

**OFFICER'S REPORT FOR:** District Plan Subcommittee

**SUBJECT:** Proposed Private District Plan Change 24: 1 – 13 Ludlam Crescent, Woburn – Zoning as General Residential Activity Area, Medium Density

**PREPARED BY:** Chloe Smith, Environmental Policy Division, Hutt City Council

**REPORT DATE:** 9 May 2012

**DATE OF HEARING:** No hearing required

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### **EXECUTIVE SUMMARY**

The purpose of Proposed Private Plan Change 24 is to rezone the land at 1-13 Ludlam Crescent to General Residential Activity Area (Medium Density). The entire site is currently zoned Suburban Commercial Activity Area and until approximately 3 years ago was occupied by a Mobil Petrol Station.

This Plan Change is a private plan change prepared by Cuttriss Consultants on behalf of Ludlam Developments Limited. Council accepted the private plan change request, with no amendments to the original proposal at its meeting on 11 December 2011.

Proposed Private Plan Change 24 was notified on 21 February 2012, with submissions closing on 23 March 2012. The summary of submissions was notified on 17 April 2012, with further submissions closing on 2 May 2012.

A total of 3 original submissions and no further submissions were received.

The submissions seek various forms of relief, including but not limited to:

- Approving the Private Plan Change in its entirety;
- Recognition of the residual flooding risk posed to the site at 1 – 13 Ludlam Crescent; and
- Consideration of potential adverse effects of the Private Plan Change such as noise, odour, and privacy.

No submitters requested to be heard in support of their submissions and therefore no hearing of submissions is required as stated in Schedule 1, Part 1, clause 8C of the Resource Management Act 1991.

The following report recommends that the Council accept or reject the submissions and further submissions for the reasons as outlined under section 4 of this report and that Council approve the Proposed Private Plan Change for the reasons outlined under section 5 of this report.

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## **1. INTRODUCTION**

This report discusses and makes recommendations on submissions received in relation to Private Plan Change 24: 1 – 13 Ludlam Crescent, Woburn – Zoning to General Residential Activity Area, Medium Density (hereafter referred to as the Proposed Private Plan Change).

This Plan Change is a private plan change prepared by Cuttriss Consultants on behalf of Ludlam Developments Limited (the applicant). Council accepted the private plan change request at its meeting on 11 December 2011.

The intention of Proposed Private Plan Change 24 is to rezone the land at 1-13 Ludlam Crescent to General Residential Activity Area (Medium Density). The entire site is currently zoned Suburban Commercial Activity Area and until approximately three years ago was occupied by a Mobil Petrol Station. This proposed residential zoning would result in the site having the same zoning as the adjoining properties and would ensure that any development undertaken on the site is in keeping with the established character of the surrounding area.

Although this report is intended as a stand-alone document, a more in-depth understanding of the Proposed Private Plan Change, the process undertaken, and related issues may be gained by reading the Section 32 Evaluation and associated Private Plan Change documents as publicly notified on 21 February 2012.

## **2. BACKGROUND**

### **Site Background**

The application site has a longstanding history of being used for commercial purposes. Originally this commercial use was limited to a cluster of small shops which serviced the surrounding residential properties. However, in 1995 a Mobil Petrol Station was established on this site. This petrol station operated from the property until 2008. Since the petrol station was decommissioned, the site has remained vacant.

### **Plan Change Background**

The property has been purchased by Ludlam Developments Limited (the applicant) who has considered a variety of development options for the site. It has been determined that the best use of the site would be to undertake a fee simple residential subdivision. To facilitate this use of the property, the applicant is seeking to rezone the site from its current Suburban Commercial Activity Area zone to the General Residential Activity Area (Medium Density).

If this Proposed Private Plan Change is approved by Council, and the application site is rezoned to General Residential Activity Area (Medium Density), it is anticipated by the applicant that a 5 lot subdivision could be undertaken on this site (as identified on the indicative plan within Appendix 1 of the plan change document as notified). The 5 lot subdivision would comply with the minimum allotment size and design and standards of the Subdivision Chapter in the District Plan.

