

Proposed District Plan Change 49

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

Full Set of Submissions

Proposed District Plan Change 49 – Submissions

DPC49/1	Claire and Geoffrey Hall
DPC49/2	Simon Roche on behalf of Powerco Ltd
DPC49/3	Dr Linda Mead
DPC49/4	D and C Tourell
DPC49/5	Laurence Beckett on behalf of Accessible Properties
DPC49/6	Christine Chong on behalf of Housing New Zealand Corporation

From: Hutt City Council <CONTACT@HUTTCITY.GOV.T.NZ>
Sent: Friday, September 1, 2017 11:41 AM
To: Corporate Records
Subject: FW: Submission on publicly notified proposed district plan change [#30BA8G]
Attachments: Submission form - Claire and Geoffrey Hall.pdf; Claire and Geoffrey Hall submission.docx

-----Original Message-----

From: "Claire Hall" <hallc@scotscollege.school.nz>
Sent: Friday, 1 September 2017 11:27 AM
To: "<contact@huttcity.govt.nz>" <contact@huttcity.govt.nz>
Cc: "Geoff Hall" <hallg@scotscollege.school.nz>
Subject: Submission on publicly notified proposed district plan change

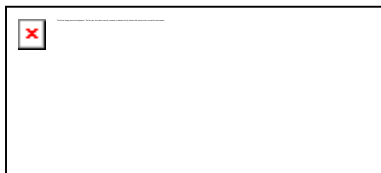
Good morning,

Please find attached a submission on a publicly notified proposed district plan change.

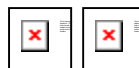
Thanks very much,

Claire and Geoffrey Hall


Claire Hall | House Dean Glasgow | +64 43880850 Ext.601



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1 Monorgan Road, Strathmore, Wellington, 6022

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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)*

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

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

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

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

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

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

(please tick one)

7. If others make a similar submission,

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

(please tick one)

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

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

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

We have lived at 57 Hall Crescent since April 2017.

What attracted us not only to our property, but the neighbourhood, was its amenity, and in particular, its open spaces and green spaces.

To that end, we are supportive of any proposal to create more open space and recreational space within the neighbourhood. We think it is important that the community has green space and recreation space; it is important that an appropriate balance is struck between providing housing that is needed as well as maintaining the visual amenity of the neighbourhood and the ability of the community to use its green and open spaces.

We understand if the proposed rezoning of the reserve land at 61A Copeland Street is approved, the zoning of the area of the former bowling green directly in behind our property will not change – it will not become residential medium density zoned land, and will retain its current recreational land zoning. Our position is that this is a good outcome. We would be entirely unsupportive of any different outcome. This is not only because rezoning of the land immediately behind our property would result in us losing the visual amenity and sunlight we experience; we would equally oppose rezoning the land in behind our property to residential land as this would result in our neighbourhood losing its green and open spaces, which make it a wonderful place to live, for the whole community. We think that it is important that the balance of the bowling green/reserve land that is not proposed for rezoning remains available to the community to use for recreation purposes. We think, for example, that an excellent use of the balance of the land would be the establishment of a community garden, which could feed the people in our neighbourhood and further contribute to making it an attractive place to live.

It is critical to us that there remains green space. We are grateful that the Council has recognised the importance of striking the balance between community space and provision of housing, and urge the council to continue to ensure this balance is struck in Epuni.

Finally, we understand that discussions with DOC about the status of the reserve land that is subject of the proposed plan change have been ongoing since 2012. There was no reference to these discussions on the LIM that we acquired for our property prior to purchasing it. The potential for rezoning of the bowling green/reserve land behind our property was something that we sought specific advice on from our lawyers prior to purchasing our home. Had we known that discussions about the land had been ongoing since 2012 we would have been cautious about purchasing the property. While we appreciate that the Council has only decided to proceed with the proposed plan change after we purchased our property, we would have expected that the LIM for our property would have referred to the discussions that had been going on with DOC in accordance with section 44A of the Local Government Official Information and Meetings Act 1987.

From: Simon Roche <Simon.Roche@powerco.co.nz>
Sent: Monday, September 25, 2017 12:28 PM
To: Corporate Records
Subject: Submission from Powerco on Plan Change 49
Attachments: submission by powerco on plan change 49.pdf

Dear Sir /Madam

Please find attached our submission for Plan Change 49

regards

Simon Roche | Environmental Planner

POWERCO

35 Junction Street, New Plymouth 4312 | Private Bag 2065, New Plymouth 4342

Ext 6779 | DDI +64 6 9681779 | Web www.powerco.co.nz

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**SUBMISSION BY POWERCO LIMITED ON PLAN CHANGE 49 TO REZONE
COPELAND STREET RESERVE**

To: Hutt City Council
Private Bag 31-912
Lower Hutt 5040
Via email: submission@huttcity.govt.nz

From: Powerco Limited ("Powerco")
Private Bag 2061
New Plymouth
(Note that this is not the address for service.)

Feedback on Plan Change 49 closes Friday 29 September 2017.

