

Proposed Plan Change 10 to City of Lower Hutt District Plan - Subdivision Chapter

Summary of Submissions - By Submitter

Submission Number: DPC10/01				
Submitter	Sub. Ref.	Provision	Support / Oppose	Decision/Relief Sought
Byrne, Simon	1.1	Amendment 8 (Rule 11.2.2.1(a))	Oppose	Delete the new rule for shape factor in rural residential zone
	1.2	Amendment 22 (New Rule 11.2.2.1(d))	Oppose	Amend the revised rule such that the properties in Moores Valley Road and Crowther Road and adjoining the Wainuiomata Stream are excluded from the requirement to vest any esplanade reserve under the revised rule
Submission Number: DPC10/02				
Submitter	Sub. Ref.	Provision	Support / Oppose	Decision/Relief Sought
Vector Limited	2.1	Amendment 10 (Rule 11.2.2.1 (a))	Support	Retain Amendment 10, new rule 11.2.2.1(a) as proposed by Council, unchanged
Submission Number: DPC10/03				
Submitter	Sub. Ref.	Provision	Support / Oppose	Decision/Relief Sought
Lyon, Graeme Lester	3.1	Amendment 22 (New Rule 11.2.2.1(d)(ii))	Support	Retain new rule for esplanade reserves to have a minimum width of 20 metres
	3.2	Amendment 22 (New Rule 11.2.2.1(d)(iii))	Oppose	Delete the words "up to a maximum width" from Rule 11.2.2.1(d)(iii), resulting in all esplanade reserves to be a minimum width of 20 metres
	3.3	Amendment 22 (New Rule 11.2.2.1(d)(iv))	Oppose	Delete the words "up to a maximum width" from Rule 11.2.2.1(d)(vi), resulting in all esplanade reserves to be a minimum width of 20 metres
Submission Number: DPC10/04				
Submitter	Sub. Ref.	Provision	Support / Oppose	Decision/Relief Sought
New Zealand Fire Service Commission	4.1	Amendment 13 (Rule 11.2.2.1(b)(i))	Support	Amend by replacing the reference requiring compliance with "Section 302 NZS 4404:1981 (Code

				of Practice for Urban Land Subdivision)” to compliance with “NZS 4404:2004 or any subsequent amendments”
	4.2	Amendment 18 (Rule 11.2.2.1(b)(v))	Support	Amend by replacing the reference requiring compliance with “New Zealand Fire Service Code of Practice for Fire Fighting Water Supplies 1992” to compliance with “New Zealand Fire Service Code of Practice for Fire Fighting Water Supplies SNZ PAS 4509:2003 or any subsequent amendments”
	4.3	Amendment 26 (New Section 11.2.2.3)	Support	Add a further assessment criteria matter stating; “In all areas, an adequate and suitable water supply should be provided for fire fighting provisions in accordance with SNZ PAS 4509:2003 or any subsequent amendments”
	4.4	Plan Change 10 Overall	Support	Retain Plan Change 10 with the above changes

Submission Number: DPC10/05

Submitter	Sub. Ref.	Provision	Support / Oppose	Decision/Relief Sought
Greater Wellington Regional Council	5.1	Amendment 13 (Rule 11.2.2.1(b)(i))	Not stated	Amend by replacing the reference to the 1981 Standard to require compliance with New Zealand Standard 4404:2004 Land Development and Subdivision Engineering
	5.2	Amendment 20 (Rule 11.2.2.1(b)(viii))	Not stated	Amend the reference to ‘silt control measures’ by replacing it with compliance with “Erosion and Sediment Control Guidelines for the Wellington Region 2003” and “Small Earthworks Erosion and Sediment Control for small sites”
	5.3	Amendment 21 (Rule 11.2.2.1(c))	Not stated	Add “Contaminated Land Management Guidelines 1-5” to the list of Ministry for the Environment documents currently in the District Plan (page 11/19)
	5.4	Amendment 22 (New Rule 11.2.2.1(d)(iv))	Support	Retain the requirement unchanged
	5.5	Amendment 23 (New Rule	Support	Add a height of cut/fill performance standard for

		11.2.2.1(e))		earthworks
	5.6	Amendment 26 (New Section 11.2.2.3)	Not stated	Amend assessment criteria by adding reference to the principles and guidelines in Greater Wellington’s Erosion and Sediment Control Guidelines for the Wellington Region 2003 and Small Earthworks Erosion and Sediment Control for small sites

