

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

**To:** Chief Executive, Hutt City Council  
Via email to: district.plan@huttcity.govt.nz

**Submission on:** Proposed Lower Hutt District Plan 2025

**Name of Submitter:** FH Developments 2025 Ltd

**Address for Service:** Mike@fhgroup.co.nz  
Corinna@uep.co.nz

- This is a submission by FH Developments 2025 Ltd 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 104 Upper Fitzherbert Road, Wainuiomata as Rural Lifestyle Zone.
- FH Developments 2025 Ltd could not gain an advantage in trade competition through this submission.
- FH Developments 2025 Ltd wishes to be heard in support of this submission and will consider presenting a joint case if others make a similar submission.
- **FH Developments 2025 Ltd seeks the zoning of the site at 104 Upper Fitzherbert Road, Wainuiomata as Medium Density Residential Zone.**

## SITE CONTEXT

This submission relates to the site at 104 Upper Fitzherbert Road, Wainuiomata.

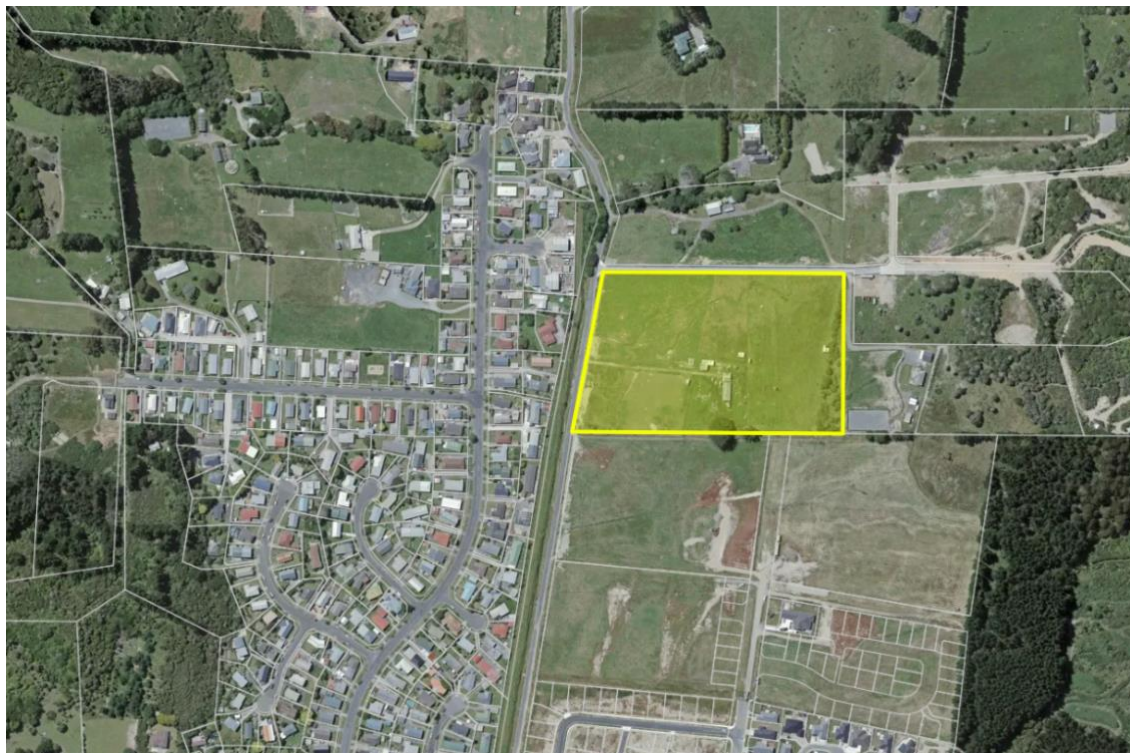


Figure 1: 104 Upper Fitzherbert Road, Wainuiomata (Source: GRIP)

The site can be described as follows:

<b>Address</b>	104 Upper Fitzherbert Road, Wainuiomata
<b>Size</b>	4ha
<b>Title</b>	WN47B/7
<b>Parcel ID</b>	3983258
<b>Legal description</b>	Lot 1 DP 80607
<b>Location</b>	Towards the northern end of Upper Fitzherbert Street - on the eastern side
<b>Operative DP Zoning</b>	Rural Residential Activity Area
<b>Operative DP Overlays</b>	<ul style="list-style-type: none"> <li>▪ Flood Inundation</li> <li>▪ Overland Flowpath</li> <li>▪ Stream Corridor (marginal)</li> </ul>
<b>Proposed DP Zoning</b>	Rural Lifestyle Zone
<b>Proposed DP Overlays</b>	<ul style="list-style-type: none"> <li>▪ Low Flood Hazard Overlay</li> <li>▪ High Flood Hazard Overlay (marginal)</li> <li>▪ Liquefaction Hazard Overlay</li> </ul>
<b>Current Use and Development</b>	One residential building and several smaller accessory buildings and farming structures

