

Proposed Private District Plan Change 47

**Major Gardens, Kelson – Rezoning to General
Residential Activity Area and General Recreation
Activity Area**

Summary of Decisions Requested and Full Set of Submissions

Publicly Notified:

1 October 2019

Further Submissions Close:

15 October 2019

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PUBLIC NOTICE

Public Notification of the Summary of Decisions Requested for Proposed Private District Plan Change 47 to the City of Lower Hutt District Plan

Clause 8 of the First Schedule – Part 1 of the Resource Management Act 1991

Proposed Private District Plan Change 47: Major Gardens, Kelson – Rezoning to General Residential Activity Area and General Recreation Activity Area

Hutt City Council has prepared the Summary of Decisions Requested for Proposed Private District Plan Change 47.

The purpose of the proposed plan change is to enable further residential development at 280 Major Drive, 50 Kaitangata Crescent and 204 Liverton Road, Kelson.

The proposed plan change seeks the following amendments to the District Plan:

- Rezoning the properties to a combination of General Residential Activity Area and General Recreation Activity Area.
- Addition of two new policies to the Subdivision chapter of the District Plan (Chapter 11). The new policies relate to stormwater management and effects on Liverton Road.
- Amendment to the existing restricted discretionary activity Rule 11.2.3(d) and discretionary activity Rule 11.2.4(l) of the District Plan so that these rules apply to subdivision of the properties.
- Addition of a new non-complying activity rule to the Subdivision chapter of the District Plan.

The proposed plan change was notified on 13 August 2019 and submissions closed on 10 September 2019. Seven submissions were received.

The Summary of Decisions Requested and Full Set of Submissions can be viewed:

- on Council's website: huttcity.govt.nz/pc47
- at all Hutt City Council Libraries
- at the Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt

Copies can also be requested by contacting Hutt City Council:

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

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

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

A further submission must be limited to a matter in support of or in opposition to the relevant submission. It must be written in accordance with Form 6 of the Resource Management (Forms, Fees and Procedure) Regulations and must state whether or not you wish to be heard in support of your submission at a hearing.

Further submission forms (Form 6) are available:

- on Council's website: huttcity.govt.nz/pc47
- at all Hutt City Council Libraries
- at the Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt

If you make a further submission, please state clearly the reference number of the submission to which your further submission relates.

Further Submissions close on 15 October 2019 at 5.00pm

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

- Email: submissions@huttcity.govt.nz

- Post: District Plan Division, Hutt City Council, Private Bag 31912, Lower Hutt 5040
- In Person: Council Administration Building, 30 Laings Road, Lower Hutt

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

Jo Miller

Chief Executive

1 October 2019

Summary of Decisions Requested

DPC47/1 Daniel Kinnoch				
Sub. Ref.	Amendment & Provision	Support / Oppose	Decision Requested	Reason / Comments
1.1	Amendment 1: Policy 11.1.2(c)	Neutral	Amend Policy 11.1.2(c) as follows: (c) The engineering practices maintain the ecological values of the onsite streams and the downstream receiving environments from stormwater runoff resulting from the subdivision of the land identified in Appendix 8.	The submitter comments on improving the language of the proposed new and amended provisions.
1.2	Amendment 3: Rule 11.2.3(d)	Neutral	Amend Rule 11.2.3(d) as follows: (d) Any subdivision of the sites identified in Appendix Subdivision 7 or Appendix Subdivision 8.	
1.3	Amendment 4: Matter of Discretion 11.2.3.1(c)	Neutral	Amend Matter of Discretion 11.2.3.1(c) as follows: (c) Any subdivision of the sites identified in Appendix Subdivision 7 or Appendix Subdivision 8. ...	
1.4	Amendment 5: Rule 11.2.4(l)	Neutral	Amend Rule 11.2.4(l) as follows: (l) Any subdivision of the sites identified in Appendix Subdivision 7 or Appendix Subdivision 8 that does not comply with the standards and terms for controlled activity under Rule 11.2.2.1 in respect of (a) Allotment Design.	
1.5	Amendment 7: Rule 11.2.5(b)	Neutral	Amend Rule 11.2.5(b) as follows: (b) Any subdivision of the sites identified in Appendix Subdivision 7 8 which results in any	

			new lots with residential dwellings having vehicular access to Liverton Road.	
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DPC47/2 Powerco Limited				
Sub. Ref.	Amendment & Provision	Support / Oppose	Decision Requested	Reason / Comments
2.1	General	Neutral	No decision requested.	The submitter comments on the capacity of the gas distribution network and future upgrades.

DPC47/3 Transpower New Zealand Limited				
Sub. Ref.	Amendment & Provision	Support / Oppose	Decision Requested	Reason / Comments
3.1	Amendment 9: Planning Map E1	Support	No decision requested.	The submitter comments on the existing District Plan provisions for managing land use, development and subdivision around the National Grid in the General Recreation and General Residential Activity Areas.

DPC47/4 Richard and Sarah Able				
Sub. Ref.	Amendment & Provision	Support / Oppose	Decision Requested	Reason / Comments
4.1	General	Oppose	Reject the proposed plan change.	<p>The submitter comments on:</p> <ul style="list-style-type: none"> • Impacts on the submitter's family and lifestyle. • Loss of property value. • Environmental impacts.

4.2	Buffer zone	-	The submitter would prefer a buffer zone of General Recreation Activity Area between the General Residential Activity Area and Rural Residential Activity Area.	<ul style="list-style-type: none"> • Loss of natural habitats. • Effects on the stream and pond on the submitter's property from additional stormwater and chemicals. • Increase in traffic. • Pollution from traffic. • Reverse sensitivity effects from a residential zone being directly adjacent to a rural zone, particularly from noise and odour. • Effects on safety. • The practicality and viability of the development.
4.3	Access to Liverton Road	-	The submitter requests that pedestrian and cycle access to Liverton Road be prevented.	