1. This is a submission by Powerco Limited on Plan Change 49.
2. The reasons for Powerco's submission are set out in the attached schedule (Schedule 1). In summary, this submission seeks to ensure recognition, protection and continued access to existing assets within the reserve and that an adequate and secure supply of gas can be supplied to any new development.
3. Powerco **does not wish to be heard** in support of this submission.
4. If others make a similar submission, Powerco would consider presenting a joint case at any hearing.

Dated at New Plymouth this 25th day of September 2017

Signature of person authorised to sign on behalf of Powerco Limited:

Simon Roche

ADDRESS FOR SERVICE:

**Powerco: Private Bag 2065,
New Plymouth 4342
Attention: Simon Roche
Phone: 64 06 968177
Email: simon.roche@powerco.co.nz
Ref: SUB/2017/15**

Schedule 1 – Submission by Powerco

SCHEDULE 1

REASON FOR POWERCO'S SUBMISSION

1. INTRODUCTION

- 1.1 This submission has been prepared on behalf of Powerco Limited (*Powerco*). Powerco is New Zealand's largest electricity and second largest gas distributor in terms of network length, and has been involved in energy distribution in New Zealand for more than a century. The Powerco network spreads across the upper and lower central North Island servicing over 400,000 consumers. This represents 46% of the gas connections and 16% of the electricity connections in New Zealand.

Powerco's gas networks are in the Taranaki, Manawatu, Hutt Valley, Porirua, Wellington City, Horowhenua and Hawke's Bay regions. Powerco has existing gas assets throughout the Hutt Valley including in Copeland Reserve (Appendix A).

- 1.2 Powerco's assets in Copeland Reserve include a live low pressure gas pipeline along the side of the driveway off Copeland Street, which connects to the building in the south eastern corner of the reserve. The meter is located by the building. The location of this asset is illustrated on the map in **Appendix A**. We have no assets within the two sites 51 and 53 Hall Crescent, which are to be rezoned to General Recreation Activity Area.

2. POWERCO'S SUBMISSION

Recognition of Powerco Gas Assets/ Future Development

- 2.1 As noted above, Powerco's has an existing live gas pipe in Copeland Reserve. Powerco wishes to ensure that it has the ability to continue to operate and maintain the gas pipe. To enable this to happen, damage to the pipe or inappropriate development within close proximity, to the pipeline, that restricts Powerco's access should be avoided. As such, Powerco seeks to be involved in early consultation in relation to future development proposals for the rezoned area. This will enable the early identification and resolution of any potential effects on Powerco infrastructure.
- 2.2 Should any work be proposed near our pipe then the 'Dial Before You Dig' service, should be used. This can be found online at www.beforeudig.co.nz and provides information on the location of underground services, so that such services can be identified before works commence.
- 2.3 Any new buildings, structures or concrete surfaces must be set back a minimum of two metres from the existing underground gas pipe.
- 2.4 Relocation of the pipe may be required to avoid the loss of physical access and supply through the construction of buildings or structures or earthworks/excavations in the vicinity of the pipe. If any changes are required it is important to ensure discussions occur early enough with Powerco as relocation of

assets may involve additional processes (e.g. RMA, access agreements) and the need to plan outages.

Disconnection and pipe removal if required

- 2.5 Future redevelopment and rezoning may mean future owners decide to arrange a disconnection and removal of the existing gas pipe as the preferred option. Any disconnection should be arranged through the Gashub team. For more information on this please contact Powerco's customer service team on ph: 0508 427 428 or by email: info@thegashub.co.nz.

Easement if pipe remains

- 2.6 The gas pipe line within the reserve was installed in 1996. Therefore, if the land it is located in is not vested as road, easements in gross may be necessary to adequately protect Powerco's assets from potential encroachment, especially where there is to be a change in the nature of land ownership or status of land. Easements in gross would ensure appropriate consultation is undertaken with Powerco if, in future, there is a need to relocate or protect its assets. Such easements would need to be considered and granted prior to issuing any new certificates of Title. Should this be required please contact Karissa Tooman at Powerco to begin arrangements. Her contact details are: Phone- 06 759 6635 or email Karissa.Tooman@powerco.co.nz

Operation, Maintenance and Upgrading of Existing Assets

- 2.7 It is important that appropriate provision is made for maintenance and upgrading of the existing pipe. All Powerco's gas assets are inspected regularly to identify any potential hazards posed to those assets (e.g. risk to security of supply or access to assets) and routine maintenance and upgrade work is undertaken on a regular basis. Maintenance activities can involve the replacement, on a like for like basis, of equipment, basic repair and preservation activities. Maintenance work may also require the trimming of trees or vegetation (including roots) to prevent disruption or damage to parts of the gas network.

Ensuring adequate supply of gas to new developments

The New Zealand Energy Strategy (NZES) (2011-2021)

- 2.8 The NZES provides a vision of New Zealand's energy future and has a core focus of moving towards a low emission energy system. The vision is for a reliable and resilient system delivering New Zealand sustainable, low emissions energy services, thorough:
- Providing clear direction on the future of New Zealand's energy system
 - Utilising markets and focused regulation to securely deliver energy services at competitive prices
 - Reducing greenhouse gas emissions, including through an emissions trading scheme

- Maximising the contribution of cost-effective energy efficiency and conservation of energy
- Maximising the contribution of cost-effective renewable energy resources while safeguarding our environment
- Promoting early addition of environmentally sustainable energy technologies
- Supporting consumers through the transition.