<b>Surrounding Area</b>	<ul style="list-style-type: none"> <li>Residential housing to the west</li> <li>Rural lifestyle to the north and east</li> <li>Planned / anticipated residential development to the south</li> </ul>
-------------------------	--

## PLANNING CONTEXT

### Operative District Plan

Under the Operative District Plan (ODP) the site at 104 Upper Fitzherbert Road, Wainuiomata is zoned as Rural Residential Activity Area and is subject to a number of Flood Hazard Overlays.

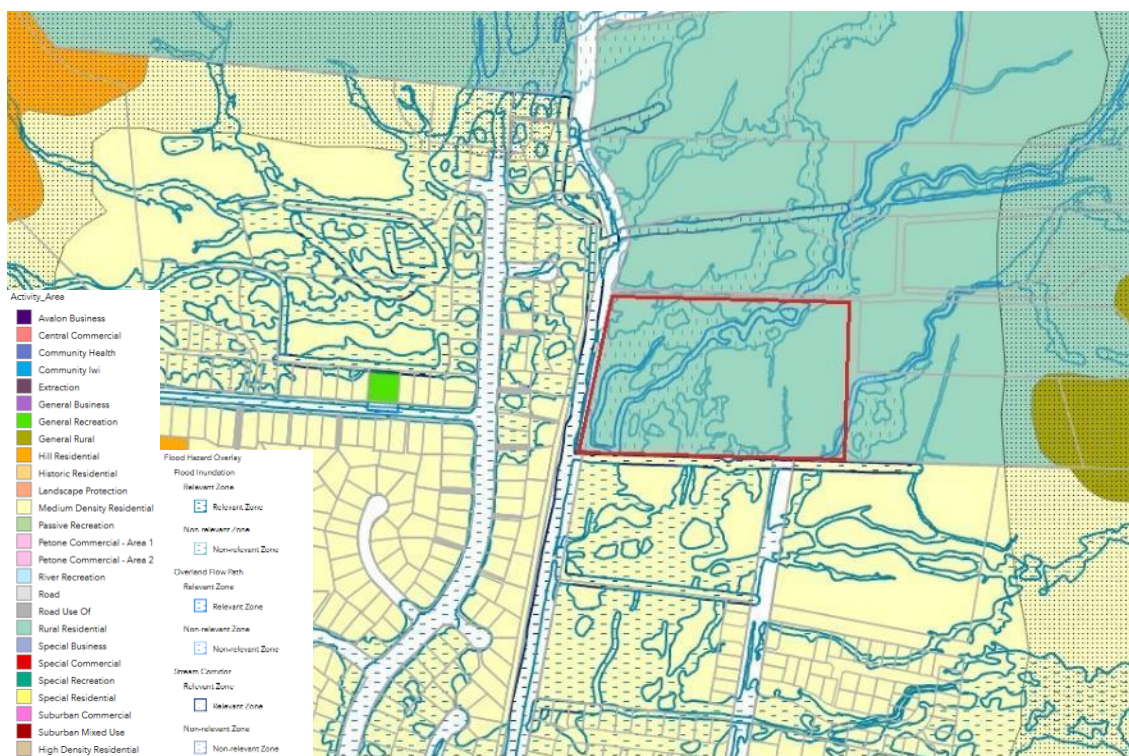


Figure 2: ODP Zones and Overlays (Source: HCC GIS Viewer)

The Rural Residential Activity Area applies to wide areas mainly on the lower slopes of Wainuiomata North, along Moores Valley Road and in the Western Hills. Chapter 8 of the Operative District Plan describes the Rural Residential Activity Area as follows:

*The Rural Residential Activity Area consists of areas where the subdivision pattern has already allowed for the establishment of rural residential lifestyle development. It also includes areas where future urban development may occur as the land adjoins residential activity areas.*

The ODP also identified the opportunity to provide for future growth as one issue that needed to be addressed by the Rural Residential zoning.

