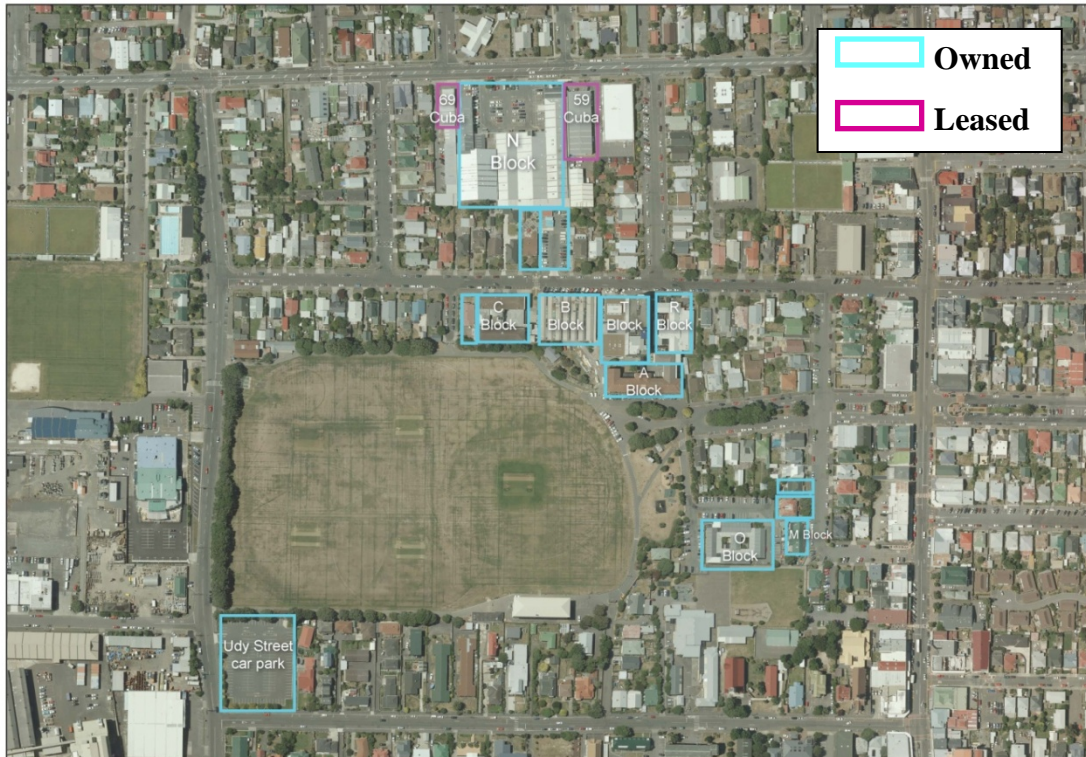


Figure 4: Properties Currently Owned or Leased by WelTec

WelTec has purchased properties to meet its short and long term needs, and it is considered appropriate that all properties owned by WelTec form part of the proposed plan change. In addition, the land and buildings which WelTec currently has a long term lease for is considered appropriate to include as well. This approach enables the proposed plan change to consider the management and future development of WelTec’s main Petone in a comprehensive and integrated manner.

### Options

There are considered four principal options in relation to the zoning and identification of WelTec’s main Petone campus in terms of the District Plan:

1. *Status Quo/Do Nothing Option (retain General Residential, General Business and General Recreation Activity Areas)*

This option would mean the existing General Residential, General Business and General Recreation Activity Area provisions (rules and standards) would continue to apply unchanged to the campus. As noted above, effectively this means any redevelopment or new development on the part of the campus zoned General Residential and General Recreation would be a full discretionary activity, meaning resource consent is required. The advantage of this option is continuation of the existing Plan provisions as they apply to WelTec, which provides some certainty to the community and nearby residents. The disadvantage of this option is the costs associated with obtaining resource consent for minor matters and the inefficient use and development of the WelTec campus.

2. *Add new Special Zoning Option (e.g. Educational Activity Area)*

This option would apply an existing ‘special’ zoning in the District Plan or introduce a new zone to the District Plan that specifically applies to the campus. This special

zoning would replace the existing General Residential, General Business and General Recreation zoning for the campus. An example of an existing 'special' zoning that is comparable is the Community Health Zone which applies to the Hutt Hospital. As with Hutt Hospital, the WelTec campus is a relatively large facility, beyond the scale and character of most education facilities in the City's residential area. An advantage of this option is the zoning gives specific recognition of WelTec's presence in the city and in its location, and would be a fully self-contained section in the District Plan with no need for cross-references to other parts of the District Plan. A disadvantage of this option is that it could over-complicate the District Plan and result in disjointed management of activities from other parts of the city.

3. *Retain existing Zoning and add Overlay/Precinct Option*

Another option is to retain the existing General Residential, General Business and General Recreation Activity Areas and introduce a new 'Tertiary Education' overlay/precinct. The overlay/precinct could have specific policies and rules which supersede the underlying zones. This approach would have the advantage of being familiar for Plan users, as the basic structure and framework of the District Plan would not change, with the existing zones retained and a new overlay/precinct added similar to other overlays (areas) in the city (e.g. natural hazard areas are identified as overlays). Another advantage is that the Plan provisions can be targeted at specific issues that may cover a broader area. A disadvantage is that it adds another layer of requirements to the District Plan.

4. *Retain existing Zoning and add Site Scheduling Option*

The fourth option is retaining the existing General Residential, General Business and General Recreation Activity Areas and introducing the Weltec campus as a scheduled site with its own rules within each Activity Area. Currently, the District Plan schedules a number of sites for specific non-residential activities in the General Residential Activity Area and other activities in the General Business Activity Area. One approach therefore could be to add the WelTec site to the list of permitted activities within each respective Activity Area, with thresholds beyond which resource consent would be needed (for example, as a restricted discretionary activity).

The difficulty with this approach is that the campus covers a number of parcels of land, which may require each site to have a specific set of provisions, resulting in an overly complex and potentially fragmented management framework.

Summary of Analysis

OPTIONS	▪ EFFECTIVENESS & EFFICIENCY	▪ BENEFITS	▪ COSTS
1. Status Quo/Do Nothing (Retain General Residential, General Business and General Recreation Activity Areas)	This option would be efficient in so far as continuing to apply the same provisions and avoids the plan change process. However, the existing provisions are not considered effective in managing the nature and scale of land use and development for the parts of the WelTec campus in the General Residential and General Recreation Activity	<ul style="list-style-type: none"> <li>▪ Provides a level of certainty for the community on the nature and scale of development provided for.</li> <li>▪ Provides some flexibility in that all new development is subject to a resource consent process and each proposal is considered on a case-by-case basis.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Unduly constrains the redevelopment, re-use and development of the campus to meet changing educational needs.</li> <li>▪ Significant costs associated with applying for resource consent for any development proposal.</li> <li>▪ Costs imposed on the community and nearby</li> </ul>



OPTIONS	▪ EFFECTIVENESS & EFFICIENCY	▪ BENEFITS	▪ COSTS
	<p>Areas. The existing Plan provisions impose an inefficient consenting process for any redevelopment or changes on the campus. The General Residential and General Recreation Activity Area standards and some of the General Business Activity Area standards could result in the inefficient use and development of the campus.</p>		<p>residents in terms of participating in the resource consent process.</p> <ul style="list-style-type: none"> <li>▪ Uncertainty regarding the nature and scale of development on the campus, given case-by-case assessment through the resource consent process.</li> <li>▪ Potential for ad-hoc decision-making and disjointed development of the campus, with no overall management framework.</li> </ul>
<p><b>2. Add new Special Activity Area/Zoning Option (e.g. Educational Activity Area)</b></p>	<p>This zoning would be effective in that the Plan provisions would be targeted for the campus, and respond to issues focused on the site and surrounding area. The Plan provisions could provide for the efficient use and development of the campus, whilst not degrading the character or amenity values of the surrounding area. However, adding a new Activity Area could make the District Plan a more complicated document, potentially resulting in an inconsistent and inefficient overall management framework for sustainable management of the city.</p>	<ul style="list-style-type: none"> <li>▪ Recognises the WelTec campus is different from other parts of the City with its own resource management issues.</li> <li>▪ New Activity Area provides a high level of certainty for the nature, scale and level of activity development anticipated.</li> <li>▪ Potentially avoids resource consent for minor works which do not degrade the character and amenity values of the area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ New section to the Plan may create some uncertainty for Plan users in initially applying a new Activity Area.</li> <li>▪ Duplication of Plan provisions, with repetition of a full suite of provisions already addressed in the General Residential Activity Area.</li> <li>▪ New Activity Area may create inconsistencies with adjoining General Residential and General Recreation Activity Area, in terms of incompatibility issues.</li> </ul>
<p><b>3. Retain existing Activity Areas (zoning) and add Overlay/Precinct Option</b></p>	<p>This overlay/precinct would supplement the existing General Residential, General Business and General Recreation Activity Area Plan provisions. The new Overlay/Precinct would vary the particular provisions for this area (either more or less stringent). However, this overlay/precinct could be ineffective in the outcomes sought if there is conflict between the underlying General Residential, General Business or General Recreation Activity Areas and the new overlay/precinct policies.</p>	<ul style="list-style-type: none"> <li>▪ A focused overlay/precinct would have targeted provisions for the defined area providing a higher level of certainty.</li> <li>▪ Recognition that the Weltec campus area has different outcomes and characteristics to the underlying zone.</li> <li>▪ Potentially avoids resource consent for minor works which do not degrade the character and amenity values of the area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ New Overlay/Precinct may create inconsistencies with the objectives for the underlying General Residential, General Business and General Recreation Activity Areas.</li> <li>▪ Potential duplication of some Plan provisions, with repetition of provisions already addressed in the General Residential, General Business and General Recreation Activity Areas.</li> <li>▪ Limited ability for community and residents to participate in consideration of development proposals if they comply with Overlay/Precinct standards.</li> </ul>
<p><b>4. Retain existing Zoning and add Site Scheduling Option</b></p>	<p>The site scheduling would specifically recognise the WelTec campus in the Plan provisions for the General</p>	<ul style="list-style-type: none"> <li>▪ Scheduling the WelTec campus would potentially have targeted provisions for the site providing a higher</li> </ul>	<ul style="list-style-type: none"> <li>▪ Site scheduling may create inconsistencies with the objectives for the underlying General Residential and</li> </ul>

OPTIONS	▪ EFFECTIVENESS & EFFICIENCY	▪ BENEFITS	▪ COSTS
	Residential, General Business and General Recreation Activity Areas. Site scheduling is effective for small single activity sites, particularly where they are well-established and not anticipated to change. However, as the WelTec campus covers multiple sites and is anticipated to change over time in response to educational needs, site scheduling is considered an ineffective and inefficient planning approach.	level of certainty. <ul style="list-style-type: none"> <li>▪ Recognition that the WelTec campus sites have different outcomes and characteristics to the underlying zone.</li> <li>▪ Potentially avoids resource consent for minor works which do not degrade the character and amenity values of the area.</li> </ul>	General Recreation Activity Areas. <ul style="list-style-type: none"> <li>▪ Potential duplication of some Plan provisions, with repetition of provisions already addressed in the General Residential and General Recreation Activity Areas.</li> <li>▪ Limited ability for community and residents to participate in consideration of development proposals if they comply with site specific standards.</li> </ul>

The above analysis identifies that the existing General Residential, General Business and General Recreation Activity Areas in their current form do not provide the most effective or efficient management framework for the WelTec campus. Introducing a new Zone (e.g. Education Activity Area) is not considered the most effective or efficient approach as it could result in significant duplication of Plan provisions and does not apply a fully integrated approach to sustainable management in the City.

