

# SUBMISSION 181

## SUBMISSION ON PROPOSED PLAN CHANGE 50 – RURAL REVIEW TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

**TO:** Planning Policy Team,  
Upper Hutt City Council  
Private Bag 907,  
Upper Hutt 5140  
*Via email:* [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

**SUBMISSION ON:** Proposed Plan Change 50 - Rural Review to the Upper Hutt City  
Council District Plan

**NAME OF SUBMITTER:** Cannon Point Development Limited (Ltd.)

**ACTING AGENT FOR SUBMITTER:** Michael Hall,  
Urban Spaces Lead  
Awa Environmental Ltd.

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**1. The specific provisions of the proposed plan change that Cannon Point Development Ltd.'s submission relates to are:**

Proposed Plan Change 50 – Rural Review as included in the attached submission below.

**2. Trade Competition:**

Cannon Point Development Ltd. would not gain an advantage in trade competition through this submission.

**3. Cannon Point Development Ltd.'s submission is:**

Refer to submission points below. The relief sought by Cannon Point Development Ltd. is also outlined in the submission points below.

**4. Cannon Point Development Ltd. wishes to be heard in support of this submission.**

Cannon Point Development Ltd. would be prepared to make a joint case at the hearing if others make a similar submission.



17.11.2023

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Michael Hall  
Authorised Agent for Cannon Point Development Limited.

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Date

## 1. INTRODUCTION

### Cannon Point Development Ltd. – Overview and Interests in the Upper Hutt District

- 1.1 Cannon Point Development Limited (Ltd) is the owner and developer of land hereafter referred to as Cannon Point. Cannon Point is located approximately 2.5km north-east of Upper Hutt town centre, along the north-west boundary of Totara Park.
- 1.2 In this submission, six main sub-areas of Cannon Point are discussed. For the purpose of this submission, these have been termed: Stage 1, Stage 2, Stage 3, Western Extension, Eastern Extension and Top Terrace and are collectively referred to as ‘the Site’.
- 1.3 The borders of Stage 1,2 and 3 are shown on Figures A and B below. Stage 1 and 2 of the subdivision have been consented and implemented. Stage 3 has been through multiple pre-application meetings with Upper Hutt City Council (UHCC) and Greater Wellington Regional Council. Some of the site has been earth-worked under the consents for Stage 1 and 2. Consent for the remaining part of Stage 3 will be sought over 2023-2024. Future development will also be considered to the south-west of Stage 3 (Western Extension), the north-east of Stage 1 (Eastern Extension) and the west of Stage 2 (Top Terrace).