#### 8A 1.1.2 Opportunity for Future Urban Growth

##### Issue

*A significant amount of land on the western hills of the Hutt Valley and in Wainuiomata was previously zoned residential. The land is not required for urban development in the*



*medium term and it is appropriate that it be included in the Rural Residential Activity Area. In the future it may be appropriate for urban development to occur on this land.*

The site is also subject to several flood hazard overlays - the Flood Inundation overlay, the Overland Flowpath overlay and the Stream Corridor overlay (marginal).

The Inundation Area overlay identifies land subject to flooding during a 1% AEP event, plus 1m sea level). It is classified as a “Low” hazard risk under the Operative District Plan. New buildings, residential, commercial and retail activities are permitted within the Inundation Area overlay provided minimum floor levels are satisfied.

Overland Flowpath overlay is also based on a 1% AEP inundation event plus 1m sea level rise and is classified as a “Medium” hazard ranking. New residential units, commercial and retail activities are restricted discretionary and required to incorporate mitigation measures and provide safe evacuation routes.

The Stream Corridor overlay is classified as a “High” hazard risk and new residential units, commercial and retail activities are to be avoided.

The land directly to the south and west of the subject site is zone Medium Density Residential Activity Area, which generally allows for medium density development, including detached dwellings, terraced housing and low-rise apartments.

### Proposed District Plan

Under the Proposed District Plan (PDP) the site at 104 Upper Fitzherbert Road, Wainuiomata is zoned as Rural Lifestyle Zone and is subject to the Low Flood Hazard overlay and the Liquefaction Hazard overlay. The sites immediately to the south and west are mostly zoned Medium Density Residential and the sites to the north and east are zoned Rural Lifestyle Zone.

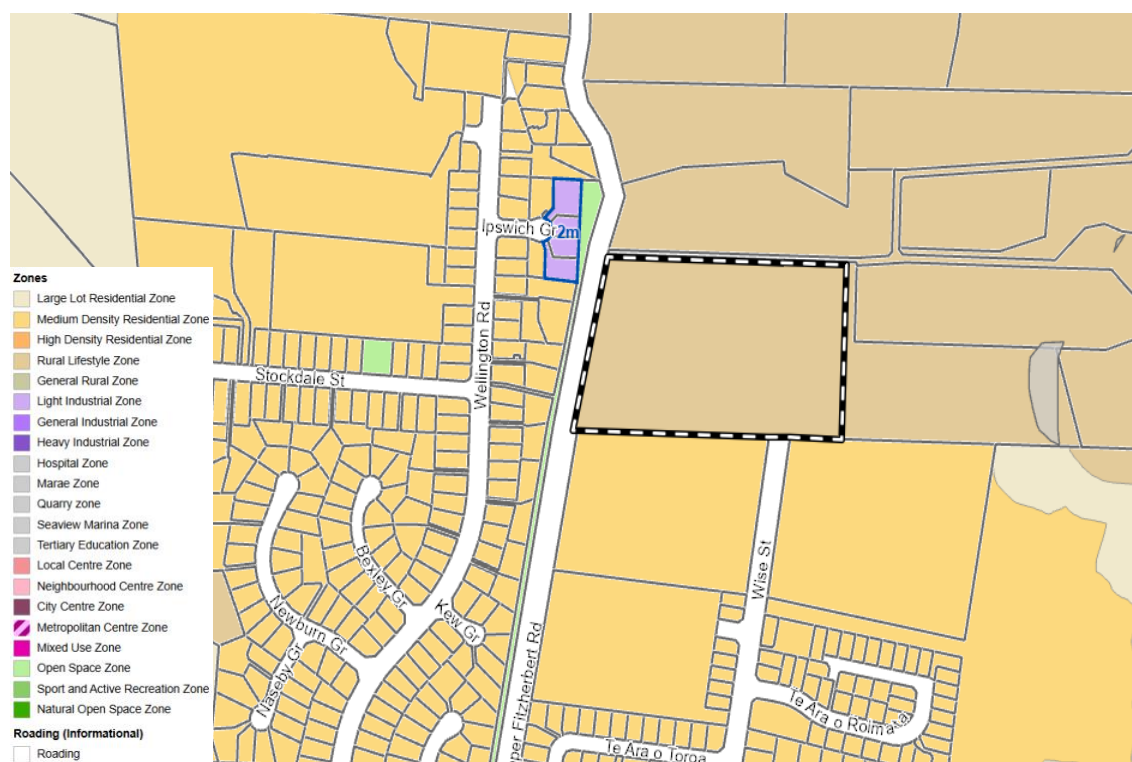


Figure 3: PDP Zones (Source: HCC Proposed District Plan Viewer)

## Rural Lifestyle Zone

The PDP describes the intent of the Rural Lifestyle Zone as follows:

*The Rural Lifestyle Zone covers areas of Lower Hutt that are primarily used for a mix of small-scale rural activities and low-density residential development in a semi-rural setting. This includes areas in Moores Valley, the Western Hills, and Wainuiomata.*

*Properties in the Rural Lifestyle Zone are generally smaller than those in the General Rural Zone and larger than in the Large Lot Residential Zone. The density of residential development within the zone is partly due to the lack of infrastructure that would support more dense development, with development often needing to be serviced through on-site facilities, such as on-site wastewater disposal and water collection....*

The Subdivision chapter introduces a minimum allotment size of 1ha for the Rural Lifestyle Zone.

