

Proposed Private District Plan Change 58

**12 Shaftesbury Grove, Stokes Valley
Rezoning to Medium Density Residential Activity Area**

Summary of Decisions Requested and Full Set of Submissions

Further Submissions Open:

8 February 2024

Further Submissions Close:

22 February 2024

Public Notice

Public Notification of the Summary of Decisions Requested for Proposed Private District Plan Change 58 to the City of Lower Hutt District Plan

Clause 8 of the First Schedule – Part 1 of the Resource Management Act 1991

Proposed Private District Plan Change 58: 12 Shaftesbury Grove, Stokes Valley - Rezoning to Medium Density Residential Activity Area

Hutt City Council has prepared the Summary of Decisions Requested for Proposed Private District Plan Change 58.

The proposal is to rezone 12.5 hectares of the site at 12 Shaftesbury Grove, Stokes Valley from a combination of the Hill Residential and the General Recreation Activity Areas to Medium Density Residential Activity Area.

The proposed plan change would also introduce provisions to the Subdivision chapter of the District Plan that would apply to future subdivision of the site.

The proposed plan change was notified for submissions on 9 November 2023. The submission period closed on 8 December 2023. Three submissions were received.

The Summary of Decisions Requested and Full Set of Submissions can be viewed:

- on Council's website: hutt.city/pc58
- at the Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt

Copies can also be requested by contacting Hutt City Council:

- Phone: (04) 570 6666
- Email: district.plan@huttcity.govt.nz

The following persons can make a further submission in support of, or in opposition to, the submissions already made:

- Persons who are representing a relevant aspect of the public interest; and
- Persons who have an interest in the proposed plan change that is greater than the interest of the general public.

A further submission must be limited to a matter in support of or in opposition to the relevant submission. It must be written in accordance with Form 6 of the Resource Management (Forms, Fees and Procedure) Regulations and must state whether or not you wish to be heard in support of your submission at a hearing.

Further submission forms (Form 6) are available:

- on Council's website: hutt.city/pc58
- at all Hutt City Council Libraries
- at the Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt

If you make a further submission, please state clearly the reference number of the submission to which your further submission relates.

Further submissions close 22 February 2024

Further submissions may be lodged in any of the following ways:

- Email: district.plan@huttcity.govt.nz
- Post: District Plan Division, Hutt City Council, Private Bag 31912, Lower Hutt 5040
- In Person: Council Administration Building, 30 Laings Road, Lower Hutt

In addition to serving a copy of the further submission on Hutt City Council, a copy of the further submission must also be served on the person(s) whose submission(s) you are supporting or opposing within five working days of sending your further submission to Hutt City Council.

Jo Miller
Chief Executive

Summary of Decisions Requested

DPC58/001 Taitā College				
Sub. Ref.	Topic	Position	Decision Requested	Comments
1.1	General	Oppose	The submitter opposes the proposal and seeks that the Council engages with all people impacted by the proposal.	<p>The submitter comments on:</p> <ul style="list-style-type: none"> • Site stability, • Flora and fauna, • Significance to Māori, • Rubbish and waste, • Access to school land, and • Three waters infrastructure. <p>Further detail is provided below.</p>
1.2	Site stability	Oppose	-	<ul style="list-style-type: none"> • The site is steep and development could create slips that would impact upon the adjacent school land. • The submitter does not have confidence that the geotechnical and engineering requirements will be adequate to avoid site stability issues that are present in the Stokes valley area. • Erosion and sedimentation already occurs in the area. • The school site has had sediment deposited at the back of the school. • Runoff from development during extreme events will affect the site, including from extreme weather events. • Erosion jeopardises biodiversity and water quality.
1.3	Flora and fauna	Oppose	-	<ul style="list-style-type: none"> • The development site borders one of the few places with remnant native forest from the time of European settlement. • Creation of a road would impact flora and fauna. • The site is rich in cultural and botanical history [the submission gives a description of this history. • The submitter notes the presence of indigenous freshwater species exist in the area. • The submitter notes the presence of indigenous birds in the area. • Vegetation would need to be removed for the development.