Figure A: Overall extent of Cannon Point Stages 1,2, and 3

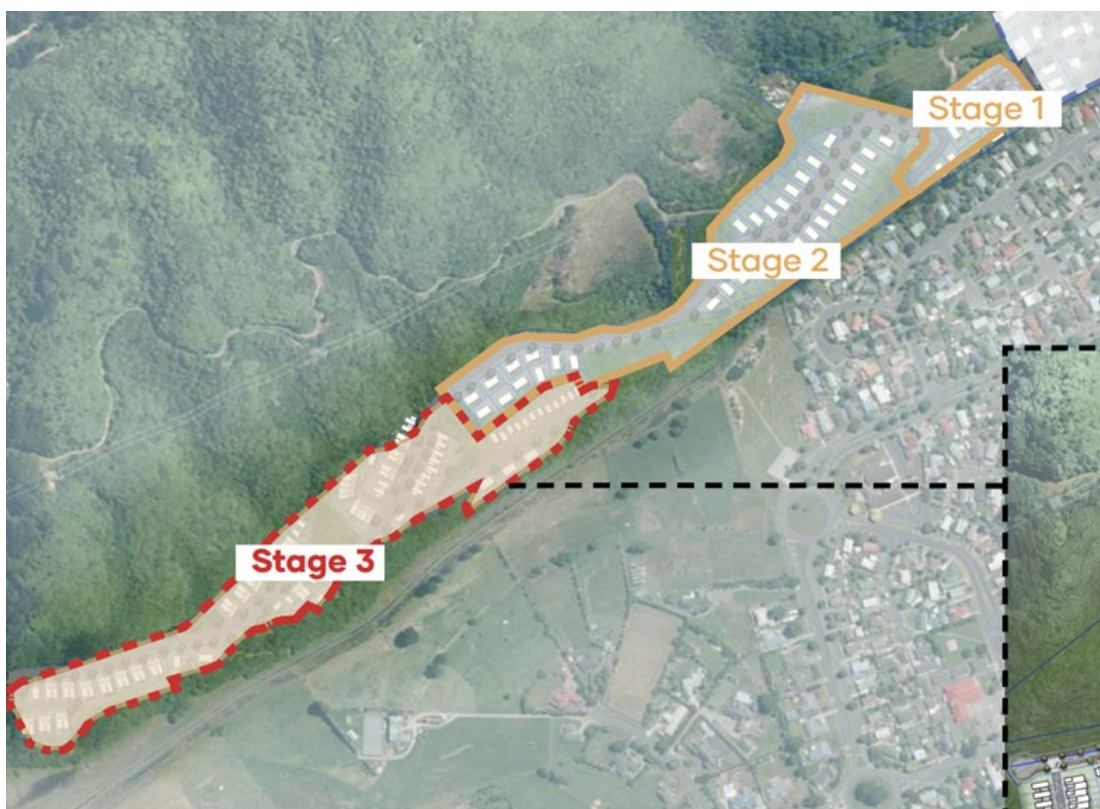


Figure B: Outline extent of Cannon Point Stage 1,2 and 3<sup>1</sup>

## Overview of Submission

1.4 Cannon Point Development Ltd.'s submission on PC50 is structured as follows:

- a) General summary of the submission
- b) Detailed relief sought (see Attachment 1)

## 2. GENERAL COMMENTS

2.1 Cannon Point Development Ltd. generally supports the proposed re-zoning of the Site to provide for the development of Cannon Point for residential use. In particular, the proposed re-zoning of the Eastern Extension, Stage 1 and Stage 2 and part of Stage 3 as General Residential is supported. The proposed re-zone of the Western Extension to Rural Lifestyle is also supported. However, some changes to the proposed zoning type and extent of Zones that affect the Site are sought to better provide for the development.

2.2 In summary, Cannon Point Ltd. seeks that:

The relief sought on the map in Appendix A is adopted by UHCC, which is summarised as follows:

- a) That the part the Stage 3 area, which is proposed under PC50 to be zoned Rural Lifestyle, be re-zoned to General Residential. This will better facilitate access to the already partially consented and implemented Stage 3 land and reflect pre-application discussions regarding the remainder of the Stage 3 development. It will also recognise the

<sup>1</sup> Cannon Point Draft Stage 3 Masterplan, 28/03/2023, Align

submitter's feedback to UHCC on the proposed Intensification Planning Instrument (IPI) plan change.

- b) That the area of the Top Terrace that is proposed under PC50 to be zoned General Rural be re-zoned General Residential to better provide for future development of the Site.

### **3. SPECIFIC SUBMISSION POINTS**

Without limiting the relief sought above, Cannon Point Development Ltd. seeks the amendments to the proposed PC50, and any consequential alterations, set out in Attachment 1.

## ATTACHMENT 1: SPECIFIC SUBMISSION POINTS

| # | Page No. | Plan Provision            | Support / Oppose | Comment  | Relief Sought   |
|---|----------|---------------------------|------------------|--|---|
| 1 | N/A      | Proposed PC50 Zoning Maps | Support in Part  | <p>Cannon Point Development Ltd, support some of the proposed zoning changes subject to this plan change that affect the Site.</p> <p>In particular, the proposed re-zoning of the Western Extension to Rural Lifestyle is supported.</p> <p>However, part of Stage 3 has been zoned Rural Lifestyle and this is not supported, as detailed in #2 below.</p> <p>This re-zoning reflects both consented and implemented works in Stage 1 and 2, the partially consented and implemented Stage 3 area and future development of the Western and Eastern Extensions. It also compromises the proposed development that has been planned to integrate with the proposed re-zoning of the Eastern Extension, Stage 1 and Stage 2 and part of Stage 3 as General Residential which has been implemented under the UHCC IPI Plan change (which is supported).</p> | That UHCC adopt the zoning proposed by Cannon Point Development Ltd. as shown on the Map in Appendix A. |
| 2 | N/A      | Proposed PC50 Zoning Maps | Oppose in Part   | <p><u>(i) The Rural Lifestyle Zoning of the south-western extent of Stage 3</u></p> <p>Whilst Cannon Point supports the proposed change of zoning of part of Stage 3 to General Residential (as detailed above) a portion of Stage 3, specifically the south-western extent, is</p>  | That UHCC adopt the zoning proposed by Cannon Point Development Ltd. as shown on the Map in Appendix A. |