The New Zealand Energy Strategy 2011-2021 sets out four priority areas:

- Diverse resource development
- Environmental responsibility
- Efficient use of energy; and
- Secure and affordable energy.

Powerco supports the overall vision of the NZES, while recognising that the transition to a more sustainable energy system will involve trade-offs and compromises. The NZES recognises that gas has a significant role to play in this transition as it produces fewer emissions than other fossil fuels and will provide increased diversity and flexibility of supply. Powerco seeks to ensure that any District Plan changes give effect to this National Policy Statement.

National Policy Statement on Urban Development Capacity

- 2.9 I would also refer you to the objectives and policies of the National Policy Statement on Urban Development Capacity, where Hutt City is deemed a *Medium-Growth Urban Areas*, relating to “other infrastructure”, which includes gas:

OD1. Urban environments where land use, development, development infrastructure and other infrastructure are integrated with each other.

PA2: Local authorities shall satisfy themselves that other infrastructure required to support urban development are likely to be available.

PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:

b) Promoting the efficient use of urban land and development infrastructure and other infrastructure;

Powerco seeks to ensure that any District Plan change gives effect to this National Policy Statement.

- 2.10 For the potential new sites that will be created, it is necessary for Powerco to have some forewarning to plan for the laying of new pipes and establishment of locations for utility street furniture/above-ground assets. It is therefore best if any new infrastructure provision can occur simultaneously with the new development to

minimise disruption to other infrastructure (e.g. particularly having to dig up roads) and also reduce costs to end consumers. Furthermore, the earlier this is addressed the more readily such facilities can be accommodated within the overall design of an area.