Submission Number: DPC10/06

Submitter	Sub. Ref.	Provision	Support / Oppose	Decision/Relief Sought
Moore, Reginald Charles	6.1	Not stated. By inference, relates to existing ‘Minimum Section size’ (Rule 11.2.2.1)	Not stated	No specific relief sought. By inference the submitter appears to request that the Council notify all applications which depart from the provisions of the Plan, especially the minimum residential lot size of 400m ² . Also appears to request that immediately neighbouring properties should always be notified (limited notification) if it is deemed unnecessary for there to be full public notification
	6.2	Amendment 16 (Rule 11.2.2.1(b)(iv))	Not stated	No specific relief sought. By inference the submitter appears to request that the Plan Change better addresses stormwater management for infill developments
	6.3	Amendment 22 (New Rule 11.2.2.1(d))	Not stated	Appears to seek to amend the minimum width of esplanade reserves to be sufficient width to provide access for tractor drawn mowers
	6.4	Amendment 26 (New Rule 11.2.2.3)		By inference the submitter appears to request the assessment criteria better reflect issues with narrow ‘private ways’ such as on-site parking and safety and security concerns

Submission Number: DPC10/07

Submitter	Sub. Ref.	Provision	Support / Oppose	Decision/Relief Sought
Cuttriss Consultants Ltd	7.1	Amendment 1 (Chapter 3)	Not stated	Amend the definition of ‘allotment’, to refer to the definition under Section 218(2) of the Resource Management Act

	7.2	Amendment 7 (Rule 11.2.2.1(a))	Not stated	Amend shape factor requirements by including the yard requirements in the shape factor dimensions
	7.3	Amendment 8 and 9 (Rule 11.2.2.1(a))	Not stated	Amend shape factor requirements by including the yard requirements in the shape factor dimensions
	7.4	Amendment 13, 14, 18 and 20 (Rules 11.2.2.1(b)(i), (ii),(vi) and (viii) respectively)	Not stated	Amend reference to section 302 of NZS4404:1981 by replacing with reference to the relevant section of NZS4404:2004. Also, add the words 'or subsequent New Zealand Standard'
	7.5	Amendment 19 (Rule 11.2.2.1(b)(vii))	Not stated	Amend reference to 'telephone' and replace with 'telecommunications'
	7.6	Amendment 20 (Rule 11.2.2.1.(b)(viii))	Not stated	Amend the silt control measures standard by replacing with a standard requiring general accordance with the Greater Wellington Erosion and Sediment Control Guidelines or similar standard
	7.7	Amendment 22 (New Rule 11.2.2.1(d))	Not stated	Amend by adding to the end of the rule the statement "unless it is determined that a lesser width is appropriate"
	7.8	Amendment 27 (New Sections 11.2.3 and 11.2.3.1)	Not stated	Amend new rules so that earthworks that do not comply with permitted activity standards are a restricted discretionary activity with specific matters of discretion. Amend the phrase 'non-conformance' by replacing it with 'non-compliance' throughout the Plan Change.
	7.9	Amendment 27 (New Section 11.2.3)	Not stated	Add further restricted discretionary activities for non-compliance with the following standards: 14A(i)2.1 – (a) road classification, (b) classification of new roads, (c) reclassification of existing roads, (d) design standards, (e) distributor roads, (f) access roads, (g) visibility requirements, (h) provision for pedestrians, (i) berms 14A(ii)2.1 – (a) vehicular access, (b)

				<p>separation from intersections, (c) vehicle crossings over footpaths, (d) circulation and manoeuvring space, (e) special provisions for service stations</p> <p>14A(iii)2.1 – (a) car park requirements, (b) location of parking spaces, (c) special parking area, (d) design standards, (e) cycle park requirements</p> <p>14A(iv)2.1 – (a) loading and unloading, (b) loading and unloading for non-residential activities, (c) design requirements</p> <p>Amend rule to read as follows: “(a) Any subdivision that does not comply with the standards and terms for controlled activity under Rule 11.2.2.1 in respect of (b) engineering design, (c) contamination and 14A (i)-(iv)”</p>
	7.10	<p>Amendments 2-6, 10-12, 15-18, 21, 23-26 and 28-31 (Sections 11.1.3, 11.1.4, Rules 11.2.2.1, 11.2.2.1(a), 11.2.2.1(b), 11.2.2.1(b)(iii), 11.2.2.1(b)(iv), 11.2.2.1(b)(v), 11.2.2.1(b)(vi), 11.2.2.1(c), 11.2.2.1(e), 11.2.2.1(f), 11.2.2.2, 11.2.2.3, 11.2.3, 11.2.4, 11.2.4.1, 14I 2 respectively)</p>	Support	Retain the changes as proposed
	7.11	Other matters	Not stated	<p>Note that the plan change does not alter or amend standards relating to allotment sizes and net site areas.</p> <p>Request investigation into subdivision trends, in particular subdivision location and lot sizes</p>

