

Adrian Palmer
 Adrian Palmer Family Trust
 39 Rutherford Street, Hutt Central

29 April 2025

Chief Executive Officer
 Hutt City Council
 By email to: district.plan@huttcity.govt.nz

Proposed District Plan Submission – Various Properties

1. This is a submission on behalf of the **Adrian Palmer Family Trust**, which owns the following properties:
 - A. 9 Toop Street, Gracefield, Lower Hutt 5045 (Record of Title: 81342)
 - B. 2-10 Wareham Place, Seaview, Lower Hutt 5010 (RT: 276612; 276611; 1185622; 1185623)
 - C. 2 Jackson Street, Petone, Lower Hutt 5012 (RT: WN25B/603)
 - D. 10 Udy Street, Petone, Lower Hutt 5012; 62-64 Britannia Street, Petone, Lower Hutt (RT: WN38B/588)
 - E. 29 Udy Street, Petone, Lower Hutt 5012 (RT: 569624)
 - F. 1/65 Marsden Street, Melling, Lower Hutt 5010 (RT: 59191)
 - G. 6 Regent Street, Petone, Lower Hutt 5012 (RT: WN7A/1217)
 - H. 85 Fitzherbert Street, Petone, Lower Hutt 5012 (RT: WN7A/1217)
 - I. 127 Gracefield Road, Gracefield, Lower Hutt 5010 (RT: 686081)
 - J. 337, 339, 355, 369, 371, 373, 375 High Street, Hutt Central, Lower Hutt 5010 (WN306/280; WN52D/783; WN348/15; 889211).
 - K. 33, 35, 37, 39 Rutherford Street Hutt Central, Lower Hutt 5010 (WN42D/69; 889212;).
 - L. 10 Pretoria Street, Hutt Central, Lower Hutt 5010 (WN22D/336; WN23A/558)
 - M. 411-413 Cuba Street, Alicetown, Lower Hutt 5010 (WN257/99; Part Lot 129 DP 1305)
 - N. 19 Pretoria Street, Hutt Central, Lower Hutt 5010 (WN25D/780)
 - O. 15 Raroa Road, Hutt Central, Lower Hutt 5010 (WN357/61)

- P. 21 Meachen Street, Seaview, Lower Hutt 5010 (WN53B/164)
- Q. 23, 25, 27 Rutherford Street, Hutt Central, Lower Hutt 5010
(WN729/97; WN750/80; WN752/13; WN950/68)
- R. 140 Hutt Road, Petone, Lower Hutt 5012 (WN7D/1427)

2. The address for service is:

Derive Consulting Group

Attn: Charlie Hopkins

charlie@derive.nz

25 Rutherford Street, Hutt Central.

3. I **could not** gain an advantage in trade competition through this submission.

4. I **wish to be heard** in support of my submission.

5. My submission is outlined in Appendix 1 below.

6. I will present expert evidence and legal submissions at a hearing.

7. All properties in this submission are within control of the submitter. No. 127

Gracefield Road is owned by Seaview Investments 2015 Ltd. 6 Regent Street and
85 Fitzherbert Street are owned by Upper Valley Ventures Ltd. The submitter is a
shareholder in both persons.

Regards,
Adrian Palmer.
Trustee.

Appendix 1: Site-specific planning controls as notified in the 2025 PDP.

The following table sets out how the 2025 PDP relates to properties owned by the Submitter.

Address (Record of Title)	Proposed Zoning	Proposed Overlay
9 Toop Street, Gracefield, Lower Hutt 5045 (81342)	Heavy Industrial Zone (HIZ)	<ul style="list-style-type: none"> • Medium Coastal Inundation Hazard Overlay • High Flood Hazard Overlay • Liquefaction Hazard Overlay • High Tsunami Hazard Overlay • Coastal Environment
2-10 Wareham Place, Seaview, Lower Hutt 5010 (276612; 276611; 1185622; 1185623)	Heavy Industrial Zone (HIZ)	<ul style="list-style-type: none"> • Medium Coastal Inundation Hazard Overlay • Low, High Flood Hazard Overlay • Liquefaction Hazard Overlay • Medium, High Tsunami Hazard Overlay • Sites and Areas of Significance to Māori (Waiwhetū Pā) • Coastal Environment
		•
2 Jackson Street, Petone, Lower Hutt 5012 (WN25B/603)	Metropolitan Centre Zone (Jackson Street Character Transition Precinct)	<ul style="list-style-type: none"> • Highway and Railway Noise Overlay – Moderate • Medium Coastal Inundation Hazard Overlay • Low, Medium, High Flood Hazard Overlay • Liquefaction Hazard Overlay • Low Tsunami Hazard Overlay • Sites and Areas of Significance to Māori (Pito One Precinct Cat 2) • Active Street Frontage - Active Frontage B (Jackson St) • Active Street Frontage - Active Frontage C (Te Puni St) • Coastal Environment