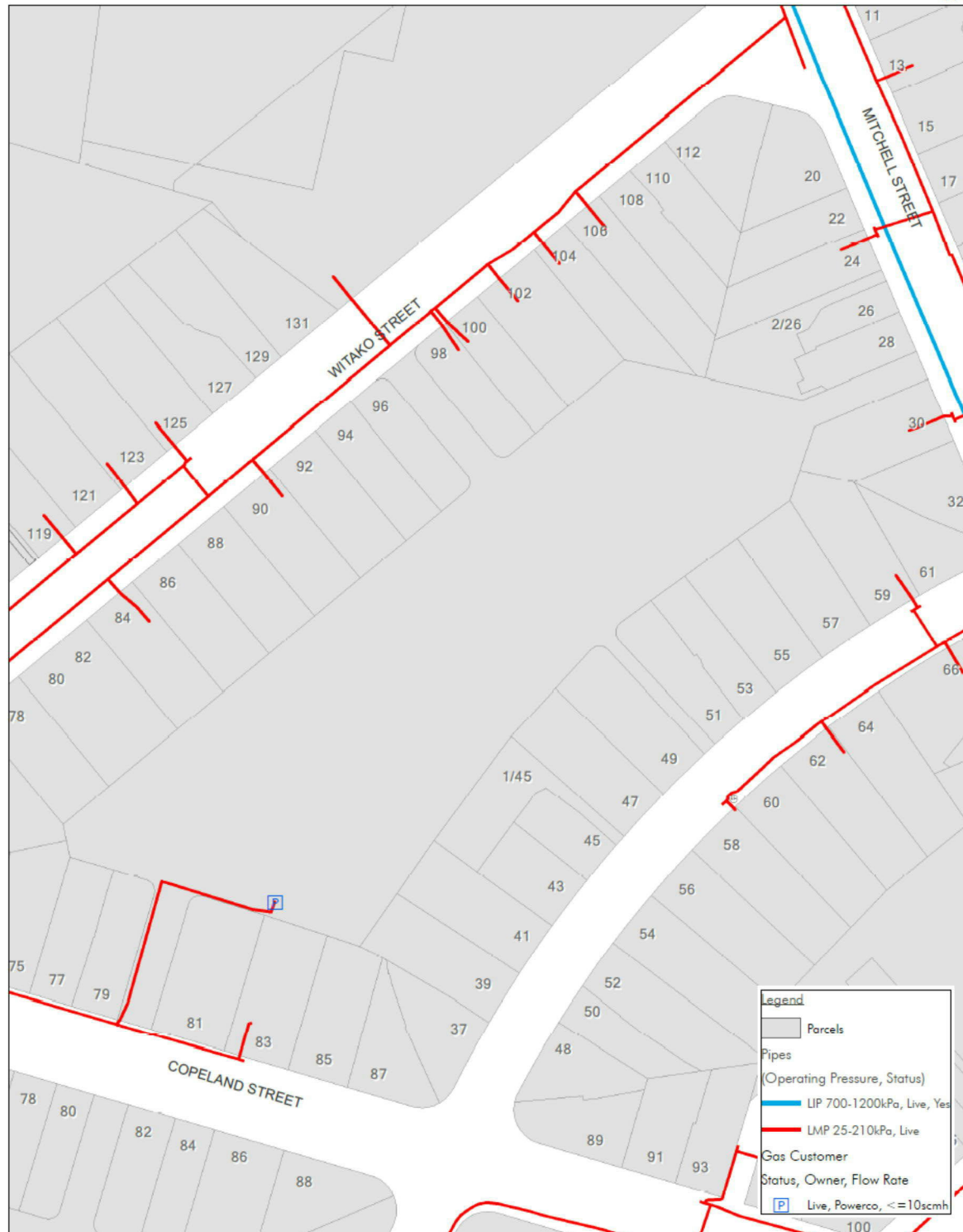
3. CONCLUDING COMMENT

- 3.1 Powerco appreciates the opportunity to input to the rezoning of this reserve land. As detailed above, Powerco has existing assets in the reserve and seeks to ensure that they are able to continue to operate, maintain, upgrade and access this asset, through an easement, or if it is no longer required then it is appropriately disconnected and removed through the Powerco Gashub team. The identification of future residential growth areas shows potential future service provision. To enable a more orderly and timely provision of gas supply, Powerco should be contacted to facilitate the provision of services in concert with development.
- 3.2 Should you wish to discuss any proposals for works in close proximity to Powerco's gas pipeline, please contact Powerco's customer service team on ph: 0508 427 428 or by email: info@thegashub.co.nz.
- 3.3 Powerco would be pleased to discuss any of the matters raised above, and comment on any documents produced as a result of this consultation. If you have any queries or require additional information please do not hesitate to contact Simon Roche (06) 968177.

Appendix A: Powerco assets in Copeland Reserve Lower Hutt

Powerco Assets in Copeland Reserve Lower Hutt

Disclaimer: No warranty is provided regarding the accuracy or completeness of any information shown. Information is to be used for indicative purposes only.



From: Linda Mead <lindammead@gmail.com>
Sent: Thursday, September 28, 2017 11:28 PM
To: Corporate Records
Subject: Submission on Plan Change 49.
Attachments: Plan Change 49 submission.pdf

My submission is attached.

The text is also given below:

Submission on Plan Change 49. Rezoning of Copeland Street Reserve.

I submit that the rezoning of the south western part of Copeland St reserve to medium density residential, followed by sale of the land, should not proceed. Urban design including the proposed high density residential areas should be completed to determine the best use of the land.

The Council has recently consulted on increasing the intensity of dwellings around transport and retail hubs (Residential Intensification Survey). Epuni is one of the areas proposed. The figure attached is from this survey. Currently there are reserves that link through from the southern portion of Hall Crescent, crossing Copeland St and through to Mitchell St. This could be a walkway/cycle way/ park/playground/greenspace that would be extremely valuable in a high density area. Dwellings could overlook (activate) this area so that it is a safe, sociable space. It is important that this land is retained as reserve until thoughtful urban planning incorporating high density residential areas has been done.

Selling the land as medium density dwellings would mean that the linking of the reserves would not be possible. Owners of the new houses would be strongly against three storey dwellings over- looking their houses

Filling a large portion of this reserve with houses and roads would reduce the amount of permeable land and could result in poor drainage and flooding.

The section 32 report is not valid because it has not considered scenarios with high density residential areas, as are now under discussion.

I wish to speak to my submission.

Submission on Plan Change 49. Rezoning of Copeland Street Reserve.

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The Council has recently consulted on increasing the intensity of dwellings around transport and retail hubs (Residential Intensification Survey). Epuni is one of the areas proposed. The figure attached is from this survey. Currently there are reserves that link through from the southern portion of Hall Crescent, crossing Copeland St and through to Mitchell St. This could be a walkway/cycle way/ park/playground/greenspace that would be extremely valuable in a high density area. Dwellings could overlook (activate) this area so that it is a safe, sociable space. It is important that this land is retained as reserve until thoughtful urban planning incorporating high density residential areas has been done.