A new overlay/precinct or site scheduling for the WelTec campus and retaining the underlying Activity Areas is considered the most efficient and effective approach. This approach recognises the campus is located in various urban environments where the character and amenity values vary, but tertiary education activities still have a level of compatibility with the characteristics and outcomes sought for these areas. The option of an overlay/precinct is preferred to site scheduling as the overlay/precinct is a more flexible and applicable method for a 'campus' with multiple sites compared to site scheduling which is more applicable to individual site specific activities.

Therefore, it is concluded from this analysis of the costs and benefits for each of the options that the most appropriate option for zoning the site is retaining the existing Activity Areas and adding a new Overlay/Precinct with a new set of activity and development controls.

## Use and Development

### Issues

As outlined earlier, WelTec anticipates future changes to the campus to meet future educational needs. It is anticipated these changes may require modifications to existing buildings and the potential for the development of new buildings. It is envisaged that any future development would aim to consolidate the existing main campus area. This approach would involve the least impact on the surrounding residential neighbourhood, would build on the existing campus framework, and further enhance linkages with the community and commercial functions in Petone. It is important the redevelopment, use and any new development is undertaken in a way that does not compromise the character and amenity values of the surrounding environment, particularly the residential environment.

Given the conclusion above, in that the most effective and efficient approach is to retain the existing General Residential, General Business and General Recreation Activity Areas and add a new Overlay/Precinct, an assessment of the existing General Residential, General

Business and General Recreation Activity Areas plan provisions has been undertaken. The purpose of this assessment was to understand the effectiveness and efficiency of the existing Activity Area provisions in achieving the objectives of maintaining the character and amenity values of the different areas whilst providing for the efficient use and development of the campus.

In undertaking this assessment, four groups of ineffective and inefficient General Residential, General Business and General Recreation Activity Area provisions became evident in relation to the campus. These groups are:

- Activities
- Building form (e.g. height, location, relationship to adjoining properties)
- Parking and Loading
- Signage

In identifying these groups, it is recognised some issues and options for the four groups are interrelated (for example, additional buildings may require additional carparking), while others are standalone. In addition, there are some differences in the rules and standards between the General Residential, General Business and General Recreation Activity Areas (for example, maximum building height and listed permitted activities). However, for the purposes of this document, the issues and options have been examined together in an integrated manner, as much of the evaluation is similar. However, where necessary, specific assessment have been made in relation to each issue and option.

#### Options - Activities

The General Residential Activity Area provisions list a discrete number of permitted activities, with all other activities requiring resource consent. The only relevant listed permitted activities to WelTec are child care centres (for up to five children) and residential accommodation facility for 8-10 persons. Therefore, the majority of WelTec's activities are not permitted under the General Residential Activity Area. Some activities undertaken by WelTec are specifically listed in the General Residential Activity Area as requiring resource consent. Educational facilities are specifically listed as a discretionary activity in the General Residential Activity Area.

Under the existing General Business Activity Area Plan provisions, all activities are permitted if they comply with the minimum standards (e.g. noise, parking, building requirements), unless otherwise listed in the Plan provisions. Under the current Plan provisions, educational activities and other support activities that form part of the campus are permitted. However, residential activities (including student accommodation) are not permitted in the General Business Activity Area.

The General Recreation Activity Area provisions are similar to the General Residential Activity Area with a list of a discrete number of permitted activities, with all other activities requiring resource consent. The only relevant listed permitted activity relevant to WelTec is the site specific rule for the Bracken Street Depot which permits plant propagation activities and associated administration and storage. Therefore, WelTec's activities on the Bracken Street site are not permitted under the General Recreation Activity Area and any changes may require resource consent.

Given the limited number and nature of permitted activities under the General Residential and General Recreation Activity Areas, the current lists of permitted activities do not recognise the established tertiary education and associated activities on the WelTec campus. These existing activities are predominantly tertiary education, a range of support

services (e.g. health care, child care, recreation, cultural, retail (bookshop, dairy/café, hairdresser, travel agent) and other social services) and student residential accommodation.

To achieve the objectives of maintaining the character and amenity values within each Activity Area while providing for the efficient use of the WelTec campus, the options below have been identified.

1. *Amend Listed Permitted Activities to Apply City Wide (not only to the Tertiary Education Precinct)*

This option would amend the existing list of permitted activities in the General Residential and General Recreation Activity Areas by expanding the number and type of non-residential activities. Other non-residential activities that could be permitted include education, social services, recreational and cultural activities (places of assembly). To manage the potential effects of these non-residential activities on the character and amenity values of the residential and recreation environments, some form of size restriction or other threshold may be required.

The amended rules would provide for a greater range of activities to be undertaken which would meet the economic and social needs of the community. However, the challenge would be to maintain an appropriate level of amenity and character in the residential and recreation environments, especially if some non-residential activities were inappropriately located within a residential neighbourhood or recreation area.

2. *Permit Tertiary Education and Associated Activities Within Tertiary Education Precinct*

This option would list 'tertiary education and associated activities' as permitted in the Tertiary Education Precinct, which would be in addition to the list of permitted list in the underlying General Residential and General Recreation Activity Areas. 'Tertiary education and associated activities' that would be permitted in the Tertiary Education Precinct could include tertiary education, social services (e.g. health, child care, student support), student accommodation, recreation and cultural activities. A specific definition for these types of activities could be added to provide certainty about the nature and meaning of this wording. Furthermore, rules and standards could be included which manage the nature and scale of these activities, to maintain the character and amenity values of the residential and recreation environments.

The additional activities would provide for some flexibility in the nature of activities, recognising the established nature of the listed activities. As with Option 1 above, the challenge would be to maintain an appropriate level of residential and recreation amenity and character at the interface with the Weltec campus and the existing residential areas.

3. *Permit All Activities Within Tertiary Education Precinct*

This option applies the approach adopted in the District Plan for the General Business Activity Area, whereby all activities are permitted unless listed otherwise. The other activities which are not permitted could be based on the existing General Business Activity Area Plan provisions, which include activities such as waste transfer stations and offensive trades.

The advantage of this approach is that it provides the greatest flexibility with the future use of land within the Precinct. The disadvantage of this option is the potentially significant adverse effects on the residential and recreation environments

in which Weltec is located, where many activities could be incompatible with this residential and recreational character and amenity values.

### Summary of Analysis - Activities

OPTIONS	EFFECTIVENESS & EFFICIENCY	▪ BENEFITS	COSTS
<p><b>1. Amend Existing General Residential Activity Area Permitted Activity City Wide (not only to the Tertiary Education Precinct)</b></p>	<p>Expanding the list of non-residential activities would be effective in providing a greater range of activities in residential and recreational environments to service local residents. These non-residential activities could provide for the more efficient use of the residential and recreation land resource, by diversifying the mix of activities. However, some non-residential activities could be incompatible with residential and recreational activities, which would be ineffective in achieving the objective of maintaining residential and recreational character and amenity values.</p>	<ul style="list-style-type: none"> <li>▪ Provides greater flexibility and certainty for the use of residential and recreation land in the city as a whole, enabling landowners to choose the most efficient use of their land.</li> <li>▪ Potentially greater range of non-residential activities located throughout the city meeting the needs of local residents in their own neighbourhood.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Non-residential activities could generate significant adverse effects on the residential and recreational character and amenity values in the residential neighbourhoods (e.g. noise, traffic, parking, visual).</li> <li>▪ Potential degradation in the vibrancy and vitality of city and neighbourhood commercial centres due to dispersed nature of non-residential activities, and lack of community focal points.</li> </ul>
<p><b>2. Permit Specific Listed Activities Within Tertiary Education Precinct</b></p>	<p>Permitting tertiary education and associated support services) only within the Tertiary Education Precinct would provide for the effective and efficient use of the campus. The non-residential activity could include thresholds and standards to ensure these activities maintain the residential and recreational character and amenity values in the neighbourhood and reserves.</p>	<ul style="list-style-type: none"> <li>▪ Provides certainty regarding the nature and scale of non-residential activities that can be undertaken on the campus.</li> <li>▪ Provides flexibility for WelTec to adapt activities in response to changing educational needs and requirements.</li> <li>▪ Recognises and maintains the residential character and amenity values taking into account the existing nature and level of activity on the campus.</li> <li>▪ Avoids the need for resource consent for changes in use (activity) if no external building or other works were proposed.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Changes to the nature and scale of existing non-residential activities in the residential neighbourhood and reserves could change the current residential and recreational character and amenity values of these areas.</li> <li>▪ Reduced compliance costs with avoiding resource consent process. These costs are reduced for WelTec as the applicant and costs on the community in participating in the resource consent process.</li> </ul>
<p><b>3. Permit All Activities Within Tertiary Precinct</b></p>	<p>Permitting all activities except as otherwise listed is highly efficient in enabling land to be used for a range of different activities within the Tertiary Education Precinct area. However, it could result in a fragmented and unsustainable planning framework, as it would allow incompatible uses to</p>	<ul style="list-style-type: none"> <li>▪ High level of certainty about the nature and scale of activities permitted within the WelTec campus.</li> <li>▪ Provides flexibility for WelTec to adapt activities in response to changing educational needs and requirements.</li> <li>▪ Avoids the need for</li> </ul>	<ul style="list-style-type: none"> <li>▪ Changes to the nature and scale of existing non-residential activities in the residential neighbourhood and reserves could significantly change the current residential and recreational character and amenity values in these areas.</li> </ul>

OPTIONS	EFFECTIVENESS & EFFICIENCY	▪ BENEFITS	COSTS
	establish.	resource consent for changes in use (activity) if no external building or other works were proposed.	▪ Reduced compliance costs with avoiding resource consent process. These costs are reduced for WelTec as the applicant and costs on the community in participating in the resource consent process.