10 Udy Street, Petone, Lower Hutt 5012; 62-64 Britannia Street, Petone, Lower Hutt (WN38B/588)	High Density Residential Zone (HDRZ)	<ul style="list-style-type: none"> • Medium Coastal Inundation Hazard Overlay • High Flood Hazard Overlay • Liquefaction Hazard Overlay • Low, Medium Tsunami Hazard Overlay
29 Udy Street, Petone, Lower Hutt 5012 (569624)	General Industrial Zone (GIZ)	<ul style="list-style-type: none"> • Medium Coastal Inundation Hazard Overlay • High Flood Hazard Overlay • Liquefaction Hazard Overlay • Low, Medium Tsunami Hazard Overlay • Industrial Main Through Route Frontage Overlay
1/65 Marsden Street, Melling, Lower Hutt 5010 (59191)	Part Light Industrial Zone (LIZ) and part Open Space Zone (OSZ)	<ul style="list-style-type: none"> • Low, Medium, High Flood Hazard Overlay • Liquefaction Hazard Overlay • RiverLink designation
6 Regent Street, Petone, Lower Hutt 5012 (RT: WN7A/1217) 85 Fitzherbert Street, Petone, Lower Hutt 5012 (RT: WN7A/1217)	General Industrial Zone (GIZ)	<ul style="list-style-type: none"> • Medium Coastal Inundation Hazard Overlay • Low, Medium, High Flood Hazard Overlay • Liquefaction Hazard Overlay • Fault Location Area
127 Gracefield Road, Gracefield, Lower Hutt 5010	Heavy Industrial Zone (HIZ)	<ul style="list-style-type: none"> • Medium Coastal Inundation Hazard Overlay • Low, Medium, High Flood Hazard Overlay • Liquefaction Hazard Overlay
337, 339, 355, 369, 371, 373, 375 High Street, Hutt Central, Lower Hutt	City Centre Zone (CCZ)	<ul style="list-style-type: none"> • Low, Medium Flood Hazard Overlay • Liquefaction Hazard Overlay • Active Street Frontage - Active Frontage C

5010 (WN306/280; WN52D/783; WN348/15; 889211). 33, 35, 37, 39 Rutherford Street Hutt Central, Lower Hutt 5010 (WN42D/69; 889212;).		
10 Pretoria Street, Hutt Central, Lower Hutt 5010 (WN22D/336; WN23A/558)	CCZ	<ul style="list-style-type: none"> • Low Flood Hazard Overlay • Liquefaction Hazard Overlay • Active Street Frontage - Active Frontage C
411-413 Cuba Street, Alicetown, Lower Hutt 5010 (WN257/99; Part Lot 129 DP 1305)	LIZ	<ul style="list-style-type: none"> • Specified High Trip Generator Exemption Overlay - Ava Station • Medium Coastal Inundation Hazard Overlay • Low, Medium, High Flood Hazard Overlay • Liquefaction Hazard Overlay • Low Tsunami Hazard Overlay
19 Pretoria Street, Hutt Central, Lower Hutt 5010 (WN25D/780)	CCZ	<ul style="list-style-type: none"> • Low Flood Hazard Overlay • Liquefaction Hazard Overlay
15 Raroa Road, Hutt Central, Lower Hutt 5010 (WN357/61)	CCZ	<ul style="list-style-type: none"> • Low Flood Hazard Overlay • Liquefaction Hazard Overlay • Notable Trees (Ref 151)
21 Meachen Street, Seaview, Lower Hutt 5010 (WN53B/164)	Heavy Industrial Zone (HIZ)	<ul style="list-style-type: none"> • Medium Coastal Inundation Hazard Overlay • Low, High Flood Hazard Overlay • Liquefaction Hazard Overlay • Medium, High Tsunami Hazard Overlay • Coastal Environment

23, 25, 27 Rutherford Street, Hutt Central, Lower Hutt 5010 (WN729/97; WN750/80; WN752/13; WN950/68)	CCZ	<ul style="list-style-type: none"> • Low, Medium Flood Hazard Overlay • Liquefaction Hazard Overlay • Active Street Frontage - Active Frontage C
140 Hutt Road, Petone, Lower Hutt 5012 (WN7D/1427)	GIZ	<ul style="list-style-type: none"> • Medium Coastal Inundation Hazard Overlay • Fault Location Area • Low, Medium Flood Hazard Overlay • Liquefaction Hazard Overlay • Low Tsunami Hazard Overlay

Appendix 2: Relief sought

The following table sets out the relief sought by the Submitter in relation to the properties listed above.

Chapter	Specific provision/ Proposal	Position	Relief sought
Maps - Heavy Industrial Zone	Zone the following sites HIZ: <ul style="list-style-type: none"> • 9 Toop St, Seaview • 2-10 Wareham Pl, Seaview • 127 Gracefield Road, Gracefield • 21 Meachen Street, Seaview 	Support	Retain proposed HIZ zoning for: <ul style="list-style-type: none"> • 9 Toop St, Seaview • 6 Wareham Pl, Seaview • 10 Wareham Pl, Seaview • 127 Gracefield Road, Gracefield • 21 Meachen Street, Seaview
Maps – Metropolitan Centre Zone	Zone 2 Jackson St, Petone MCZ	Support	Retain proposed MCZ zoning for 2 Jackson St, Petone.
Maps – City Centre Zone	Zone the following sites CCZ: <ul style="list-style-type: none"> • 337, 339, 355, 369, 371, 373, 375 High Street, Hutt Central, Lower Hutt • 33, 35, 37, 39 Rutherford Street Hutt Central, Lower Hutt • 10 Pretoria Street, Hutt Central, Lower Hutt • 19 Pretoria Street, Hutt Central 	Support	Retain proposed CCZ zoning for: <ul style="list-style-type: none"> • 337, 339, 355, 369, 371, 373, 375 High Street, Hutt Central, Lower Hutt • 33, 35, 37, 39 Rutherford Street Hutt Central, Lower Hutt • 10 Pretoria Street, Hutt Central, Lower Hutt • 19 Pretoria Street, Hutt Central

