

# **Proposed District Plan Change 15**

**CORNER OF POTO ROAD, NORMANDALE –  
ZONING AS GENERAL RESIDENTIAL ACTIVITY AREA**

## **Summary of Submissions**

**Publicly Notified:**

**6 APRIL 2010**

**Further Submissions Close:**

**23 APRIL 2010 at 5.00pm**

## City of Lower Hutt District Plan – Proposed District Plan Change 15

### Corner of Poto Road, Normandale – Zoning as General Residential Activity Area

#### Summary of Submissions

Name and Details of Submitter	Submission Number	Submission Reference	Provision/Issue	Support/ Oppose	Submission Summary	Decision(s) Requested	Wish to be heard
Sandra Greig [REDACTED] Lower Hutt 5010	DPP12-5-15-001	1.1	Entire Plan Change	Support in part	Support selling the land for residential activity as long as the driveway is not shared with the Normandale Playcentre. Driveway should come in from the top of Pokohiwi Road into the old land and used as the entrance – much safer.	-	Y
John Barnett [REDACTED] Lower Hutt 5010	DPP12-5-15-002	2.1	Entire Plan Change	Oppose	Provide the maximum opportunity for recreation by creating a reserve and one which is generous in size and not spoiled by too much nearby housing.	Create a reserve	N
Helen Lukes [REDACTED] Lower Hutt 5010	DPP12-5-15-003	3.1	Development of 7 building lots on land previously recognised as reserve	Oppose	Oppose intention to destroy a green area of Normandale's heritage.	Create a recreation area for children to play, dog walking, relaxation.	Y
Normandale Playcentre c/o Anne-Marie Gallen 165 Normandale Road Normandale Lower Hutt 5010	DPP12-5-15-004	4.1	Entire Plan Change	Oppose	Oppose Proposed Plan Change 15 - Normandale Playcentre conducted a survey in 2009 amongst its members to gauge feedback about what they wanted for the corner of Poto Road. All members voted to keep the land as reserve and develop it into a recreation area.	Zone the two parcels of land to General Recreation Activity Area.	N
Jenny Grimmett [REDACTED]	DPP12-5-15-005	5.1	The way in which the Proposed Plan Change has been undertaken	Oppose	Does not consider the Proposed Plan Change is necessary and does not consider that the information provided is suitable to justify the Proposed Plan Change or enable it to be considered lawful under the Resource Management Act 1991.  Reasons: <ul style="list-style-type: none"> <li>District Plan rules allow General Residential Zoning to apply without need for a plan change (section 14A)</li> </ul>	<ul style="list-style-type: none"> <li>Apologise to residents for incorrectly giving them the impression that seven residential sites could be developed as of right on the Plan Change site.</li> <li>Resolve all access and parking issues relating to the Normandale Playcentre so there are no problems</li> </ul>	N

Name and Details of Submitter	Submission Number	Submission Reference	Provision/Issue	Support/ Oppose	Submission Summary	Decision(s) Requested	Wish to be heard
					Insufficient information in Proposed Plan Change document: Reference to possible subdivision development not adequately explained or assessed; ecological assessment not substantiated; wrong plans referred to in PAOS report; Traffic assessment missing; residential amenity matters ignored; access to Playcentre not addressed; and stormwater report inadequate	with this if the two fee simple sites are on-sold.	
		5.2	Entire Plan Change	Neither support or oppose		Get on and approve the plan change or drop the plan change and just treat the land as General Residential which the District Plan lets the Council do anyway.	
Rosemary McLennan [REDACTED] Lower Hutt 5010	DPP12-5-15-006	6.1	Entire Plan Change	Support	Land was intended for roading, not a park. If road had been put through, old road would have been sections.	Go ahead with proposal.	-
Normandale Residents Association c/o Alice Cleland [REDACTED] Lower Hutt 5010	DPP12-5-13-007	7.1	Entire Plan Change	Oppose	<p><u>Historical</u></p> <ul style="list-style-type: none"> <li>The former Normandale School site is part of the historic landscape of Normandale and there has been a historic community expectation for the site becoming a reserve. Also, it would be of historical significance to Normandale if the site was re-integrated with the Department of Conservation land. There is a common understanding that the land would be used for community purposes.</li> </ul> <p><u>Present Day</u></p> <ul style="list-style-type: none"> <li>The community wants a reserve: A survey conducted by the submitter had 71 out of 77 respondents wanted the land to be kept as reserve. Petition attached (referred to below*) Council consultation in 2008 regarding the site received 10 out of 11</li> </ul>	<ul style="list-style-type: none"> <li>To zone the Proposed Plan Change site as a General Recreation Activity Area</li> <li>To integrate the Poto Road site with the Department of Conservation land. The development could be a community driven initiative (led by Normandale Residents Association in partnership with the Hutt City Council and the Department of Conservation). The land would be beautified and provide recreational opportunities that are accessible to all sectors of</li> </ul>	Y