The scheme plan in Appendix 1 of Proposed Private Plan Change 24 as notified is only an indicative development design of what could be undertaken on the property, if the site is rezoned as General Residential Activity Area (Medium Density). This identified development

is not being applied for as part of this Proposed Private Plan Change. Any subdivision proposal would be subject to a more detailed design and would require a separate resource consent application.

### **Expert Assessments**

The Proposed Private Plan Change involved expert assessments for the topics of traffic and contamination.

The traffic assessment was undertaken by Traffic Design Group Ltd. This assessment focused on the traffic effects which could result from activities provided for as permitted activities within the General Residential Activity Area (Medium Density) zone being undertaken on the site, and whether any traffic safety or efficiency effects would arise within the existing traffic environment as a result of the potential change in zoning and therefore change in use.

The traffic assessment was prepared on the premise of the indicative 5 lot subdivision of the site proceeding, subject to the approval of the Proposed Private Plan Change. Overall, it was considered that from a transportation perspective the effects of rezoning the site will be less than the current zoning and it is appropriate for the site to be rezoned.

When the service station on the application site was decommissioned, Mobil Oil New Zealand Limited commissioned a report which investigated the levels of contamination on the property. This contamination report involved a series of boreholes being drilled around the site, with the levels of contaminants within the soil being tested. The areas tested included the area where the in-ground storage tanks were located on the site. This testing occurred after the tanks and 14m<sup>3</sup> of contaminated material had been removed from the site. The testing was undertaken on the basis that the site may be used for residential development in the future.

The contamination thresholds of Tier 1 of the Ministry for the Environment Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand were used for comparison against the levels of contaminants found on the property. In total 50 soil tests from 23 boreholes were undertaken. None of the samples contained petroleum hydrocarbon concentrations above the Ministry for the Environment Tier 1 soil acceptance criteria in the context of residential or commercial/industrial land use. The groundwater tests also had no recorded petroleum hydrocarbons concentrations above the indoor/outdoor air inhalation criteria for residential/agricultural land use.

It should be noted that while no borehole tests were undertaken on the southern portion of the site, the phase 1 study concluded that it would be highly unlikely that this portion of the site would be contaminated as it was not used in conjunction with the service station and has a historical association with residential and retail activities.

### **Consultation**

The applicant conducted pre consultation before the Private Plan Change was accepted by Council between September and October 2011 with the surrounding residential properties. The actions which were undertaken by the applicant during the consultation period included:

- Writing to the owners and occupiers of the neighbouring properties informing them of the applicant's intention to rezone the site. Within this letter they invited interested parties to contact them either by phone, email or in writing if they would like to discuss the development further;
- Talking with several parties over the phone regarding the proposal and receiving verbal feedback.
- Meeting with interested parties on the application site or at their house to discuss the proposal.

All of the feedback received regarding the Proposed Plan Change was positive. The parties which contacted the applicant thought that residential development on the site was appropriate and would maintain the character of the local area. While questions were asked around traffic safety, contamination and stormwater control, when the applicant explained the implications of the proposal in terms of these matters to the relevant parties, they were supportive that these matters were being considered as part of the Proposed Private Plan Change.

Consultation was also undertaken with the following parties:

- Greater Wellington Regional Council
- Ministry for the Environment
- Upper Hutt City Council
- Porirua City Council
- Wellington City Council
- Tenth's Trust
- Te Runanganui o Taranaki Whanui ki te Upoko o te Ika a Maui

Feedback was received from the following parties:

- Upper Hutt City Council
- Porirua City Council
- Wellington City Council
- Te Runanganui o Taranaki Whanui ki te Upoko o te Ika a Maui

None of these parties had any comments to make on the Proposed Private Plan Change.

Proposed Private Plan Change 24 was notified on 21 February 2012, with submissions closing on 23 March 2012. The summary of submissions was notified on 17 April 2012, with further submissions closing on 2 May 2012.

