

THE TOWN AND COUNTRY PLANNING ACT 1953Statement of Objections to the Hutt County District Scheme
(Recommended Review No. 2)

To the County Clerk,
Hutt County Council.

UPPER HUTT CITY CORPORATION

Objection is lodged to the proposed Hutt County District Scheme (Recommended Review No. 2).

The Council's interests are affected as adjoining Local Authority.

The specific provisions of the Recommended Review to which objection is raised and the reasons for the objections to each are as follows:-

1. The provision for a commercial B zone of 1.72 ha. adjacent to the Silverstream Railway Station.

This Zone provides for 60% coverage which would permit a total commercial floor space of about 17,000 sq. metres. However, it is estimated that, assuming a catchment population of 12,000, a total of 5,000 sq. metres of shopping space only will be needed on the basis of .4 sq. metres per person. Accordingly, it is considered desirable to provide additional shopping space but that the extent should be limited.

2. The lack of provision for the parking of vehicles by commuters at Silverstream Railway Station.

With the estimated population growth in the area, there will be a need for a specific area at the Station to be set aside to provide commuter parking facilities.

3. The proposed zoning as "special residential" of the spur above the Silverstream Quarantine Station.

This spur is at the narrowest point in the gorge separating the Upper and Lower Hutt Valleys and at present is an important visual element in the green belt separating the two urban areas. The erection of houses on this spur would be a disruptive element in this visual buffer,

Upper Hutt

Dated

Per: *V. McCulloch*
D.A. McCulloch
Executive Member

and would adversely affect the amenities of the area by allowing urban development in the Upper and Lower Hutt Valleys to merge. Further, development of the spur would be in conflict with the town belt policy for the Mangaroa Hills as embodied in the Regional Planning Scheme.

The above objections would be met by:-

- 1. A reduction in the area of the Commercial B zoning at Silverstream to approximately 0.5 ha. and the imposition of more specific controls over such commercial development.
- 2. The provision of commuter parking facilities at Silverstream Railway Station.

3. The re-zoning of the Silverstream spur from "special residential" to "town belt" with a designation as "recreation reserve" if appropriate.

R.J. Vine,
TOWN CLERK.

30 November 1976

Upper Hutt City Corporation,
Private Bag,
UPPER HUTT.