The above analysis demonstrates amending the list of permitted activities in the General Residential and General Recreation Activity Areas on a city-wide basis is not an effective or efficient approach to achieving the objectives for these Activity Areas, or for the WelTec campus. Permitting all activities in the Tertiary Education Precinct unless otherwise listed is also not considered the most effective or efficient approach, as it could result in significant changes and potential degradation to the residential and recreational character and amenity values of the residential neighbourhoods and reserves. The most efficient and effective approach is considered specifically listing certain activities as permitted in the Tertiary Education Precinct, which are targeted at recognising and providing for the existing activities of WelTec. This approach would effectively allow for the ongoing use of the campus and permit minor changes in the form of re-configuring or altering what activities are undertaken in which parts (buildings) within the campus. This approach would also generally retain the existing character and amenity values associated activities on the WelTec campus.

Based on this conclusion, the proposed plan change includes new policies and rules in the General Residential, General Business and General Recreation Activity Areas to recognise and provide for the Tertiary Education Precinct and permitted activities. For any other activities (i.e. non-tertiary education activities), it is considered efficient and effective to retain the current policies and rules which would assess these activities as a discretionary activity.

#### Options – Building Form

The General Residential, General Business and General Recreation Activity Areas contain a number of standards managing building form (e.g. maximum height, building setbacks and building coverage). The standards seek to maintain the residential, business or recreation character and amenity values of the respective areas. In addition, sites in the business and recreation areas which adjoin residential areas include standards which aim to maintain the residential character and amenity values of the adjoining areas.

In considering these existing standards, it is important to recognise many of WelTec's larger buildings already exceed these standards. Therefore, any alterations or additions to these existing buildings would not comply with the current standards, and resource consent is required. In addition, new purpose built educational buildings have a different building form and scale to residential and recreation buildings, therefore, this difference can result in different expectations and outcomes for the nature and form of built development on the WelTec campus. Notwithstanding this, it is important to recognise the WelTec campus is predominantly located in a residential neighbourhood, where the character and amenity values of the area are a mix of small to large scale buildings.

An assessment of the existing building form standards highlighted particular standards which may not be the most efficient or effective for building development on the WelTec campus. In the General Residential Activity Area the minimum yard (setback) requirements, recession

plane, maximum height, maximum site coverage and permeable surface standards may not be the most efficient or effective for the WelTec campus for achieving the objective of maintaining the residential character and amenity values of the surrounding environment. In addition, the General Recreation Activity Area includes maximum building coverage and structure size which may not provide for the most efficient or effective use of the WelTec campus on the Bracken Street reserve area.

Given the above, it is appropriate to review the existing standards to determine if alternative methods are available that achieves the objective of maintaining the residential and recreation character and amenity values, whilst providing for the efficient and effective development of the WelTec campus. The options below have been identified.

1. *Do Nothing/Status Quo (retain existing General Residential, General Business and General Recreation Activity Area building and development standards)*

This option would retain the existing standards for the three Activity Areas (residential, business and recreation). Any non-compliance with the existing standards would require a resource consent. This option would continue the existing regime which has a level of awareness and understanding of the existing standards by the community and Weltec. However, as noted above, the existing standards do not recognise that many of the existing buildings on the Weltec campus are of a scale that already exceed the minimum standards, therefore any changes to the buildings (including minor additions and alterations) require a resource consent. Resource consent would be required if one or more of the standards is not complied with.

2. *Amend the current standards/thresholds*

A second option is to amend the current standards to better reflect the existing scale of buildings on the Weltec campus while still maintaining the residential character and amenity values. The standards could be amended campus wide (for example, increase the maximum site coverage standard across the whole campus) or they could be amended for specific parts of the campus (e.g. increase maximum building height for the campus on the western side of Kensington Avenue in the area of existing taller buildings). With the additional permitted height, an associated change could include increasing the minimum building setback to provide a larger buffer between Weltec buildings and adjoining residential properties.

Another amendment to the standards could be excluding all site boundaries internally within the Weltec from requiring compliance with the minimum yard/setback and recession plane standards.

Any non-compliance with the amended standards would require a resource consent.

This option would provide a balance between enabling the development of new buildings and additions/alteration of existing buildings to meet future educational requirements. In addition, the amended standards would recognise the varying character and values in different parts of the campus and adjoining residential areas, and protect the amenity values of the adjoining residential properties.

3. *Add a Design Guide or other design requirements for buildings*

This option would require all new buildings, and additions and alterations to existing buildings to be assessed against specific design guidance. The assessment against the design guidance would be undertaken through the resource consent process. This option would provide greater flexibility to design and build facilities which met the

future educational needs. However, as all building works would be subject to the resource consent process, there is a higher level of uncertainty, both in terms of the timing, costs and outcome of each resource consent process.

### Summary of Analysis – Building Form

OPTIONS	EFFECTIVENESS & EFFICIENCY	BENEFITS	COSTS
<p><b>1. Do Nothing/Status Quo (retain existing General Residential, General Business and General Recreation Activity Area building and development standards)</b></p>	<p>This option would be efficient in continuing to apply the same provisions, with measurable minimum standards setting a baseline level for built development. However, the current standards fail to recognise the location and scale of many of the existing buildings on the WelTec campus. For example, the minimum building setback, maximum building height, and maximum site coverage in the Residential and Recreation Activity Areas. This lack of recognition means most new buildings and additions/alterations to existing buildings do not comply with the current standards, which triggers a resource consent. This requirement for a resource consent could be considered inefficient in the context of the existing character and amenity values of the area in the vicinity of the WelTec campus. However, the existing minimum standards for the Business Activity Area are considered to be effective and efficient in achieving the objectives for maintaining an appropriate character and amenity and interface with adjoining residential properties.</p>	<ul style="list-style-type: none"> <li>▪ Minimum standards provide certainty about the location and siting of the permitted level of built development.</li> <li>▪ Provides some flexibility for constructing new buildings and additions/alterations to some of the existing small buildings to meet future educational needs.</li> <li>▪ Provides a continuation of the existing District Plan approach which has a level of familiarity for Plan users.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Costs associated with obtaining resource consent and the community participating in any resource consent process for non-compliance with the standards.</li> <li>▪ Where the minimum standards (e.g. yard requirements, building height and maximum site coverage) do not recognise the nature and scale of existing buildings which are different from the typical residential character and amenity values, these can unduly constrain built development to meet future education needs.</li> <li>▪ Where a site contains multiple Certificates of Title, non-compliances within internal boundaries trigger resource consent.</li> </ul>
<p><b>2. Amend the current standards/thresholds</b></p>	<p>Amending the standards to better reflect the existing character and amenity of the larger buildings on the Weltec campus is considered more effective and efficient, as they would allow for minor changes and avoid the need for the resource consent process. The amended standards would need to ensure they were effective in achieving the objective of maintaining the</p>	<ul style="list-style-type: none"> <li>▪ Provides certainty regarding the nature and scale of the permitted level of built development.</li> <li>▪ Provides some flexibility for constructing new buildings and additions/alterations to the existing buildings to meet future educational needs.</li> <li>▪ Amended standards recognise the nature and scale of existing buildings</li> </ul>	<ul style="list-style-type: none"> <li>▪ Costs associated with obtaining resource consent and the community participating in any resource consent process for non-compliance with the standards.</li> <li>▪ Constraints on developing or altering buildings to meet the future education needs.</li> <li>▪ Reduced compliance costs with avoiding resource consent process. These</li> </ul>



OPTIONS	EFFECTIVENESS & EFFICIENCY	BENEFITS	COSTS
	<p>overall character and amenity values of the residential neighbourhood. For example, the minimum building setback, maximum building height, and maximum site coverage in the Residential and Recreation Activity Areas could be amended to better recognise the nature and character of existing buildings. In recognising the nature and scale of tertiary education buildings, the amended standards can more effectively manage the interface with adjoining residential properties, such as through larger minimum setback distances.</p>	<p>which are different from the typical residential character and amenity values.</p> <ul style="list-style-type: none"> <li>▪ Amended standards recognise the character and values of adjoining residential properties which can be better protected.</li> </ul>	<p>costs are reduced for WelTec as the applicant and costs on the community in participating in the resource consent process.</p>
<p><b>3. Add a Design Guide or other design requirements for buildings</b></p>	<p>A design guide or other design requirements could be effective and efficient in managing the relationship of buildings to streets and the character and amenity values of the local area. However, these design requirements typically involve a level of subjectivity and therefore would require a resource consent for any new development or additions/alterations to existing buildings. In the context of the existing buildings on the WelTec campus, the resource consent process is considered inefficient.</p>	<ul style="list-style-type: none"> <li>▪ Provides some certainty regarding the nature and scale of the design of built development.</li> <li>▪ Provides some flexibility for constructing new buildings and additions/alterations to the existing buildings to meet future educational needs.</li> <li>▪ The Design Guide or design requirements can recognise the nature and scale of existing buildings which are different from the typical residential character and amenity values.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Costs associated with obtaining resource consent and the community participating in any resource consent process to assess consistency with Design Guide/design requirements.</li> <li>▪ Constraints on developing or altering buildings to meet the future education needs.</li> <li>▪ Costs in preparing the Design Guide/design requirements.</li> <li>▪ Uncertainty associated with the resource consent process.</li> </ul>

The above analysis highlights there are a number of benefits and costs with each option. The current rules and standards have some benefits in providing for a continuation of the existing approach with a level of certainty for the community about the nature and scale of any permitted changes and the resource consent process for any non-compliances. However, this resource consent process, especially for minor non-compliances, is considered inefficient and imposes financial and time costs on WelTec and the community. A Design Guide or other design requirements could provide some guidance on the nature and scale of buildings for campus buildings to ensure they are compatible with the character and amenity of the area. However, the implementation of the design requirements would require a resource consent process, and as with the non-compliances with the existing standards, the resource consent process is considered inefficient and costly in the context of the existing campus.