A total of 3 original submissions and no further submissions were received with regard to the Proposed Private Plan Change.

**3. LIST OF SUBMITTERS**

The following submitters have lodged submissions on Plan Change 24:

<b>Submission Number</b>	<b>Name of Original Submitters</b>	<b>Submission Reference</b>
DPP12-5-24-001	Vincent Manks	1.1
DPP12-5-24-002	Greater Wellington Regional Council	2.1
DPP12-5-24-003	Soma Medical Centre	3.1

**4. ANALYSIS OF SUBMISSIONS AND RECOMMENDATIONS**

The following sections of this report provide a brief summary of each submission and a recommendation in response to each of the decisions sought.

The submissions are addressed by submitter. In the heading the submission number, the name of the submitter and the submission reference are printed in bold. Then the decision sought by the submitter is outlined and specific comments made by the submitter are summarised. This is followed by a discussion of the issues raised and the officer’s recommendation.

With respect to determining the scope of a submission, reference is made to Clause 6 of the First Schedule to the Resource Management Act 1991 (referred to as the Act) which states:

*“6. Making submissions  
Any person, including the local authority in its own area, may, in the prescribed form, make a submission to the relevant local authority on a proposed policy statement or plan that is publicly notified under clause 5.”*

A submission on a plan change is therefore limited in that it must be “on” the plan change. In the case of Proposed Private Plan Change 24 the purpose was to address the intention to zone a privately owned parcel of land as General Residential Activity Area (Medium Density). Accordingly, for a submission to be deemed to be within the scope of Proposed Private Plan Change 24 the submission must relate to any one of the issues addressed in the Plan Change.

Submission:

**DPP12-5-24-01 – Vincent Manks – 1.1**

**Request of Submitter**

That Council approve Proposed Private Plan Change 24 in its entirety.

**Specific Comments**

The submitter made no specific comments.

**Discussion**

The submitter is supportive of the Proposed Private Plan Change and gives no reasons for the support. It is considered that no further discussion is necessary with regards to this submission.

**Recommendation**

It is recommended that the submission lodged by Vincent Manks be **accepted** to the extent that Council acknowledge the submitter's request in its decision.

Submission:

**DPP12-5-24-02 – Greater Wellington Regional Council – 2.1**

**Request of Submitter**

That Council consider the following points:

- The recognition of the residual flooding risk posed to the site proposed to be rezoned
- The potential requirements to reduce and/or mitigate future development on the site to reduce the risk from flooding.

**Specific Comments**

The private plan change is in an area at risk from flooding from the Hutt River. Improving flood protection of the area is being undertaken by Greater Wellington's Flood Protection department as part of a programme of work outlined in the Hutt River Flood Plain Management Plan to protect most parts of the floor plain to a 440 year return period flood.

Once all proposed flood protection measures have been achieved, there will still be a residual hazard from flooding. It is important to recognise and acknowledge this. Greater Wellington notes that this has not been addressed in the Proposed Private Plan Change 24 report by Cuttriss Consultants.

**Discussion**

The submitter is concerned that the residual flooding risk from the Hutt River has not been recognised or acknowledged in Proposed Private Plan Change 24. The residual flood risk will exist after Greater Wellington has completed its flood protection measures in the two

upstream sections of stopbank; the Hutt/Boulcott and the City sections and these will be completed by 2013 and 2019 respectively. The remaining hazard is the occurrence of an overdesign event when the stopbank is overtopped (i.e. a larger than 440 year return period flood) and includes the possibility of the stopbank failing and causing a breach.

It is important and therefore appropriate for Council to recognise and acknowledge this residual risk as the flood hazard could result in flood water depths over 2 metres.

### **Recommendation**

It is recommended that the submission lodged by Greater Wellington Regional Council be **accepted** to the extent that the residual flood risk is acknowledged in Council's decision.