Chapter	Specific provision/ Proposal	Position	Relief sought
	<ul style="list-style-type: none"> 15 Raroa Road, Hutt Central 23, 25, 27 Rutherford Street, Hutt Central 		<ul style="list-style-type: none"> 15 Raroa Road, Hutt Central, 23, 25, 27 Rutherford Street, Hutt Central
Maps - High Density Residential Zone	Zone the following sites HDRZ: <ul style="list-style-type: none"> 10 Udy St, Petone 	Support	Retain proposed HDRZ for 10 Udy St, Petone
Maps – Light Industrial Zone	Zone the following sites LIZ: <ul style="list-style-type: none"> 1/65 Marsden, Melling 411-413 Cuba Street, Alicetown 	Support	Retain proposed LIZ for: <ul style="list-style-type: none"> 1/65 Marsden, Melling 411-413 Cuba Street, Alicetown.
Maps – General Industrial Zone	Zone the following sites GIZ: <ul style="list-style-type: none"> 6 Regent St, Petone and 85 Fitzherbert Street, Petone 29 Udy Street, Petone 140 Hutt Road, Petone 	Support	Retain proposed GIZ for: <ul style="list-style-type: none"> 6 Regent St, Petone and 85 Fitzherbert Street, Petone 29 Udy Street, Petone 140 Hutt Road, Petone
Maps - Precinct - Jackson Street Character Transition Precinct	Application of Jackson Street Character Transition Precinct to 2 Jackson St, Petone	Oppose	Delete proposed Jackson Street Character Transition Precinct
Maps – Open Space Zone	Part of 1/65 Marsden St, Melling OSZ	Oppose	Zone the entire of 1/65 Marsden St, Melling to Light Industrial Zone LIZ.
Maps - Medium Coastal Inundation Hazard Overlay	Application of the Medium Coastal Inundation Hazard Overlay to: <ul style="list-style-type: none"> 5 Toop Street, Seaview; 	Oppose	Remove the Medium Coastal Inundation Hazard Overlay from: <ul style="list-style-type: none"> 5 Toop Street, Seaview;

Chapter	Specific provision/ Proposal	Position	Relief sought
	<ul style="list-style-type: none"> • 6 Wareham Place, Seaview; • 10 Wareham Place, Seaview; • 2 Jackson Street, Petone; • 10 Udy Street, Petone; • 1/65 Marsden Street, Melling; • 6 Regent Street, Petone; and • 127 Gracefield Road, Seaview. 		<ul style="list-style-type: none"> • 6 Wareham Place, Seaview; • 10 Wareham Place, Seaview; • 2 Jackson Street, Petone; • 10 Udy Street, Petone; • 1/65 Marsden Street, Melling; • 6 Regent Street, Petone; • 127 Gracefield Road, Seaview; • 29 Udy Street, Petone, Lower Hutt 5012 • 411-413 Cuba Street, Alicetown, Lower Hutt 5010 • 21 Meachen Street, Seaview, Lower Hutt 5010 • 140 Hutt Road, Petone, Lower Hutt
Maps – Flood Hazard Overlays (Low, Medium, High)	Application of the Flood Hazard Overlay to: <ul style="list-style-type: none"> • 5 Toop Street, Seaview; • 6 Wareham Place, Seaview; 	Oppose	Remove the Flood Hazard Overlays from: <ul style="list-style-type: none"> • 5 Toop Street, Seaview; • 6 Wareham Place, Seaview;

Chapter	Specific provision/ Proposal	Position	Relief sought
	<ul style="list-style-type: none"> • 10 Wareham Place, Seaview; • 2 Jackson Street, Petone; • 10 Udy Street, Petone; • 1/65 Marsden Street, Melling; • 6 Regent Street, Petone; and • 127 Gracefield Road, Seaview 		<ul style="list-style-type: none"> • 10 Wareham Place, Seaview; • 2 Jackson Street, Petone; • 10 Udy Street, Petone; • 1/65 Marsden Street, Melling; • 6 Regent Street, Petone; • 127 Gracefield Road, Seaview; • 29 Udy Street, Petone, Lower Hutt 5012 • 337, 339, 355, 369, 371, 373, 375 High Street, Hutt Central, Lower Hutt 5010 • 33, 35, 37, 39 Rutherford Street, Hutt Central, Lower Hutt 5010 • 10 Pretoria Street, Hutt Central, Lower Hutt 5010 • 411-413 Cuba Street, Alicetown, Lower Hutt 5010 • 19 Pretoria Street, Hutt Central, Lower Hutt 5010

Chapter	Specific provision/ Proposal	Position	Relief sought
			<ul style="list-style-type: none"> • 15 Raroa Road, Hutt Central, Lower Hutt 5010 • 21 Meachen Street, Seaview, Lower Hutt 5010 • 23, 25, 27 Rutherford Street, Hutt Central, Lower Hutt 5010 • 140 Hutt Road, Petone, Lower Hutt 5012
Maps – Liquefaction Hazard Overlay	Application of the Liquefaction Hazard Overlay to: <ul style="list-style-type: none"> • 5 Toop Street, Seaview; • 6 Wareham Place, Seaview; • 10 Wareham Place, Seaview; • 2 Jackson Street, Petone; • 10 Udy Street, Petone; • 1/65 Marsden Street, Melling; • 6 Regent Street, Petone; • 127 Gracefield Road, Seaview; • 29 Udy Street, Petone, Lower Hutt 5012 	Oppose	Remove the Liquefaction Hazard Overlay from: <ul style="list-style-type: none"> • 5 Toop Street, Seaview; • 6 Wareham Place, Seaview; • 10 Wareham Place, Seaview; • 2 Jackson Street, Petone; • 10 Udy Street, Petone; • 1/65 Marsden Street, Melling; • 6 Regent Street, Petone; • 127 Gracefield Road, Seaview; • 29 Udy Street, Petone, Lower Hutt 5012

Chapter	Specific provision/ Proposal	Position	Relief sought
	<ul style="list-style-type: none"> • 337, 339, 355, 369, 371, 373, 375 High Street, Hutt Central, Lower Hutt 5010 • 33, 35, 37, 39 Rutherford Street, Hutt Central, Lower Hutt 5010 • 10 Pretoria Street, Hutt Central, Lower Hutt 5010 • 411-413 Cuba Street, Alicetown, Lower Hutt 5010 • 19 Pretoria Street, Hutt Central, Lower Hutt 5010 • 15 Raroa Road, Hutt Central, Lower Hutt 5010 • 21 Meachen Street, Seaview, Lower Hutt 5010 • 23, 25, 27 Rutherford Street, Hutt Central, Lower Hutt 5010 • 140 Hutt Road, Petone, Lower Hutt 5012. 		<ul style="list-style-type: none"> • 337, 339, 355, 369, 371, 373, 375 High Street, Hutt Central, Lower Hutt 5010 • 33, 35, 37, 39 Rutherford Street, Hutt Central, Lower Hutt 5010 • 10 Pretoria Street, Hutt Central, Lower Hutt 5010 • 411-413 Cuba Street, Alicetown, Lower Hutt 5010 • 19 Pretoria Street, Hutt Central, Lower Hutt 5010 • 15 Raroa Road, Hutt Central, Lower Hutt 5010 • 21 Meachen Street, Seaview, Lower Hutt 5010 • 23, 25, 27 Rutherford Street, Hutt Central, Lower Hutt 5010 • 140 Hutt Road, Petone, Lower Hutt 5012