It is considered amending some of the existing rules and standards and adding new standards is the most efficient and effective approach to the achieving the District Plan objectives relating to character and amenity. The amended standards would better reflect the existing character and amenity of the area and providing for the efficient use and

development of the campus. The new or amended standards would better manage the interface with adjoining residential properties and amenity of carparking areas facing the street.

Based on this conclusion, the proposed plan change includes a new or amended policies and rules in the General Residential, General Business and General Recreation Activity Areas to recognise and provide for buildings and development which are in keeping with the existing character and amenity, while protecting the relationship with adjoining residential properties.

### Options – Parking and Loading

The Transport – On-Site Carparking section of the District Plan includes a number of rules and standards relating to the number, design and operation of on-site carparks for all activities. The rules and standards seek to ensure that an adequate supply of on-site carparking is provided to provide for the safe and efficient functioning of the road system, whilst mitigating the adverse effects on the amenity values or character of the area.

The matter of parking associated with WelTec, including the current standard for the number of on-site carparking spaces to be provided, has been thoroughly examined through previous resource consent processes. The assessment by Tim Kelly Transportation Planning Ltd (refer Appendix 2) provides detailed information on the parking issues and options for this plan change, and the information below is a summary of this assessment in terms of Section 32 of the Resource Management Act. In addition, WelTec has undertaken various studies and assessments over the last five years investigating traffic and parking matters. This evaluation draws on these earlier assessments and feedback received from local residents and Council.

The existing on-site parking standards require 1 carparking space per staff member plus 1 carparking space per 3 students for all tertiary education activities in Hutt City. On the basis of 1,200 students and 300 staff on-site at any one time, WelTec would be required to provide 700 carparking spaces on-site. WelTec currently provides 418 on-site carparks, therefore, there is a shortfall of 282 spaces against the current District Plan standard.

This carparking requirement is applied to each individual new buildings (or redevelopment of existing buildings) as a standalone or self-contained activity, and does not recognise the WelTec campus as a whole. For example, on-site carparks in one area of the campus cannot be used for new buildings (or redeveloping existing buildings) in another part of the campus. In addition, the minimum number of carpark requirement is considered to require excessive supply of carparking for the nature of the activities and in the residential environment in which the campus is located. In addition, due to the spread of the campus, kerbside parking is used due to its availability and no restrictions applying to its use.

This supply of on-street parking influences the utilisation of the on-site carparks. The demand for on-street parking is currently giving rise to adverse effects in terms of parking availability and general vehicular activity, and is a matter of contention for local residents.

Given the above, it is appropriate to review the existing standards to determine if alternative methods are available that achieves the objective of maintaining an adequate supply of on-site carparking spaces that ensures the safe and efficient functioning of the road network, while also maintaining or enhancing the character and amenity values of the area and efficient use of the land resource. In identifying and evaluating alternative methods, these alternatives are not restricted to only District Plan rules and standards, but other

mechanisms outside the District Plan (for example, time restrictions on kerbside parking and resident coupon parking scheme). The options below have been identified.

1. *Do Nothing/Status Quo (retain existing on-site parking and loading standards)*

This option would retain the existing on-site parking standards (1 car park per staff member, plus 1 space per 3 students) and on-site loading standard (1 loading space per activity/development). Compliance with these parking standards would result in large areas of surface carparking. These large areas of parking could detract from the residential character and amenity of the area, and increase the extent of impermeable surfaces potentially resulting in increased stormwater runoff. Also, the carparking area and underlying land resource would be inefficiently used, as the tertiary education use is for 38 weeks per year, five days per week (Monday to Friday). Therefore, the carparks would be vacant for significant periods. Any non-compliance with the existing standards would require a resource consent.

The advantage of this option is that WelTec and the community have an awareness and understanding of the existing standards. In effect, given the current deficit of on-site parking spaces on the campus as a whole, most new buildings or redevelopment of existing buildings requires resource consent. These relatively ad-hoc resource consent processes is a major disadvantage, as it involves significant time and cost for both the community and WelTec in assessing the merits of each proposal on a case-by-case basis. The provision of large carparking areas in compliance with the standard could result in adverse environmental effects as noted above.

2. *Amend the current standards/thresholds*

A second option is to amend the current standards to strike a balance between ensuring that WelTec provides some measure of off-street parking and the need to avoid pressure to convert land to large-scale parking areas, with consequential adverse effects on the residential environment. The amended standards could apply a specific on-site parking requirement (formula) to the whole WelTec overlay/campus (as a single 'parking zone'). There are different options on the nature and type of formula that could be used (as discussed in the Tim Kelly Transportation Report in Appendix 2).

The advantage of specific on-site parking requirements would be they are targeted at the particular characteristics of the WelTec campus, being a large tertiary education campus near a commercial centre but sited in a predominantly residential area. The specific requirements would need to recognise current and future travel demand patterns and potential changes in the educational needs at the campus. A disadvantage of amending the standards is that some component of kerbside and public parking will still be required, given the existing nature and scale of development of the WelTec campus.

3. *Residents Only Parking Scheme, Time Restriction Kerbside Parking, Timetabling and Provision of Public Transport*

This option involves a range of other measures outside the District Plan for managing the demand for parking at the WelTec campus. Measures such as timetabling of WelTec classes can directly affect the demand for parking, particularly at peak times. The provision of public transport can provide an effective alternative transport means to the private motor vehicle, thereby directly reducing the demand for parking. The other measures of residents only parking and time restriction parking deter and limit

longer term parking in locations not seen as desirable for students or staff of WelTec. Each of these measures has advantages and disadvantages, and a number of agencies (and not WelTec) would be responsible for the provision and management of these measures.

### Summary of Analysis – Parking and Loading

OPTIONS	EFFECTIVENESS & EFFICIENCY	▪ BENEFITS	COSTS
<p><b>1. Do Nothing/Status Quo (retain existing on-site parking and loading standards)</b></p>	<p>This option would be efficient in continuing to apply the same provisions, requiring the provision of on-site parking for each new building (or redevelopment). However, as demonstrated by the number of recent resource consent applications, the existing parking and loading requirements are not appropriate in the context of the existing nature and scale of activities and development for the WelTec campus. The multiple resource consent processes is inefficient and cause undue time delays, costs and uncertainty for WelTec and the community.</p> <p>In addition, the provision of large carparking areas in compliance with the minimum parking standard would result in the inefficient use of the land resource.</p>	<ul style="list-style-type: none"> <li>▪ Minimum standards provide certainty about the nature and number of carparking anticipated for each development (redevelopment).</li> <li>▪ Provides a continuation of the existing District Plan approach which has a level of familiarity for Plan users.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Potential degradation of the quality of the environment through the provision of large carparking areas in compliance with minimum parking standards.</li> <li>▪ Costs of acquiring land, constructing and maintaining carparking areas/buildings.</li> <li>▪ Costs associated with obtaining resource consent and the community participating in any resource consent process for non-compliance with the current standards.</li> <li>▪ Constraints on developing or altering buildings to meet the future education needs.</li> </ul>
<p><b>2. Amend the current standards/thresholds</b></p>	<p>Amending the standards to better reflect the existing on-site and off-site provision of carparking and loading on the WelTec campus is more effective and efficient. The parking and loading requirements could be tailored to the particular characteristics of WelTec, such that minor changes could be occur, while any major changes be subject to the resource consent process. The amended standards would need to ensure they were effective in achieving the objective of ensuring sufficient on-site parking and maintaining the overall character and amenity values of the residential neighbourhood.</p>	<ul style="list-style-type: none"> <li>▪ Provides certainty about the permitted level of built development and associated level of on-site parking and loading.</li> <li>▪ Provides some flexibility for constructing new buildings and additions/alterations to the existing buildings to meet future educational needs.</li> <li>▪ Amended standards recognise the nature and scale of existing on-site car parking and loading.</li> <li>▪ Amended standards recognise the character and values of the local area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Costs associated with obtaining resource consent and the community participating in any resource consent process for non-compliance with the standards.</li> <li>▪ Constraints on developing or altering buildings to meet the future education needs.</li> <li>▪ Reduced compliance costs with avoiding resource consent process. These costs are reduced for WelTec as the applicant and costs on the community in participating in the resource consent process.</li> </ul>

OPTIONS	EFFECTIVENESS & EFFICIENCY	BENEFITS	COSTS
3. Residents Only Parking Scheme, Time Restriction Kerbside Parking, Timetabling and Provision of Public Transport	Each of these measures in isolation is not considered be effective in addressing the demand for parking or the use of off-site parking. Coordination between different agencies would be required to ensure these measures were effective (e.g. ensuring class timetables aligned with public transport timetables). Measures for kerbside carparking could be effective in managing parking demand for WelTec, but may be ineffective, inefficient and inconvenient for local residents.	<ul style="list-style-type: none"> <li>▪ Modifying behaviours of students and staff to reduce parking demand, potentially resulting in lower use of kerbside parking.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Costs of administering and enforcing residents and time restriction parking schemes.</li> <li>▪ Some inconvenience for local residents with limitations on where, when and for how long they can park on the kerbside.</li> <li>▪ Potentially fragmented classes with disjointed timetables for students and staff.</li> <li>▪ Costs of providing public transport which may not be used at sustainable levels.</li> </ul>

The above analysis highlights there are a number of benefits and costs with each option, with a combination of options 2 and 3 considered the most appropriate. For the reasons discussed above, the current rules and standards are not considered efficient or effective, and if full compliance was to be achieved, would result in significant costs which are not outweighed by the benefits.

Different formulas have been evaluated that achieving a balance of providing an adequate supply of on-site carparks to ensure the safe and efficient functioning of the road network, while not adversely affecting the character and amenity of the local area. The proposed formula based on the number of staff and students, a level of kerbside carparking and utilisation rate of the on-site carparks is considered the most effective and efficient for activities and development within the Tertiary Education Overlay area.