DPC47/5 Trevor Izzett				
Sub. Ref.	Amendment & Provision	Support / Oppose	Decision Requested	Reason / Comments
5.1	General	Oppose	Reject the proposed plan change.	<p>The submitter comments on:</p> <ul style="list-style-type: none"> • Energy efficiency. • Consistency of the proposal with the surrounding area. • Potential for complaints from new residents on noises associated with rural activities • Increase in traffic and parking on Liverton Road associated with the recreation area. • Increase in the number of cyclists on Liverton Road. • Safety of users of Liverton Road.

DPC47/6 Greater Wellington Regional Council				
Sub. Ref.	Amendment & Provision	Support / Oppose	Decision Requested	Reason / Comments
6.1	References to Appendix	Support with amendment	Amend the proposed plan change to always refer to Appendix Subdivision 8, rather than Appendix 8.	The submitter comments on:

	Subdivision 8			<ul style="list-style-type: none"> • Effects on biodiversity. • Stream reclamation, including offsetting. • Effects of stormwater runoff on aquatic ecosystems. • Hydraulic neutrality. • Urban development and regional form. • Regional and city council resource consents.
6.2	Amendment 1: Policy 11.1.2(c)	Support with amendment	<p>Amend Policy 11.1.2(c) as follows:</p> <p>(c) The engineering practices <u>for stormwater management seek to achieve the hydraulic neutrality of stormwater runoff resulting from the subdivision and anticipated development of the land identified in Appendix Subdivision 8 in order to</u> maintain the ecological values of the onsite streams and the downstream receiving environments. from stormwater runoff resulting from the subdivision of the land identified in Appendix 8.</p>	
6.3	Amendment 4: Matters of Discretion 11.2.3.1	Support with amendment	<p>Add the following matter of discretion to Matters of Discretion 11.2.3.1(a):</p> <p><u>(xii) The potential effects of subdivision and anticipated development on the significant indigenous biodiversity values identified within Appendix Subdivision 8 and any potential mitigation or offsetting.</u></p>	
6.4	Amendment 4: Matters of Discretion 11.2.3.1	Support with amendment	<p>Add the following matter of discretion to Matters of Discretion 11.2.3.1(a):</p> <p><u>(xiii) The design of the subdivision layout and its impact on waterways on the site.</u></p>	

DPC47/7 New Zealand Transport Agency				
Sub. Ref.	Amendment & Provision	Support / Oppose	Decision Requested	Reason / Comments
7.1	General	Neutral	No decision requested.	The submitter comments on:

				<ul style="list-style-type: none"> • Traffic generation. • Risk and capacity for the intersection between State Highway 2 and Major Drive. • The planning and funding framework for intersection upgrades. • Effects on the transport network. • Pedestrian and cyclist access to Liverton Road.
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Addresses for Service

Submission Number	Submitter Name/Organisation	Address for Service	Email Address
DPC47/1	Daniel Kinnoch	3C Anderson Avenue Point England Auckland 1072	dkinnoch@gmail.com
DPC47/2	Powerco Limited	Private Bag 2065 New Plymouth 4340 Attention: Adam Du Fall	adam.dufall@powerco.co.nz
DPC47/3	Transpower New Zealand Limited	PO Box 17 215 Greenlane Auckland 1546 Attention: Pauline Whitney	environment.policy@transpower.co.nz
DPC47/4	Richard and Sarah Able	200 Liverton Road Kelson Lower Hutt 5010	ovalrabble@googlemail.com
DPC47/5	Trevor Izzett	PO Box 45 093 Waterloo Lower Hutt 5042	izzett@xtra.co.nz
DPC47/6	Greater Wellington Regional Council	PO Box 11 646 Manners Street Wellington 6142 Attention: Caroline Watson	caroline.watson@gw.govt.nz
DPC47/7	New Zealand Transport Agency	PO Box 5084 Lambton Quay Wellington 6145 Attention: Luke Braithwaite	luke.braithwaite@nzta.govt.nz

Proposed Private District Plan Change 47

**Major Gardens, Kelson – Rezoning to General
Residential Activity Area and General Recreation
Activity Area**

Full Set of Submissions

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Subject: FW: Submission: Proposed Private District Plan Change 47
Attachments: Attachment to Submission.pdf; Submission Form.pdf

From: Daniel Kinnoch
Sent: Tuesday, 20 August 2019 9:44:10 p.m. (UTC+12:00) Auckland, Wellington
To: District Plan
Subject: Submission: Proposed Private District Plan Change 47

Good Morning,

Please find attached:

- Completed submission form relating to PC47; and
- Attachment containing the particulars of my submission.

Kind Regards,

Daniel Kinnoch

RMA FORM 5

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	Kinnoch Daniel	
	<small>Last</small>	<small>First</small>
Company/Organisation		
Contact if different		
Address	3C Anderson Avenue	
	<small>Number</small>	<small>Street</small>
	Point England	
	<small>Suburb</small>	
	Auckland	1072
	<small>City</small>	<small>Postcode</small>
Address for Service if different	<small>Postal Address</small>	<small>Courier Address</small>
Phone	<small>Home</small>	<small>Work</small>
	+64220917233	
	<small>Mobile</small>	
Email	dkinnoch@gmail.com	

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

Proposed District Plan Change No:

47

Title of Proposed District Plan Change:

Major Gardens, Kelson - Rezoning to Gener

- 3.a I ☐ could ☒ could not gain an advantage in trade competition through this submission
(Please tick one)

3.b If you could gain an advantage in trade competition through this submission:

- I ☐ am ☐ am not directly affected by an effect of the subject matter of that submission that—
- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Please give details:

See attached document.