Submission:

### **DPP12-5-24-03 – Soma Medical Centre – 3.1**

#### **Request of Submitter**

That Council specifically mention in their decision the consideration of the following points:

- Access: Ensure that the entrance and exit ways to 23 Ludlam Crescent are never obstructed.
- Parking: That the Council make provision for parking spaces near the Soma Medical Centre to be avoided and left unused by any vehicles involved in construction work.
- Noise: That the Council makes provision so the contractors must negotiate with the Medical Centre in relation to noise. In particular, the timing of any excessive noise, and especially in the adjacent site, be when the nearest consulting room is not in use.
- Power: That the Council ensures power supply is not affected to the Soma Medical Centre.
- Odour: That the Council ensures odour does not occur.
- Privacy: That a double story building is not built adjacent to the submitter's property.

#### **Specific Comments**

**Access:** The submitter states that there are occasions when urgent ambulance access is required to the site.

**Parking:** The submitter submits that there is limited close parking in Ludlam Crescent and Wai-Iti Crescent for staff at Soma Medical Centre and overflow from the carpark the Centre provides so the submitter requests that the parking spaces near the Soma Medical Centre be avoided and left unused by any vehicles involved in construction work.

**Power:** There is recent history of power surges and power cuts affecting the Medical Centre's building. This places computers and the business generally at risk. The submitter requests that these surges are to be prevented during construction.

Odour: The submitter has experience with offensive odour as during demolition of the petrol station a toilet was placed near to the fence next to the Medical Centre's property. Repeatedly, there was odour from it into adjacent rooms at the Centre.

Privacy: The submitter wants any future development on site to remain under two stories high, as occupiers in an upstairs room could view into the waiting room or other rooms on that side of the Medical Centre.

The submitter also comments that they had not been aware of any consultation prior to the Private Plan Change being notified.

### **Discussion**

The submitter is not opposed in principle to this Private Plan Change, however the submitter has concerns surrounding access, parking, noise, power supply, odour and privacy. These issues are most relevant to the subdivision and resource consent stage, which is anticipated by the applicant if Private Plan Change 24 is approved by Council.

It is appropriate that Council be aware of these concerns now as it will give certainty to both the submitter and Council that they will be issues in the future, if Private Plan Change 24 is accepted and the anticipated subsequent subdivision and development occurs on the site.

In regards to the submitter's comments about not being contacted during the pre-consultation phase of Private Plan Change 24, the applicant has responded by confirming that a letter was sent out to the submitter, however the applicant regrets that it was not received due to powers beyond their control.

### **Recommendation**

It is recommended that the submission lodged by the Soma Medical Centre be **accepted** to the extent that their concerns are noted by Council in its decision.

**5. ANALYSIS OF PRIVATE PLAN CHANGE APPLICATION AND RECOMMENDATIONS**

Applicant:  
**Ludlam Developments Limited**

**Request of Applicant**

The property at 1 – 13 Ludlam Crescent has been purchased by Ludlam Developments Limited (the applicant) who has considered a variety of development options for the site. The applicant determined that the best use of the site would be to undertake a fee simple residential subdivision. To facilitate this use of the property, the applicant is seeking to rezone the site from its current Suburban Commercial Activity Area zone to General Residential Activity Area (Medium Density).

If this Proposed Private Plan Change is approved by Council, and the application site is rezoned to General Residential Activity Area (Medium Density), it is anticipated by the applicant that a 5 lot subdivision could be undertaken on this site. The 5 lot subdivision would comply with the minimum allotment size and design and standards of the Subdivision Chapter in the District Plan. The applicant’s assessment of effects contained within their Section 32 Report has been based off of the anticipated 5 lot subdivision. However, this subdivision does not form part of this Proposed Private Plan Change as should be taken as indicative only.

**Specific Comments**

Environmental Effects

The applicant has considered their proposal, including the indicative 5 lot subdivision as a base for assessment against the environmental effects of amenity and character, traffic, site contamination, infrastructure, economics. It is considered that any adverse effects of subdivision and development on the site would be appropriately managed by the provisions in the subdivision chapter and the General Residential Activity Area chapter in the District Plan.