Better management of kerbside parking through implementing time restriction or other measures, as well as improved public transport services would also be effective in achieving the District Plan transportation objectives. However, there are a number of influencing factors in making changes to these services and facilities.

Based on this conclusion, the proposed plan change includes an amended on-site parking standard for activities and development within the Tertiary Education Overlay.

#### Options – Signage

The Signage section of the District Plan includes a number of rules and standards relating to the number, location and size of signs for all activities. The rules and standards seek to provide for appropriate signage without significantly adversely affecting the visual amenity of an area or creating a traffic safety hazard.

Given the nature of WelTec’s activities, signage is a key feature of tertiary education campus for providing direction for staff, students and visitors to campus. Well located and clear signage provides a number of benefits both in terms of identifying the campus and from a usability perspective.

In considering the existing sign standards, it is important to recognise many of WelTec’s existing signs already exceed the General Residential Activity Area sign standards. Therefore, any alterations or additions to the existing signs or new signs would not comply with the current standards, and resource consent is required. Given the relatively minor

nature of some signs, the requirement to obtain a resource consent can be an inefficient and ineffective approach. Notwithstanding this, it is important to recognise the WelTec campus is predominantly located in a residential neighbourhood, where signage could detract from the character and amenity values of the area.

Given the above, it is appropriate to review the existing standards to determine if alternative methods are available that achieves the objective of maintaining the residential and recreation character and amenity values, whilst providing for signage in an efficient and effective way for the WelTec campus. The options below have been identified.

1. *Do Nothing/Status Quo (retain existing signage rules and standards)*

This option would retain the existing signage rules and standards (1.0m<sup>2</sup> maximum face area). Compliance with this size limit for signs would constrain the ability to erect naming/identification and directional signage on campus to assist staff, students and visitors find their way to/from and around the campus. Any non-compliance with the existing standards would require a resource consent as a full discretionary activity.

The advantage of this option is that WelTec and the community have an awareness and understanding of the existing standards. Given the existing nature and level of signage on campus, most new signs or changes to existing signs requires resource consent. These relatively ad-hoc resource consent processes is a major disadvantage, as it involves significant time and cost for both the community and WelTec in assessing the merits of each proposal on a case-by-case basis.

2. *Amend the current rules and standards*

A second option is to amend the current standards to strike a balance between WelTec providing the necessary level of signage to assist staff, students and visitors, while not significantly detracting from the visual amenity of the local area. The amended standards could apply specific signage requirements (maximum face area) to the Tertiary Education Precinct, and provide better guidance on the matters to be assessed for non-compliance by making the activity status a restricted discretionary activity, which still requires a resource consent.

The advantage of specific signage requirements would be they reflect the nature and requirements of a tertiary education campus. The specific requirements would need to recognise current and future signage requirements, whilst recognising the residential character and amenity values of the area. A disadvantage of amending the standards is that an increased level of signage would be provided for which could marginally detract from the residential character and amenity values of the area.

Summary of Analysis – Signage

OPTIONS	EFFECTIVENESS & EFFICIENCY	BENEFITS	COSTS
1. Do Nothing/Status Quo (retain existing signage rules and standards)	This option would be efficient in continuing to apply the same provisions, with measurable minimum standards setting a baseline level for signage. However, the current standards fail to recognise the nature and functional requirements of signage for a tertiary education	<ul style="list-style-type: none"> <li>▪ Minimum standards provide certainty about the nature, location and size of the permitted signage.</li> <li>▪ Provides a continuation of the existing District Plan approach which has a level of familiarity for Plan users.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Costs associated with obtaining resource consent and the community participating in any resource consent process for non-compliance with the standards.</li> <li>▪ Limited flexibility for new signs or changes to existing</li> </ul>

OPTIONS	EFFECTIVENESS & EFFICIENCY	BENEFITS	COSTS
	<p>campus (e.g. naming and directional signage). This lack of recognition of campus signage means most new signs and changes to existing signs do not comply with the current standards, which triggers a resource consent. This requirement for a resource consent could be considered inefficient in the context of the existing character and amenity values of the campus.</p>		<p>signs, restricting the ability to efficiently operate a tertiary education campus.</p> <ul style="list-style-type: none"> <li>▪ The standards (e.g. maximum face area) do not recognise the nature and scale of existing signs and buildings which are different from the typical residential character and amenity values.</li> </ul>
<p><b>2. Amend the current rules and standards</b></p>	<p>Amending the standards to better reflect the existing character and amenity of the larger signs on the WelTec campus is considered more effective and efficient, as they would allow for minor changes and avoid the need for the resource consent process. The amended standards would need to ensure they were effective in achieving the objective of maintaining the overall character and amenity values of the residential neighbourhood. For example, the maximum face area could be amended to better recognise the nature and character of existing signs and buildings.</p>	<ul style="list-style-type: none"> <li>▪ Provides certainty regarding the nature and scale of the permitted level of signage.</li> <li>▪ Provides some flexibility for erecting new signs and changing existing signs to meet future educational needs.</li> <li>▪ Amended standards recognise the nature and scale of existing signs which are different from the typical residential character and amenity values.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Costs associated with obtaining resource consent and the community participating in any resource consent process for non-compliance with the standards.</li> <li>▪ Constraints on erecting new signs or changing existing signs to meet the future education needs.</li> <li>▪ Reduced compliance costs with avoiding resource consent process. These costs are reduced for WelTec as the applicant and costs on the community in participating in the resource consent process.</li> </ul>

The above analysis highlights there are a number of benefits and costs with each option. The current rules and standards have some benefits in providing for a continuation of the existing approach with a level of certainty for the community about the nature and scale of any permitted changes and the resource consent process for any non-compliances. However, this resource consent process, especially for minor non-compliances associated with signs, is considered inefficient and imposes financial and time costs on WelTec and the community.

It is considered amending some of the existing rules and standards is the most efficient and effective approach to the achieving the District Plan objectives relating to providing for appropriate signage without significantly detracting from the character and amenity of the area. The amended standards (e.g. larger maximum face area) would better reflect the existing character and amenity of the area and providing for the efficient use and development of the campus.

Based on this conclusion, the proposed plan change includes amended rules and standards for signage in the General Residential, General Business and General Recreation Activity Areas to recognise and provide for signage on a tertiary education campus and which is in keeping with the existing character and amenity of the area.

## **6.4 The risk of acting or not acting**

Section 32(4)(b) of the Act requires an assessment of 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'. It is considered that there is sufficient information and certainty for the subject matter to make a full evaluation pursuant to Section 32 (4)(b) of the Act.

In terms of risks of acting or not acting, a risk of not acting is that the economic and social benefits provided by WelTec may be limited by ineffective and inefficient provisions currently in the District Plan. These inefficient and ineffective Plan provision limit WelTec's ability to carry out its activities in a way which enables it to adapt to meet future educational needs. By not acting, some of the aspirations and outcomes in the Petone Vision Statement may not be achieved. In addition, the current ad-hoc decision-making process associated with each resource consent process provides limited certainty about the outcomes and community aspirations.

Acting, in the form of this proposed plan change, provides a greater level of certainty about the location and extent of the WelTec campus in the District Plan. In addition, the proposed policies, rules and standards seek to achieve the objectives of providing for and recognising the existing campus built development and activities, while also maintaining and enhancing the character and amenity of the local area.

## **7. CONCLUSION**

Overall, introducing the Tertiary Education Precinct and associated plan provisions is considered the most appropriate way to manage the location, nature and scale of tertiary education activities and development on the WelTec campus. The proposed provisions recognise the campus is located in a predominantly residential area as well as a mix of commercial, recreation and community activities.

Development in accordance with the proposed plan change could result in some adverse effects on the environment compared to the existing permitted level of development. However, these adverse effects are not considered significant in RMA terms, with the proposed plan change including provisions designed to ensure these effects are in keeping with the existing character and amenity of the local area. It is considered the adverse effects are offset by the benefits of the proposed plan change.

The proposed plan change is considered to be consistent with the provisions of the Regional Policy Statement in respect of the supporting consolidation of development within existing community centres and the integration of transport and land use planning. The proposed plan change is also considered consistent with the relevant objectives and policies of the City of Lower Hutt District Plan.

WelTec currently has a high economic and social value to local area, Lower Hutt City and the wider Wellington region. The proposed plan change would enable these values to be enhanced.

The proposed Tertiary Education Precinct and associated plan provisions are considered the most appropriate approach for managing tertiary education activities and development on the WelTec's Petone campus. It recognises and provides for the specific issues and characteristics for the campus, and ensures that activities and development can be undertaken while maintaining or enhancing the character and amenity of the area. The new



policies, rules and standards for the Tertiary Education Precinct are considered to be the most effective and efficient in providing for tertiary education activities.

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**Appendix 1: Assessment of Parking Issues – Tim Kelly**  
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# Tertiary Education Precinct Wellington Institute of Technology (WELTEC), Petone Proposed District Plan Change Assessment of Parking Issues

prepared by: **Tim Kelly Transportation Planning Ltd**

for: **WELTEC**



**October 2011**

Reference: weltec plan change parking assessment v3 oct11.docx

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## 1 Background & Scope

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### 1.1 Background

The Wellington Institute of Technology (WelTec) and Hutt City Council (HCC) are proposing to introduce changes to the controls applicable to the WelTec campus in the City of Lower Hutt District Plan. The objective of the proposed changes is to provide a greater degree of certainty to the Petone community around the future size of WelTec, and provide a clearer and more efficient framework for the consideration of any future adjustments to the campus.

A significant aspect of the proposed changes relates to the off-street parking requirements associated with the campus.

### 1.2 Scope

This document specifically addresses that component of the proposed plan change which relates to parking controls. The existing situation is summarised, the proposed changes are described and assessed in terms of likely impacts. The options available are identified and evaluated, and the alignment of the proposed change with regional transportation policy is described.

