



## KOMITI ITI WHAKAWĀ HEARINGS SUBCOMMITTEE

16 February 2022

Order Paper for the hearing to be held in the  
Council Chambers, 2nd Floor, 30 Laings Road, Lower Hutt,  
on:

**Monday 7 March 2022 commencing at 9.00am**

This meeting is held under the Red Traffic Light setting.

The purpose of the hearing is to consider a resource consent application for the construction of dwellings, earthworks, roading/civil works and associated 13 lot subdivision at 70 Maungaraki Road, Maungaraki

### Membership

Mr Robert Schofield (Independent Chair)

Cr Naomi Shaw

Ms Pam Hanna (Chair of the Petone  
Community Board)

For the dates and times of Council Meetings please visit [www.huttcity.govt.nz](http://www.huttcity.govt.nz)

## HEARINGS SUBCOMMITTEE

|                       |  |
|-----------------------|--|
| <b>Membership:</b>    | <b>An independent Commissioner plus a minimum of either 3 or 4 elected members (including the Chair) and alternates who have current certification under the Making Good Decisions Training, Assessment and Certification Programme for RMA Decision-Makers.</b> |
| <b>Meeting Cycle:</b> | <b>Meets as required</b>   |
| <b>Quorum:</b>        | <b>Half of the members</b>   |
| <b>Reports to:</b>    | <b>Regulatory Committee</b>  |

### **PURPOSE:**

To conduct the hearing of resource consent applications and related matters under the Resource Management Act 1991.

#### **Determine:**

- Hearing and deciding notified resource consent applications.
- Hearing and deciding objections to conditions imposed on resource consents.

#### **Conduct of Hearings:**

- To conduct hearings where these are required as part of a statutory process.
- Hearing of submissions required on any matters falling under the Terms of Reference for this Subcommittee.

#### **General:**

Any other matters delegated to the Subcommittee by Council in accordance with approved policies and bylaws.

### **NOTE:**

The Ministry for the Environment advocates that Councils offer specialist RMA training in areas of law which are difficult to grasp or where mistakes are commonly made. This is to complement the Good Decision Making RMA training that they run (which is an overview and basic summary of decision making, rather than an in-depth training in specific areas of the RMA). Therefore in order to facilitate this, the RMA training run for councillors that wish to be hearings commissioners is mandatory.

Reasons for the importance of the training:

1. Hearings commissioners are kept abreast of developments in the legislation.
2. Legal and technical errors that have been made previously are avoided (many of which have resulted in Environment Court action which is costly, time consuming and often creates unrealistic expectations for the community).
3. The reputation of Council as good and fair decision makers or judges (rather than legislators) is upheld.

**TE KAUNIHERA O TE AWA KAIRANGI | HUTT CITY COUNCIL**

**KOMITI ITI WHAKAWĀ | HEARINGS SUBCOMMITTEE**

Hearing to be held in the Council Chambers, 2nd Floor, 30 Laings Road, Lower Hutt on  
Monday 7 March 2022 commencing at 9.00am.

**ORDER PAPER**

**PUBLIC BUSINESS**

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2. **SUBMISSIONS (22/386)**  
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3. **S42A OFFICER REPORT FOR 70 MAUNGARAKI ROAD, MAUNGARAKI (RM200372) (22/394)**  
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Kate Glanville  
**SENIOR DEMOCRACY ADVISOR**

16 February 2022

File: (22/382)

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Report no: HSC2022/1/35

## Resource Consent Application for 70 Maungaraki Road, Maungaraki

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**RM200372**



# Subdivision and Land Use Consent Application and Assessment of Effects

70 Maungaraki Road, Korokoro

Prepared for:

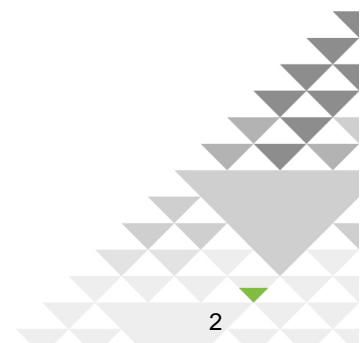
**Northe Street Partnership**

Ref: 29592

**Cuttriss**  
Surveyors. Engineers. Planners.

## APPLICATION FORM

|  |  |
|--|--|
| <b>APPLICANT</b>                                   | Northe Street Partnership  |
| <b>NAMES OF OWNER/S AND OCCUPIER/S OF THE SITE</b> | Stuart Allan McMillan  |
| <b>SITE ADDRESS</b>                                | 70 Maungaraki Road, Korokoro   |
| <b>LEGAL DESCRIPTION</b>                           | Part section 38 Maungaraki VILL<br>[RT: WN444/291]   |
| <b>DISTRICT PLAN ACTIVITY ZONE</b>                 | Rural Residential  |
| <b>TYPE OF RESOURCE CONSENT</b>                    | Subdivision and Land Use Consent   |
| <b>ADDITIONAL RESOURCE CONSENT/S</b>               | Greater Wellington Regional Council Consent for earthworks   |
| <b>DESCRIPTION OF APPLICATION</b>                  | Undertake a 13-lot subdivision in the Rural Residential Activity Area with associated earthworks.  |
| <b>DEPOSIT FEE</b>                                 | \$2,400.00   |
| <b>ADDRESS FOR SERVICE</b>                         | Oliver Clausen<br>C/- Cuttriss Consultants Ltd<br>PO Box 30429<br>Lower Hutt, 5010<br><a href="mailto:oliver.clausen@cuttriss.co.nz">oliver.clausen@cuttriss.co.nz</a> |
| <b>BILLING ADDRESS</b>                             | Stuart McMillan<br><a href="mailto:kiwistui@gmail.com">kiwistui@gmail.com</a>  |



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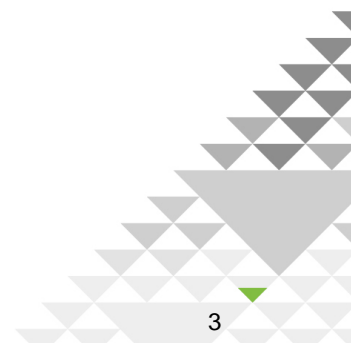
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## SECTION 1

**INTRODUCTION**

Resource consent is sought to undertake a 13-lot subdivision of 70 Maungaraki Road, Korokoro. The proposal will include creating 12 additional allotments, associated access way, vegetation clearance and earthworks to create developable sites. The proposal includes a vegetation protection area for the land surrounding the watercourse to the east of the site.

The resource consent application was originally lodged as a plan change. However, due to the fact that the Hutt City Council has embarked on the full plan review and the proposed zone for this plan change will most likely be abandoned, the plan change approach was revisited. After further consultation with Council it was agreed that a resource consent will be the most appropriate way to proceed with this development. Please note that the expert report ecology still makes reference to a plan change rather than this application. The Traffic report has been updated to review the subdivision layout in full. It is felt the ecological report is still fit for purpose.

Please refer to the attached assessment of effects that the proposed activity may have on the environment, in accordance with New Schedule 4 of the Resource Management Act 1991 ('the Act').

I have attached other information, as I have considered necessary, which is required to be included in the application by the Hutt City District Plan.

As this is an application for subdivision consent, I have also attached the following information that is sufficient to adequately define:

- a. The position of all new boundaries; and
- b. The areas of the new allotments; and
- c. A plan showing all associated earthworks to create access to the various allotments.