Policy Analysis

The Resource Management Act 1991

The Proposed Private Plan Change is considered to be consistent with Part 2 of the Resource Management Act 1991 for the following reasons:

- The proposal would be consistent with the zoning of the immediately adjoining residential properties and the density allowed would be consistent with what is currently in the immediate and wider environments.

- Future owners of the site would be able to meet their social, economic and cultural wellbeing needs as the site is within close proximity to two suburban shopping centres as well as a bus stop and the Woburn Railway station.
- The loss of potential commercial space (as the site is currently zoned General Commercial Activity Area) is not considered to have a detrimental economic impact on the surrounding environment as it is unlikely that the site could be developed in a manner which would result in sustainable and integrated commercial development.
- The potential traffic generation which would arise from a maximum credible permitted or controlled development resulting from this Proposed Private Plan Change would be able to be accommodated on the local roading network without compromising the traffic safety or efficiency of the existing roading network.
- The site which is the subject of the Proposed Private Plan Change is not situated within a Significant Natural Resource as identified within the City of Lower Hutt District Plan and there is no significant vegetation located on the site which could be considered to be ecologically significant.
- The site does not contain a wetland, lake or river, and it is not on the margin of any of these.
- The site is not situated within the coastal environment.
- The proposed General Residential Activity Area (Medium Density) zone is consistent with the zoning of the adjoining residential properties. As such, the density of development which could result from rezoning the site would be in keeping with the character and visual amenity values of the wider environment.
- The levels of contaminants within the soil are within the Tier 1 criteria for residential development as defined within the Ministry for the Environment Guidelines.
- The site is highly modified and any site development works required to allow for the property to be used for residential purposes will be minimal.
- The potential traffic effects associated with rezoning the site would be less than if the site was developed in accordance with its current zoning.
- Existing services within the local environment have sufficient capacity to service future residential development on the site.
- The principles of the Treaty of Waitangi have been taken into account by the applicant in the analysis of the Proposed Private Plan Change. The site does not contain any Significant Cultural Resources which are identified in the District Plan. Consultation has been carried out with the local iwi authorities as part of the statutory consultation during the formation of the Proposed Private Plan Change and they raised no concerns regarding this proposal.

### Regional Policy Statement

The Regional Policy Statement (RPS) for the Wellington Region sets out the regional perspective for managing the environment and providing for growth and its effects.

The RPS identifies the significant resource management issues for the region and outlines the policies and methods required to achieve the integrated sustainable management of the

region's natural and physical resources. The Soils and Minerals and the Built Environment and Transportation chapters of the RPS are considered to be most relevant to the Proposed Private Plan Change.

It is considered that the Proposed Private Plan Change is consistent with the objectives and policies of the Regional Policy Statement.

#### Proposed Wellington Regional Policy Statement

Greater Wellington Regional Council has undertaken a review of the Regional Policy Statement. The Proposed Regional Policy Statement was notified in early 2009 with a decision on submissions being made in May 2010. The Proposed Wellington Regional Policy Statement is currently subject to several appeals at the Environment Court. The relevant objectives and policies of the Proposed Regional Policy Statement are similar to the Operative Regional Policy Statement, being Soils and Minerals and Regional Form, Design and Function.

It is considered that the Proposed Private Plan Change is consistent with the objectives and policies of the Proposed Regional Policy Statement.

#### The Wellington Regional Strategy

The Wellington Regional Strategy (WRS) is a sustainable growth strategy that has been developed by the nine local authorities within the Greater Wellington Area, in conjunction with central government, and the region's business, education, research and voluntary sector interests.

The WRS does not address the residential zoning in general which is sought within this Proposed Private Plan Change. It is however considered that the Proposed Plan Change is not inconsistent with the outcomes sought within the WRS. The Hutt City Council has a number of strategies and plans that detail the priorities for the

City, namely:

- Economic Development Strategy 2009
- Environmental Sustainability Strategy 2009
- Long Term Council Community Plan (LTCCP) 2009

The Proposed Private Plan Change is considered to be consistent with the outcomes sought under the above strategies and plans.