Chapter	Specific provision/ Proposal	Position	Relief sought
Maps – Tsunami Hazard Overlays (Low, Medium, High)	Application of the Tsunami Hazard Overlays to: <ul style="list-style-type: none"> • 9 Toop Street, Seaview; • 6 Wareham Place, Seaview; • 10 Wareham Place, Seaview; • 2 Jackson Street, Petone; • 21 Meachen Street Seaview; and • 1/65 Marsden Street, Melling • 10 Udy Street, Petone, Lower Hutt • 29 Udy Street, Petone, Lower Hutt • 411-413 Cuba Street, Alicetown, Lower Hutt 5010 • 140 Hutt Road, Petone, Lower Hutt 5012. 	Oppose	Remove the proposed the Tsunami Hazard Overlays from: <ul style="list-style-type: none"> • 9 Toop Street, Seaview; • 6 Wareham Place, Seaview; • 10 Wareham Place, Seaview; • 2 Jackson Street, Petone; • 21 Meachen Street Seaview; and • 1/65 Marsden Street, Melling • 10 Udy Street, Petone, Lower Hutt • 29 Udy Street, Petone, Lower Hutt • 411-413 Cuba Street, Alicetown, Lower Hutt 5010. • 140 Hutt Road, Petone, Lower Hutt 5012.
Maps – Coastal Environment	Application of the Coastal Environment Overlay to: <ul style="list-style-type: none"> • 9 Toop St, Seaview • 6 Wareham Pl, Seaview • 10 Wareham Pl, Seaview, 	Oppose	Remove the Coastal Environment Overlay from: <ul style="list-style-type: none"> • 9 Toop St, Seaview • 6 Wareham Pl, Seaview • 10 Wareham Pl, Seaview,

Chapter	Specific provision/ Proposal	Position	Relief sought
	<ul style="list-style-type: none"> • 2 Jackson St, Petone; and • 21 Meachen Street, Seaview, Lower Hutt 		<ul style="list-style-type: none"> • 2 Jackson St, Petone and • 21 Meachen Street, Seaview, Lower Hutt
Maps – Active Street Frontages	<p>Application of the Active Street Frontages to:</p> <ul style="list-style-type: none"> • 2 Jackson Street, Petone, Lower Hutt 5012 • 337, 339, 355, 369, 371, 373, 375 High Street, Hutt Central, Lower Hutt • 33, 35, 37, 39 Rutherford Street, Hutt Central, Lower Hutt • 10 Pretoria Street, Hutt Central, Lower Hutt • 23, 25, 27 Rutherford Street, Hutt Central, Lower Hutt 	Oppose	<p>Delete Active Street Frontages from:</p> <ul style="list-style-type: none"> • 2 Jackson Street, Petone, Lower Hutt 5012 • 337, 339, 355, 369, 371, 373, 375 High Street, Hutt Central, Lower Hutt • 33, 35, 37, 39 Rutherford Street, Hutt Central, Lower Hutt • 10 Pretoria Street, Hutt Central, Lower Hutt • 23, 25, 27 Rutherford Street, Hutt Central, Lower Hutt
Maps - Specified High Trip Generator Exemption Overlay - Ava Station	Apply the Specified High Trip Generator Exemption Overlay - Ava Station to 411-413 Cuba Street, Alicetown,	Support	Retain Specified High Trip Generator Exemption Overlay - Ava Station from 411-413 Cuba Street, Alicetown

Chapter	Specific provision/ Proposal	Position	Relief sought
Metropolitan Centre Zone	MCZ-PREC1-P1 relating to Jackson Street Character Transition Precinct	Oppose	Delete MCZ-PREC-P1
Transport Chapter	Rules - TR-R3	Amend	Delete sub-clause 2.b so that the provision of more than 10 car parking spaces is a permitted activity.
Natural Hazards	NH-O3 and NH-P2, NH-P8, and NH-P9 in relation to industrial zones.	Amend	Retain 'carve out' for the industrial zones but include the Light Industrial Zone and Gracefield.
Natural Hazards	NH-O3 and NH-P2, NH-P8, and NH-P9 in relation to non-industrial areas.	Amend	Remove the requirement to avoid building and activities in High Hazard Areas and High Flood Hazard Area unless there is an operational or functional need.
Natural Hazards	NH-P7	Support	Retain NH-P7 3.c to allow the consideration of new allotments, new buildings or conversion of existing buildings within 20m of the edge of the deformation zone where it is not practicable not to and mitigation measures are incorporated.
Natural Hazards	NH-P10	Amend	Amend policy to apply to residential use and

Chapter	Specific provision/ Proposal	Position	Relief sought
			development generally where criteria are met. Remove criteria one that residential apartments must be at least four storeys in height.
Natural Hazards	NH-P11	Support	Retain NH-P11
Natural Hazards	Rules	Amend	Amend rules to include preclusions from notification.
Natural Hazards	Rules	Amend	Within the GIZ in Seaview, HIZ in Seaview, MCZ in Petone and Seaview Marina Zone groupings: Amend 'Seaview' so as to include Gracefield too, and include the LIZ.
Coastal Environment – Coastal Hazards	Rules and Policies	Amend	Within the GIZ in Seaview, HIZ in Seaview, MCZ in Petone and Seaview Marina Zone groupings: Delete 'Seaview' so that Gracefield is included, and include the LIZ.
Coastal Environment – Coastal Hazards	CE-P15	Support	Retain sub-clause 9.b within CE-P15 to allow for the consideration of new development and subdivision within the High Coastal Hazard