Proposed Policy 11.1.2(c)
 Proposed changes to Restricted Discretionary Activity 11.2.3(d)
 Proposed changes to Matter of Discretion 11.2.3.1(c)
 Proposed changes to Discretionary Activity Rule 11.2.4(l)
 Proposed Non-Complying Activity Rule 11.2.5(b)

(Please use additional pages if you wish)

5. My submission is:

Please include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

See attached document.
 I am neutral as to whether the PC should be supported or opposed.
 My submission extends only to improving the language of the proposed new or amended provisions noted above.
 Proposed Policy 11.1.2(c) - change 'onsite stream' to 'onsite streams' to be consistent with the proposed plural use of the term 'stream' in Matter of Discretion 11.2.3.1(c)(xv).
 Proposed changes to Restricted Discretionary Activity 11.2.3(d) - change 'the site' to 'the sites' as there is currently and will in future be more than a single site.
 Proposed changes to Matter of Discretion 11.2.3.1(c) - change 'the site' to 'the sites' for same reason as above.
 Proposed changes to Discretionary Activity Rule 11.2.4(l) - change 'does not comply' to 'do not comply'
 Proposed Non-Complying Activity Rule 11.2.5(b) - change 'the site' to 'the sites' for same reason as above; delete 'with residential dwellings' because at time of subdivision, there is no guarantee that a lot will only be occupied by a residential dwelling (unless secured by way of a consent notice).

(Please use additional pages if you wish)

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

Please give precise details:

The changes described at no 5. above.

(Please use additional pages if you wish)

7. I ☐ wish ☒ do not wish to be heard in support of my submission


(Please tick one)

8. 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)

	19/08/19
	Date

A signature is not required if you make your submission by electronic means

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.

Question 4. The specific provisions of the proposal that my submission relates to are:

- New Policy 11.1.2(c)
- New Restricted Discretionary Activity 11.2.3(d)
- Amendment to Matter of Discretion 11.2.3.1(c)
- Amendment to Discretionary Activity Rule 11.2.4(l)
- New Non-Complying Activity Rule 11.2.5(b)

Question 5. My submission is:

My submission is neutral as to whether PC47 should be supported or opposed. My submission includes the following recommendations that I believe will improve the reading and/or application of the proposed new or amended plan provisions:

- New Policy 11.1.2(c)
 - Change 'stream' to 'streams' to reflect the plural use of the term at proposed Matter of Discretion 11.2.3.1(c)(xv).
- New Restricted Discretionary Activity 11.2.3(d)
 - Change 'site' to 'sites' as there is and will in future be more than one site within the area identified in Proposed Appendix Subdivision 8.
- Amendment to Matter of Discretion 11.2.3.1(c)
 - Change 'site' to 'sites' as there is and will in future be more than one site within the areas identified in Appendix Subdivision 7 and Proposed Appendix Subdivision 8.
- Amendment to Discretionary Activity Rule 11.2.4(l)
 - Change 'does not comply' to 'does not comply' to improve readability.
- New Non-Complying Activity Rule 11.2.5(b)
 - Change 'site' to 'sites' as there is and will in future be more than one site within the area identified in Proposed Appendix Subdivision 8.
 - Change 'Subdivision X' to 'Subdivision ~~X~~ 8' to reflect the correct Appendix reference.
 - Change 'any lots' to 'any **new** lots' to ensure that any existing lots that currently have legal access to Liverton Road can continue to legally gain access without requiring a resource consent (in a staged development scenario).
 - Delete 'with residential dwellings' as the rule should apply to the creation of lots generally, regardless of their end use.

From: Michael Guy <Michael.Guy@ghd.com>
Sent: Monday, September 9, 2019 8:48 AM
To: Corporate Records
Cc: Sarah Jenkin; Adam Du Fall
Subject: PC47 submission
Attachments: 20190906155539763.pdf

Hi,

Please find attached a submission on behalf of Powerco Limited relating to Proposed Plan Change 47.

Kind regards,

Michael Guy
BUrbPlan(Hons) Grad.NZPI
Environmental Planner

GHD

Proudly employee owned

Phone: + 00 64 09 370 8171 | V: 518171 | Email: Michael.Guy@ghd.com
Level 3, GHD Centre, 27 Napier Street, Freemans Bay, Auckland 1011

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**SUBMISSION BY POWERCO LIMITED ON THE PROPOSED PRIVATE DISTRICT
PLAN CHANGE 47**

To: District Plan Division
Hutt City Council
Private Bag 31912
Lower Hutt, 5040

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

Feedback on Plan Change 47 closes Tuesday 10 September 2019.

1. This is a submission by Powerco Limited on the Proposed Private District Plan Change 47 (PC47).
2. The reasons for Powerco's submission are set out in the attached schedule (Schedule 1). In summary, this submission seeks to ensure 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.

Dated at New Plymouth this 6th day of September 2019

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

Adam Du Fall

ADDRESS FOR SERVICE:

Powerco: Private Bag 2065,
New Plymouth 4342
Attention: Adam Du Fall
Phone: 64 6 759 6297
Email: adam.dufall@powerco.co.nz
Ref: SUB/2019/10

Schedule 1 – Submission by Powerco

SCHEDULE 1**REASON FOR POWERCO'S SUBMISSION****A. INTRODUCTION TO POWERCO LIMITED**

Powerco Limited (**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 energy assets within the Hutt City District comprise a gas distribution network including underground pipes, valves, aboveground facilities and energy meters.

B. POWERCO'S COMMENTS ON PC47

Powerco is neutral on the outcome of PC47. A review of Powerco's Asset Management Plan for the area has confirmed that gas supply can be provided to developments in an appropriate and timely manner.

B1. Ensuring adequate supply of gas to new developments

PC47 proposes to rezone properties at 280 Major Drive, 50 Kaitangata Crescent and 204 Liverton Road, Kelson to a combination of General Residential Activity Area and General Recreation Activity Area to enable further residential development. The National Policy Statement Urban Development Capacity (NPS UDC) (Policy PA2) requires the Hutt City Council to:

[...] satisfy themselves that other infrastructure required to support urban development are likely to be available.

The plan change proponent considers that the plan change has given effect to PA2 of the NPS UDC because of the response from The Gas Hub in Appendix 2 – Services Agreement – in Part 5 of PC47. Powerco has reviewed this correspondence against its Asset Management Plan and has identified that there is currently insufficient existing network capacity to accommodate all projected growth in the plan change area.

However, Powerco has upcoming upgrades to the Hutt City gas network identified in its Asset Management Plan. As a result, Powerco has determined that the increase in demand for gas supply arising from planned growth in the plan change area will likely be met.