				<ul style="list-style-type: none"> The area should be in a zone which ties in with the Halo Project and Predator Free 2050.
1.4	Significance to Māori	Oppose	-	<ul style="list-style-type: none"> The area is important to Ngāti Rākaiwhakairi who had a pa in the vicinity of the Silverstream Retreat.
1.5	Rubbish and waste	Oppose	-	<ul style="list-style-type: none"> Rubbish and waste from the development site will find its way into the surrounding vegetation.
1.6	Access to school land	Oppose	-	<ul style="list-style-type: none"> The subdivision may bring people onto the school property and the submitter seeks rules to protect the unique qualities of the school site, noting concerns with the safety of the old farm road.
1.7	Three waters infrastructure	Oppose	-	<ul style="list-style-type: none"> Stormwater and wastewater should be directed back to Koraunui/Stokes Valley and not into the vegetated hillside, which would mean all stormwater and sewage would run out following the streets towards Koraunui and water would be sourced from the water tank or Stokes Valley.

DPC58/002 Greater Wellington Regional Council				
Sub. Ref.	Topic	Position	Decision Requested	Comments
2.1	General	Not stated	That the plan change does not proceed.	<p>The submitter states that they do not consider the plan change necessary at this time. Reasons given relate to:</p> <ul style="list-style-type: none"> Risk of indigenous biodiversity loss, with reference to the Regional Policy Statement and the National Policy Statement for Indigenous Biodiversity, Existing development capacity, and Proposed Change 1 to the Natural Resources Plan.
2.2	Natural and geotechnical hazards	Amend	That the geotechnical recommendations in the Torlesse Report are followed.	<ul style="list-style-type: none"> To manage appropriately manage risks from natural and geotechnical hazards, the recommendations in the Torlesse Consulting Assessment (attached to the proposed plan change) should be followed.

2.3	Building platforms	Amend	Building platforms are sited on the low to moderate aspects of lots less than 26 degrees.	<ul style="list-style-type: none"> The submitter notes that the development area in proposed Appendix Subdivision 10 is mainly along the ridge.
2.4	Public and active transport	Amend	Provision for safe, accessible active transport links through and out of the development.	<ul style="list-style-type: none"> That public and active transport links are made to be convenient and accessible alternatives for residents.
2.5	Regional Policy Statement	Amend	<p>Application of techniques to recognise impacts of development, including:</p> <ul style="list-style-type: none"> Water sensitive design, Management of downstream effects, Minimisation of contaminants, Maintenance of habitat corridors, Buffering, Habitat provision for core species, and Application of the effects management hierarchy. 	<ul style="list-style-type: none"> Proposed Regional Policy Statement Change 1 and the operative Regional Policy Statement contain direction to mitigate adverse effects on biodiversity, terrestrial and freshwater including impacts beyond the site and the use of the precautionary approach.
2.6	Geotechnical assessment	Support	Retain as notified	<ul style="list-style-type: none"> Supports the requirement for a geotechnical assessment to address potential slope stability issues and considers it appropriate that it is prepared by a suitably qualified expert.

DPC58/003 Graeme Adrian				
Sub. Ref.	Topic	Position	Decision Requested	Comments
3.1	Water supply	Oppose	Construction of a new water reservoir is to service the plan change area and address existing water supply issues in the wider catchment.	<ul style="list-style-type: none"> The water supply would not meet current water supply standards. Residential properties in the surrounding areas have levels of service that do not meet current standards. A new reservoir could service the plan change site and address existing water supply issues in the wider catchment. There is a suitable site for a reservoir on Hutt City Council land (from the Infrastructure Report, Appendix 2 of the plan change request).

DPC58/004 Ashley Keown				
Sub. Ref.	Topic	Position	Decision Requested	Comments
4.1	Stormwater	Oppose	Do not approve without requiring a detailed plan to appropriately manage stormwater to protect the natural environment.	<ul style="list-style-type: none"> Current stormwater infrastructure is not adequate to meet demand from any proposed development of the site. The proposal to discharge to gullies lacks detail regarding effects on environmental health, erosion and flood risk.
4.2	Transport	Oppose	Do not approve without an alternate access into Stokes Valley to avoid increasing traffic via Holborn Drive and Logie Street.	<ul style="list-style-type: none"> The evaluation only considers access from Shaftsbury Grove and does not consider access to Stokes Valley and Hutt Valley. Holborn Drive and Logie St are narrow and have had accidents occur on them. Increasing traffic volume would increase the risk of injury and accidents. The single access into Stokes Valley is vulnerable. Disruption on Eastern Hutt Road has the potential to cut off access to Stokes Valley. Development would require additional public transport.

