

Consistency with Hutt City Council District Plan

The McKay/Shaw property is predominantly zoned “landscape protection” (except for an area zoned “residential hill” at the Waitohu Road end of the property). There tend to be constraints on development in areas zoned “landscape protection” largely due to the steepness of the land, access difficulties and native vegetation cover. These characteristics contribute to the character and amenity values of the land, and the areas are an important visual asset to Hutt City. The Hutt City Council District Plan includes the following policies relating to areas given a “landscape protection” zoning:

- *That the clearance of vegetation be managed to avoid, remedy or mitigate any adverse effects on the visual amenity values of the hillside environment.*
- *That significant trees which contribute to the amenity values of the hillside areas be retained where practicable.*
- *to preserve the natural features of the environment which contribute to the visual amenity values, and provide a visual backdrop to the City.*

This zoning, coupled with the steepness of the terrain, means that opportunities for the owner to capitalise on the land are limited. Officers consider that purchase of 21.5 hectares of the McKay/Shaw property for reserve, to protect the landscape and ecological values as well as the recreational ones, would be consistent with the objectives of the Hutt City Council District Plan for areas zoned “landscape protection”.

Consistency with the East Harbour Regional Park Management Plan

Policy 1.18 of the East Harbour Regional Park Management Plan provides for land acquisition as follows:

The Wellington Regional Council will consider opportunities for land acquisition as additions to the Park area as these arise. Criteria to be applied in assessing land purchase opportunities are:

- *rationalisation of land holdings in the Park area*
- *facilitation of public access*
- *protection of natural features, heritage sites, or scenic values*
- *enhancement of landscape or conservation values.*

The proposal to purchase approximately 21.5 hectares of the McKay/Shaw property meets all of these criteria.