

## Form 5

Submission on publicly notified proposal for policy statement or plan, change or variation  
Clause 6 of Schedule 1, Resource Management Act 1991

To: Hutt City Council  
Private Bag 31-912  
**Lower Hutt 5040**

Attn: Proposed District Plan Submissions

Name of submitter: Stratum Management Limited  
PO Box 11 680  
**Wellington 6142**

This is a submission on the **Proposed Lower Hutt District Plan 2025**.

Stratum Management Ltd (Stratum) could not gain an advantage in trade competition as a result of this submission.

The specific provisions of the proposal that the submission relates to, the submission points, reasons and decisions sought are set out in the attached table. Stratum seeks that the decisions sought in the attached table are adopted, or any other such relief and/or consequential amendment are made that achieve an equivalent outcome.

Stratum wishes to be heard in support of its submission. Stratum does not wish to present a joint case.

  
**Signed:** \_\_\_\_\_  
On behalf of Stratum Management Limited

Date: 28 April 2025

**Address for Service:**

Stratum Management Limited  
PO Box 11 680  
Wellington 6142

**Contacts Details:**

Attention: Christian Stewart  
Telephone [REDACTED]  
Email: [christian.stewart@stratum-mgt.co.nz](mailto:christian.stewart@stratum-mgt.co.nz)



## Heritage Buildings and Structures

Stratum owns the site at 39-41 Percy Cameron Street (also known as 199 Taita Drive), Avalon, that contains the former Avalon Studios television studio building. The Site is shown below.

In October 2022, Stratum obtained resource consent (RM220097) for the demolition of the building and the redevelopment of the site for residential purposes. Stratum is in the process of giving effect to that consent with works commencing on the site on 17 March 2025.

The PDP has listed the former ‘Avalon Studios – Television Studio Building’ as a heritage building (Unique ID: H139A).

Provision	Support/Oppose/Amend	Submission	Relief Sought
Heritage Buildings and Structures – Mapping	Oppose	The former Television Studio Building is to be demolished as part of a redevelopment of the Site which, at the time of lodging this submission, is underway.  Resultingly, the listing is not required and should be removed from the District Plan map.	Remove the notation for the Unique ID H139A from the Proposed District Plan mapping.
Part 4 – Appendices Schedule 1 – Heritage Buildings and Structures  Unique ID – H139A	Oppose	The former Television Studio Building is to be demolished as part of a redevelopment of the Site which, at the time of lodging this submission, is underway.  Resultingly, the listing is not required and should be removed from the District Plan schedule.	Remove the entry for Unique ID H139A (Avalon Studios – Television Studio Building) from Schedule 1 of the Proposed District Plan.
Zoning – 39-41 Percy Cameron Street (199 Taita Drive)	Amend	The PDP zones the Site as Light Industrial Zone. Given the residential development of the Site, and the nature of that development, a more appropriate zoning would be Medium Density Residential Zone.	Consider rezoning of the Site to Medium Density Residential Zone to reflect the development of the Site for residential purposes.



Proposed Lower Hutt District Plan



**199 Taita Drive AVALON**  
Property Key 9014174  
Area 30,233 m<sup>2</sup>  
Legal Description LOT 1 DP  
590745 RT 1154858



- Property Specific District Plan Chapters
- View Full District Plan
- View Property Report (PDF)
- Zoom to selected property
- Clear selected property

**Proposed:** 06 Mar 2025  
**Revision:** 06 Mar 2025  
[Change](#)

The following information applies to this property

**Zone**

☒ **Light Industrial Zone**

[View section](#)