DPC58/005 Kathryn Martin				
Sub. Ref.	Topic	Position	Decision Requested	Comments
5.1	Indigenous vegetation	Oppose	Do not approve.	<ul style="list-style-type: none"> • The forest around Stokes Valley should be protected and cherished, noting climate and biodiversity crises. • The site is home of numerous birds, skinks, geckos and insects. • Housing development should focus on walkable, medium density neighbourhoods and not urban sprawl. • Nature provides benefits to humans and communities, including for health and as a carbon sink.

Full Submissions

DPC58/001 – Taitā College

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last hirini First simon	
Company/organisation	Taitaa College	
Contact if different	simon.hirini@taita.school.nz	
Address	Unit A Number 188 Street Eastern Hutt Road	
	Suburb Taitaa	
	City Te Awakairangi	Postcode 5019
Address for Service if different	Postal Address 188 Eastern Hutt Road	Courier Address
	Phone	Day (04) 567 8728 Evening 021 02425563
	Mobile	
Email		

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

The proposed development borders remnant native forests.
 Borders our site on hillside which is steep and marginal.
 Amenities would impact us.
 Cultural and botanical history of the site.
 Cultural value of the site.
 The sites' use for over 60 years.
 There are already erosion problems on our site.
 Will affect us through runoff.
 Lack of confidence in the geotechnical and engineering requirements.
 Detrimental infiltration by people into our catchment area
 Insurances must be negotiated before any decisions.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

