



STATEMENT OF CORPORATE EVIDENCE OF DANIEL MORIARTY

CHIEF EXECUTIVE OF URBAN PLUS LIMITED (“UPL”)

**IN SUPPORT OF SUBMISSION 516 ON THE PROPOSED DISTRICT PLAN – REZONING
TO MEDIUM DENSITY RESIDENTIAL ZONE**

104 UPPER FITZHERBERT ROAD

WAINUIOMATA, LOWER HUTT

BEFORE THE INDEPENDENT HEARING PANEL APPOINTED BY HUTT CITY COUNCIL

IN THE MATTER

of the Resource Management Act 1991

AND

IN THE MATTER

of a proposed land use change and medium density residential development at
Northern Wainuiomata, Lower Hutt

1. INTRODUCTION

My name is Daniel Moriarty. I am the Chief Executive of Urban Plus Limited (“UPL”).

I am authorised to provide this evidence on behalf of UPL in support of the proposed rezoning submission 516 by FH Developments 2025 Ltd and staged residential development of land located at 104 Upper Fitzherbert Road, Wainuiomata, Lower Hutt.

The purpose of my evidence is to:

- a. Explain how UPL came to own the subject property and assume responsibility for Submission 516;
- b. Provide background on UPL, including its statutory mandate and development role;

- c. Outline UPL's vision and intended outcomes for the site;
 - d. Describe the proposed staged development approach;
 - e. Explain the strategic transport, environmental, social, and economic benefits associated with the proposal; and
 - f. Confirm UPL's long-term commitment to delivering a high-quality residential neighbourhood integrated with the future growth of Northern Wainuiomata.
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2. OWNERSHIP OF THE SITE AND RESPONSIBILITY FOR SUBMISSION

UPL acquired the subject property following the lodgement of the original rezoning submission identified as Submission 516. The submission was made by FH Developments 2025 Ltd.

Following acquisition of the site, FH Developments 2025 Ltd granted authority to UPL to present evidence on their behalf in respect of Submission #516. FH Developments 2025 Ltd thus remain the legal submitter in relation to Submission #516, with UPL acting on their behalf to progress and advance the rezoning relief sought through Submission #516 in support of the long-term urban development potential of the land.

UPL considers that the strategic intent underpinning the original submission remains valid and appropriate having regard to:

- ongoing housing demand within Lower Hutt;
- strategic growth opportunities within Northern Wainuiomata;
- the ability to provide integrated infrastructure and transport connections;
- the opportunity to provide additional housing capacity adjoining the existing urban area; and
- the ability to comprehensively masterplan the site.

Since acquiring the site, UPL has undertaken additional assessment and concept planning work to better understand the development opportunities and constraints associated with the landholding, including infrastructure, wetland management, staging, transport connectivity, and housing yield considerations.

3. URBAN PLUS LIMITED

Urban Plus Limited (“UPL”) is a Council Controlled Organisation wholly owned by Hutt City Council and established to deliver housing and urban development outcomes for Lower Hutt.

UPL operates under the governance and accountability framework applicable to Council Controlled Organisations under the Local Government Act 2002 and is mandated by Hutt City Council to support strategic urban development, housing supply, social housing provision, regeneration, and community wellbeing outcomes across the city.

UPL procures, develops, and manages land and property projects with a focus on delivering long-term housing and community outcomes for Lower Hutt residents.

UPL’s role includes:

- procuring and developing land for residential and mixed-use purposes;
- delivering social and affordable housing outcomes;
- increasing housing supply within Lower Hutt;
- partnering with community housing providers and development partners;
- supporting urban regeneration initiatives; and
- facilitating efficient and coordinated urban growth.

UPL’s core objectives include:

- growing the supply of social and public housing stock;
- providing long-term rental accommodation options for lower-income households and elderly residents;
- developing affordable housing opportunities for first home buyers and owner-occupiers; and
- supporting broader community housing outcomes.

