

BEFORE THE HUTT CITY COUNCIL

UNDER

Schedule 1 of the Resource
Management Act 1991

AND

IN THE MATTER

the Proposed Hutt City Council
District Plan

Supplementary Evidence

JAMES BEBAN

4 June 2026

1.0 INTRODUCTION

1.1 This is my supplementary statement in response to the following questions from the Commissioners regarding the Moera Community House submission on the rezoning of 105 Randwick Road, Lower Hutt:

- Would a precinct be an option to address the Moera Community House submission?
- What does the current lease cover in respect of the activities that the Community House can undertake?

1.2 In addition to these questions, I would like to provide further clarification in response to a question from Commissioner McMahon about whether the requested rezoning would affect other users of the reserve.

2.0 Precinct Consideration

2.1 I have given further consideration to Commissioner Jones's question about whether a precinct should be established on the site. At the time of preparing and presenting my evidence, I had not considered this approach.

2.2 I am of the view that a precinct is not needed for this site. The reasons for this are as follows:

- The Sports and Active Recreation Zone provides for Community Facilities as a permitted activity and therefore the nature of the activities undertaken on the site is already provided for by the zone; and
- In my view, there is nothing unusual or unique about the site that would require a precinct approach. While there are several community facilities on the property, they are not of a size or scale that would warrant a specific framework. In my view, the framework provided under the Proposed District Plan for the Sports and Active Recreation Zone is appropriate for the different community facilities on the site.

3.0 Lease Arrangement

3.1 I have reviewed the lease and the activities that are allowed and not allowed on the site. For the purposes of simplicity, I have copied the relevant clauses below:

- *THE Tenant shall use the premises only as a non-residential Community House and for no other purpose whatsoever.*
- *THE Community House is not to be used for overnight accommodation except in the case of civil emergencies.*
- *THE Tenant shall not carry on or permit any trade or occupation nor suffer any act or omission upon or about the premises that is or is likely to become a nuisance or that causes or is likely to cause annoyance, damage or disturbance to Council or any other Tenant of Council or any owner or occupier of land or buildings in the vicinity of the said premises.*
- *THE Tenant shall not, at any time, keep on or about the premises any live animal.*

3.2 In summary, the lease limits the use of the site to a community house and its associated functions.

4.0 Rezoning Impacting Other Users

4.1 I was asked by Commissioner McMahon whether the requested rezoning of the site would affect other users. At the time, I had not considered this matter in detail, but I have since had time to reflect on it.

4.2 The definition of a Community Facility as proposed under the District Plan is as follows:

means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility

4.3 The definition of a recreation activity is as follows:

Any activity whose primary aim is the passive or active enjoyment of leisure, whether competitive or non-competitive, casual or organised, and recreation has a corresponding meaning.

4.4 As outlined in my primary evidence, the property contains the following activities:

- Moera Neighbourhood Hub
- Community Hall
- Community House

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- Community Cottage (which is run by the Community House)
 - A playground
 - Community garden;
 - A car parking area;
 - A pump station; and
 - Open space including a stand of native vegetation.

4.5 I am of the view that the vast majority of these activities fit within the definition of either a Community Facility or a Recreation Activity. The exception is the pump station, which is part of the three waters infrastructure and would therefore be covered by the infrastructure provisions of the District Plan.

4.6 Both Community Facilities and Recreation Activities are permitted in the Sports and Active Recreation Zone, subject to operating between 7 am and 10 pm.

4.7 I am therefore of the view that the proposed Sports and Active Recreation Zone sought by Moera Community House will not unreasonably restrict or limit the other activities that exist on the site.

Date: 4 June 2026



James Gary Beban