Dear Sean Bellamy,
 Ng mhi o te w ki a koe, ehir koutou o te kaunhera.
 Teit College welcomes your invitation to give feedback on the application of M & J Walsh Partnership Ltd proposal to change the Lower Hutt District Plan.
 Te kahi te Aaramaki hira Te Mirofokaki Theke, ki Te Wharua, ki Te Twhrua Tara
 Kai ake ng kamo ki Te Kuru e t eka nai ka heko mai ai m Te Omoama
 Ruku atu ki Te Wairarata, ki Te Tia Tokopuaha, ki Te Karawata e kopo ake i ng urururunga roimata
 Muna te Wihahua e paki nei ki Te Awakeki, ki Te Rua Tuna, ki Te Anapapa
 Tere atu ki Te Waimiti e pako nei te , tna naktanga i a parawhenua
 Kei Te Kmanawa te wa'ora e pup ake mai t menemene i te tauraki
 Whiro atu ki Te Parat, ki Te Parat, ki Te Korokoro e whakamarumaru ana ki tna huinga i Te
 Wai.
 Anumia Te Ara Kpiko e taha ake ana i Te Parakokamuka, wha'a Te larere e tpi haere r ki runga i Te
 Rio Kahikatea, ki te karahiwi o Raumuka ki Pukeaha
 Tiroto kati ki te paenga mai o te Tai, e mai i runga i Te Wai o Orutu, i te Heretaunga, i Te
 Awakirangi
 Mahiwhiri ake i te whanga i hangala nei e Ngako te tanwha, i te tokotoua e Tara ki Hiraangi, ki
 Ahumara, ki Maungarangi, ki Tarawa, ki Remuhua
 Te taumata i rorapa ai ng kahi o i tiana a Hauauruanaha
 Ki te taunaha whenua e hira, kolanei te mauritau.
 Tihel Maurora
 Firstly, we would like to state that Teit College is investigating the viability of putting a large part of the
 property into covenant/carbon credit regime in order to protect the unique qualities of the site and add to
 the site's resilience. The proposed part of our site would border this new proposed plan change.
 We have real reservations about this plan for the following reasons.
 The proposed development borders one of the few places which have remnant native forest
 from the time of European settlement.
 "Pride through Success Honour through Service"
 A large section of the proposed site borders our property on hillside that is steep and marginal in
 terms of the ability to securely support housing. It would need severe deforestation of this
 marginal land and we would be sceptical that any measure undertaken to limit the impact of
 building here would not also create real potential danger (slops), which would likely impact on us
 due to the gradient and the density.
 The amenities on this hillside would need significant investment to ideally link and follow the
 systems that naturally run down and out via Holborn and Logle. This would entail signif cant
 extension and widening of the road taking up much of the flat land on top, further impacting upon
 the environment and flora and fauna.
 The proposed hillside site is rich in cultural and botanical history. It is just beginning to enter the
 3rd stage of 4 in terms of forest growth. Hence the proliferation of rewarewa and tanekaha on its
 slopes. The top of the school's property which borders this proposal is called 'Te Kuru', because
 it is the top of the trelaine and the beginning of the streams of Theke and Te Wairarata which
 empty at the back of the school. The northern side of Te Kuru descends to Te Twhrua Tara
 which is steep and prone to erosion that lands on the school site. The 'Totara Gorge' is so
 named because of the parent trees for our district lies in this gorge as a sentinel, the 'Te
 Mahuta of our locale. The 'korau', which is the origin of the suburb known as Korau/Stoves
 Valley also grows on the low land of this hillside. The southern side of the site sits on top of Te
 Rio Kahikatea, so named for the remnant kahikatea which stands in this small valley and seeds
 the surrounding environment. It is also one of the few remaining kahikatea which carpeted the
 entire Hutt Valley floor from the sea to the mountains. Both of these small valleys produce a rare
 spectacle where one will encounter tara and kahikatea growing side by side.
 This site has cultural significance, as it was important to the original local hapu, Ngii
 Rikahikurangi, who were resident at their p Hangan in the vicinity of the current Silverstream
 Retreat. They were a section of Ngii Tara and Ngii Ira and due to Rikahikurangi the esteemed
 ancestor of Ngii Tara and Ngii Ira, Teremoana (also the mountain on Kapiti Island), can trace
 descent from Hauauruanaha (the ancestor who named most of the rivers on the West Coast
 from Taranaki to Wellington).
 This site has been studied and used as a laboratory experiment by the government for over 60
 years. Our revitalisation efforts have assisted native freshwater species to survive and thrive,
 despite the fact their ability to traverse the water system from the main river has been made as
 difficult as possible. Within these streams, after successive years of monitoring, one is able to
 find koiwi (freshwater crayfish), tuna (both longfin and shortfin), juvene inanga/whitebait and
 three different types of koiwi - the banded and even the giant kokopuaporo (the presence of
 this fish shocked the scientists because it is rare. We caught them at 30cm in length). Because
 of the presence of these fish species we have resident kare which is an indicator of water
 quality and health. Other bird species that are resident and frequent on the site are tu
 probovika, huihua, moniro, ruru, kahu and karewa. This corner of the valley could and
 should be a zone which lies in with the Hato project and Predator Free 2050. The bird expansion
 from Zealandia will reach us soon and having areas where they can inhabit should be our
 primary goal.
 This site, Teit College and The Learning Connection, does have a problem with erosion and
 sedimentation already. It is more readily noticeable above Te Rio Kahikatea but also with Te
 Twhrua Tara. Due to the proliferation of windng pines in both zones it has meant that areas
 of these catchments are susceptible to, and now become increasingly problematic with, erosion.
 In Te Rio Kahikatea sedimentation and erosion have changed the way the water has run on its
 small flood plain. In the past 2 years we have had large amounts of sediment, tonnes, dumped
 "Pride through Success Honour through Service"
 onto the back of the school at Theke. In the coming years we would expect even further erosion
 due to more frequent extreme weather events. At the moment there are no plans to manage the
 erosion in these catchment areas apart from our revitalisation plan which is to begin to collect
 and propagate natives present in both these areas in order to plant out and cover the exposed
 slips that are beginning to open up. This erosion jeopardises the biodiversity of this site and the
 water quality. Te Kinaxava is the spring which borders Teit College and The Learning
 Connection and flows continually year-round, and because its source is unknown we are still
 uncertain as to how further slips and erosion will affect its flow.
 We expect that construction will seriously affect our site due to the nature of runoff from
 unintended and unforeseen events, such as cyclones, earthquakes and other extreme weather
 events. This will naturally find its way into the list of natural features we have already listed. Then
 there is the import of waste and rubbish onto the development site which will find its way,
 because of wind and rain, into parts of the bush that currently have minimal human footprint. The
 vegetation will need removal along with excavation after the development in ways which are not
 traceable currently. We seriously doubt that the material being used in the building of the houses
 will be beneficial to the natural environment.
 We do not have confidence that the geotechnical and engineering requirements on the western
 side of this proposed build site will be adequate and that the problems facing the hillsides on the
 motorway from Korau will also be the natural outcome of any building that may be perched on
 this even steeper hillside. We feel this is having trouble when we know the outcomes as we are
 dealing with them at the moment in Korau.
 The population of this subdivision will naturally increase infiltration by people into our catchment
 area and our property. We would want there to be a number of rigorous rules limiting certain
 privileges of any future owner on the site enforced by law, for example, pets, foliage and fauna
 planted, limited access requirements and other matters which would jeopardise our place's
 unique qualities. The council should also be aware that the old farm road up onto the ridge is
 dangerous due to the slope and fauna erosion on it. If it were to be resurfaced and