Chapter	Specific provision/ Proposal	Position	Relief sought
			environment where appropriate mitigation is provided.
Sites and Areas of Significance to Māori (SASM)	Rules	Oppose	Only apply rules if another rule already requires resource consent.
SASM	Application of SASMs to 6 & 10 Wareham Pl, Seaview, and 2 Jackson St, Petone.	Oppose	Do not apply to the Heavy Industrial Zone (HIZ) and the Metropolitan Centre Zone (MCZ).

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: **Adrian Palmer Family Trust**

Address for service: Adrian@valuemotors.co.nz
Cc: alice@uep.co.nz

- This is a submission by Adrian Palmer Family Trust 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 Victoria Street, Alicetown
- Adrian Palmer Family Trust could not gain an advantage in trade competition through this submission.
- Adrian Palmer Family Trust wishes to be heard in support of this submission and will consider presenting a joint case if others make a similar submission.
- **Adrian Palmer Family Trust seeks the zoning of the site at 105-107 Victoria Street as Mixed Use Zone.**

SITE CONTEXT

This submission relates to the site at 105-107 Victoria Street.



Figure 1: 105-107 Victoria Street - Aerial Photography (Source: HCC GIS)

The site can be described as follows:

Address	105-107 Victoria Street, Alicetown
Size	3,726m ²
Title	993328, 938583, 938584
Parcel ID	8225779, 8225780, 7819558, 7819569
Legal description	Lot 1 Deposited Plan 558121, Lot 2 DP 558121, Section 1 Survey Office Plan 509558, Section 2 Survey Office Plan 509558
Location	<p>105 Victoria Street is Lot 1 DP 558121 in Record of Title 993328 (1641m²) and Section 2 Survey Office Plan 509558 in Record of Title identifier 938584 – 59m². 107 Victoria Street is Section 1 Survey Office Plan 509558 and Lot 2 DP 558121 in Record of Title 938583 (2026m²).</p> <p>At the confluence of Victoria Street, Railway Avenue Slip Road and the Ewen Bridge off-ramp, in proximity to Victoria Street Reserve.</p>
Operative DP Zoning	High Density Residential Activity Area
Operative DP Overlay	<ul style="list-style-type: none"> Flood Inundation Hazard Overlay
Draft DP Zoning	Light Industrial Zone
Draft DP Overlays	<ul style="list-style-type: none"> Flood Hazard Overlay - Inundation Area Liquefaction Hazard Overlay
Proposed DP Zoning	<ul style="list-style-type: none"> Light Industrial Zone

Proposed DP Overlays	<ul style="list-style-type: none"> • Low Hazard Flood Overlay • Medium Hazard Flood Overlay • High Hazard Floor Overlay (105 Victoria Street) • Liquefaction Hazard Overlay
Current Use and Development	<ul style="list-style-type: none"> • Storage of vehicles for servicing, and for vehicular sales, in association with Value Motors • Formerly part of the WelTec Campus
Surrounding Area	<p>The site is located at the confluence of Victoria Street, Railway Avenue Slip Road and the Ewen Bridge off-ramp, to the north of Victoria Street Reserve.</p> <p>A mixture of land uses surrounds the site, including car dealerships, education facilities, residential and auto-oriented industry.</p> <p>Current Zoning</p> <ul style="list-style-type: none"> • High Density Residential Activity Area to the west • General Business Activity Area to the north and east • General Recreation to the south <p>Proposed Zoning</p> <ul style="list-style-type: none"> • Light Industrial Zone to the north and east • Mixed Use to the west • Open Space Zone to the south.



Figure 2: Subject site comprised of different parcels (Source: GRIP)

Current Use and Development

The site is currently utilised for the storage of vehicles for servicing, and for vehicular sales, in association with Value Motors.

Site History

A search of Hutt City Council's historical aerial maps gives a good understanding of the use and development of the site over time.

The earliest aerals from 1941 and 1958 show that the site appears to have been previously used by timber companies to mill and store timber. These activities extended across to the adjacent area of land to the west currently accommodating the Alicetown Playcentre site.

By the mid-1960s, the site was redeveloped for use by the Hutt Valley Polytechnic and later the Wellington Institute of Technology (WelTec) until 2009. The site has been used for various non-residential activities since the decommissioning of the WelTec campus, including the current use as a commercial car sales yard.