B2. Relief Sought

There is no relief sought.

D. CONCLUDING COMMENT

In summary, Powerco anticipates that, following planned upgrades to the gas network, there will be sufficient capacity in its gas network for new dwellings within the area to be rezoned as a part of the Proposed Private District Plan Change 47 and therefore confirms that the plan change has given effect to PA2 of the National Policy Statement Urban Development Capacity with regard to gas supply infrastructure.

Powerco would be pleased to discuss this, 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 Adam Du Fall (06) 759 6297.

From: Pauline Whitney <Pauline.Whitney@transpower.co.nz>
Sent: Monday, September 9, 2019 11:30 AM
To: Corporate Records
Subject: Submission on Proposed Private Plan Change 47
Attachments: 20190905 Hutt CC PPC47 Kelson Transpower Submission.pdf

Good morning

Please find attached a submission by Transpower NZ Ltd on *Proposed Private District Plan Change 47: Major Gardens, Kelson – Rezoning to General Residential Activity Area and General Recreation Activity Area*.

Please contact the undersigned if you have any queries.

Regards

Pauline Whitney

Pauline Whitney
Senior Environmental Planner
Environmental Policy and Planning Team

Transpower New Zealand Ltd
Waikoukou, 22 Boulcott Street, Wellington, 6011
P 04 590 7540
M 0210 236 4245
www.transpower.co.nz

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Thank you

Pauline Whitney
Tel: 09 590 7540
Mob: 0210 236 4245
Email: environment.policy@transpower.co.nz

9 September 2019

District Plan Division
Hutt City Council
Private Bag 31912
Lower Hutt 5040

By email: submissions@huttcity.govt.nz

To Hutt City Council:

**SUBMISSION BY TRANSPOWER NEW ZEALAND LIMITED ON HUTT CITY
COUNCIL PROPOSED PRIVATE DISTRICT PLAN CHANGE 47 TO THE CITY OF
LOWER HUTT DISTRICT PLAN PURSUANT TO CLAUSE 6 OF THE FIRST
SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991
RMA FORM 5**

Transpower New Zealand Limited ("Transpower") is the State-Owned Enterprise that plans, builds, maintains and operates New Zealand's high voltage transmission network (the National Grid) which links generators to distribution companies and major industrial users. The National Grid, which extends from Kaikohe in the North Island down to Tiwai in the South Island, transports electricity throughout New Zealand.

The National Grid comprises some 12,000 km of transmission lines and 167 substations. This is supported by a telecommunications network of some 300 telecommunication sites that link together the components that make up the National Grid. Transpower's assets within the Hutt City District include:

- Haywards to Melling A (HAY-MLG A) 110 kV double circuit line
- Haywards to Melling B (HAY-MLG B) 110 kV double circuit line
- Gracefield to Haywards A (GFD-HAY A) 110 kV double circuit line
- Oteranga Bay to Haywards A (OTB-HAY A) 350 kV double circuit direct current line ("HVDC line").
- Haywards to Takapu Road-A (HAY-TKR A) 110 kV double circuit line
- Haywards-Judgeford-A (HAY-JFD A) 220 kV double circuit Line
- Bunnythorpe-Haywards A (BPE-HAY A) 220 kV single circuit line
- Bunnythorpe-Haywards B (BPE-HAY B) 220 kV single circuit line
- Haywards to Upper Hutt A (HAY-UHT A) 110 kV double circuit line.

In addition, Transpower operates substations at Gracefield, Melling and Haywards.

The HAY-MLG B line National Grid Corridor and National Grid Yard crosses Lot 1 DP 87274 at 204 Liverton Road, and Lot 4 DP 81542 at 50 Kaitangata Crescent, that are subject to Plan Change 47, as shown on Figure 1 below.



Figure 1. National Grid HAY-MLG B 110kV Line

The importance of Transpower's assets and function have been recognised at a national level through the Resource Management Act's (RMA) instruments of the National Policy Statement on Electricity Transmission 2008 (NPSET) and the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA). Hutt City Council has already fulfilled its obligation to give effect to NPSET Policies 10, 11 and 12 by including provisions within the District Plan to manage the adverse effects of activities on the National Grid. Development and subdivision within the National Grid Yard and National Grid Corridor (as identified on the operative District Plan planning maps and defined in the District Plan) are managed in Chapters 11 and 13 of the District Plan.

Transpower has no obvious concerns about the proposed extent or nature of the rezoned areas on the basis existing development controls afforded by the National Grid corridor overly would continue to apply to the site and the provisions remain unchanged. The National Grid Corridor and National Grid Yard are shown on Amendment 9 - Amended Planning Map E1 of the proposed plan change amendments and Transpower supports the identification of the National Grid notation.

1. Transpower seeks relief in relation to the proposed Hutt City District Private Proposed Plan Change 47 as detailed in Schedule 1.
2. The reasons for the submission by Transpower are set out in Schedule 1.
3. Transpower **wishes to be heard** in support of this submission and would not consider presenting a joint case at the hearing.
4. Transpower could not gain an advantage in trade competition through this submission.

Please contact me on (09) 590 7540 or environment.policy@transpower.co.nz if you have any queries or should you require clarification of any matter.

Yours faithfully
TRANSPower NZ LTD

A handwritten signature in dark ink, appearing to read 'P. Whitney', with a large, stylized initial 'P'.

Pauline Whitney
Senior Environmental Planner

Schedule 1

Clause / Section	Title	Relief Sought	Amendment	Reason
Rezoning to General Residential Activity Area and General Recreation Activity Area	Amendment 9 - Planning Map E1	Support	N/A	Transpower supports the proposed changes to District Plan Map E1 because the Operative District Plan contains provisions to manage land use, development and subdivision around the National Grid in the General Recreation and General Residential zones in a manner that gives effect to the NPSET.