#### Consistency with Surrounding District Plans

Section 74(2) (c) of the Act requires Council to consider the extent to which this Proposed Private Plan Change needs to be consistent with the plans or proposed plans of adjacent territorial authorities.

The Proposed Private Plan Change involves a small area of land which is located well within the boundaries of the City of Lower Hutt. It will have no effect on the plans or proposed plans of adjacent territorial authorities and will not be inconsistent with them.

## Area Wide Objectives of the District Plan

Chapter 1 of the City of Lower Hutt District Plan identifies the area wide objectives which the District Plan seeks to achieve. The area wide objectives which are considered to be relevant to the proposal are as follows:

### *1.10.1 Resource Management and the Tangata Whenua of Lower Hutt*

#### *Objective*

*To respond to the principles of the Treaty of Waitangi and other matters of significance to the tangata whenua as specified in the Act.*

#### *Policies*

- (a) To have particular regard to tangata whenua's desire to carry out kaitiakitanga.*
- (b) To protect waahi tapu and sites of cultural or historical significance to tangata whenua from desecration or disturbance.*
- (c) To recognise and protect the tangata whenua desire to maintain and enhance their traditional relationship with the environment.*
- (d) To consult with the tangata whenua when discharging functions and duties under the Act.*

### *1.10.2 Amenity Value*

#### *Objective*

*To identify, maintain and enhance the character and amenity values of the different activity areas.*

#### *Policy*

*To identify within all activity areas the general character and amenity values of that activity area.*

### *1.10.3 – Residential Activity*

#### *Objective*

*To accommodate residential growth and development through consolidation of the existing urban area but to allow some peripheral development.*

#### *Policy*

- (a) To provide opportunities for gradual intensification of residential densities by:*
  - (i) Enabling higher densities along major transport routes and near suburban focal points,*
  - (ii) Providing for infill development throughout the established residential areas to appropriate minimum standards, and*

*(iii) Managing the rate at which land at the periphery of the urban area is developed for residential purposes.*

#### *1.10.4 – Commercial Activity*

##### *Objective*

*To promote an integrated and hierarchical approach to commercial centres as communal focal points.*

##### *Policies*

*(c) Recognise the Suburban and Special commercial centres as the secondary areas in the hierarchy, being small scale with a limited number of activities servicing local area needs.*

*(d) Manage the nature and scale of activities in the commercial centres based on the integrated and hierarchical approach.*

*(e) Manage and restrict commercial and other activities located outside the identified commercial centres that have the potential to undermine or detract from the vitality and vibrancy of the commercial centres.*

The Proposed Private Plan Change is considered to be consistent with the above Area Wide Objectives and Policies of the District Plan. The Area Wide Objectives and Policies of the District Plan have an emphasis on higher density developments being located on main transport links that are near suburban focal points. As previously identified, there are two suburban shopping centres located less than 500m from the site. Furthermore, Ludlam Crescent is a main transport link and there is an established public transport network within walking distance of the site. Given these factors, it is considered that the proposed rezoning is consistent with the relevant objectives and policies pertaining to medium density residential development within the Hutt Valley.

The site is located in an established medium density residential area which is serviced by existing infrastructure. The location of the site on a main transport link, and the capacity within the local roading network means that the local environment will be able to accommodate the likely traffic generation which could result from future development of the site for residential purposes. Given these factors, it is considered that the proposed General Residential Activity Area (Medium Density) zoning is appropriate for the site and would allow for the maximum development potential to be realised while allowing for further consolidation of an existing established residential area. The proposal would result in the loss of an area of land which is zoned for commercial purposes. Located in close proximity are two suburban commercial centre, both of which contain vacant stores. These stores have been vacant for some time and are an indication that there is sufficient commercial space (if not an oversupply of space) within the immediate environment. Furthermore, the proximity of these existing commercial centres to the application site ensure that the local servicing needs of the local community would still be able to be met when the subject property is rezoned to General Residential Activity Area (Medium Density).