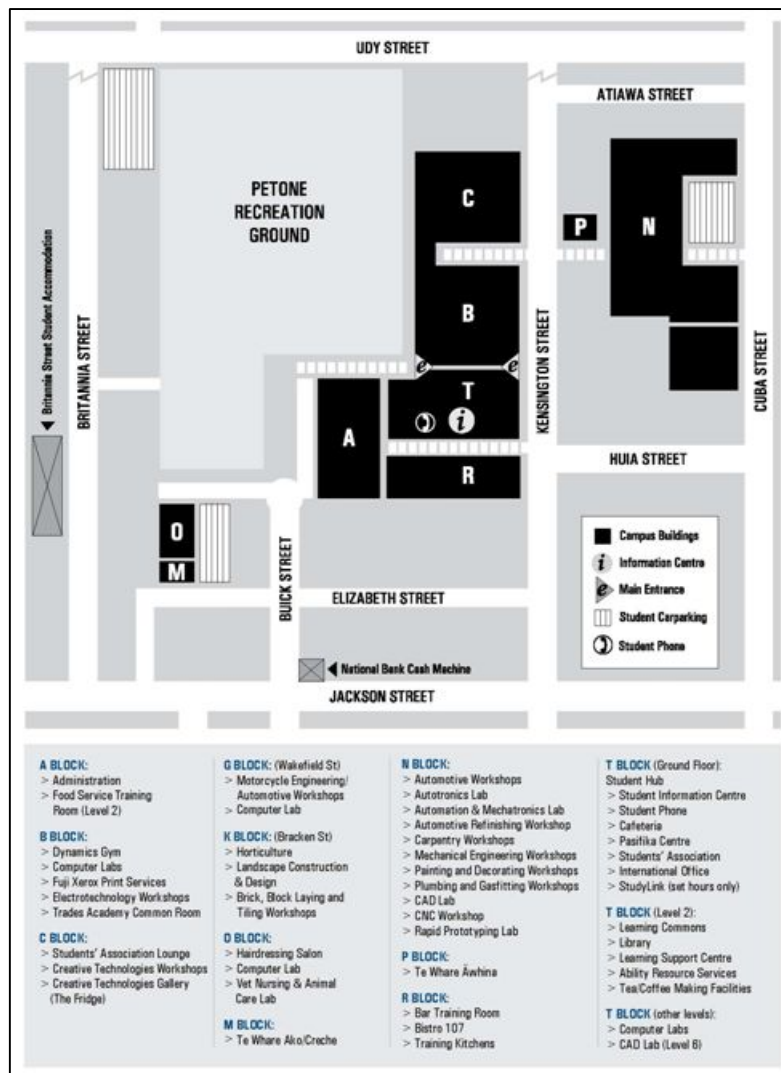
## 2 Existing Situation

### 2.1 Location

The location of the Weltec campus in Petone is shown by **Figures 2.1 and 2.2.**



**Figure 2.1: General Location**



**Figure 2.2: Petone Campus Plan**

The following functions are located within the main campus at Kensington Avenue:

- A Block: Administration;
- B Block: Exercise Science, Electrotechnology;
- C Block: Classrooms & Computer Labs;
- M Block: Te Whare Ako;
- O Block: Hairdressing, Vet Nursing;
- N Block: Automotive, Construction, Engineering Design;
- R Block: Hospitality & Tourism; and
- T Block: Student Hub / Reception, Business, IT, Student Support Services.

The campus is located 250m to the north of Jackson Street, the commercial centre of Petone.

In addition, the G Block on Wakefield Street, Alicetown, accommodates Motorcycle & Automotive Engineering and K Block located on Bracken Street, Petone, accommodates Horticulture, Landscape Construction & Design and Masonry. House Building is temporarily located at the former Petone College site off the eastern end of North Street, Petone.

## 2.2 Weltec Operation

### Student & Staff Numbers

Figures supplied by WelTec indicate that the maximum number of students recorded on the campus at any time was in 2011 was 1,185. This figure is subject to some variation over time, being 1,140 in 2009 and 1,159 in 2010<sup>1</sup>.

Staff numbers are subject to less variation. In 2011 these were 289, with 295 in 2009 and 304 in 2010<sup>2</sup>.

For the purposes of the assessment of parking issues, the maximum numbers of students on the campus has been assumed to be 1,200, with 300 staff.

The proposed relocation of the Hospitality course to Wellington (in September 2012) is expected to result in a reduction of student and staff numbers at Petone by 215 and 25 respectively.

### Trimesters

Tuition at Weltec takes place in trimesters. Those for 2011 are:

- Trimester 1: 28 February – 24 June;
- Trimester 2: 11 July – 4 November; and
- Trimester 3: 7 November – 23 December.

<sup>1</sup> These figures are derived from the WelTec timetabling system and relate to the busiest period of a week (10am on a Wednesday), with a 10% reduction for typical absenteeism.

<sup>2</sup> These figures include a 50% allowance for part time staff.

Tuition takes place between 8am and 5pm, with some evening classes.

### 2.3 Road Network

All of the roads in the vicinity of the Weltec site are classified as 'Access Roads' in the road network hierarchy defined by the District Plan, with the exceptions of Cuba Street and Udy Street, which are classified as a 'Minor District Distributor' and a 'Local Distributor' road respectively.

### 2.4 Public Transport Accessibility

#### Bus Services

The Weltec campus is conveniently located to a number of bus routes, linking it to Lower Hutt, Upper Hutt, Wellington, Eastbourne and the railway network. Specifically, the following services pass close to the campus:

- 81 & 83 Eastbourne – Wellington (via Jackson St);
- 84 Gracefield – Wellington (via Jackson St);
- 91 Airport Flyer Upper Hutt – Airport (via Jackson St, Cuba St);
- 110 Upper Hutt – Petone Railway Station (via Jackson St, Cuba St);
- 130 Petone – Naenae (via Jackson St); and
- 154 Korokoro – Lower Hutt (via Jackson St, Cuba St).

#### Rail Services

The campus is located approximately 1.2 kms and 1.5 kms from the Ava and Petone railway stations respectively. From both stations, services connect to Wellington, Waterloo and Upper Hutt.

### 2.5 Pedestrian Accessibility

There are a number of routes which provide pedestrian connectivity both within the campus and between the campus and the external street network.

To the west, a pedestrian route from Elizabeth Street connects to the O Block area and from there alongside the edge of the Petone Recreation Ground to the main administration block. The footpath on the western side of Buick Street connects to this by means of a separate gate at the entrance to the recreation ground and a pedestrian crossing across the O Block access road. Access is also possible from Britannia Street by means of Kirk Avenue, and from Udy Street by means of a footpath along the eastern side of the recreation ground.

The existing N Block on Cuba Street is connected with the remainder of the campus via a walkway through the N Block building (i.e. internal) and 24-28 Kensington Avenue to a pedestrian crossing that connects to the central part of the campus.



## 2.6 Car-Parking

### District Plan Requirement

Irrespective of the zones within which parts of the campus are located, the district-wide general rules relating to the provision of car-parking apply to all activities on the campus. Rule 14A(iii)2.1 defines the minimum on-site parking requirements for permitted activities. For tertiary educational establishments, this is 1 parking space per staff member, plus 1 space per 3 students (to be calculated according to the maximum number of students on site at any one time).

On the basis of 1,200 students and 300 staff, the off-street parking requirement for the Weltec Petone campus is 700 spaces. With the provision of 418 off-street spaces, there is a current shortfall of 282 spaces against the current District Plan requirement.

### Off-Street Parking

Off-street parking is currently provided at the locations summarised by **Table 2.1**. The total number of spaces under the control of Weltec is 368 (of which 345 are on its land and 23 are leased). The leased spaces are associated with buildings which Weltec leases and hence can be regarded as being available for the longer term. A further 50 spaces are on land owned by Hutt City Council (HCC) but are available for use by Weltec. The total off-street parking is therefore 418 spaces.

### Parking Charges & Management

Permits are required for the use of off-street parking facilities by both staff and students. Since January 2010, there have been no charges for permits, a measure intended to eliminate a disincentive to use off-street parking by students. For most users, having a permit simply gives a 'right-to-hunt' for a parking space.

### Kerbside Parking

Weltec adjoins a primarily residential street network where kerbside parking is mostly uncontrolled (i.e. this parking is available for use by any member of the public, for any length of time).

Details of the kerbside parking provided on streets in this area are summarised by **Table 2.2**.

### Parking Conditions

WelTec falls well short of meeting the current District Plan requirement, and there is a significant reliance upon the use of kerbside parking on adjacent residential streets. This is aggravated by the poor utilisation of some existing off-street parking resources, particularly the car-park on the Udy Street / Britannia Street corner, which, because of its distance from the campus, is perceived to be inconvenient by staff and students.

On some, but not all streets, the demands for kerbside parking are currently giving rise to adverse effects in terms of parking availability and general vehicular activity. On some streets, the size of residential lots allows residents to park off-street (in garages and/or

driveways) whilst elsewhere, smaller or narrower lot sizes prevent residences from having off-street parking.

As demonstrated through the recent consent application process for the N Block extension, issues around parking are contentious for some residents in the Petone community.

**Table 2.1: Existing and Proposed Off-Street Parking**

Note: Figures in brackets refer to changes arising through the N Block Consent Process:

- WelTec volunteered to drop 15 additional spaces for A Block (located adjacent to the B Block building); and
- a condition of the consent granted by the Commissioner was that 5 of the spaces within the O Block parking area and close to the Court House be positioned further from this building – this means these spaces could not meet geometric requirements and have been dropped.