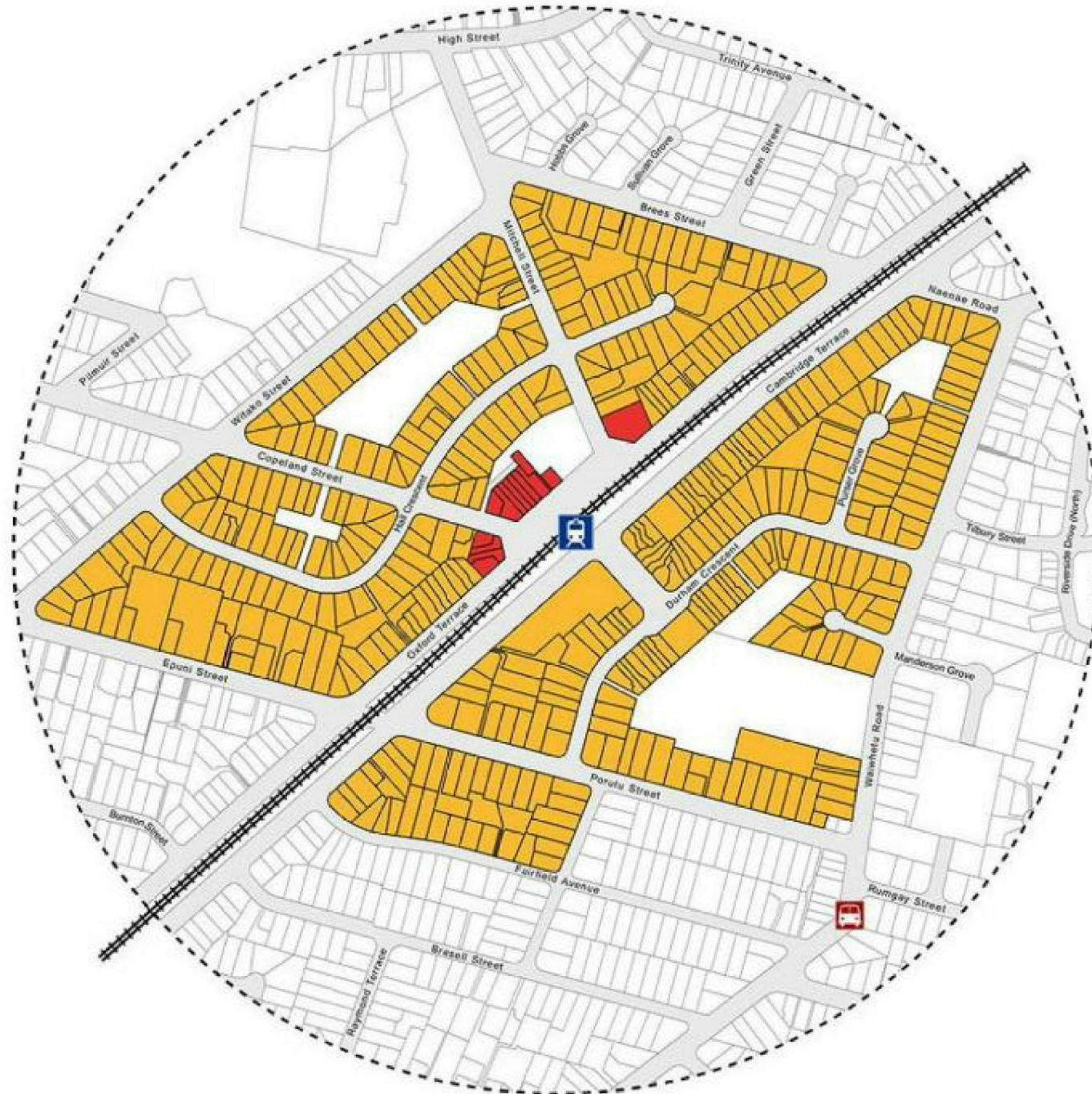
Selling the land as medium density dwellings would mean that the linking of the reserves would not be possible. Owners of the new houses would be strongly against three storey dwellings overlooking their houses.

Filling a large portion of this reserve with houses and roads would reduce the amount of permeable land and could result in poor drainage and flooding.

The section 32 report is not valid because it has not considered scenarios with high density residential areas, as are now under discussion.

I wish to speak to my submission.

Dr Linda Mead.



Submission on publicly notified Proposed District Plan Change

Clause 6 of the First Schedule, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Tourell First David and Christine	
Company/organisation		
Contact if different		
Address	Number 75 Street Copeland Street	
	Suburb Epuni	
	City Lower Hutt	Postcode 501149
Address for Service if different	Postal Address 75 Copeland Street	Courier Address 75 Copeland Street
Phone	Day 021677047	Evening 045677047
Fax		Mobile 021677047
Email	dtourell@xtra.co.nz	

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

Proposed District Plan Change No:

49

Title of Proposed District Plan Change:

Copeland Street Reserve(96a Witako Street) and 51 and 53 Hall Crescent

3. The specific provisions of the proposal that my submission relates to are: (Please give details)

The rezoning of the reserve land

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

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

I do not support the revocation of this reserve status.
Your proposal is going to remove one of the few places in this area that children run freely.
There are other reasons that I can not fit in here

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

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

Leave this revocation as it was originally proposed ie building on the old bowling green site only.
Also any development should be open to the highest bidder not for social housing.

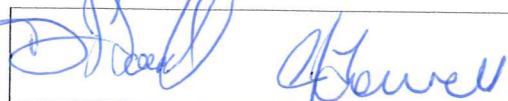
(If your submission does not fit in the above box please use this form as the cover page and use additional pages)

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

7. If others make a similar submission,

I ☒ **will** ☐ **will not** consider presenting a joint case with them at the hearing.
(please tick one)

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

 28/07/2017
Date

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

Submission number
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Proposed District Plan Change 49 - Copeland Street Reserve

To make your submission, answer the questions in the *Submitter Details* and *Online Submission Form* tabs below.

If you would like to attach any supporting documents to your submission (such as maps, photos or reports) you can do so in the *Supporting Documents* tab.

Once you are ready to lodge your submission, click the *Submit* button at the bottom of the form.