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:


Give precise details:

We oppose the proposal.
We are seeking that the Council will engage with all people impacted by this proposal which will seriously scale back the scope of the site due to its delicate nature.
We will be adversely impacted by this proposal.
There are important matters that need discussion and agreement before any change to the district plan.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,
I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter: 
(or person authorised to sign on behalf of submitter) Date
(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

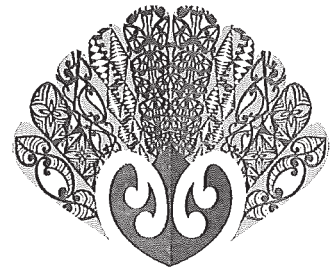
You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Taita College

188 Eastern Hutt Road
Lower Hutt 5019
New Zealand
Phone: 04 567 8728
Email: secretary@taita.school.nz



Tītiro Whakarunga Ki Ngā Puke

7 December 2023

Sean Bellamy

District Plan Review Team
(04) 570 6976
District.Plan@huttcity.govt.nz

Re: Proposed Private District Plan Change 58: 12 Shaftesbury Grove Stokes Valley Rezoning

Dear Sean Bellamy,

Ngā mihi o te wā ki a koe, otirā koutou o te kaunihera.

Taitā College welcomes your invitation to give feedback on the application of M & J Walsh Partnership Ltd proposal to change the Lower Hutt District Plan.

Takahia te Ararōnaki e hipa i Te Mōwairokiroki ki Tāheke, ki Te Wharau, Ki Te Tāwhārua Tōtara
Kai ake ngā kamo ki Te Kāuru e tū ake nei ka heke mai ai mā Te Omaoma
Ruku atu ki Te Wairarata, ki Te Tia Tokopuaha, ki Te Karawata e kapo ake i ngā turuturunga roimata
Murua te Wahahuka e paraki nei ki Te Awakeri, ki Te Rua Tuna, ki Te Anapaipa
Tere atu ki Te Waimimiti e pakoa nei te ū, tōna ruakitanga i a parawhenuamea
Kei Te Kōmanawa te waiora e pupū ake mai tē menemene i te tauraki
Whātoro atu rā ki Te Paratī, ki Te Paratā, ki Te Korokoro e whakamarumarutia ana ki tōna huinga i Te
Waitōpū

Arumia Te Ara Kōpiko e taha ake ana i Te Parakokamuka, whaia Te Iarere e tipi haere rā ki runga i Te
Riu Kahikatea, ki te karahiwi o Raumānuka ki Pukeatua
Tirotiro kau atu ki te paenga mai o te Taitā, e ū mai i runga i Te Wai o Orutu, i te Heretaunga, i Te
Awakairangi
Māwhitiwhiti ake i te whanga i hangaia nei e Ngake te taniwha, i te tokotoru a Tara ki Mātairangi, ki
Ahumairangi, ki Maungarangi, ki Tararua, ki Remutaka
Te taumata i rarapa ai ngā kanohi o tō tīpuna a Haunuiānanaia
Kāti te taunaha whenua e hine, koianei te mauritau.
Tihei Mauriora!

Firstly, we would like to table that Taitā College is investigating the viability of putting a large part of the property into covenant/carbon credit regime in order to protect the unique qualities of the site and add to the site's resilience. The proposed part of our site would border this new proposed plan change.

We have real reservations about this plan for the following reasons:

- The proposed development borders one of the few places which have remnant native forest from the time of European settlement.