Area	Existing Number of Spaces				Proposed Number of Spaces				Change
	Weltec Land	HCC Land	Leased	TOTAL	Weltec Land	HCC Land	Leased	TOTAL	
Administration (A Block)	31	21		52	46 [31]	21		67 [52]	+15 [0]
Between B & C Blocks (31 – 35 Kensington Avenue)		4		4		4		4	0
R Block Kensington Avenue	10			10	10			10	0
24 – 28 Kensington Avenue	39			39	52			52	+13
37 Kensington Avenue (rear)					8			8	+8
69 Cuba Street (N Block Annex)			12	12			12	12	0
N Block 59 Cuba Street	68			68	68			34	-34
RTTC Athfield Building					0			0	0
Wormald Cuba Street			11	11			20	20	+9
O Block	54	25		79	134 [129]	30		164 [159]	+85 [+80]
Historic Court House					0			0	0
Udy / Britannia Street Corner	143			143	143			143	0
<b>TOTAL</b>	<b>345</b>	<b>50</b>	<b>23</b>	<b>418</b>	<b>461 [373]</b>	<b>55</b>	<b>32</b>	<b>514 [494]</b>	<b>+96 [+76]</b>

**Table 2.2: Existing Kerbside Parking In The Vicinity Of Weltec**

*Note: some figures are approximate as individual parking bays are not marked - hence capacity is determined by the size of vehicles and manner in which they are parked.*

Area	Number of Spaces	Comment
Kensington Avenue (Jackson - Udy)	114	Uncontrolled, parking delineated. Some angled parking on west side. Includes some disability spaces close to Weltec buildings. Excludes designated motorcycle parking area on west side.
Buick Street (North of Elizabeth St)	43	Mostly uncontrolled - some spaces subject to time limits.
Buick Street (Jackson St – Elizabeth St)	21	Most space subject to time limits
Elizabeth Street	48	Some spaces subject to time limits
Udy Street (Cuba St – Britannia St)	90	Uncontrolled. Some markings. Includes some angled spaces on north side.
Huia Street (Kensington Ave – Cuba St)	41	Uncontrolled
Atiawa St (Kensington Ave – Cuba St)	27	Uncontrolled
Cuba Street (Jackson St – Udy St)	65	Uncontrolled
Manchester Street (Cuba St – William St)	55	Uncontrolled – no markings
High Street (Cuba St – William St)	52	Uncontrolled – yellow lines mark no parking areas across driveways
Emerson Street (Cuba St – William St)	54	Uncontrolled – no markings
<b>TOTAL</b>	<b>610</b>	

## 2.7 N Block Extension Resource Consent Application

WelTec proposes to construct and operate a new building as an extension of its existing N Block located on Cuba Street. The current automotive training courses undertaken at G Block on Wakefield Street, Alicetown, would be relocated to this new building.

As this proposal would increase parking demand (through the relocated staff and students) whilst also resulting in the loss of some off-street parking (currently located in front of the existing N Block building), WelTec has also proposed to provide additional areas of off-street car-parking within the campus.

This proposal was the subject of a consent application in September 2010 and a Council hearing in February 2011. Consent was subsequently granted, subject to a number of conditions. This decision is currently the subject of an appeal.

As shown by **Table 2.1**, the net effect of the proposal would be to increase the total number of off-street parking spaces from 418 to 514 (an additional 130 parking spaces, less 34 spaces removed as a result of the N Block proposal itself).

During the hearing, WelTec volunteered to remove 15 parking spaces which were proposed to be located adjacent to the B Block building (and accessed from the Buick Street

entrance). A further 5 spaces proposed as part of the former O Block parking area and close to the former Magistrate's Court Building are no longer viable because of a setback requirement in a condition of the consent.

As a result, the total number of off-street spaces which would be provided under the proposal would be 494, an increase of 76 spaces.

## **2.8 Relocation of the Hospitality School**

The Hospitality School will be relocated from R Block in the Petone campus to Wellington in September 2012. This is expected to reduce student numbers at Petone by 215 and staff numbers by 25.

Based upon the most recent rates of vehicle use<sup>3</sup>, this change is likely to reduce parking demand by approximately 111 spaces.

## **2.9 Summary of Parking Supply and Demand**

The N Block proposal and associated changes in off-street parking, together with the relocation of the Hospitality school will result in an overall improvement in parking conditions around the campus.

If the proposed expansion of off-street parking is given effect to under the N Block extension resource consent, it is considered that the total provision of such parking would meet the current and anticipated future demand for parking generated by the campus, in that:

- it would reduce the extent of kerbside parking;
- no major developments are planned for the campus;
- the location and extent of off-street parking is designed to maintain the existing residential character and amenity values of the neighbourhood; and
- the maximum demands for parking generated by the campus occur for only a small proportion of each calendar year.

However, the existing off-street parking formula in the District Plan for tertiary education activities would apply to any further changes to the campus. As demonstrated by the earlier consent processes, the existing off-street parking formula is not considered to be an efficient or effective basis for WelTec.

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<sup>3</sup> For 2009, 43% students and 74% staff.

### 3 Proposed Plan Change

#### 3.1 Overall Purpose

The overall purpose of the plan change is to seek the introduction of a new Tertiary Education Precinct (TEP) which would apply to the existing WelTec campus in Petone. This would provide for the on-going use and development of the campus to meet its future needs, while ensuring that the regulatory controls specifically address the need for any development or changes to maintain or enhance the amenity values and character of the residential neighbourhood within which the campus is located. It also seeks to provide more certainty for the Petone community regarding the longer-term extent of the campus.

#### 3.2 Proposed Changes of Relevance to Parking & Traffic Issues

Currently, there is no specific recognition of the WelTec campus in the District Plan. It is proposed that the creation of a TEP would define the campus, with specific objectives and policies.

It is proposed that the existing residential, business and recreation zoning for the campus will be retained, but that the TEP would be superimposed on the existing zoning to define the extent of the WelTec campus. As a result, the underlying zone objectives and policies would continue to apply to the campus.

The TEP would modify some of the existing rules in relation to development or changes in land use within the campus area. For example, tertiary education activities and associated support / ancillary activities would become permitted activities within the TEP. However, these activities would still be required to comply with rules and standards to maintain the local residential character and amenity values.

A significant change relates to the District Plan parking standards. This change recognises that the existing standard is not effective or efficient for the WelTec campus in providing adequate parking to meet its actual requirements. Compliance with the current standards would be inefficient, as large areas of land would be required to be allocated to parking which would only be used for around half of each year. Such a high level of parking provision would also run contrary to regional and city policies to promote the uptake of alternative modes of transportation to the private car. Furthermore, this requirement ignores the availability of a significant kerbside parking resource which can be used without giving rise to adverse effects upon residents or other activities in this area.

Accordingly, WelTec proposes that the current standards be refined to provide a better balance between the provision of a reasonable amount of off-street parking to limit the spatial spread of street parking and management of the impacts of parking upon the local environment.

A revised parking standard is proposed, based upon the following formula:

$$\frac{[(x\% * \text{student numbers}) + (y\% * \text{staff numbers})] - AKP}{(\% \text{ utilisation} / 100)}$$

where:

x = the percentage of students recorded as bringing cars to the campus;

y = the percentage of staff recorded as bringing cars to the campus;

AKP = Acceptable level of Kerbside Parking; and

% utilisation relates to the use of the off-street parking resource.

This formula would calculate a requirement of 515 off-street parking spaces, if:

- the maximum numbers of staff and students are 300 and 1,200 respectively (the current figures used as the basis of parking assessments);
- the percentages of students and staff bringing vehicles to the campus is 43% and 74% respectively (the most recent recorded figures);
- the acceptable level of kerbside parking is assumed to be 300 (identified as that level which would avoid adverse effects, principally upon residential streets to the east of Cuba Street); and
- the average utilisation of the off-street parking areas is 85% (considered to be a realistic and achievable level).

The formula could be reviewed at periodic intervals (perhaps with District Plan reviews), with updated survey information providing revised figures for the percentages of students and staff using vehicles for travel to the campus. Similarly, the utilisation of off-street parking and the acceptable use of kerbside parking could also be subject to review.

### **3.3 Kerbside Parking Management**

WelTec considers that better management of kerbside parking would improve the availability of this parking for use by residents, and would encourage WelTec students and staff to utilise off-street parking (or use other forms of transport).

WelTec believes that the introduction of time limits upon kerbside parking (for example, a P120 limit on weekdays) would achieve this, with appropriate exemptions for residents.

The introduction of such measures would complement, but be independent of, the proposed plan change. The management of kerbside parking is the responsibility of HCC. In this respect, HCC is currently reviewing the available options and expects to seek the necessary changes to bylaws in parallel to the plan change process.

## 4 Assessment of Effects

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### 4.1 Parking Demand

WelTec is already actively seeking to increase the supply of off-street parking whilst constraining the levels of demand generated by staff and students, and this will continue irrespective of the proposed plan change.

The following positive effects are expected to be specifically associated with the controls proposed with the plan change:

- a more logical and transparent structure established for the assessment of parking supply and demand;
- certainty provided for Petone residents in terms of the future growth of the campus and associated levels of demand for kerbside parking;
- an incentive provided to WelTec to ensure that the utilisation of off-street parking is maximised;
- an incentive provided to WelTec to continue reducing the rates of staff and student use of private vehicles; and
- flexibility provided to WelTec to manage its campus as long as it remains compliant, avoiding the repeated triggering of consent applications (whilst are stressful for the community and costly for WelTec).

It is expected that the introduction of controls upon kerbside parking by HCC will lead to the increased use of off-street parking areas by WelTec staff and students. In doing so, the scale of the positive effects described above will be increased and these are likely to be realised more quickly. In addition, residents can expect to be able to locate vacant parking spaces on their streets, even at the busiest periods.

### 4.2 Traffic Activity

By discouraging the use of residential streets for kerbside parking and improving the uptake of on-site parking, the 'hunting' for spaces which currently occurs will be reduced. This will result in reduced levels of traffic activity on these residential streets, with consequent improvements in amenity and safety.



## 5 Options Considered & Evaluation

### 5.1 Rationale

#### Consideration of the Campus as a Whole

The recent N Block application has demonstrated that a requirement for each individual component of the campus to provide for its own parking is inefficient and does not reflect how parking is used by staff and students. Students, and to a lesser extent staff, may spend time at multiple locations within the campus during a typical day. As a result, the overall number of parking spaces provided is of more importance than their distribution around the campus.

For this reason, the WelTec campus (within the area of the proposed TEP) should be considered as a single entity for the purposes of calculating parking demand and supply.

#### Consideration of the Availability of Kerbside Parking

During earlier consent processes, there was a general acknowledgement that any requirement for WelTec to fully meet the existing off-street parking requirements of the District Plan would be impractical. This is because the provision of the number of parking spaces required would be expensive (probably requiring a parking building, for which separate consent issues would arise) and inefficient (because the spaces would be unused for significant periods of time). Furthermore, full provision of readily-accessible parking would be contrary to other initiatives by WelTec (together with HCC and GWRC) to discourage private vehicle use and promote the use of other modes of transportation.

The use of some of the streets in the vicinity of the campus is an efficient and pragmatic solution to the provision of car-parking, with an expectation of its use for this purpose.

Problems have occurred where the demand for kerbside parking associated with WelTec has risen to a level where adverse effects have been generated on a number of residential streets at some distance from the campus, principally in terms of parking availability for residents but also generally increased levels of traffic activity.