UPL’s broader development philosophy is centred on delivering high-quality, integrated communities through:

- practical urban design;
- family-oriented housing outcomes;
- staged and coordinated growth;
- environmental enhancement and wetland restoration;
- integrated stormwater management;
- transport and infrastructure connectivity; and
- creation of safe and connected neighbourhoods.

UPL works collaboratively with local authorities, mana whenua, infrastructure providers, consultants, and community stakeholders to ensure developments are appropriately integrated with surrounding urban areas and strategic infrastructure networks.

4. THE SUBJECT SITE AND DEVELOPMENT VISION

The site is located adjacent to Wise Street and Upper Fitzherbert Road in Northern Wainuiomata and comprises a significant landholding for future residential growth opportunities.

The land is strategically positioned adjoining the existing urban edge and has the potential to provide an orderly extension of residential development within Northern Wainuiomata.

UPL's vision is to develop the site as a comprehensively planned medium density residential neighbourhood integrated with future Northern Wainuiomata growth opportunities.

The development is intended to provide predominantly family-oriented housing comprising mostly single-level:

- three-bedroom homes;
- four-bedroom homes; and
- five-bedroom homes,

with associated garaging, off-street parking, landscaping, and private outdoor living areas.

UPL has prepared an indicative subdivision and development concept layout with assistance from Cuttriss Consultants. The concept plan demonstrates the ability for the site to accommodate approximately 70–100 residential lots depending on final design outcomes, environmental constraints, infrastructure requirements, and overall project feasibility.

The current indicative concept plan demonstrates an approximate yield of 72 residential lots while retaining flexibility for refinement through detailed design and feasibility assessment.

Importantly, the indicative layout demonstrates the ability to provide a strategic future roading connection extending northward from Wise Street through the site.

UPL considers this future connection to be a significant strategic benefit as it has the potential to:

- improve long-term connectivity and public transport within Northern Wainuiomata;
- support future urban expansion opportunities;
- improve resilience and network efficiency;
- provide improved emergency and service access; and
- facilitate coordinated long-term growth planning for the wider area.

5. STAGED DEVELOPMENT APPROACH

UPL proposes that development of the site occur progressively over an approximate five-year period through a sequenced staged subdivision and housing delivery programme commencing from the eastern side of the site adjoining the existing Wise Street entrance and progressively extending westward across the balance of the landholding.

The staging strategy has been designed to ensure:

- efficient infrastructure delivery;
- practical construction sequencing;
- progressive servicing upgrades;
- coordinated environmental enhancement works; and
- orderly urban expansion.

The indicative subdivision layout identifies an integrated internal road network extending from Wise Street through the site, including proposed Road 1, Road 2, and Road 3 connections, which support staged residential delivery over time.

UPL currently anticipates approximately equal annual delivery of residential lots and housing units across the five-year programme. Based on the current indicative concept plan of approximately 72 residential lots, this equates to an anticipated delivery rate of approximately 14–15 dwellings per annum, subject to detailed engineering design, market demand, and consent approvals.

STAGE 1 – YEAR 1

Eastern Wise Street Frontage

Indicative Lots: 1–15

Approximate Delivery: 14–15 dwellings

Key Components

- Initial development access from Wise Street
 - Primary infrastructure installation
 - Establishment of Road 2 connection
 - Initial stormwater and wetland enhancement works
 - Delivery of first medium density housing cluster
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STAGE 2 – YEAR 2

South-Eastern and Central Expansion

Indicative Lots: 16–29

Approximate Delivery: 14–15 dwellings

Key Components

- Extension of Road 1 westward
 - Expansion of internal services
 - Additional landscaping and stormwater infrastructure
 - Continued environmental planting
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STAGE 3 – YEAR 3

Central Development Area

Indicative Lots: 30–44

Approximate Delivery: 14–15 dwellings

Key Components

- Development of central residential blocks
 - Completion of portions of Road 3
 - Additional open space and ecological enhancement works
 - Integration of stormwater treatment features
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STAGE 4 – YEAR 4