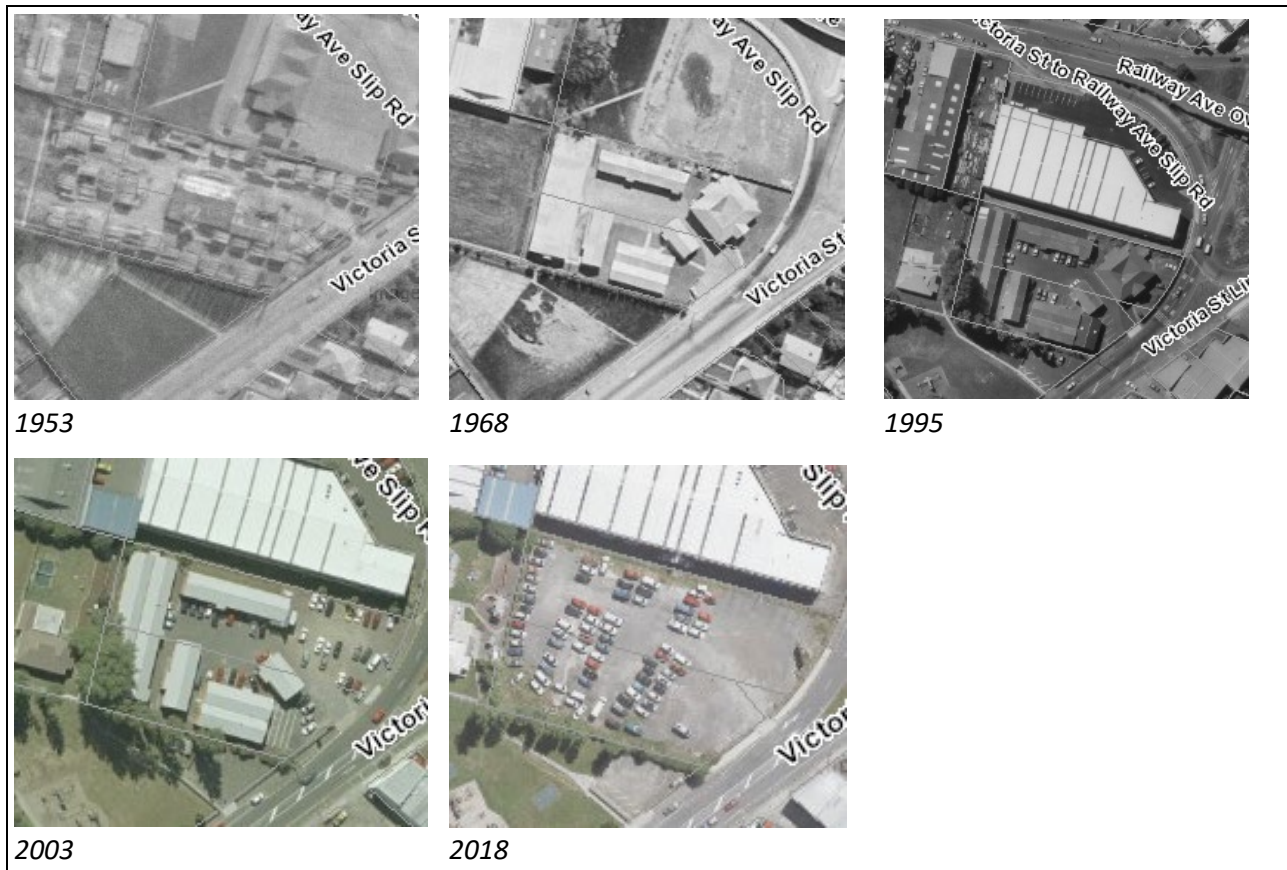


Figure 3: 105-107 Victoria Street – Historical Aerial Maps (Source: HCC GIS Viewer)

PLANNING CONTEXT

Operative District Plan

Under the Operative District Plan the site at 105-107 Victoria Street, Alicetown is zoned as High Density Residential Activity Area and is subject to the following Natural and Coastal Hazards Overlays that were introduced as part of Plan Change 56:

- Flood Hazard Overlay - Flood Inundation

Prior to Plan Change 56 the site was zoned as General Residential Activity Area.

The High Density Residential Activity Area was recently introduced by Plan Change 56. It provides for a variety of medium and high density residential development outcomes and anticipates a built urban environment of at least six storeys. Small-scale non-residential activities are provided for

within the High Density Residential Activity Area where they are compatible with residential activities.

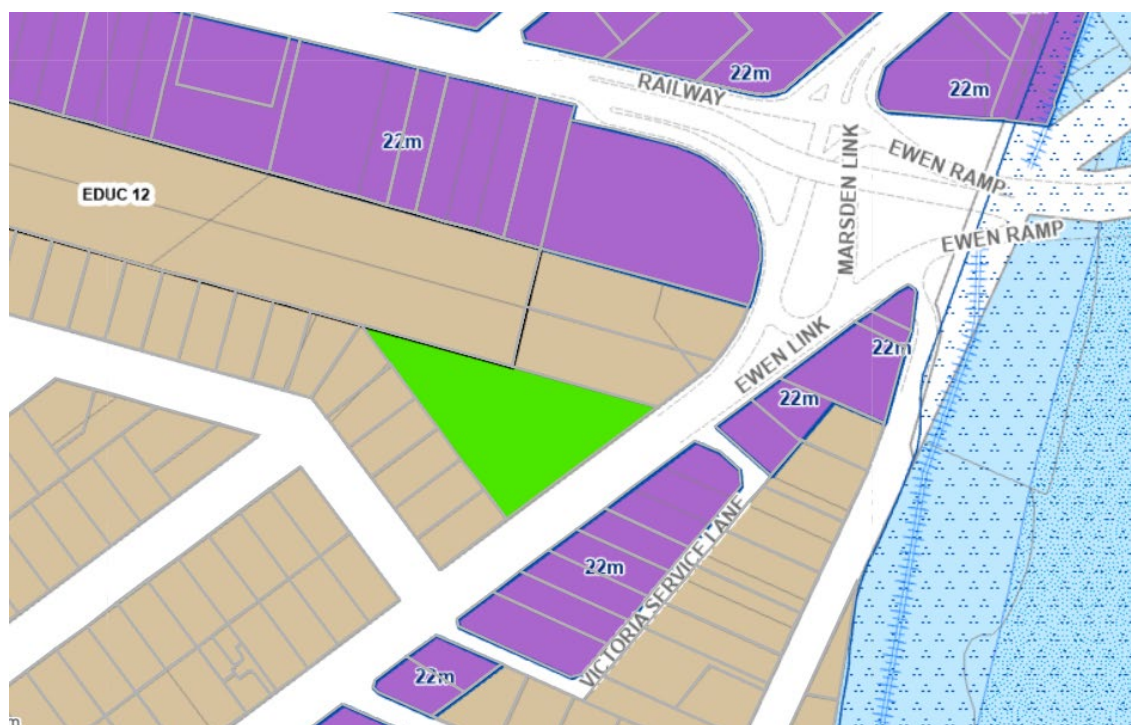


Figure 4: 105-107 Victoria Street – Operative District Plan (Source: HCC GIS Viewer)

Draft District Plan

Under the Draft District Plan the site at 105-107 Victoria Street was proposed to be zoned as Light Industrial Zone. The following Natural and Coastal Hazard overlays applied:

- Flood Hazard Overlays - Inundation Area
- Liquefaction Hazard Overlay

The site was also subject to the Mana Whenua Statutory Acknowledgement overlay but no other overlays or precincts. The Draft District Plan zoned the subject site Light Industrial Zone to reflect the adjacent draft district plan zoning to the north.