System encountered an error

[Return to list of consultations](#)
[Submitter Details](#)
[Online Submission Form](#)
[Supporting Documents](#)
[Save Answers](#)

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

(Please give details)

the rezoning of the reserve land as set out in the proposed District Plan Change 49

2. My submission is:

(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)

We oppose this proposed plan change

As you will be aware we previously opposed this plan change and as we had never had any dealings of this kind before found the process to be intimidating to say the least.
We left meetings with the distinct impression that the decision had been made prior to the hearing and we were all in agreement that we left with the feeling of having been bullied.

Contrary to the advice from occasional council visitors.

This reserve is regularly used by both children and adults from the area playing ball games, along with several people who exercise and train dogs. I am happy to concede that this usage is intermittent but again it is used.

There is no where else within the near vicinity that these activities can be carried out in this manner.

We were told that Mitchel park is just around the corner (lovely as it is), it is not suitable for the type of activities I am referring to.

Again the small piece of reserve land on the opposing side of Copeland Street again is not suitable for kicking a ball around or playing backyard cricket.

Once again we were told that no decision on the intended use should this change proceed had not been decided.
However when we attended an information evening set up by the council we were shown proposed developments by urban plus, for two storied buildings for social housing.

The man we spoke to from Urban Plus told us that the original proposal was just to develop the bowling club area but that money was needed to fund the sports developments in the Hutt Valley - namely the Nae nae Bowling Hub.

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

(Give precise details)

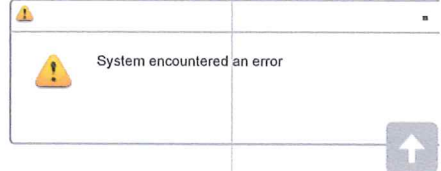
That this reserve status stay as it now is .

If this must be developed ;
at best take the area which was used by the bowling club only-leaving reserve land either side .

If as I suspect (the decision is already made) , that the reserve status is to be changed that it should be put out for open tender
so that the best price can be obtained for the ratepayers of Lower Hutt .

We have heard that this land has to be sold as it is prime real estate and to valuable to leave bare (how sad) .

Then if social housing has to be on the agenda the money generated from the sale can be used for it.



4. In support of my submission:

☒ wish to be heard

☐ do not wish to be heard

5. If others make a similar submission:

☒ will consider presenting a joint case with them at the hearing

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

[Save Answers](#)

[Return to top of this form](#)

From: Laurence Beckett <laurenceb@4sight.co.nz>
Sent: Friday, September 29, 2017 4:23 PM
To: Corporate Records
Subject: Submission on DPC 49 by Accessible Properties
Attachments: Completed HCC submission form.pdf; Accessible Properties Submission on DPC 49.pdf

Hi,

Please find attached a submission by Accessible Properties on Proposed District Plan Change 49. I have attached the completed HCC submission form and a written submission.

Please contact the undersigned if you have any questions.

Regards,

Laurence Beckett

Senior Planning and Policy Consultant

Mobile: 022 059 8061



Level 6, Aviation House
12 Johnston Street

PO Box 25356, Featherston Street, Wellington 6146

[4Sight.Consulting](#) [LinkedIn](#)

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Submission on publicly notified Proposed District Plan Change

Clause 6 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

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

Full name	Last Wilson First Andrew	
Company/organisation	Accessible Propertiers	
Contact if different		
Address	Number 57 Street Willis Street	
	Suburb	
	City Wellington	Postcode 6140
Address for Service if different	Postal Address c/- Laurence Beckett 4Sight Consulting PO Box 25356, Featherston St	Courier Address
Phone	Day 022 059 8061	Evening
Fax		Mobile 022 059 8061
Email	laurenceb@4sight.co.nz	

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

Proposed District Plan Change No:

49

Title of Proposed District Plan Change:

Proposal to rezone a portion of the Copeland Street Reserve

3. The specific provisions of the proposal that my submission relates to are: *(Please give details)*

The overall proposal to rezone a 8,288m2 portion of the Copeland Street Reserve from General Recreation Activity Area to General Residential Medium Density Activity Area.

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

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

In support of the proposal to rezone the land General Residential Medium Density Activity Area. The reasons for this submission are outlined in the attached submission document.

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

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

Council adopt the plan change in full.

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

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

7. If others make a similar submission,

I ☒ **will** ☐ **will not** consider presenting a joint case with them at the hearing.
(please tick one)

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

	Date
--	------

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Submission number
OFFICE USE ONLY

SUBMISSION BY ACCESSIBLE PROPERTIES NZ LIMITED**ON PROPOSED PLAN CHANGE 49 – REZONING OF PART OF COPELAND STREET RESERVE**

To: Hutt City Council
Att: District Plan Team
Private Bag 31-912
Email: submissions@huttcity.govt.nz

1. General Matters

- 1.1 This is a submission in support of proposed Hutt City Plan Change 49 – proposal to rezone a portion of the Copeland Street Reserve. The submission is by Accessible Properties NZ Ltd (Accessible Properties) on behalf of IHC.
- 1.2 In 2013 IHC submitted in support of the proposal by Hutt City Council to revoke the reserve status of Copeland Street Reserve. This submission on District Plan Change 49 (DPC49) supports the proposal to rezone the site to allow residential use of the land, now that the reserve status has been revoked.