From: Richard Able <Richard.Able@nzym.co.nz>
Sent: Monday, September 9, 2019 8:45 PM
To: Corporate Records
Cc: Nathan Geard
Subject: Proposed Private District Plan Change 47
Attachments: RMA FORM 5 - Change 47 - Richard Able.pdf; Letter to Hutt City Council re Change 47 - Richard and Sarah Able 9 September 2019.pdf

Importance: High

FAO Mr Nathan Geard

Dear Mr Geard

Please find attached the Form 5 submission regarding the Proposed Private District Plan Change 47: Major Gardens, Kelson – Rezoning to General Residential Activity Area and General Recreation Activity Area. The form is somewhat restrictive, so please also find attached a letter that lays out our reasons for our submission. **Our submission is therefore Form 5 in conjunction with the accompanying letter.**

We look forward to your response.

Best regards

Richard and Sarah Able
200 Liverton Road

RMA FORM 5

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	Able Richard	
	<small>Last</small>	<small>First</small>
Company/Organisation		
Contact if different		
Address	200 Liverton Road	
	<small>Number</small>	<small>Street</small>
	Kelson	
	<small>Suburb</small>	
	Lower Hutt	5010
	<small>City</small>	<small>Postcode</small>
Address for Service if different	<small>Postal Address</small>	<small>Courier Address</small>
Phone	0220681299	
	<small>Home</small>	<small>Work</small>
	<small>Mobile</small>	
Email	ovalrabble@googlemail.com	

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

Proposed District Plan Change No:

47

Title of Proposed District Plan Change:

Major Gardens, Kelson - Rezoning to Gener

- 3.a I ☐ could ☒ could not gain an advantage in trade competition through this submission
(Please tick one)

3.b If you could gain an advantage in trade competition through this submission:

I ☐ am ☐ am not directly affected by an effect of the subject matter of that submission that—

- (a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Please give details:

The entirety of the proposal

(Please use additional pages if you wish)

5. My submission is:

Please include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose the proposal for the following reasons:

- personal impact on our family
- potential environmental impact
- reverse sensitivity concerns
- safety concerns

The full reasons for these are laid out in the accompanying letter, dated 9 September 2019

(Please use additional pages if you wish)

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

Please give precise details:

We would like the proposal to rezone the site from Rural to General Residential Activity and General Recreational Activity to be rejected.

(Please use additional pages if you wish)

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

(Please tick one)

8. 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)

	9 September 2019 <i>Date</i>
--	--

A signature is not required if you make your submission by electronic means

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.

Nathan Geard
District Plan Division
Hutt City Council

Richard and Sarah Able
200 Liverton Road
Kelson
Lower Hutt
5010

Your Ref: DPP27-47

9 September 2019

Dear Mr Geard

Re: Proposed Private District Plan Change 47: Major Gardens, Kelson – Rezoning to General Residential Activity Area and General Recreation Activity Area

Thank you for your letter dated 12 August 2019 regarding the above rezoning request. This letter serves as an addendum to Form 5, also attached.

We would like to state that we **oppose** all the specific provisions relating to the Proposed Private District Plan Change 47.

To be transparent from the outset, firstly we oppose the proposed changes from a personal perspective. We purchased 200 Liverton Road 5 years ago specifically because we wanted to live in a rural property surrounded by other rural properties. This is the lifestyle we wanted, and still want, for our young family as they grow up. Secondary to the fact that the development of the neighbouring land following approval of the proposed changes will irreparably negatively impact this lifestyle, our property will be subjected to a significant loss of value. The reason that we are prepared to put up with the inconvenience of traversing Liverton Road every time we need to go anywhere, even to buy a carton of milk, is for the tranquil rural surroundings. If this is diminished then so will be the value of our property when it is time to sell.

Our personal grievances aside, we have several concerns:

Environmental Impact:

- The major earthworks required destroying natural habitats for wildlife e.g. kereru, morepork and swamp harriers.
- Impact of additional stormwater and chemicals from weed-killer and pesticides running into the stream and pond on our property – this is the intended run-off for all the proposed development.
- The additional pollution from traffic – given the lack of amenities in Kelson (even the Four Square dairy will be a car journey away), there will be near-constant traffic on this side of the hill.
- Reverse Sensitivity: We are concerned with the reverse sensitivity issues that will come about having a rural zone directly adjacent to a residential zone. In particular the noise levels from equipment such as chainsaws that are used regularly on the weekends. These noise levels are heightened by the topography and shape of the valley. For current residents that's part and parcel of running a lifestyle block – but new residents may not accept this.

- Similarly, potential complaints from new residents regarding rural smells – we keep sheep and alpacas whilst our neighbours keep horses.
- While some of these concerns may be mitigated by a no compliant covenant in the titles of properties in the new development, it's unclear whether these are legally enforceable and we'd prefer the council take a more proactive approach by creating a 'buffer zone' between the General Residential and the Rural Residential Zone in the form of a General Recreation Activity Area. By employing clever tree planting and other design techniques, the noise crossover between the two areas could be minimised.

Access to Liverton Rd:

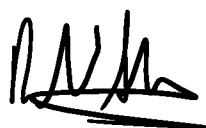
- While we appreciate the amendments to prevent any vehicle access to Liverton Road, we ask that this be extended to include pedestrian and, by extension, cycle access. Liverton Road is narrow, steep and winding and any other form of access may result in groups of cyclists, typically 'Middle Aged Men in Lycra', using Liverton Road and then Major Drive as a 'Kelson Climb and Descent', which would be lethal. There is no need for people who do not live on Liverton Road to access it and it would be irresponsible of the council to encourage further traffic of any form.

We recognise that the submission from Urban Edge Limited begins to address some of the environmental concerns, but only so far as recognising that environmental regulations and concerns exist and that there are potential solutions available to mitigate them. While these solutions may exist in theory, these are potentially going to be expensive for the developer to implement and as the next stages of any development take shape, we have concerns that corners will be cut to avoid making a loss on the development. Given the lack of amenities in Kelson and the limited proposed plot sizes there is clearly a limit to what the properties can be sold for and there will be pressure to minimise overall build costs. We recognise that this is a consent compliance issue rather than a zoning issue but we feel strongly that the Council should concern itself with the practicality and viability of these developments as it will be difficult to undo any breaches down the line once the digging has commenced.