**Hazards and Risks — Flood Hazard Overlays**

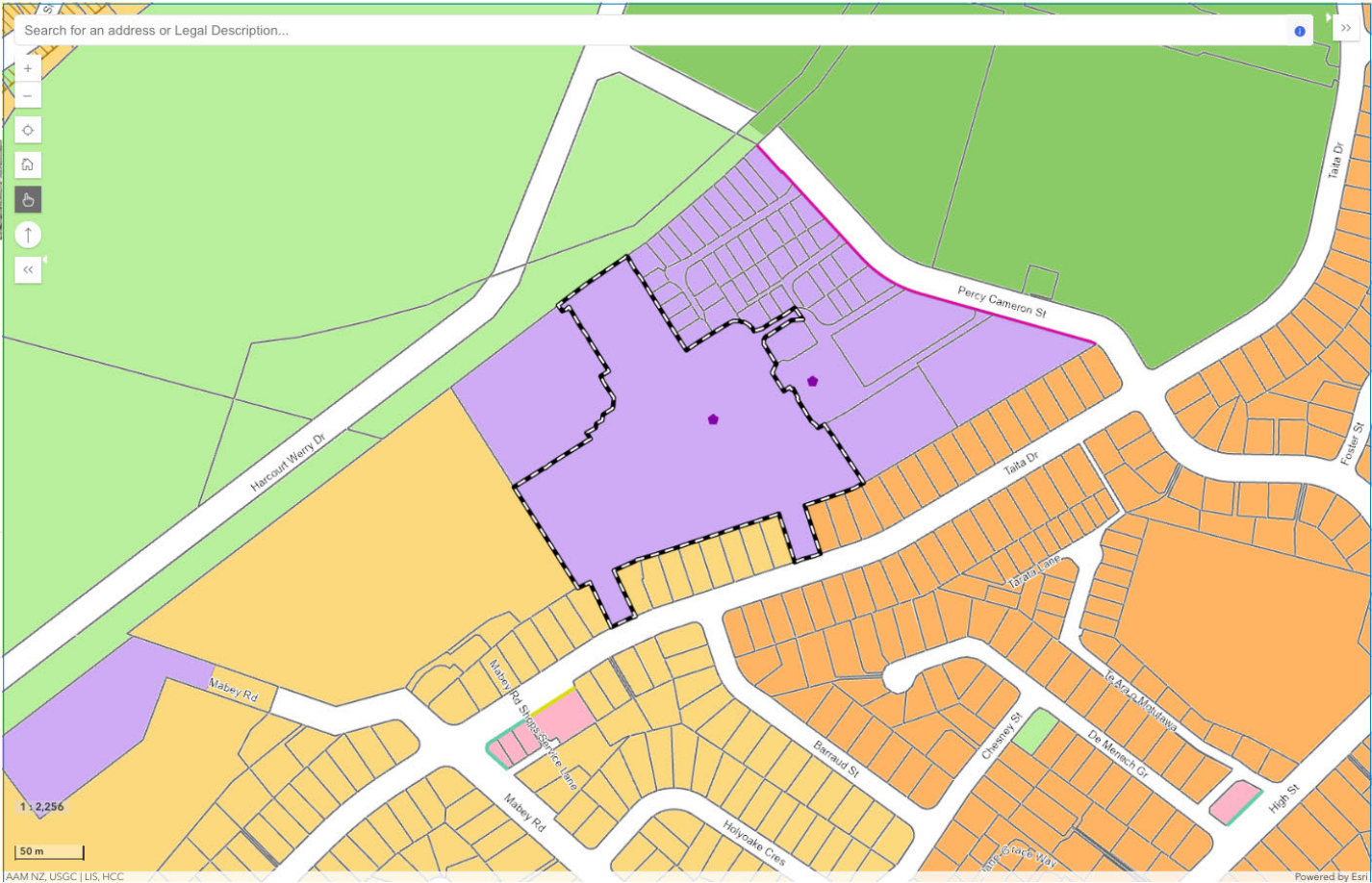
☐ **Low Flood Hazard Overlay**

**Historical and Cultural Overlays**

☒ **Heritage Buildings and Structures**

[View section](#)

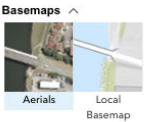
Unique ID: H139A  
Address: 39-41 Percy Cameron Street,  
Avalon



Map Tools

- Map Layers**
- ☒ Zone
  - ☒ Informational
  - ☒ Hazards and Risks
  - ☒ Energy Infrastructure and Transport
  - ☒ Natural Environment Values
  - ☒ Other
  - ☐ Designations
  - ☒ Historical and Cultural Overlays
  - ☒ Precincts

Transparency



Measure

Draw

Text

Coordinates

Sun Angles

Print

Legend

Help