Oliver Clausen  
**Graduate Planner**  
Date: 16/10/2020



Linda Bruwer  
**Senior Planner**  
Date: 16/10/2020

## SECTION 2

**PROPOSED ACTIVITY****2.1 SITE DESCRIPTION****Physical Description**

Maungaraki Road is a winding Access Road located in Korokoro in the western hills of the Hutt Valley. No. 70 Maungaraki Road, Korokoro is currently vacant and comprises approximately 1.87 hectares of undeveloped land (Figure 1). The topography is moderately steep to steep, generally sloping from the western boundary along Maungaraki Road toward the eastern boundary with an intermittent stream adjacent to the eastern boundary. The hilly topography faces east to southeast overlooking the adjacent reserve land and has distant views of the harbour. The site has historically been grass covered however, over the previous four decades native bush has begun to regenerate and vegetation within the east of the site is beginning to reflect that of the council reserve to the east. Towards the road, vegetation becomes more exotic with large pockets of weeds and grassed areas. There are three intermittent streams on the site. The mainstem stream originates in the north of the site and flows south within the eastern boundary of the property before exiting at the south-eastern corner; and two side streams that originate to the west of the mainstem stream in minor gullies before they converge with the mainstem stream.

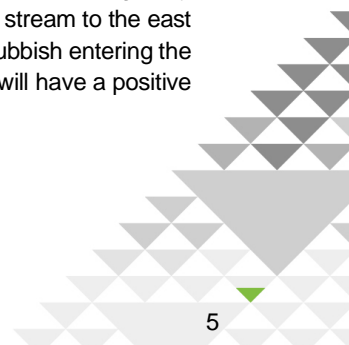
**Ecology**

No. 70 Maungaraki Road has variety of vegetation values within the site. The two main types of vegetation are regenerating mahoe- dominated forest and mixed weedlands. As depicted in the Ecology Report attached at **Appendix 3**, the immediate area in which the proposed development will occur is predominantly mixed weedlands.

In contrast, the area within the proposed vegetation protection area is predominantly regenerating mahoe- dominated forest. This area consists of a diverse amount of native plant species including seedlings and saplings of rangiora, kanono, red matipo, fivefinger, pigeonwood, marble-leaf, kohekohe and kawakawa. Protection of this area will contribute towards a more developed, long-term native forest community over time, similar to that of the adjoining Mahoe-dominated forest within the Jasmine Grove Forest Reserve.

A number of native fauna were also recorded to be present on site. Despite their presence, the site is unlikely to constitute a key foraging, nesting or resource area for any of these species. Any potential habitable use of the site for native species will likely take place within the vegetation protection area.

In addition to the above, the applicant advised that the currently vacant site is regularly used as a dumping ground for rubbish including household rubbish, tyres, etc. Given the topography of the site, debris and rubbish resulting from this are likely to end up in the stream to the east of the site. Development of the site will prevent this occurring and reduce rubbish entering the stream. As such, it is considered that the proposed subdivision of the site will have a positive outcome in this regard.



### Local Traffic Environment

Current nature of traffic and accesses in the area show an average flow of 592vpd to the north of the site and 1,132vpd to the south of the site. Given it is an Access Road, the primary function of Maungaraki Road is to accommodate slow moving vehicles, delivery goods, servicing, access to car parks and providing for pedestrians. Results from a sample speed survey show that the average speed is no more than 43km/h on a weekday morning along the frontage of the subject site.

### Legal Description

The subject site is legally described as Part Section 38 Maungaraki Settlement and Defined on Survey Office Plan 42/66, being a 1.8697Ha piece of land held in Record of Title WN444/291. There are no interests registered against the Record of Title. A copy of the Record of Title is provided at **Appendix 1**.

### Immediate Surrounding Environment

The land at 70 Maungaraki Road is zoned under the Rural Residential Activity Area of the District Plan is in close proximity to existing urban residential development and existing services. Development to the north-east is characterised by residential properties at Jasmine Grove that is zoned General Residential, these properties are located above the subject site. To the west is a single row of residential development along the upper side of Maungaraki Road that is zoned a mixture of General Residential and Hill Residential. The land to the rear (west) of these is generally characterised by native bush with a small number of scattered residential dwellings. To the immediate south of the site is the property at 68 Maungaraki Road which is comprised of a single dwelling and vegetation reflective of that on the subject site. Further south is the residential neighbourhood of Korokoro, including Korokoro School. East of the subject site is an unformed paper road and a Council reserve which extends to Maungaraki School and residential neighbourhood to the east.



