

Hutt City Proposed District Plan

**Hearing Stream 3 – Rural Zones
(Hearing Steam 3)**

Hearing Summary Statement

Sean Bellamy

1. My name is Sean Bellamy. I am an Intermediate Planner for Hutt City Council's District Plan Review Team. I have prepared the Section 42A Report and the Rebuttal Evidence dated 15 June 2026 in relation to the Rural Zones topic. I understand that my evidence has been taken as read.
2. As set out in Mr Horrell's Hearing Statement, responsibility for the Rural Zones topic has been allocated between us. I continue to address submissions points of the Rural Zones topic that relate to rezoning requests and quarrying activities, with Mr Horrell addressing all other matters. Since Mr Horrell was engaged, I have worked closely with him in preparing for this hearing and in reviewing and responding to the evidence filed by submitters.
3. Mr Horrell has already provided a general overview of the Rural Zones topic (including quarrying activities) through his Statement. But to assist the Panel for matters allocated to me, I will provide a brief overview of the Rural Zoning and the zoning requests, before discussing my evidence.

Overview Rural Zones and rezoning requests

4. As noted in Mr Horrell's Hearing Statement, there are two Rural Zones: the General Rural Zone and Rural Lifestyle Zone.
5. The General Rural Zone largely reflects the spatial extent of the "General Rural Activity Area" in the Operative District Plan, excluding areas of Department of

Conservation land, and Regional Parks, now zoned Natural Open Space Zone. The Rural Lifestyle Zone largely reflects the "Rural Residential Activity Area", with some modifications to zoning boundaries, including at the northern extent of Wainuiomata.

6. Through submissions on the Proposed District Plan, several submitters have sought site-specific rezoning of land currently proposed to be zoned General Rural Zone or Rural Lifestyle Zone. These requests include rezoning land from General Rural Zone to Rural Lifestyle Zone, Rural Lifestyle Zone to General Rural Zone, and Rural Lifestyle Zone to Medium Density Residential Zone.

My Evidence

7. In the Section 42A Report, I assessed the rezoning requests and submission points relating to quarrying activities within the Rural Zones topic. My rebuttal evidence provides further consideration of the evidence filed by submitters on those matters and whether any refinements to the recommended provisions are warranted.
8. My rebuttal evidence contains an error. It incorrectly lists Kaaren Rosser as representing Waste Management NZ Limited on page 2 of the Report. This should be Enviro NZ Services Limited.
9. In considering relevant rezoning requests, I have relied on evidence provided by:
 - Luke Benner, LBC Traffic Engineers Limited - Transport
 - Matt Aitchison, Envelope Engineering – Three Waters and Transport
10. As it relates to quarrying activities, I continue to consider that the recommended quarrying provisions provide an appropriate framework for managing quarrying activities within the Rural Zones and do not warrant any substantive change.
11. I acknowledge and have read the legal submissions filed on behalf of Winstone Aggregates. In particular, I note Winstone's concern that its further submission point FS33.9 has been misconstrued and did not seek the inclusion of the Quarry Zone within the definition of "urban environment" or "rural environment". Having considered those submissions further, I agree that the Quarry Zone should not be listed within the definition of "urban environment".
12. While I note Winstone's preference that the Quarry Zone is not expressly included within either the urban or rural environment definitions, I consider this would create

an inconsistency, given all other zones are referenced within those definitions. Accordingly, I recommend that the definition of "rural environment" be amended to include the Quarry Zone. I have provided recommended changes to those definitions in **Appendix A**.

13. In relation to the rezoning requests, I consider that there is a lack evidence to support the majority of the rezoning requests sought. The exception is the rezoning request by FH Developments 2025 Ltd (PDP/516) seeking to rezone 104 Upper Fitzherbert Road, Wainuiomata from the Rural Lifestyle Zone to the Medium Density Residential Zone. As set out in my rebuttal evidence, I support this rezoning request in principle, subject to the introduction of a restricted discretionary subdivision rule.
14. I am happy to answer any questions the Hearing Panel may have in relation to my evidence. Mr Benner and Mr Aitchison are also available to answer questions relating to the transport and engineering matters addressed in their respective reviews.



Sean Bellamy

19 June 2026

Appendix A: Recommended amendments to definitions

Recommended amendments arising from Hearing Stream #1 and Hearing Stream #2 are shown in **black**:

- Additions are shown as black underlined text.
- Deletions are shown as black ~~striketrough~~ text.

Original recommended changes are shown in **red**:

- Additions are shown as red underlined text.
- Deletions are shown as red ~~striketrough~~ text.

Revised recommended changes arising from this Hearing Statement are shown in **blue**:

- Additions are shown as blue underlined text.
- Deletions are shown as blue ~~striketrough~~ text.

Term	Definition
rural environment	means anywhere in Lower Hutt that is not in the urban environment, any area within the following zones: a. <u>Rural Zones, or</u> b. <u>Natural Open Space Zone;</u> or c. <u>Quarry Zone.</u>
urban environment	means any area within the following zones: a. Residential Zones, b. Commercial and Mixed Use Zones, c. Industrial Zones, d. Open Space Zone, e. Sport and Active Recreation Zone, f. Hospital Zone, g. Marae Zone, or h. Tertiary Education Zone. i. <u>Seaview Marina Zone</u> j. <u>Quarry Zone</u>