Submission Number: DPC10/08				
Submitter	Sub. Ref.	Provision	Support / Oppose	Decision/Relief Sought
Winstone Aggregates	8.1	Amendments 5 and 6 (Rule 11.2.2.1(a))	Oppose	<p>Add a new rule as follows: “11.2.3(x) Restricted Discretionary Activities: Subdivision within the Quarry Protection Area adjoining Belmont Quarry: Any subdivision of any allotment located partially or wholly within the Quarry Protection Area as shown on Appendix Rural Residential 1.”</p> <p>Add to 11.2.3 the following Matters for Discretion and Assessment Criteria for subdivision within the Quarry Protection Area: Matters in which Council has restricted its Discretion: (a) the location and design of allotments in relation to existing and future quarrying operations (b) potential conflict between incompatible activities, such as new residential activity in the vicinity of extraction and processing of mineral resources (c) the extent to which activities consequential upon subdivision would result in effects which unduly compromise existing or potential quarrying of aggregate at Belmont Quarry. Factors which serve to mitigate effects, e.g. topography or resource consent conditions may be taken into account to determine the desirability of separation (d) whether a dwelling can be sited on any proposed allotment without unduly limiting existing and future quarrying operations within an Extraction Activity Area owing to possible reverse sensitivity effects that may arise</p> <p>Consequentially amend rule 11.2.2 (c),(g) and (h) by adding the following words:</p>

				Proviso: Any subdivision in the 'Quarry Protection Area' is a Restricted Discretionary Activity: Rule 11.2.3(x)
	8.2	Amendment 31 (14I 2 Rules)	Support in part	Add the following sentence to the end of clause (iv) of 14I 2 Rules: 'Such earthworks are a permitted activity'
	8.3	The Plan Change Overall	Oppose	Withdraw the change and prepare a new change which addresses reverse sensitivity effects which may arise as a result of subdivision in close proximity to quarrying and to other activities which are incompatible with residential and other sensitive development
Submission Number: DPC10/09				
Submitter	Sub. Ref.	Provision	Support / Oppose	Decision/Relief Sought
New Zealand Institute of Surveyors	9.1	Amendment 6 (Rule 11.2.2.1(a))	Generally support	Amend Rule 11.2.2.1(a) to read as follows: "Compliance with the permitted activity conditions of the activity area"
	9.2	Amendments 13 and 14 (Rules 11.2.2.1(b)(i) and (ii) respectively)	Not stated	Amend Rule 11.2.2.1(b)(i) to read as follows: "Compliance with Rules 14A(i)2.1 and 14A(ii)2.1 and NZS 4404:2004 (Land Development and Subdivision Engineering)"
	9.3	Amendment 18 (Rule 11.2.2.1(b)(vi))	Not stated	Amend reference to NZS 4404 to 2004 version
	9.4	Amendment 20 and 23 (Rule 11.2.2.1(b)(viii) and New Rule 11.2.2.1(e) respectively)	Not stated	Amend Rule 11.2.2.1(b) to read as follows: "Compliance with Rule 14I 2.1." Delete new earthworks rule 11.2.2.1(e)
	9.5	Amendment 24 (New Rule 11.2.2.1(f))	Not stated	Delete reference to 'General rules in Chapter 14 of this Plan' in Rule 11.2.2.1(f)
	9.6	Amendments 26, 27 and 29 (New Sections 11.2.2.3, 11.2.3 and Rule 11.2.3 respectively)	Not stated	Delete (viii) Earthworks from section 11.2.2.3. Amend assessment criteria to include earthworks criteria under new rule 11.2.3 and renumbered rule 11.2.4
	9.7	Amendment 31 (Rule 14I 2)	Not stated	Amend Rule 14I 2 to read as follows; "(ii) Earthworks carried

