

**SUBMISSION ON
HUTT CITY COUNCIL - PROPOSED DISTRICT PLAN**

To: Hutt City Council
By email to: district.plan@huttcity.govt.nz

Submission on: Proposed District Plan

Name of Submitter: **Moerā Community House Inc**

Address for Service: **105 Randwick Road, Moera, 5010, Lower Hutt**
Moeracommunityhouse@gmail.com

- This is a submission by Moerā Community House Inc concerning the Proposed District Plan as notified by Hutt City Council on 6 February 2025.
- The specific provision of the Proposed District Plan that this submission relates to is the proposed zoning of the site at 105-107 Randwick Crescent, Moerā as Mixed Use Zone.
- Moerā Community House Inc could not gain an advantage in trade competition through this submission.
- Moerā Community House Inc wishes to be heard in support of this submission and will consider presenting a joint case if others make a similar submission.
- **Moerā Community House Inc seeks the rezoning of the site at 105-107 Randwick Crescent, Moerā from Mixed Use Zone to Sport and Active Recreation Zone.**

SITE CONTEXT

This submission relates to the site at 105-107 Randwick Crescent, Moerā.



Figure 1: 105-107 Randwick Crescent, Moerā (Source: GRIP)

The site can be described as follows:

Address	105 to 107 Randwick Crescent, Moerā	
Size	4810m ² combined (4578m ² & 232m ²)	
Title	WN450/136	WN24D/894
Parcel ID	3965902	3887783
Legal description	Section 149 Block I Hutt Valley SETT	Section 150 Block I Hutt Valley SETT
Operative DP Zoning	General Recreation Activity Area	
Operative DP Overlays	<ul style="list-style-type: none"> ▪ State Highway and Railway Corridor Buffer Overlays (marginal) ▪ Flood Inundation Hazard Overlay(non-relevant zone) ▪ Medium Coastal Inundation Hazard Overlay (non-relevant zone) ▪ Medium Tsunami Hazard Overlay (non-relevant zone) 	
Proposed DP Zoning	Mixed Use Zone	
Proposed DP Overlays	<ul style="list-style-type: none"> ▪ High Flood Hazard Overlay ▪ Medium Coastal Inundation Hazard Overlay ▪ Liquefaction Hazard Overlay ▪ Low and Medium Tsunami Hazard Overlay ▪ Highway and Railway Noise Overlay - Moderate 	

Current Use and Development	Moerā Neighbourhood Hub and Reserve – community centre, community house, neighbourhood hub, community garden, playground and open space
Surrounding Area	The site is surrounded by residential areas to the west, north and east. The Moera commercial centre is located to the south and the open space located to the east is occupied by the Randwick Archery Club. The Hutt Valley / Wairarapa rail corridor is located to the north of the site

PLANNING CONTEXT

Operative District Plan

Under the Operative District Plan the site at 105-107 Randwick Crescent, Moerā is zoned as General Recreation Activity Area. The site is subject to a number of Natural and Coastal Hazard Overlays (Flood Inundation Hazard Overlay, Medium Coastal Inundation Hazard Overlay and Medium Tsunami Hazard Overlay).

The current General Recreation zoning provides for a range of recreational activities from formal and active recreation to informal and passive recreational activities. The majority of land zoned General Recreation Activity Area is publicly owned. The operative provisions provide for limited built development with controls on the size, scale, character, location and external appearance of buildings.

The operative provisions relating to Natural and Coastal Hazards take a risk based approach and limit development where significant risks cannot be avoided or mitigated.



Figure 2: ODP Zones (Source: HCC GIS Viewer)

Proposed District Plan

Under the Proposed District Plan the site at 105-107 Randwick Crescent is zoned as Mixed Use Zone. The northern most corner of the site is subject to the Moderate Highway and Railway Noise Overlay and the site is also subject to a number of Natural and Coastal Hazard Overlays (High Flood Hazard Overlay, Medium Coastal Inundation Hazard Overlay, Liquefaction Hazard Overlay, Low and Medium Tsunami Hazard Overlay).

Mixed Use Zone

The Mixed Use Zone is intended to cover a variety of urban areas and offer increased land use flexibility. It mainly provides for smaller and specialised commercial activities and residential activities but also caters for community, light industrial and recreational activities. The planned development form also provides for a wide range of built forms and densities.