To reiterate, of course we have personal concerns; but we also have environmental, reverse sensitivity and safety concerns.

I look forward to council's response to this and other submissions.

Yours sincerely



Richard Able



Sarah Able

From: izzett@xtra.co.nz
Sent: Tuesday, September 10, 2019 2:49 PM
To: Corporate Records
Subject: District plan change 47 submission
Attachments: izzett.pdf

as attached.

Regards

Trevor Izzett

RMA FORM 5

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	Izzett Trevor Norman	
	<small>Last</small>	<small>First</small>
Company/Organisation		
Contact if different		
Address	199 Liverton road	
	<small>Number</small>	<small>Street</small>
	Belmont	
	<small>Suburb</small>	
	Lower hutt	
	<small>City</small>	<small>Postcode</small>
Address for Service if different	Postal Address box 45093 Lower hutt	Courier Address
Phone	Home 0211399891	Work 0211399891
	Mobile 0211399891	
Email	izzett@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:

47

Title of Proposed District Plan Change:

Major Gardens, Kelson - Rezoning to General Residential Activity Area and General Recreation Activity Area

- 3.a I ☐ could ☒ could not gain an advantage in trade competition through this submission
(Please tick one)

3.b If you could gain an advantage in trade competition through this submission:

I ☐ am ☐ am not directly affected by an effect of the subject matter of that submission that—

- (a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Please give details:

Resource Management Act 1991 section 7(ba) the efficiency of the end use of energy.

Section 7(c) (79)

AMENDMENT 2 [Chapter 11 Subdivision (11.1.2 Engineering Standards)]

Add new Policy 11.1.2(d)

11.1.2 Engineering Standards

Policies

...

(d) To restrict access and avoid increased traffic volumes from land identified in Appendix 8 to Liverton Road, to maintain traffic safety and efficiency

(Please use additional pages if you wish)

5. My submission is:

Please include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

The proposal suggests that section 7(ba) of the RMA is not relevant. I would suggest that having to pump waset materials and potentially storm water up hill was not an efficient end use of energy.

Section 7(c) (79) states it would allow for the site to be developed in a manner that is consistent with the surrounding residential properties. This is not correct the majority of the surrounding area is Rural residential so is not consistent with the surrounding area. So suburbia is coming to the country which could come with complaints from new residents of animal noises, chainsaws motorbikes, day today noises associated with a rural area.

The proposed public access from Liverton road is not consistent with Appendix 8.

This would potentially increase the traffic on Liverton road with more cars coming and parking to access the newly created recreational area and could also increase the number of cyclists on Liverton road. The increased number of cyclists would be a great danger to both themselves and current users.

I do not support the plan for these reasons

(Please use additional pages if you wish)

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

Please give precise details:

I would like Hutt City Council to reject the proposal

(Please use additional pages if you wish)

7. I ☐ wish ☒ do not wish to be heard in support of my submission

(Please tick one)

8. 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)

	10/9/19
Date	

A signature is not required if you make your submission by electronic means

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.

Subject: FW: Submission on Proposed Private Plan Change 47
Attachments: SUBMISSION- Proposed District Plan Change 47- Major Gardens Kelson.docx

From: Lucy Harper
Sent: Tuesday, 10 September 2019 3:26:12 p.m. (UTC+12:00) Auckland, Wellington
To: District Plan
Subject: Submission on Proposed Private Plan Change 47

Please find submission attached

Regards
Lucy Harper
Greater Wellington Regional Council

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10 September 2019

district.plan@huttcity.govt.nz

Shed 39, Harbour Quays
PO Box 11646
Manners Street
Wellington 6142
T 04 384 5708
F 04 385 6960
www.gw.govt.nz

Dear Planner,

**Submission on Proposed Private Plan Change 47: Major
Gardens Kelson - Rezoning to General Residential
Activity Area and General Recreation Activity Area**

Please find enclosed the Greater Wellington Regional Council's submission on Proposed Private Plan Change 47.

Please contact me on 06 8261541 or caroline.watson@gw.govt.nz if you have any questions or concerns.

Yours sincerely

Caroline Watson
Policy Advisor, Environmental Policy

Encl: Submission



Greater Wellington Regional Council: Submission

To:	Hutt City Council
Submission on:	Proposed Private Plan Change 47: Major Gardens, Kelson.

1. Reason for submission

- 1.1 The Greater Wellington Regional Council (GWRC) wishes to make a submission on Proposed Private Plan Change 47 pursuant to Schedule 1 Section 6 of the Resource Management Act 1991 (RMA).
- 1.2 GWRC supports Proposed Plan Change 47 and seeks amendments.

2. Policy framework

- 2.1 In assessing Proposed Plan Change 47 for consistency with the Regional Policy Statement (RPS), GWRC is particularly interested in how the plan change will support and contribute to achieving the sustainable management of natural and physical resources in the Wellington region.

Regional Policy Statement for the Wellington Region

- 2.2 The RPS for the Wellington Region gives guidance on the future direction for the sustainable management of natural and physical resources in the Wellington region. The RPS sets out objectives and policies to address regionally significant issues.
- 2.3 The first group of RPS policies are directive to local authorities and require provisions to be included in district or regional plans. The second set of RPS policies need to be given particular regard to when assessing and determining a resource consent, notices of requirements, or when changing, varying or replacing city, district or regional plans. Many of the regulatory policies will cease to have effect once the directive policies are given effect to through district or regional plans.
- 2.4 The sections from the RPS which are relevant to this proposed plan change are:
- Section 3.4 – Fresh water
 - Section 3.6 - Indigenous Ecosystems
 - Section 3.9 – Regional form, design and function

3. Comments

Biodiversity

- 3.1 GWRC understands that Proposed Plan Change 47 is simply to rezone the site and there is no current associated application for subdivision.