It is considered that given the above factors, the existing Area Wide Objectives and Policies are appropriate for the subject site and no site specific changes are proposed to these as

part of this application. It is considered that the proposed zoning of General Residential Activity Area (Medium Density) will maintain the amenity values and character of the local environment while allowing for the development potential of the site to be met. It is considered that maintaining the status quo will not be as effective or efficient in achieving these Area Wide Objectives and Policies.

#### General Residential Activity Area Objectives

The Proposal Private Plan Change is considered to be consistent with the relevant objectives and policies pertaining to the General Residential Activity Area (which also covers General Residential Activity Area (Medium Density)) of the City of Lower Hutt District Plan. The objectives and policies of the General Residential Activity Area which are considered to be relevant to this proposal are as follows:

##### *4A 1.1.1 – Residential Character and Amenity Value*

###### *Objective*

*To maintain and enhance the amenity values and residential character of the General Residential Activity Area of the City.*

###### *Policies*

*(a) That opportunity be provided for a diversity of residential activities.*

*(c) To ensure residential amenity values are retained, protected and enhanced through the establishment of a net site area per dwelling house.*

*(d) That adverse effects arising from noise, dust, glare, light spill and odour be managed.*

*(e) That vegetation and trees which add to the particular amenity values of the area be retained where practicable.*

##### *4A 1.1.2 Medium Density Residential Development*

###### *Objective*

*To ensure opportunity is made for higher density residential development around some commercial centres, along major transport routes, and where amenity values will not be affected adversely and where there is appropriate servicing of development.*

###### *Policies*

*(a) That opportunity for higher dwelling densities be made along major transport routes, around some commercial centres, in the residential area between Jackson Street and The Esplanade, Petone, where existing dwelling densities are higher, and where amenity values will not be affected adversely.*

*(b) To avoid, remedy or mitigate the adverse effects of higher dwelling densities on the surrounding area, caused by height of buildings, intensity, scale and location.*

#### *4A 1.2.1 Building Height, Scale, Intensity and Location*

##### *Objective*

*To avoid, remedy or mitigate adverse effects caused by building height, intensity and location on the amenity values of adjacent residential sites and the residential character of the surrounding residential area.*

##### *Policies*

*(b) To establish a minimum net site area and maximum site coverage to ensure opportunity is provided for higher density residential development where appropriate, without affecting adversely the amenity values.*

*(c) To ensure all new development is of a height and scale, which is compatible with surrounding residential development.*

*(d) To ensure a progressive reduction in height of buildings the closer they are located to a site boundary, to maintain adequate daylight and sunlight to adjoining properties.*

*(e) To manage the siting of all buildings so as to minimise detracting from the character and visual attractiveness of the surrounding residential activity area.*

*(f) To manage the siting of all buildings so as to minimise detracting from the amenities of adjoining properties.*