Name and Details of Submitter	Submission Number	Submission Reference	Provision/Issue	Support/ Oppose	Submission Summary	Decision(s) Requested	Wish to be heard
					<p>submissions opposing the disposal of the site.</p> <ul style="list-style-type: none"> <li>The community needs a reserve: Changes in demographics in Normandale, but resources available to meet community needs (e.g.: a playground) have remained unchanged. The Western Hills is the only landscape identity area with out any active recreation for its residents.</li> </ul> <p><u>Impact of peri-urban and piecemeal development on communities</u></p> <ul style="list-style-type: none"> <li>Important to retain the sense of place and the visual and recreational environment within the peri-urban landscape of Normandale and the contribution that this landscape makes to the social, economic, physical and mental health of residents and the city as a whole. Benefits from vegetation and non-commercial forestry within a peri-urban environment are: landscape enhancement; a sense of well-being; a sense of place; habitat for wildlife; and generation of microclimate.</li> </ul> <p><u>Ecological Value</u></p> <ul style="list-style-type: none"> <li>The Normandale Residents Association assessed the site and found that the Proposed Plan Change site has a wide range of flora and fauna which was not recognised by the Proposed Plan Change document.</li> </ul> <p><u>Meeting Reserve Key Directions</u></p> <ul style="list-style-type: none"> <li>If the site were to be zoned General Recreation Activity Area, it would meet a number of key directions and principles outlined in Hutt City Council's '<i>Reserves Strategic Directions</i>', namely: consolidation</li> </ul>	<p>the community.</p>	

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					<p>of existing reserve network; environmental enhancement; recreational access; and strengthening community relationships.</p> <p><u>Meeting the Reserve Land Acquisition/Disposal Policy and Guidelines</u></p> <ul style="list-style-type: none"> <li>It is argued that the Poto Road corner has a number of high/medium significant features, when assessed against the criteria set by the Council's <i>Reserve Land Acquisition/Disposal Policy Guidelines</i>, namely: landscape-visual; landscape-open space; landscape-natural site features; ecological; recreational-informal; and heritage.</li> </ul> <p><u>Maintaining Normandale's Character</u></p> <ul style="list-style-type: none"> <li>Zoning the Poto Road corner as General Residential Activity Area would contravene a number of policies outlined in the District Plan for the Hill Residential Activity Area: <ul style="list-style-type: none"> <li>Alter visual amenity value and character</li> <li>Inconsistent with low density residential character</li> <li>Clearance of vegetation and earthworks will destroy ecosystem and will result in loss of characteristic 'green skyline'</li> <li>Breach of Section 84 of the RMA</li> </ul> </li> </ul> <p>* A petition of 644 members of the local and wider community who oppose the disposal of the Proposed Plan Change site is attached with the submission.</p>		
Wellington Tenth Trust 24D Marine Parade Petone Lower Hutt 5012	DPP12-5-13-008	8.1	Entire Plan Change	Support	The Wellington Tenth Trust and the Port Nicholson Block Settlement Trust support the Proposed Plan Change.	-	-

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Melvin Galletly [REDACTED] Lower Hutt 5050	DPP12-5-13-009	9.1	Entire Plan Change	Oppose	Council should reconsider the zoning change and discuss possible swap of Department of Conservation reserves with the Ministry for the Environment.	Reconsider zoning, evaluate best options for the site in its entirety.	Y
Leanne Killalea [REDACTED] Lower Hutt 5010	DPP12-5-13-010	10.1	Entire Plan Change	Oppose	<p>Object to the Proposed Plan Change because of the increased disturbance of:</p> <ul style="list-style-type: none"> <li>• Neighbourhood including young children attending the Playcentre</li> <li>• Local flora and fauna</li> <li>• Environment and aesthetics</li> <li>• Traffic</li> </ul> <p>Local history in this area never included residential activity. Increased traffic and disturbance with development will affect all local users.</p> <p>The area in question is exposed to the elements and a mix of native regenerating broadleaf forest covers at least 95% of the site. There is high biodiversity on the site and the site provides a link/corridor between the lower gully above Harbour View to the Belmont Regional Park and rural areas between.</p> <p>Removal of vegetation lessens the Hutt Valley's contributions to the world's carbon sink. Removal of vegetation or cutting into the hillside can also result in increased water run off which can lead to flooding at catchment areas – are the drains in Normandale capable of taking this increased run off?</p>	-	-

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**List of Submitters**

Submission Number	Submission Reference	Name		Address		
DPP12-5-001	1.1	Sandra	Greig	██████████	██████████	Lower Hutt 5010
DPP12-5-002	2.1	John	Barnett	██████████	██████████	Lower Hutt 5010
DPP12-5-003	3.1	Helen	Lukes	██████████	██████████	Lower Hutt 5010
DPP12-5-004	4.1	Normandale Playcentre	c/o Anne-Marie Gallen	██████████	██████████	Lower Hutt 5010
DPP12-5-005	5.1,5.2	Jenny	Grimmett	██████████		Wellington 6440
DPP12-5-006	6.1	Rosemary	McLennan	██████████	██████████	Lower Hutt 5010
DPP12-5-007	7.1	Normandale Residents Association	c/o Alice Cleland	██████████	██████████	Lower Hutt 5010
DPP12-5-008	8.1	Wellington Tenths Trust		24D Marine Parade	Petone	Lower Hutt 5012
DPP12-5-009	9.1	Melvin	Galletly	██████████	██████████	Lower Hutt 5050
DPP12-5-010	10.1	Leanne	Killalea	██████████	██████████	Lower Hutt 5010