Northern and Western Expansion

Indicative Lots: 45–58

Approximate Delivery: 14–15 dwellings

Key Components

- Western expansion of Road 1 and Road 2
 - Further housing delivery
 - Wetland interface planting
 - Infrastructure reinforcement and network completion
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STAGE 5 – YEAR 5

Western Completion and Future Connectivity

Indicative Lots: 59–72

Approximate Delivery: 14–15 dwellings

Key Components

- Completion of western housing areas
- Final road and infrastructure works
- Completion of landscaping and environmental planting
- Protection of future Wise Street extension / through-road connection

UPL considers this staged delivery approach represents a practical and responsible method of urban expansion that allows infrastructure, environmental management, and housing delivery to occur in a coordinated and sustainable manner.

6. WETLAND MANAGEMENT AND ENVIRONMENTAL ENHANCEMENT

An important component of the proposal is the enhancement and improved management of existing wetland and stormwater areas within and adjoining the site.

UPL recognises the importance of integrating environmental restoration and stormwater management into the overall design of the development.

The development framework therefore seeks to:

- enhance existing wetland areas where practicable, or otherwise offset impacts on existing wetland areas through onsite ecological gains;
- improve stormwater treatment outcomes;
- establish appropriate riparian and planted areas;
- incorporate modern low impact urban design principles; and
- create a more sustainable long-term environmental outcome than the current undeveloped state.

UPL anticipates that detailed engineering and landscape design processes will further develop these environmental initiatives during subsequent subdivision and consent stages.

The environmental enhancement works are intended to become a defining feature of the neighbourhood and contribute positively to the wider Northern Wainuiomata environment.

7. STRATEGIC, SOCIAL, AND ECONOMIC RATIONALE

From UPL's perspective, the proposed rezoning and development of the site is supported by a range of strategic, social, and economic considerations.

Strategically, the site represents a logical and efficient location for future residential growth given it adjoins the existing urban extent of Northern Wainuiomata and enables integrated infrastructure and transport planning, including provision for a future strategic roading connection to the north.

The proposal supports efficient use of land and infrastructure while allowing stormwater management, environmental enhancement, and transport integration to occur in a coordinated manner.

Socially, the proposal will contribute toward addressing ongoing housing supply and affordability pressures within Lower Hutt and the wider Wellington region through delivery of practical family-oriented housing options.

The proposal aligns with UPL's broader mandate to facilitate housing outcomes that support community wellbeing, social resilience, and long-term urban sustainability.

Economically, the proposal will generate significant benefits through:

- residential construction activity;
- infrastructure investment;
- employment generation;
- increased housing supply; and
- support for wider urban growth within Northern Wainuiomata.

UPL considers that enabling additional housing capacity by rezoning 104 Upper Fitzherbert Road to the Medium Density Residential Zone under the Proposed District Plan (as per Submission 516) will contribute positively toward the long-term resilience and sustainability of Lower Hutt.

8. CONCLUSION

UPL considers the subject site represents an appropriate location for a comprehensively planned medium density residential development.

The proposal has been developed with consideration of:

- future urban growth;
- infrastructure integration;
- environmental enhancement;
- housing demand;

- transport connectivity; and
- long-term community outcomes.

The intended five-year staged development programme will enable orderly and sustainable growth while providing high-quality family housing integrated with improved wetland management and future transport connections.

UPL is committed to working collaboratively with Hutt City Council, mana whenua, consultants, and the local community to ensure the development achieves positive long-term outcomes for Northern Wainuiomata.

In my opinion, the proposal represents a logical and beneficial extension of the existing urban environment and is capable of delivering a high-quality residential neighbourhood for the future growth of Lower Hutt. Including the site within the Medium Density Residential Zone (MDRZ) as per Submission 516 is therefore considered to be more appropriate than the Rural Lifestyle Zone proposed in the PDP.

Daniel Moriarty



Chief Executive
Urban Plus Limited

Dated: 05/06/2026