Figure 1: Aerial view of subject site and surrounding locality

Adjacently to the east is an unformed legal road which is currently utilised as a walking track (as shown in the scheme plan). On the other side of the track is the Jasmin Grove forest Reserve, land owned by Hutt City council which is managed as a reserve. A number of walking tracks have been cut through this land and are enjoyed regularly by the wider public.

70 Maungaraki Road, Korokoro

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### Wider Urban Context

The subject site is located in the Lower Hutt suburb of Korokoro, situated directly north of Petone. The suburb occupies part of the western hills of the Hutt Valley; its eastern slopes overlook Petone and the Wellington Harbour. It is a desirable residential neighbourhood that enjoys access to various residential amenities due to its close proximity to the Lower Hutt and Petone CBD's. As mentioned above, it is also zoned for quality educational facilities such as Korokoro school to the south.

The local transport network provides access to main routes such as State highway 2 and the Petone Train Station. To link the site with the transport networks mentioned above, there is a bus route on Maungaraki Road with bus stops around a 750m walk from the site.

A number of recreational areas are situated in close proximity to the subject site, these include Korokoro Dam and Belmont Regional Park to the north and Percy's Scenic Reserve to the south.

The site is in an ideal position to be developed and can readily be serviced by existing infrastructure and social services.

The wider neighbourhood is predominantly zoned Hill Residential or General Residential, there are very few examples of Rural Residential zoning in the wider environment north-west of Petone. There are a number of reserves and open spaces areas owned by Hutt City Council or Petone Borough Council which are zoned General Recreational Areas.

### 2.2 DESCRIPTION OF PROPOSAL

Resource consent is sought to undertake a 13-lot subdivision of No. 70 Maungaraki Road, Korokoro.

The proposed subdivision seeks to create 13 residential allotments ranging in size from 1011m<sup>2</sup> to 2471m<sup>2</sup>. The lot sizes are in response to the zoning in the surrounding area. Sites to the west of this site is zoned Hill Residential and has a minimum lot size of 1000m<sup>2</sup>.

Due to the Rural Residential zone the proposal results in a number of non-compliances with minimum net site area, yard setbacks, allotment design and earthworks. Indicative dwelling locations have been shown on the plans. We are not proposing earthworks to create platforms for most of the sites. This will provide wider development options for future purchasers in terms of construction, design and location of dwellings.

In general, it will be difficult for the future development of the sites to comply with the yard setback criteria for the rural residential zone. To manage these non-compliances, it is Proposed to place consent notices on the titles of the new lots setting out yard setbacks that are similar to those of the adjacent Hill Residential zone. This will be as follows:

#### *Consent notice:*

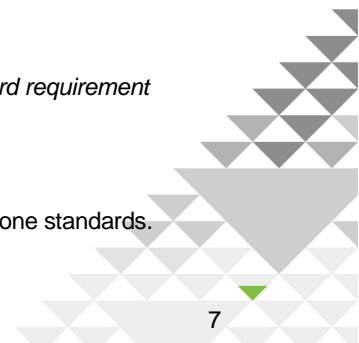
All buildings will comply with the following yard setback requirements:

*Front Yards: 4.5m- No allowance for accessory building within the front yard requirement*

*Side Yards: 3.0m*

*Rear Yards: 7.5m*

This is to ensure the proposed development is similar to the surrounding zone standards.



































































































































































































































































































16 February 2022

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## Submissions

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**Author:** Kate Glanville  
Senior Democracy Advisor



































































































16 February 2022

File: (22/394)

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Report no: HSC2022/1/37

**S42A Officer Report for 70 Maungaraki Road,  
Maungaraki (RM200372)**

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