2. Introduction and Background

- 2.1 IHC is New Zealand's largest provider of services to people with intellectual disabilities and their families. IHC was founded in 1949 by a small group of parents who wanted equal treatment from the education and health systems for their children with intellectual disabilities.
- 2.2 IHCs services include residential care, supported living, specialist support, vocational support and social housing. IHC also lobby's and advocates for the human rights of all people with intellectual disabilities at community, national and international levels.
- 2.3 Accessible Properties is a subsidiary of IHC and is New Zealand's largest non-government social housing provider, prioritising people with disabilities, older people and those on low incomes.
- 2.4 In October 2013 Accessible Properties acquired resource consent to redevelop an existing IHC day base building at 79 Copeland Street (within the Copeland Street Reserve) and currently leases the land occupied by the recently redeveloped day base building. The land that is leased by IHC also contains the building that is currently occupied by the Wellington Early Intervention Trust (WEIT),

and IHC has an interest in this building should the Trust wish to vacate it. IHC has a lease agreement with Council in respect to the day base building.

- 2.5 The day base and early intervention centre provide valuable contributions to the welfare of the Lower Hutt community. They provide support and gainful activities to people with disabilities and their families living in the area. These facilities are conveniently located for easy access by train, bus and car from surrounding suburbs. The proximity to community facilities such as swimming pools and the library is useful and important, as is the facilities' location near the hospital.
- 2.6 IHC considers that the General Residential Activity Area - Medium Density zoning is a more appropriate zone for the site and the existing buildings and activities that it contains. IHC agrees with Hutt City Council (HCC) that *"the proposed rezoning of the western portion of the site to the General Residential Medium Density Activity Area would also result in the IHC facility being located in a zone that better provides for and recognises this activity"*¹.
- 2.7 Should the proposed district plan change be adopted, Accessible Properties would be interested in developing the land to contain affordable community housing, as one of Accessible Properties' priority areas for additional social housing is Lower Hutt.

3. Grounds for Submission

- 3.1 IHC supports the proposal to rezone an 8,288m² portion of the Copeland Street Reserve from General Recreation Activity Area to General Residential Medium Density Activity Area, and the proposal to retain the north-eastern part of the reserve for recreational purposes by rezoning 51 and 53 Hall Crescent from General Residential Medium Density Activity Area to General Recreation Activity Area.
- 3.2 IHC considers that the proposed rezoning is an appropriate use of the site and will allow for a more efficient use of the land.
- 3.3 Without limiting the generality of the above, the specific reasons for the submission are set out as follows.

4. Overview of Submission

- 4.1 IHC notes the conclusion in the Section 32 report by HCC that the Copeland Street Reserve is currently underutilised as a park. It understands that Council undertook two reviews of the recreational value of the land and that the decision to revoke only part of the reserve, and to add the properties at 51 and 53 Hall Street to the reserve, represented a 'middle ground' between the two recreation land reviews².
- 4.2 IHC is aware that the Lower Hutt Women's Bowling Club vacated the site in 2012 and that the site is entirely surrounded by residential development, which means that the current use of the site as a reserve / park is not the most efficient or effective use of the land.
- 4.3 There are several other reserves located in close proximity to the site. These reserves include Hall Crescent Reserve, Mitchell Park and the public land surrounding the Epuni Community Centre.

¹ Paragraph 6.2 of Plan Change 49 – Section 32 Evaluation

² Paragraph 8.26 of Plan Change 49 – Section 32 Evaluation

- 4.4 IHC therefore agrees with the conclusion in the Section 32 report that the proposed rezoning will not significantly compromise the ability for recreational activities to be undertaken within the local environment. It also agrees that there will be sufficient recreational land remaining within the immediate area for recreational use.³
- 4.5 IHC is cognisant of the fact that the proposal to rezone part of Copeland Street Reserve has the potential to generate positive socio-economic effects. Accessible Properties - in its role as property manager for IHC and as a social housing provider - recognises that there is a shortage of social housing in the region, particularly in Lower Hutt. As noted above, Accessible Properties is interested in entering into negotiations with HCC to develop the site to contain social housing, should the site be rezoned to enable them to use the land for this purpose.
- 4.6 IHC agrees that the proposal to rezone the land for residential use has the potential to generate positive outcomes for the community, regardless of its involvement in the future use of the land. IHC has reviewed the Infrastructure Report provided in Appendix 6 to the Section 32 report and notes that appropriate services exist to support residential development here. It further notes that other investigation and feasibility studies have been undertaken, including soil testing as part of a Preliminary Site Investigation and preparation of an indicative subdivision scheme plan. The investigations undertaken to date indicate that there are no significant barriers to developing part of Copeland Street Reserve to contain residential housing.
- 4.7 IHC appreciates that the General Residential Activity Area zoning will protect the amenity values of the immediately surrounding neighbours, as well as ensuring an appropriate level of amenity for its existing buildings and activities on the site.
- 4.8 Therefore, having regard to the matters discussed above, IHC supports all aspects of DPC49 and agrees that it will achieve positive outcomes in terms of facilitating a more productive use of the land.