- 3.2 GWRC also notes that the future subdivision of this plan change site will be a restricted discretionary activity under Rule 11.2.3(d).
- 3.3 In order to adequately provide for the management of effects on biodiversity values at the time of subdivision, GWRC seeks an additional matter of discretion under Rule 11.2.3.1 to protect and manage effects on the significant indigenous biodiversity contained with the site at the time of subdivision.
- 3.4 GWRC seeks that Rule 11.2.3.1 is amended to:
- (xii) The potential effects of subdivision and anticipated development on the significant indigenous biodiversity values identified within Appendix Subdivision 8 and any potential mitigation or offsetting.
- 3.5 Also, while it is acknowledged that regional resource consents will be required for any stream works including reclamation, it is crucial that options to avoid or limit stream reclamation are explored at the subdivision design stage.
- 3.6 GWRC seeks an additional matter of discretion under Rule 11.2.3.1 to allow HCC to address the avoidance of reclamation at the subdivision design stage where at all possible.
- 3.7 GWRC seeks that Rule 11.2.3.1 is amended to:
- (xiii) The design of the subdivision layout and its impact on waterways on the site.
- 3.8 The application states that there is the potential for stream bed loss at the time of subdivision and limited on-site off-setting opportunities. GWRC wishes to be involved at the subdivision design stage especially during discussions on potential mitigation and off-setting opportunities. GWRC is also open to discussing opportunities for off-setting in Belmont Regional Park.

Stormwater

- 3.9 GWRC supports the use of site-specific policies and alterations to existing rules and standards to address specific environmental issues associated with the development of the site.
- 3.10 In particular, GWRC supports new Policy 11.1.2(c) which seeks that engineering practices maintain the ecological values of the streams and downstream receiving environments from stormwater runoff. This will help to achieve RPS Policy 40 which seeks that aquatic ecosystem health in water bodies is maintained and enhanced and Policy 43 which requires that particular regard be given to minimising contamination in stormwater from development.
- 3.11 However, hydraulic neutrality should be the desired aim of a new development, especially within a site that has sensitive receiving environments. The RPS explains that Policy 42 is aimed at achieving hydraulic neutrality when land is developed. The associated report by Mophum Environmental Ltd comments that provisions “to deliver site wide stormwater management are sought which address....peak flows (hydraulic neutrality)... are “well covered in the

proposed rules framework proposed by the applicant”. However, it is unclear as to whether hydraulic neutrality is an objective of the proposed development.

- 3.12 GWRC also questions whether Policy 11.1.2(c), should refer to streams rather than ‘stream’ as there is more than one stream within the site. This would better reflect 11.2.3.1 Matters of amendment Discretion (c)(xv) which mentions the “the ecological values of the onsite streams”.

- 3.13 GWRC seeks that Policy 11.1.2(c) is amended to:

“The engineering practices for stormwater management seek to achieve the hydraulic neutrality of stormwater runoff resulting from the subdivision and anticipated development of the land identified in Appendix subdivision 8 in order to maintain the ecological values of the onsite streams and the downstream receiving environments from stormwater runoff.

Regional form

- 3.14 GWRC supports the rezoning of this site as it is consistent with future development proposed in the Hutt City Urban Growth Strategy 2012-2032. In this Strategy, the area was identified as suitable for moderate to large scale residential development. The RPS supports urban development that is consistent with council’s growth strategies rather than ad hoc development which has the potential to undermine a compact and well designed regional form.

General comment

- 3.15 It is also noted that some of the proposed amendments refer to “Appendix 8” and others to “Appendix Subdivision 8”. GWRC suggests they should all refer to “Appendix Subdivision 8” as this is the title of the subdivision area on p.11 of the Proposed Plan Change application.

District and regional consents required

- 3.16 GWRC suggests that both the district and regional resource consents are sought at the same time for the subdivision and associated development of the site (e.g. earthworks, stormwater design) in order to achieve the best outcomes and efficiencies of time.

4. Relief sought

- 4.1 Should the Hutt City Council approve the Proposed Plan Change 47, GWRC requests that our support is noted and amendments are made as follows:

- 4.2 Include a new matter of discretion under Rule 11.2.3.1:

(xii) The potential effects of subdivision and anticipated development on the significant indigenous biodiversity values identified within Appendix Subdivision 8 and any potential mitigation or offsetting.

- 4.3 Include a new matter of discretion under Rule 11.2.3.1:

(xiii) The design of the subdivision layout and its impact on waterways on the site.

4.4 Amend Policy 11.1.2(c):

“The engineering practices for stormwater management seek to achieve the hydraulic neutrality of stormwater runoff resulting from the subdivision and anticipated development of the land identified in Appendix subdivision 8 in order to maintain the ecological values of the onsite streams and the downstream receiving environments ~~from stormwater runoff~~.”

5. Further involvement

GWRC recommends that the points as outlined above be considered. We would also welcome the opportunity to clarify and further discuss the matters raised.

GWRC wishes to be heard in support of its submission.



Matt Hickman
Manager, Environmental Policy

Address for service:

Caroline Watson
Policy Advisor, Environmental Policy
Greater Wellington Regional Council
PO Box 11646
Manners Street
Wellington 6142

T 06 826 1541
F 04 385 6960

From: Luke Braithwaite <Luke.Braithwaite@nzta.govt.nz>
Sent: Tuesday, September 10, 2019 4:21 PM
To: Corporate Records
Cc: james@uep.co.nz
Subject: ATTN: Nathan Geard RE: NZ Transport Agency Submission on Proposed Private District Plan Change 47 – F.L.Y Building Limited – Major Gardens, Kelson
Attachments: NZ Transport Agency Submission on Proposed Private District Plan Change 47 – F.L.Y Building Limited – Major Gardens, Kelson.pdf

Good afternoon Nathan,

Please find attached the NZ Transport Agency's Submission on Proposed Private District Plan Change 47.

We welcome the opportunity to discuss the contents of our submission with Council Officers and the applicant.

If you have any further questions, please do not hesitate to contact me on (04) 978 2643 or luke.braithwaite@nzta.govt.nz.