Proposed District Plan

Under the Proposed District Plan 105-107 Victoria Street is proposed to be zoned Light Industrial Zone.

Adjoining 105-107 Victoria Street to the west is Hutt Central School, proposed to be in the Mixed Use zone in the PDP. The site to the south, at 103 Victoria Street, is Victoria Street Reserve, proposed to be located in the Open Space Zone and the site to the north is proposed to be located in the Light Industrial Zone of the PDP.

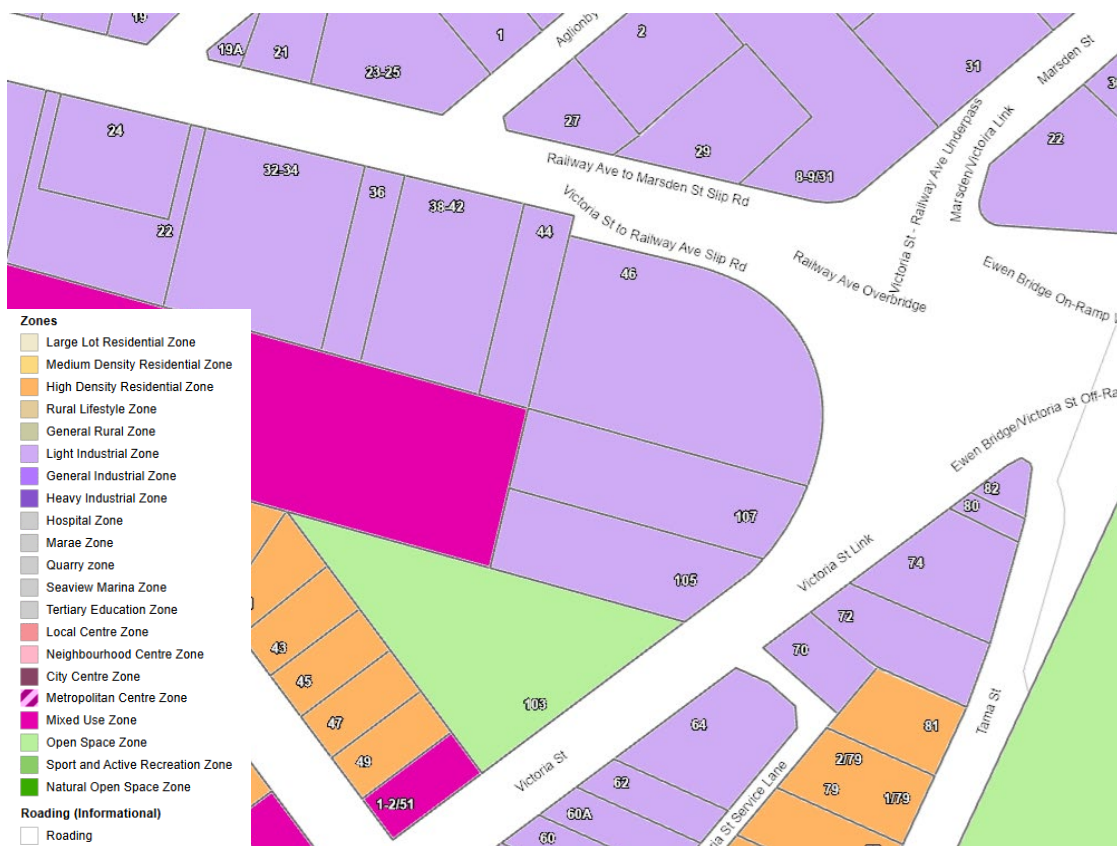


Figure 5: PDP Zones (Source: HCC Proposed District Plan Viewer)

Light Industrial Zone

The Light Industrial Zone generally provides for industrial activities, research activities as well as commercial activities, yard based retailing and trade supply. Residential activities that are ancillary to an industrial activity, research activity or emergency activity are Restricted Discretionary Activities, but residential activities are otherwise not intended to be provided for in the zone.

Natural Hazards

The site is also subject to Low, Medium and High Flood Hazard Overlays and the Liquefaction Hazard Overlay.



Figure 6: 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.

RMA Consenting background

Resource consent was granted in July 2023 under RM230084 for the permanent use of the site for the storage and sale of vehicles (following earlier approvals for this activity to occur on a temporary basis). There is an existing storage container located on site and a billboard (both consented under RM190229).

SUBMISSION

This submission supports the introduction of a Mixed Use Zone planning framework into the District Plan and seeks its retention. This submission seeks that the Mixed Use Zone provisions are simplified.

This submission questions the need for the introduction of a Light Industrial Zone in the District Plan and considers a combination of the General Industrial and the Light Industrial Zone in a single General Industrial Zone is more appropriate.

This submission finally opposes the application of the Light Industrial Zone to the site at 105-107 Victoria Street and seeks the rezoning as Mixed Use Zone.

In summary Adrian Palmer Family Trust opposes the proposed zoning of the site as Light Industrial Zone and seeks the zoning as Mixed Use Zone instead.

Reasons

The proposed Light Industrial Zone would limit opportunities for future onsite activities (including those that are already currently enabled under the operative zoning).