				out as part of a subdivision consent under Rule 11.2.3 and Rule 11.2.4”
	9.8	The Plan Change Overall	Generally supports	Retain the Plan change with the amendments as suggested above
Submission Number: DPC10/10				
Submitter	Sub. Ref.	Provision	Support / Oppose	Decision/Relief Sought
Truebridge Callender Beach Ltd.	10.1	Amendment 1 (Chapter 3)	Not stated	Amend definition of ‘allotment’ to refer to the definition as set out in section 218(2) of the Resource Management Act
	10.2	Amendment 6 (Rule 11.2.2.1(a))	Not stated	Amend to read “Compliance with permitted activity conditions of the activity area.”
	10.3	Amendments 7-9 (Rule 11.2.2.1(a))	Not stated	Amend Rule 11.2.2.1(a) through the deletion of the words “and have a suitable building platform.”
	10.4	Amendments 13-15, 18 and 20 (11.2.2.1(b)(i), (11.2.2.1(b)(ii), (11.2.2.1(b)(iii), (11.2.2.1(b)(vi), (11.2.2.1(b) (viii) respectively)	Not stated	Amend references to the New Zealand Standards in the following manner to keep the plan up to date “the latest version of NZSXXXX or the subsequent New Zealand Standard”
	10.5	Amendment 20 (Rule 11.2.2.1(b) (viii))	Not stated	Delete standard 11.2.2.1(b)(vii) and replace with compliance with the GWRC Erosion Sediment Control Guidelines. Alternatively amend to refer to latest and subsequent New Zealand Standards and compliance with the Permitted Activity Conditions 14I 2.1.1 not Chapter 14I of the District Plan
	10.6	Amendment 22 (New Rule 11.2.2.1(d))	Not stated	Retain existing Rule 11.2.2.1(d)(ii) and (iv) specifically the phrase “up to a maximum width”
	10.7	Amendment 23 (New Rule 11.2.2.1(e))	Not stated	Delete new earthworks rule 11.2.2.1(e)
	10.8	Amendment 27 (New Sections 11.2.3 and 11.2.3.1))	Not stated	Amend non-compliance with earthworks permitted activity standards to be a restricted discretionary activity, by either deleting Earthworks Standard 11.2.2.1(e), or by amending the last line of Rule 11.2.3 to read: “(b

				Engineering Design, (c) Contamination and (e) Earthworks.”
	10.9	Amendment 31 (Rule 14I 2)	Not stated	Delete changes proposed to 14I 2(ii)
	10.10	The Plan Change Overall	Support	Retain Plan Change with amendments as submitted above
Submission Number: DPC10/11				
Submitter	Sub. Ref.	Provision	Support / Oppose	Decision/Relief Sought
Eastbourne Community Board	11.1	Amendment 2 (Section 11.1.3)	Not stated	Amend District Plan to clearly identify land subject to natural hazards, in particular landslip, flooding and erosion
	11.2	Amendment 3 (Section 11.1.4)	Not stated	Clarify the extent of the coastal environment identified in the District Plan
	11.3	The Plan Change Overall	Support	Retain Proposed Plan Change subject to points raised above
Submission Number: DPC10/12				
Submitter	Sub. Ref.	Provision	Support / Oppose	Decision/Relief Sought
Korokoro Environmental Group Inc	12.1	Amendment 3 (Section 11.1.4)	Oppose	Delete ‘identified’ from Amendment 3
	12.2	Amendment 6 (Rule 11.2.2.1(a))	Support	Retain Amendment 6 unchanged
	12.3	Amendments 7 and 8 (Rule 11.2.2.1(a))	Support	Retain Amendments 7 and 8 unchanged
	12.4	Amendment 23 (New Rule 11.2.2.1(e))	Support	Retain Amendment 23 unchanged
Submission Number: DPC10/13				
Submitter	Sub. Ref.	Provision	Support / Oppose	Decision/Relief Sought
Sherry Phipps	13.1	Not stated	Not stated	No specific relief sought stated. However, raises questions regarding minimum lot size, minimum shape factor, low cost housing, earthworks and esplanade reserves.

Submission Number: DPC10/14				
Submitter	Sub. Ref.	Provision	Support / Oppose	Decision/Relief Sought
East Harbour Environmental Association Incorporated	14.1	Amendment 3 (Section 11.1.4)	Generally Support	Amend the provisions so that mechanism other than one introducing the concept of 'identified coastal environment' be used to manage subdivision in the areas identified in Map Appendices 2A, 2B and 2C so that it is clear that the current provisions introduced to recognise and provide for managing the coastal environment continue to be a consideration in assessing applications in all areas of Hutt City which fall within the coastal environment.
	14.2	Amendment 3 (Section 11.1.4)	Generally Support	Amend in relation to the presently undeveloped coastal areas be directly addressed by identifying it as a matter over which the Council reserves control with reference to specific areas (namely those areas identified in Map Appendices 2A, 2B and 2C)
	14.3	Amendments 22 and 26 (New Rule 11.2.2.1(d) and New Section 11.2.2.3 respectively)	Support	Retain those amendments relating to Esplanade Reserve Strips and Access Strips
	14.4	Amendments 20 (Rule 11.2.2.1(b)(viii))	Support	Retain
	14.5	Amendment 23 (New Rule 11.2.2.1(e))	Support	Retain
	14.6	Amendment 26 (New Section 11.2.2.3)	Support	Retain
	14.7	Amendment 31 (14I 2 Rules)	Support	Amend 14I 2 Rules (ii) by adding the words "and standards and terms thereof" after the words "Rule 11.2.3"