It is noted that the neighbouring properties abutting the site to the south are of similar size and are proposed to be zoned Medium Density Residential.

## Natural Hazards

The site is also subject to the Flood Hazard Inundation Overlay and the Liquefaction Hazard Overlay.



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

The proposed Natural 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. Since the Inundation Hazard Overlay and the Liquefaction Hazard Overlay are both classified as Low Risk Hazards the relevant provisions allow for Use and development subject to the implementation of prescribed mitigation measures.

## RMA Consenting

A number of resource consent applications for the subdivision and development of sites immediately to the south of the subject site have either been granted recently or are pending.

## SUBMISSION

### Submission

This submission opposes the proposed zoning of the site at 104 Upper Fitzherbert Road, Wainuiomata as Rural Lifestyle Zone as proposed by the Proposed District Plan and requests the zoning as Medium Density Residential Zone for the following reasons:

- The subject site is located at the northern end of Wise Street and is accessible from Wise Street as well as from Upper Fitzherbert Road.
- The sites to the south and west are currently zoned Medium Density Residential Zone and the Proposed District Plan continues that zoning.
- The subject site is flat and perfectly located for residential development at a low to medium density
- The site does not contain any highly productive soils and is too small to be economically viable for primary production.
- The only Natural Hazard overlays that affect the site are liquefaction and inundation. Both these natural hazard types have been assigned a low hazard ranking and can be appropriately managed and mitigated through future subdivision and building design.
- The subject site is in close proximity to existing services.
- It is considered that existing three waters servicing constraints can be addressed and managed in the short to medium future. The proposed subdivision and three waters provisions will ensure that any future subdivision and development can only go ahead if/when the existing servicing limitations are sufficiently addressed.
- The current and anticipated development of the larger residential sites located to the immediate south of the subject site show that there is an ongoing demand for additional housing in the area.
- The Wellington Regional Housing and Business Capacity Assessment 2023 identifies a development deficit for the Wainuiomata area:

	Demand	Capacity	+/-
<b>Wainuiomata</b>			
<b>Stand-alone housing</b>	2,235	1,699	-536
<b>Joined housing</b>	385	266	-119
<b>Total</b>	2,631	1,965	-666

- Hutt City Council's Greenfield Development Areas Review finds the wider Wainuiomata North area to be well suited for development at a medium density but also recognises infrastructure constraints and limited feasibility.
- The recently granted resource consent applications for the subdivision and development of neighbouring sites to the south show that there are pathways to address current water servicing issues.
- The Rural Residential Activity Area chapter of the Operative District Plan identifies and addresses the Opportunity for Future Urban Growth as a key issue (8A 1.1.2). It refers to sites with previous residential zoning that were rezoned to rural because the land was not required for residential development in the medium term. The ODP states that *In the future it may be appropriate for urban development to occur on this land*. Obviously there now is increased demand for residential development, nevertheless the Proposed District Plan seems to largely retain the current rural zoning and apply the Rural Lifestyle Zone.

**For the reasons outlined above FH Developments 2025 Ltd opposes the proposed zoning of the site at 104 Upper Fitzherbert Road, Wainuiomata as Rural Lifestyle Zone and seeks the zoning as Medium Density Residential Zone instead.**

The requested zoning would provide for the development of the site at a density level that aligns with the development anticipated and enabled in surrounding residential areas to the west and south of the site. Any potential constraints that could limit the development potential of the site can be appropriately addressed and managed through overlays and the proposed district wide provisions, including the subdivision provisions.

#### DECISION SOUGHT

FH Developments 2025 Ltd seeks the following decision from Council:

- **Rezoning of the site at 104 Upper Fitzherbert Road, Wainuiomata as Medium Density Residential Zone**
- **Any consequential changes or alternative relief required to achieve the intended outcomes sought within this submission**

Pp on Behalf of Mike Friday



Mike Friday

FH Developments 2025 Ltd Group

23 May 2025