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|  |  |  | <p>proposed to be re-zoned to Rural Lifestyle and this is not supported.</p> <p>This area (as identified on the map contained in Appendix A) is integral to the development of Stage 3. This will better facilitate access to the already partially consented and implemented Stage 3 land and reflect pre-application discussions with UHCC regarding the remainder of the Stage 3 development.</p> <p>In March 2023, the submitter requested alterations to the UHCC IPI plan change to include this area as General Residential zone (along with the Stage 1, Stage 2, Eastern Extension and remainder of the Stage 3 area). The submitter seeks consistency in the application of zoning across PC50 and the IPI.</p> <p>The benefits of the proposed re-zoning of these areas to General Residential Zone include:</p> <ul style="list-style-type: none"> <li>- Potential to deliver housing in proximity to urban areas</li> <li>- Availability of services (wastewater, stormwater, electricity, telecommunications etc)</li> <li>- Transport connections, including the potential for low-carbon and non-car modes</li> <li>- Urban consolidation – appropriate provision of greenfield development to the edge of the western hills.</li> </ul> <p>Potential adverse effects relating to visual and amenity aspects, ecological and water resources and agricultural production are appropriately able to be managed.</p> <p>These benefits, and proposed management of adverse effects, appear to have been recognised and provided for in the re-zoning of all but the south-western end of Stage 3 to General</p> |  |
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|  |  |  | <p>Residential under PC50. The reasons for this isolated omission are unclear and potentially may just be a mapping error.</p> <p><u>(ii) The General Rural Zoning of the northern extent of the Top Terrace area.</u></p> <p>In addition, it is sought that the General Residential Zoning proposed under PC50 to be applied to Stage 2, and part of the area adjoining this (the Top Terrace), be extended to the north. This extension of the proposed zone is shown on the Map contained in Appendix A.</p> <p>Cannon Point Development Ltd. would like to provide for the future residential development of this area.</p> <p>The Operative District Plan Zoning for the Top Terrace is Rural Lifestyle. It is considered that the General Rural Zoning which has been applied to the northern part of this area under PC50 is not appropriate.</p> <p>The National Planning Standards 2019 describe the General Rural Zone as:</p> <p><i>“Areas used predominantly for primary production activities, including intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location.”</i></p> <p>This is reflected in the description of the General Rural Zone, Background section, of PC50, p.73.</p> |  |
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|  |  |  | <p>The Top Terrace area is currently not used for primary production activities or activities that support this, or that require a rural location. This has been reflected in the General Residential Zoning applied to some of the Top Terrace, but not the northern extent of this area.</p> <p>Under the National Planning Standards 2019, the General Residential Zone is defined as:</p> <p><i>“Areas used predominantly for residential activities with a mix of building types, and other compatible activities.”</i></p> <p>This is recognised in the District Plan, as amended by the IPI. If the General Residential zone is extended as the submitter proposes, it is considered that this would be consistent with the intent of this zone and the associated objectives and policies under the UHCC District Plan and IPI. As part of the wider Cannon Point Development, it would provide for benefits as already outlined, with regard to other parts of the Site that have been re-zoned to General Residential under PC50.</p> <p>Potential adverse effects relating to visual and amenity aspects can be addressed during master planning of the site by layout of lots and design guidance for built development.</p> <p>Effects on ecological and water resources will be further researched as part of the site planning. Parts of the Top Terrace are subject to a draft Significant Natural Areas (SNA) overlay identified by UHCC. We understand this assessment has primarily been desktop related and the areas that are proposed to be included are covered by grass or gorse. Further evidence on this will be provided post this submission. However, this has</p> |  |
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|  |  |  | <p>not precluded General Residential Zoning being proposed by UHCC to other parts of the Site subject to this draft SNA overlay.</p> <p>With respect to agricultural production, the Top Terrace is not identified as Highly Productive Land and, as noted above, there is no significant loss of production potential relative to the benefits of housing creation.</p> <p>It is noted that High Voltage Lines traverse the proposed area of General Residential extension and any subdivision would create building platforms within 20m of these transmission lines. However, this scenario is provided for in the District Plan as a Restricted Discretionary Activity and any adverse effects could be managed through the design process, consultation with the utility operator and associated consent conditions.</p> <p>In addition, some of the outer extent of the Top Terrace appears to be included in the Proposed Plan Change 47 – Natural Hazards High Slope Risk overlay. Any adverse effects associated with development of the areas subject to this overlay can be appropriately managed through the design and consenting process.</p> |  |
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APPENDIX A: Cannon Point Development Ltd. Relief Sought – UHCC Proposed PC50 (Rural Review) Maps



# Cannon Point Development Ltd. Relief Sought – UHCC Proposed PC50 (Rural Review) Maps




Prepared by:  
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### Legend


Proposed Re-zoning Sought by  
Cannon Point Ltd.


 Area submitter seeks to re-zone  
General Residential

Plan Change 50 - Rural  
Review Zones


 General Residential

 General Rural

 Rural Production

 Rural Lifestyle

 Settlement

 Special Activity