Ngā mihi,

Luke Braithwaite / Consultant Planning Advisor
Consents & Approvals / Transport Services
DDI (04) 978 2643
E luke.braithwaite@nzta.govt.nz / **W** nzta.govt.nz
Waka Kotahi NZ Transport Agency
Wellington Office / The Majestic Centre
Level 5/100 Willis St, Wellington, 6011, New Zealand



Find the latest transport news, information, and advice on our website:
www.nzta.govt.nz

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NZ Transport Agency Reference: 2019-648

10 September 2019

Nathan Geard
Hutt City Council
Private Bag 31912
LOWER HUTT 5040

Sent via email: submissions@huttcity.govt.nz

Dear Nathan,

Proposed Private District Plan Change 47 – Major Gardens, Kelson: NZ Transport Agency Submission

Attached is the NZ Transport Agency's submission on the Publicly Notified Proposed Plan Change from F.L.Y Building Limited.

We welcome the opportunity to discuss the contents of our submission with Council Officers and the Applicant.

If you have any further questions, please do not hesitate to contact Luke Braithwaite on (04) 978 2643, luke.braithwaite@nzta.govt.nz.

Yours sincerely



Luke Braithwaite
Consultant Planning Advisor

CC: F.L.Y Building Limited
C/- James Beban (Urban Edge Limited)
PO Box 39071, Wellington Mail Centre,
LOWER HUTT 5045

Sent via email: james@uep.co.nz

FORM 5, CLAUSE 6 OF FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991**Submission on Proposed Private District Plan Change 47 – F.L.Y Building Limited
– Major Gardens, Kelson**

To: Nathan Geard
Hutt City Council
Private Bag 31912
LOWER HUTT 5040

Via email: submissions@huttcity.govt.nz

From: New Zealand Transport Agency
PO Box 5084
WELLINGTON 6145

1. This is a submission on the following:

Private Plan Change 47 to the City of Lower Hutt District Plan seeks to re-zone 12.4ha of land for general residential and general recreation purposes allowing more intensive residential development than currently provided for under the existing rural residential activity area zoning.

2. The NZ Transport Agency could not gain an advantage in trade competition through this submission.**3. Role of the NZ Transport Agency:**

The NZ Transport Agency (Transport Agency) is a Crown Entity which provides an integrated approach to transport planning, investment and delivery. Among other duties, the Transport Agency is required to construct, operate and maintain a safe and efficient state highway network. It is also a co-investor in the local transport network.

4. State Highway 2 Environment and Context:

State Highway 2 is a road of national significance which carries an average daily traffic volume of 18,854 vehicles¹, approximately 942 or 5% of which are heavy vehicles (such as trucks). The majority of vehicle movements in Kelson are directed via Major Drive, a primary collector road, to and from the intersection with State Highway 2. State Highway 2 is identified as a regionally significant network; compromising its safe, effective and efficient operation would be contrary to several District Plan Objectives and Policies.

5. The Transport Agency's submission is:

- (i) The Transport Agency's submission is neutral to the proposed plan change, but identifies matters that need to be considered as outlined in this submission;

¹ NZ Transport Agency Traffic Monitoring Site, 00210965 – Kelson

- (ii) The Transport Agency supports land use development that occurs in a considered and consistent manner considering past and concurrent planning applications as well as long term strategic plans, including infrastructure.
- (iii) The specific parts of the applications that the Transport Agency's submission relates to are:
- (a) Proposed Plan Change 47 relates to 280 Major Drive and 50 Kaitangata Crescent, Kelson (the subject sites), which are approximately 2.5 kilometres from the Major Drive intersection with State Highway 2. The subject sites will rely on the Major Drive intersection with State Highway 2 for all vehicular access to and from Kelson.
 - (b) Using guidance from the Planning Policy Manual - for Integrated Planning & Development of State Highways² and the Transport Agency Research Report 453³, the potential traffic generation of 71 dwellings (which is the figure currently anticipated to be developed) could result in between 738 - 774 vehicles per day(vpd) or 12.4% increase in the total volume of traffic on Major Drive, calculated using the figures provided in the applicant's traffic assessment.
 - (c) The Major Drive intersection is not classified as a high-risk intersection. However, it is currently operating at capacity during some peak periods. The development will increase the amount of traffic using the intersection. This increase will further exacerbate the intersection, will may result in a reduced level of service.
 - (d) The Transport Agency is aware that the Urban Growth Strategy of Hutt City (2012-2032) anticipates that there will be some 300-600 section developed in Kelson over this period. There is currently no funding allocated for either a business case or physical works to the intersection in the current National Land Transport Plan (NLTP) 2018-2021 or the Regional Land Transport Plan 2015-2021 (including the mid-term update of the programme section). Funding for a business case for improvement works may be applied for as part of the development of the next Regional Land Transport Plan (required to be completed by mid-2021) for works to this intersection, however, any works would be prioritised nationally in the next NLTP and funding is not guaranteed. No improvements (with the exception of general maintenance) will occur in the short to medium term to the Major Drive / State Highway 2 intersection, meaning that the performance of the intersection will not be improved, and could potentially worsen.
 - (e) The Transport Agency does support the indicative layout of the subdivision insofar as this provides pedestrian and cyclists connections to Liverton Road. This improves connectivity within the area and is in line with the objectives of the Regional Land Transport Plan 2015-2021 and Regional Cycling Plan 2008.

² Planning Policy Manual - for Integrated Planning & Development of State Highways – Appendix 5

³ <https://www.nzta.govt.nz/resources/research/reports/453/>

6. Relief Sought:

The Transport Agency seeks that the matters outlined in this submission are considered in the decision-making process.

The Transport Agency does not wish to be heard in support of this submission.

Dated at Wellington this **10th day of September 2019**



Kathryn Barrett
Principal Planner (Acting), Transport Services

Pursuant to an authority delegated by the NZ Transport Agency

Address for service: NZ Transport Agency
Level 5, 100 Willis Street
PO Box 5084
Lambton Quay
WELLINGTON 6145

Contact Person: Luke Braithwaite
Telephone Number: (04) 978 2643
E-mail: luke.braithwaite@nzta.govt.nz