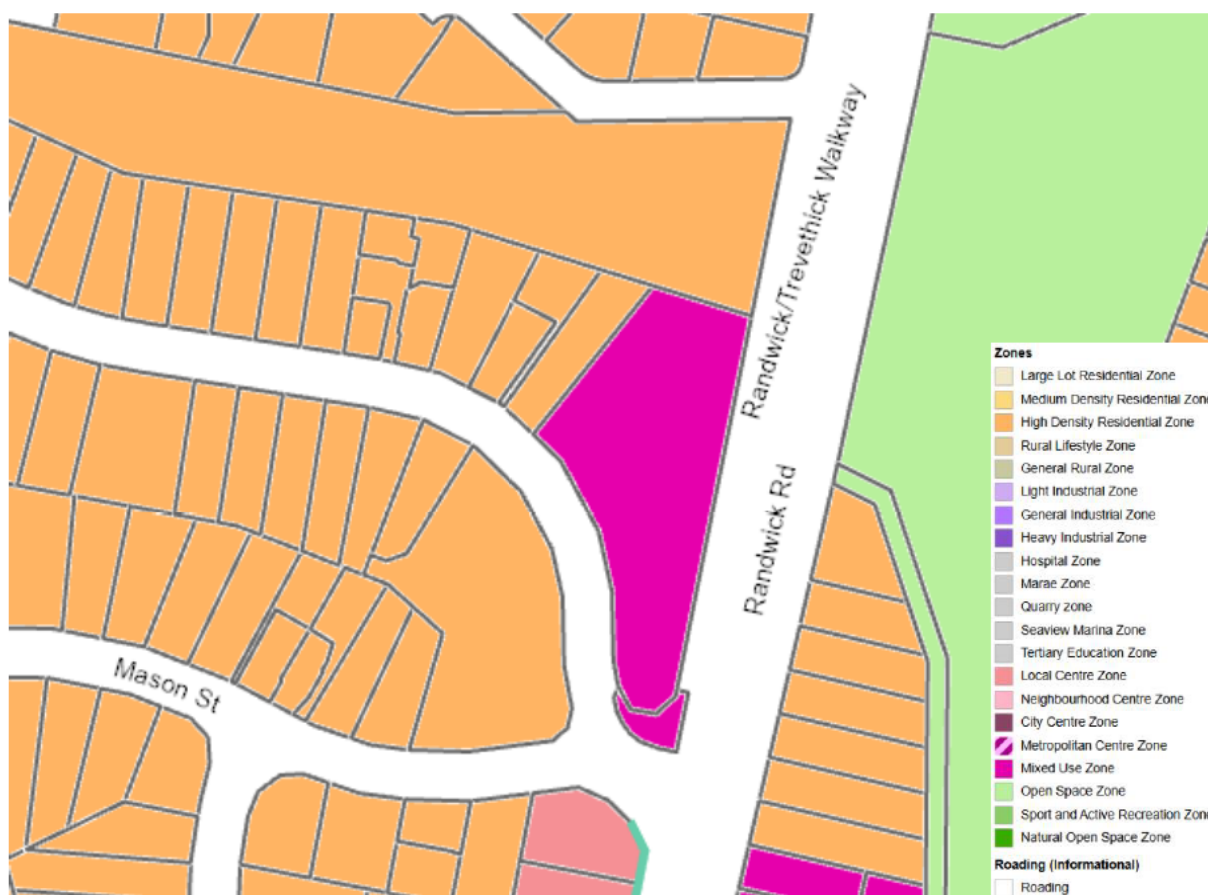


Figure 3: PDP Zones (Source: HCC Proposed District Plan Viewer)

Moderate Highway and Railway Noise Overlay

The moderate Highway and Railway Noise Overlay requires all new buildings, alterations and additions for noise sensitive activities to comply with specific acoustic insulation and ventilation standards.

Natural and Coastal Hazard Overlays

The proposed Natural and Coastal Hazard Overlay provisions either limit new development and intensification or require mitigation measures to ensure risks are appropriately managed – depending on the severity of the hazard.



Figure 4: PDP Overlays (Source: HCC Proposed District Plan Viewer)

SUBMISSION

Submission

This submission opposes the proposed zoning of the site at 105-107 Randwick Crescent as Mixed Use Zone and requests the rezoning to Sport and Active Recreation Zone (SARZ).

The site is owned by Hutt City Council and is home to the Moerā Neighbourhood Hub and Reserve. The site is currently subject to substantial redevelopment and upgrading of the existing space and facilities. The recently completed Moerā Neighbourhood Hub replaced the previous Moerā library and intends to be *'a vibrant community space for locals to connect, learn and play'*¹. The neighbouring Moerā Reserve is currently subject ongoing refresh and redesign.

Considering the public ownership of the site and the ongoing commitment to retain and improve the Moerā Neighbourhood Hub and Reserve this submission seeks the zoning of the subject site as Sport and Active Recreation Zone. The Sport and Active Recreation Zone primarily applies to public parks, such as sports fields, golf courses and larger reserves with playgrounds. It allows for limited built development that supports recreation and community activities.

It is considered that the zoning of the Moerā Neighbourhood Hub and Reserve as Sport and Active Recreation Zone is better aligned with the intentions and functions of the site than the currently proposed Mixed Use Zone. While the Moerā Reserve is of limited size it fits well with the overall intentions of the SARZ to specifically provide for recreation and community facilities. The Mixed Use

¹ Hutt City Council website - <https://www.huttcity.govt.nz/council/our-projects/moera-neighbourhood-hub>

zone however has a stronger focus on commercial and residential activities and even provides for light industrial activities – which is considered completely inappropriate in the context of a neighbourhood hub and reserve.

Moerā Community House therefore opposes the proposed zoning of the site at 105-107 Randwick Crescent as Mixed Use Zone and requests the rezoning to Sport and Active Recreation Zone.

The requested zoning would provide for the ongoing use and development of the site as a neighbourhood hub and reserve while also allowing for the anticipated redevelopment and redesign of the site.

DECISION SOUGHT

Moerā Community House seeks the following decision from Council:

- **Rezoning of the site at 105-107 Randwick Crescent from Mixed Use Zone to Sport and Active Recreation Zone**
- **Any consequential changes or alternative relief required to achieve the intended outcomes sought within this submission**

<<CLIENT SIGNATURE>>



Moerā Community House Inc.

WAYNE DEREK GARLEY
CHAIR

<<DATE>> 1st May 2025.