The requested Mixed Use Zone for 105-107 Victoria Street more accurately reflects the surrounding area, which comprises a wide range of activities and different building styles and densities, with a varied planned urban built form. The Mixed Use Zone would accordingly reflect and align well with the diverse environment the site is located within.

The requested Mixed Use Zone would allow for a broader range of appropriate activities in this location (including both commercial and residential) in the medium to long term. A Mixed Use Zone provides more flexibility for future onsite activities while not precluding light industrial activities, noting that these are enabled in the Mixed Use Zone.

A Mixed Use Zone would serve as an appropriate transition zone between the High Density Residential Zone to the south and the Light Industrial Zone to the north. Further to this, the placement of the Mixed Use Zone over the subject site creates a logical extension to the proposed Mixed Use zoning over the adjacent school grounds.

Noting the High Density Residential environment surrounding the site, the case for a Mixed Use Zone is strengthened, as this zone can facilitate more walkable neighbourhoods where people can live, work, and shop in close proximity, thereby contributing to a well-functioning urban environment.

It is noted that the methodology informing the spatial application of the Mixed Use Zone has resulted in it being proposed across many sites situated along the main transport route between Petone and the Hutt City CBD (i.e. Cuba Street in Petone and Victoria Street through Alicetown). Zoning the subject site at 105-107 Victoria Street as Mixed Use would be consistent with this methodology, as the site has a frontage to Victoria Street.

Review against Proposed District Plan Provisions

Below are the most relevant objectives of the Mixed Use and the Light Industrial Zone in the context of this submission:

Mixed Use Zone	Light Industrial Zone
<p>MUZ-01 – Purpose of the Zone</p> <p><i>The Mixed Use Zone contributes to a well-functioning urban environment through the provision of areas that can flexibly adapt to a range of mixed urban uses over time, in locations that are appropriate for medium or high density residential and commercial development.</i></p>	<p>LIZ-01 – Purpose of the Zone</p> <p><i>The Light Industrial Zone is used primarily to meet the needs of industrial and research activities, and compatible activities such as commercial, community, or government activities that are not appropriately located in commercial centres. The Light Industrial Zone is usually located next to or near residential, commercial, and other zones that provide for activities sensitive to industry, and activities in the zone are managed to be compatible with this.</i></p>
<p>MUZ-02 – Activities in the zone</p> <p><i>The Mixed Use Zone:</i></p>	<p>LIZ-02 – Activities in the zone</p> <p><i>The Light Industrial Zone:</i></p>

<ol style="list-style-type: none"> 1. Does not have a single predominant use that it provides for, 2. Is expected to provide flexibility for any combination of commercial, community, light manufacturing and servicing, recreational, residential, and other compatible activities, while reflecting the Mixed Use Zone's role and function in relation to the hierarchy of centres, 3. Provides for other activities that: <ol style="list-style-type: none"> a. Are compatible with the purpose, the planned character, and the planned urban built environment of the zone, b. Are compatible with the types of amenity associated with a medium or high density mixed use environment anticipated by the zone, and c. Support the health and wellbeing of people and communities in the surrounding area, and 4. Is not intended to provide for: <ol style="list-style-type: none"> a. Large-scale vehicle oriented activities, or b. Activities that would be a significant city-wide or regional destination, and 5. Otherwise avoids other activities that are likely to be incompatible. 	<ol style="list-style-type: none"> 1. Primarily provides for industrial activities and research activities, 2. Provides for emergency facilities and trade and industrial training activities, 3. Is supported by other activities that: <ol style="list-style-type: none"> a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, b. Do not undermine the role of commercial centres, and c. Support the industrial activities and research activities in the zone, including the needs of workers at those activities. 4. Provides for other activities that: <ol style="list-style-type: none"> a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, b. Do not undermine the role of commercial centres, and c. One or more of the following: <ol style="list-style-type: none"> i. Have a functional need or operational need to locate in an Industrial Zone, or ii. Have significant co-location benefits when located in the area, or iii. Are a commercial activity that is not suited to being in a commercial centre, or iv. Due to the size, layout, or operation of the activity, would have difficulty finding a suitable site in any other zone, or v. Are otherwise better located in an Industrial Zone than in any other type of zone, or vi. Are an interim use and do not create obstacles to re-using their sites for industrial activities or research activities in future. 5. Is not intended to provide for: <ol style="list-style-type: none"> a. Standalone residential activities that do not support an industrial activity, research activity, or emergency facility, or b. Activities that would be a city-wide or regional destination for significant numbers of visitors.
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The purpose and activities anticipated in the Mixed Use Zone are better aligned to the future land use opportunities and ambitions for 105-107 Victoria Street than the purpose and activities of the Light Industrial Zone. Applying the Mixed Use Zone to the site at 105-107 Victoria Street would provide additional flexibility for the future use and development of a vacant site. A Mixed Use Zone

would facilitate a range of land uses, including those that could support the surrounding high density residential environment, contributing to a well-functioning urban environment.

This submission also seeks that the provisions of the Mixed Use Zone are simplified to ensure objectives describe the desired end state and outcomes for the zone and policies clearly describe how this can be achieved.

Conclusion

Adrian Palmer Family Trust seek the zoning of the site at 105-107 Victoria Street as Mixed Use Zone.

The Mixed Use Zone would form a logical extension to the proposed mixed use zoning to the west, while providing the submitter with additional flexibility as to the future use and development of the site. It would also serve as an appropriate interface between the industrial zoning to the north and the residential zoning to the south and east.

DECISION SOUGHT

Tory Property Holding Limited seek the following decision from Council:

- **The rezoning of the site at 105-107 Victoria Street from Light Industrial Zone to Mixed Use Zone.**
- **The simplification of the Mixed Use Zone provisions.**
- **Combine the General Industrial and Light Industrial Zone into a single General Industrial Zone.**
- **Any consequential changes or alternative relief required to achieve the intended outcomes sought within this submission.**



Adrian Palmer
Adrian Palmer Family Trust

01/05/2025