An assessment of the parking issues associated with WelTec dated September 2010<sup>4</sup> estimated that the maximum demand for kerbside parking generated by WelTec is 480 spaces. Of this, it was estimated that level of 'excess demand' which was giving rise to the adverse effects is approximately 180 spaces<sup>5</sup>. Accordingly, the level of 'acceptable' kerbside parking demand which could be accommodated by the adjacent street network is 300 spaces.

Any revised controls upon parking provision for the WelTec campus should take account of this 'acceptable' use of the kerbside parking resource.

<sup>4</sup> Wellington Institute of Technology (WelTec), Petone: Parking Assessment. Tim Kelly Transportation Planning Ltd, September 2010.

<sup>5</sup> Of demand for kerbside parking of 480 spaces, demand generated by WelTec on streets other than those to the east of Cuba Street assessed as 300 spaces.

### Consideration of Changing Staff and Student Numbers & Rates of Vehicle Use

It is appropriate that the parking requirements for the campus remain based upon ratios of student and staff numbers, since these are the most reliable triggers and descriptors of overall levels of parking demand.

The continually changing educational, political and economic environment in which WelTec operates means that student and staff numbers will be subject to continual fluctuations. Within this, WelTec is progressively introducing changes to its internal organisation and timetabling which seek to reduce the intensity of peak periods and the associated levels of parking demand.

Furthermore, students are more sensitive than most to the rising costs of vehicle ownership and operation, and recent years have seen a decline in the proportion of students (and staff) bringing vehicles to the campus.

For all of these reasons, a methodology for the calculation of parking requirements which assumes static student/staff numbers and rates of vehicle use is unrealistic, and some ability to review and adjust the requirement over time is required.

### Consideration of Utilisation of the Off-Street Parking Resource

The current District Plan parking requirement does not differentiate between the provision and use of off-street parking spaces.

For WelTec, poor rates of utilisation of the Udy / Britannia Street car-park, due principally to its physical separation from the main campus and its perceived inconvenience, have meant that this distinction is relevant.

In order for parking requirements to be effective, it is not sufficient to simply ensure that the necessary number of parking spaces is provided. Some account is also required of the extent to which off-street parking spaces provided are being used.

## **5.2 Options & Evaluation**

### *a. Maintain Existing Parking Controls*

As indicated above, compliance with the existing District Plan standards would result in large areas of parking which are unused for significant periods of time, and little incentive for students and staff to use other modes of transportation.

Whilst the existing formula has the benefit of being easily calculated and understood, it takes no account of an 'acceptable' level of kerbside parking use, the extent to which off-street parking is utilised or the change in staff / student numbers and their use of vehicles over time.

With no realistic prospect of the existing standards ever being met, WelTec would remain in a situation which is non-compliant, triggering repeated requirements for resource consent, even though adverse effects upon the existing environment may not arise.

For this reason, the continued use of the existing controls is not considered to be an efficient or effective approach.

*b. Simple Formula*

Whilst the existing parking requirement formula takes no direct account of the factors described above, it could be 'forced' to do so by an adjustment of the ratios which are applied.

For example, if the maximum numbers of staff and students were taken to be 300 and 1,200 respectively, and an 'acceptable' level of off-street parking provision was considered to be 510 spaces, then this could be achieved by the following formula:

$$\text{Requirement} = (30\% * \text{student number}) + (50\% * \text{staff number}).$$

Desired values of the 'acceptable' level of kerbside parking and the utilisation of off-street parking spaces would then be implicit in the ratios applied.

Whilst simple to apply, the implicit nature of the formula would result in a lack of transparency. The ratios applied would appear arbitrary, since there is no clear linkage between them and actual levels of student and staff use of vehicles, and monitoring the effectiveness of this formula over time considering all these factors could be difficult.

*c. Complex Formula*

In contrast, a more transparent and necessarily complex formula would take the form of:

$$\frac{[(x\% * \text{student numbers}) + (y\% * \text{staff numbers})] - \text{AKP}}{(\% \text{ utilisation} / 100)}$$

where:

x = the percentage of students recorded as bringing cars to the campus;

y = the percentage of staff recorded as bringing cars to the campus;

AKP = Acceptable level of Kerbside Parking; and

% utilisation relates to the use of the off-street parking resource.

The formula could be reviewed at periodic intervals (perhaps with District Plan reviews), with updated survey information providing revised figures for the percentages of students and staff using vehicles for travel to the campus. Similarly, the utilisation of off-street parking and the acceptable use of kerbside parking could also be subject to review.

Although the assumptions inherent in the formula are transparent, some issues could arise associated with its application:

- it may be regarded as too complex for inclusion in the District Plan, where the emphasis is upon simple and more easily understood controls;
- determination of the 'acceptable' level of kerbside parking may be contentious; and
- the need for periodic review would require an on-going commitment to surveys of parking utilisation and vehicle usage by students and staff.

### 5.3 Options Evaluation Conclusion and Recommended Approach

The existing off-street parking formula in the District Plan for tertiary education activities is not considered to be an efficient or effective basis for WelTec, given that:

- it would require a significantly greater area to be developed and devoted to parking, which would be difficult to achieve without a loss of residential properties and/or impact on residential character;
- the maximum demand for parking only occurs for short periods during each trimester, and hence much of the parking resource would be under-utilised for extensive periods;
- it is a generic and arbitrary rate which does not reflect the actual demand for parking generated by staff and students;
- it does not address the management of parking within the campus in an integrated manner, and does not recognise the inter-relationships between staff and student parking requirements across the wider campus;
- it does not reflect the existing situation where this is uncontrolled kerbside parking on the local streets which will always be attractive for use by staff and students; and
- it provides no incentive to maximise the utilisation of off-street parking facilities or the uptake of alternative modes of transportation.

For these reasons, it is recommended that the complex formula described above is adopted in the Plan Change, together with a package of controls to restrict the availability of kerbside parking on residential streets to WelTec students and staff, and encourage an improved utilisation of the off-street parking resource.

## 6 Planning and Policy Framework

As described in **Section 4**, it is expected that the proposed plan change will be beneficial in terms of the provision of further incentives to reduce the use of private vehicles by staff and students. This outcome, and the corresponding increases in the uptake of alternative modes of travel, would be consistent with the direction of transportation policy at the regional level.

More importantly, a maintenance of the status quo (in which WelTec would be required to provide a large number of off-street parking spaces in order to comply with the District Plan requirements) would be contrary to these policies, since it would increase the convenience of private car use and provide little or no incentive for students or staff to use other modes of transportation.

### 6.1 Regional Policy Statement (Proposed)<sup>6</sup>

The purpose of the Regional Policy Statement (RPS) is to identify the policies and methods to achieve the integrated management of the region's natural and physical resources, as required by the Resource Management Act. Regional plans and District plans must give effect to the RPS.

Although transportation is not one of the 11 explicitly identified categories of issues defined by the RPS, it is of relevance to policies identified within many of the categories. The more relevant policies are in the Energy, Infrastructure & Waste section:

- Policy 8: Reducing the use and consumption of non-renewable transport fuels and carbon dioxide emissions from transportation;
- Policy 9: Promoting travel demand management; and
- Policy 56: Integrating land use and transportation.

*Comment: by providing added incentives to constrain the use of private vehicles for travel associated with WelTec, the proposed plan change will be consistent with each of the three policy areas identified above.*

### 6.2 Wellington Regional Land Transport Strategy (RLTS)

The objectives of the Wellington RLTS 2010 – 2040 are intentionally the same as those for the New Zealand Transport Strategy. The RLTS was adopted by the regional council in September 2010, and was published in its final form in late October 2010<sup>7</sup>.

The vision of the RLTS is:

*‘to deliver an integrated land transport network that supports the region’s people and prosperity in a way that is economically, environmentally and socially sustainable’.*

The relevant outcomes sought by the RLTS are;

<sup>6</sup> Proposed Regional Policy Statement. *Greater Wellington Regional Council, May 2010*

<sup>7</sup> Wellington Regional Land Transport Strategy 2010-2040. *Greater Wellington Regional Council, October 2010.*

- an increased peak period passenger transport mode share;
- an increased mode share for pedestrians and cyclists;
- reduced greenhouse gas emissions;
- reduced severe road congestion;
- improved regional road safety; and
- improved land use and transport integration.

The RLTS outcomes are achieved through the implementation of a series of plans.

- The Regional Public Transport Plan (Proposed)<sup>8</sup>, which seeks to improve the mode share by public transportation services;
- The Regional Walking Plan<sup>9</sup> and Regional Cycling Plan<sup>10</sup>, which include a series of actions to promote walking and cycling as mode of transport;
- The Regional Travel Demand Management Plan<sup>11</sup>, which requires territorial authorities to develop (or review) parking policy to ensure that parking supply, cost and management contribute to an efficient and sustainable transport network, and promote the use of public transport, walking and cycling.

*Comment: changes in travel behaviour likely to be promoted by the proposed plan change will be strongly aligned with the objectives of regional transportation policy.*

### 6.3 Hutt City Council

The Hutt City Council has its own walking and cycling strategies<sup>12</sup> which include a series of policies, initiatives and measures to promote the uptake of these modes of transportation.

*Comment: by discouraging private vehicle use, the plan change can be expected to increase the uptake of walking and cycling, consistent with the strategies of Hutt City Council.*

### 6.4 Regional Physical Activity Strategy

The Wellington Regional Recreation Initiatives Group (comprising local authorities, District Health Boards and SPARC) has developed 'At The Heart', a physical activity strategy for the region. This document advocates for the promotion and adoption of active transport as one means of encouraging daily physical activity.

*Comment: by increasing the uptake of active modes of transportation, the proposed plan change can be expected to contribute towards improved health standards.*

<sup>8</sup> Proposed Wellington Regional Public Transport Plan 2011 – 2021. *Greater Wellington Regional Council, July 2011.*

<sup>9</sup> Regional Walking Plan. *Greater Wellington Regional Council, 2008.*

<sup>10</sup> Regional Cycling Plan. *Greater Wellington Regional Council, 2008.*

<sup>11</sup> Regional Travel Demand Management Plan. *Greater Wellington Regional Council, October 2009.*

<sup>12</sup> Walking Strategy. *Hutt City Council, April 2006.* Cycling Strategy. *Hutt City Council, February 2006.*



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**Part 5: Copy of Submission Form**

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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	<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>
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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**