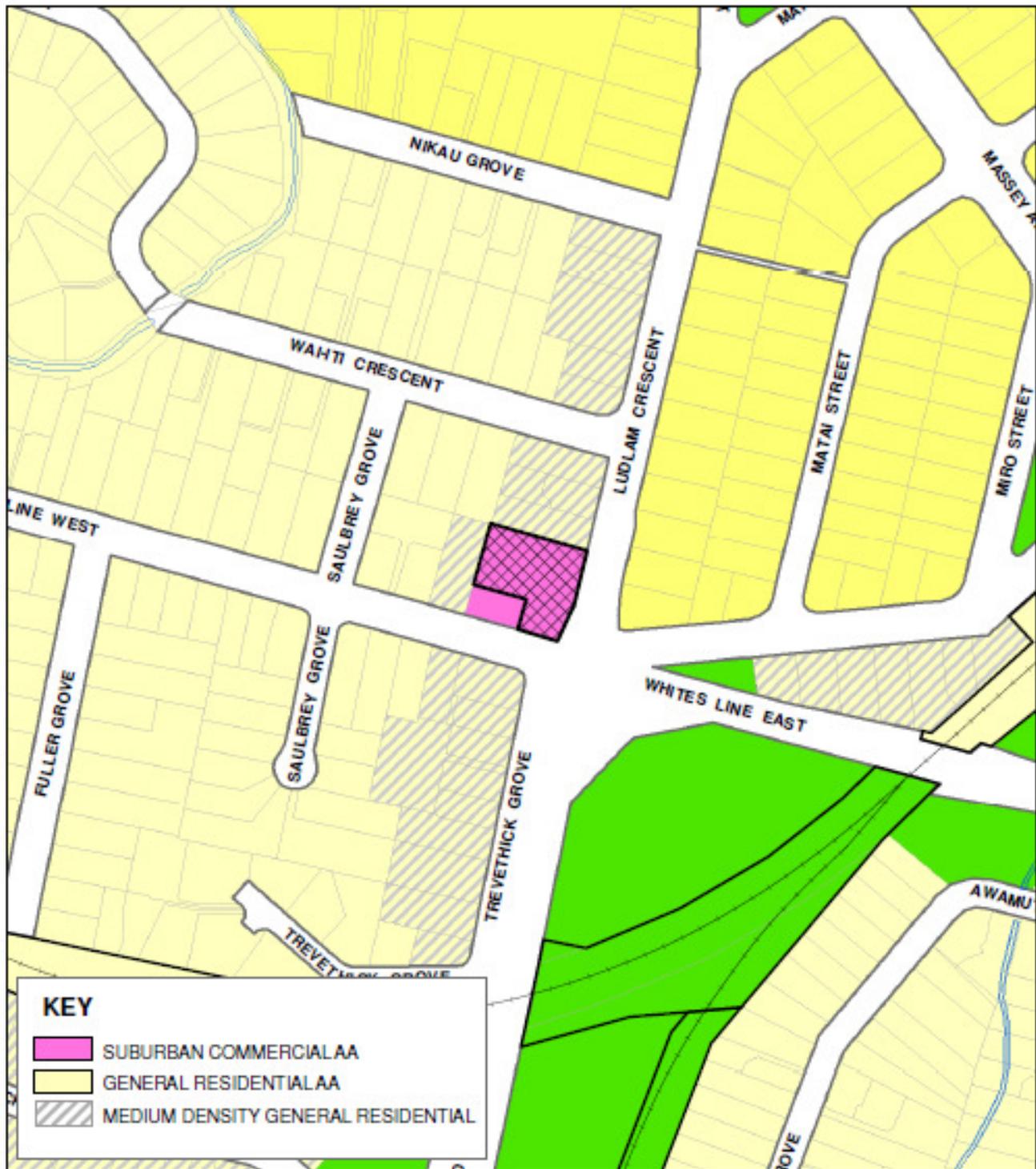
*(g) That where practicable, the siting of accessory buildings be managed to maintain safety and visibility during manoeuvres.*

The Proposed Private Plan Change is considered to be an effective and efficient means of achieving the above objectives and policies for the application site. It is considered that the rules within the General Residential Activity Area are sufficient to ensure that the amenity values and character of the application site, neighbouring properties and wider environment are maintained and no deviation from these existing objectives, policies and rules is sought as part of this application.

##### **Recommendation**

It is recommended that Proposed Private Plan Change 24 be approved without modifications by Council, taking into account submissions DPP12-5-24-001, DPP12-5-24-002 and DPP12-5-24-003.

**Appendix 1: Private Plan Change 24 as recommended to the District  
Plan Subcommittee**



## Proposed Plan Change 24

1-13 Ludlam Crescent, Woburn, Lower Hutt  
 Lot 1 DP 330343

 Land to be zoned General Residential Activity Area - Medium Density

Planning Map C5



District Plan - City of Lower Hutt



Scale 1:3000