5. Existing Interest in the Site

- 5.1 IHC leases land within Copeland Street Reserve from HCC, as noted earlier in this submission. The leased land contains a day base. IHC acknowledges that it would have to acquire resource consent for any future proposal to alter the day base building or to increase the scale of its activities on the site. IHC considers that the General Residential Activity Area rules are more appropriate than a recreational zoning, as the basis for the assessment of any future resource consent application.
- 5.2 IHC's existing resource consent for the day base was acquired in 2013 and required an assessment against the objectives, policies and rules of the General Recreation Activity Area chapter of the Plan. A day base is not an activity that is contemplated by the district plan in the recreation activity area so the environmental effects of the building and activity were deemed to be relatively significant, despite the fact that they had occurred on the site for a number of years. The result was a lengthy and very expensive consenting process for IHC.
- 5.3 Changing the zone of the site to residential will mean that while resource consent will still be required to upgrade or significantly change the day base, the effects of those changes will be assessed within a more appropriate planning framework. The amenity of residential neighbours would be appropriately protected under the General Residential Activity Area chapter rules, but IHC would not have to justify its presence on the site and relitigate matters to justify the continued

³ Paragraph 8.29 of Plan Change 49 – Section 32 Evaluation

operation of the day base as part of the consent process. This is seen as a very positive outcome by IHC.

- 5.4 IHC therefore supports DPC49 because it will result in positive outcomes in terms of the future use of the land, and because it will result in a more appropriate planning framework for the existing buildings on the site, which have wide community benefit.

6. Relief Sought

- 6.1 IHC seeks that the plan change be adopted as notified in DPC49.
- 6.2 IHC agrees with the outcomes that are sought to be achieved by the proposed plan change, being to free up the development potential of land within the Copeland Street Reserve without generating adverse environmental effects for the local and wider community.
- 6.3 The relief sought by IHC is that either DPC49 be adopted as proposed, or that further or other alternative decisions be adopted which achieve the outcome sought in this submission.

7. Procedural Matters

- 7.1 The submitter will not gain an advantage in trade competition through this submission.
- 7.2 IHC wishes to be heard in support of its submission.
- 7.3 IHC would consider presenting a joint case with any other party seeking similar relief.
- 7.4 IHC agrees to participate in mediation or other alternative dispute resolution, and would be pleased to discuss the content of the submission with Council officers, if required.



Laurence Beckett
SENIOR PLANNING AND POLICY CONSULTANT

29 September 2017
Date

On behalf of Accessible Properties NZ Limited

Address for Service: Accessible Properties NZ Limited
c/- 4Sight Consulting
PO Box 25356, Featherston Street
Wellington 6146

Attention: Laurence Beckett
Telephone: 022 059 8061
Email: laurenceb@4sight.co.nz

Introduction

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

The area proposed to be rezoned to General Residential Activity Area - Medium Density forms the south-western part of the Copeland Street Reserve and has an overall area of approximately 8,288m². It was previously classified as Reserve but the Department of Conservation has recently agreed to revoke the reserve status.

The area proposed to be rezoned to General Recreation Activity Area is located at 51 and 53 Hall Crescent and has an area of approximately 854m². The properties are owned by Urban Plus Ltd and it is intended to remove the existing buildings and use the sites for recreation purposes.

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

Plan Change Document

Privacy Statement

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Submitter Details

First Name: **Christine**
 Last Name: **Chong**
 Organisation: **Housing New Zealand Corporation**
 On behalf of: **PO Box 2628 Wellington 6140**
 Street: **80 Boulcott Street**
 Suburb: **Wellington Central**
 City: **Wellington**
 Country:
 PostCode: **6011**
 Daytime Phone: **044393981**
 eMail: **christine.chong@hnzc.co.nz**

Trade competition and adverse effects:

☐ I could ☒ I could not
 gain an advantage in trade competition through this submission

☐ I am ☒ I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Correspondence to:

- ☒ Submitter
☐ Agent

Wellington PC 49 - Box 2628

Proposed District Plan Change 49 - Copeland Street Reserve from Chong, Christine organisation: Housing New Zealand Corporation

☒ Both

Submission

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

(Please give details)

Comments

This submission relates to the whole and entire provisions of Proposed Plan Change 49

2. My submission is:

(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)

Comments

Housing New Zealand neither supports or opposes the proposed plan change as it believes that the plan change is good and will increase the available land area in the Hutt area for more residential development. However, it believes that more investigation could have been undertaken to understand whether the capacity of the infrastructure services in the area and whether housing density in general could have been intensified because of the proximity to amenities and services.

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

(Give precise details)

Comments

Housing New Zealand seeks that the proposed plan change be approved subject to more investigation on the infrastructure capacity.

4. In support of my submission:

☒ I wish to be heard

☐ I do not wish to be heard

5. If others make a similar submission:

☐ I will consider presenting a joint case with them at the hearing

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Attached Documents

File
No records to display.

Need Help?

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