- A large section of the proposed site borders our property on hillside that is steep and marginal in terms of the ability to securely support housing. It would need severe deforestation of this marginal land and we would be sceptical that any measure undertaken to limit the impact of building here would not also create real potential danger (slips), which would likely impact on us due to the gradient and the density.
- The amenities on this hillside would need significant investment to ideally link and follow the systems that naturally run down and out via Holborn and Logie. This would entail significant extension and widening of the road taking up much of the flat land on top, further impacting upon the environment and flora and fauna.
- The proposed hillside site is rich in cultural and botanical history. It is just beginning to enter the 3rd stage of 4 in terms of forest growth. Hence the proliferation of rewarewa and tanekaha on its slopes. The top of the school's property which borders this proposal is called Te Kāuru, because it is the top of the treeline and the beginning of the streams of Tāheke and Te Wairarata which empty at the back of the school. The northern side of Te Kāuru descends to Te Tāwhārua Tōtara which is steep and prone to erosion that lands on the school site. The 'Totara Gorge' is so named because of the parent tōtara for our district lies in this gorge as a sentinel, the Tāne Mahuta of our locale. The 'korau', which is the origin of the suburb known as Koraunui/Stokes Valley also grows on the low land of this hillside. The southern side of the site sits on top of Te Riu Kahikatea, so named for the remnant kahikatea which stands in this small valley and seeds the surrounding environment. It is also one of the few remaining kahikatea which carpeted the entire Hutt Valley floor from the sea to the mountains. Both of these small valleys produce a rare spectacle where one will encounter tōtara and kahikatea growing side by side.
- This site has cultural significance, as it was important to the original local hapu, Ngāti Rākaiwhakairi, who were resident at their pā Horopari in the vicinity of the current Silverstream Retreat. They were a section of Ngāi Tara and Ngāti Ira and due to Rākaiwhakairi the esteemed ancestor of Ngāi Tara and Ngāti Ira, Tūteremoana (also the mountain on Kapiti Island), can trace descent from Haunuiānaia (the ancestor who named most of the rivers on the West Coast from Taranaki to Wellington).
- This site has been studied and used as a laboratory experiment by the government for over 60 years. Our revitalisation efforts have assisted native fresh-water species to survive and thrive, despite the fact their ability to traverse the water system from the main river has been made as difficult as possible. Within these streams, after successive years of monitoring, one is able to find kēwai (freshwater crayfish), tuna (both longfin and shortfin), juvenile inanga/whitebait and three different types of kokopu - the banded and even the giant kokopu/parore (the presence of this fish shocked the scientists because it is rare. We caught them at 36cm in length). Because of the presence of these fish species we have resident kōtare which is an indicator of water quality and health. Other bird species that are resident and frequent on the site are tuī, pīwaiwaka, tauhou, miromiro, ruru, kaahu and kārearea. This corner of the valley could and should be a zone which ties in with the Halo project and Predator Free 2050. The bird expansion from Zealandia will reach us soon and having areas where they can inhabit should be our primary goal.
- This site, Taitā College and The Learning Connexion, does have a problem with erosion and sedimentation already. It is more readily noticeable above Te Riu Kahikatea but also within Te Tāwhārua Tōtara. Due to the proliferation of wilding pines in both zones it has meant that areas of these catchments are susceptible to, and now become increasingly problematic with, erosion. In Te Riu Kahikatea sedimentation and erosion have changed the way the water has run on its small flood plain. In the past 2 years we have had large amounts of sediment, tonnes, dumped

onto the back of the school at Tāheke. In the coming years we would expect even further erosion due to more frequent extreme weather events. At the moment there are no plans to manage the erosion in these catchment areas apart from our revitalisation plan which is to begin to collect and propagate natives present in both these areas in order to plant out and cover the exposed slips that are beginning to open up. This erosion jeopardises the biodiversity of this site and the water quality. Te Kōmanawa is the spring which borders Taitā College and The Learning Connexion and flows continually year- round, and because its source is unknown we are still uncertain as to how further slips and erosion will affect its flow.

- We expect that construction will seriously affect our site due to the nature of runoff from unintended and unforeseen events, such as cyclones, earthquakes and other extreme weather events. This will naturally find its way into the list of natural features we have already listed. Then there is the import of waste and rubbish onto the development site which will find its way, because of wind and rain, into parts of the bush that currently have minimal human footprint. The vegetation will need removal along with excavation after the development in ways which are not traceable currently. We seriously doubt that the material being used in the building of the houses will be beneficial to the natural environment.
- We do not have confidence that the geotechnical and engineering requirements on the western side of this proposed build site will be adequate and that the problems facing the hillsides on the motorway from Koraunui will also be the natural outcome of any building that may be perched on this even steeper hillside. We feel this is inviting trouble when we know the outcomes as we are dealing with them at the moment in Koraunui.
- The population of this subdivision will naturally increase infiltration by people into our catchment area and our property. We would want there to be a number of rigorous rules limiting certain privileges of any future owner on the site enforced by law, for example, pets, foliage and fauna planted, limited access requirements and other matters which would jeopardise our place's unique qualities. The council should also be aware that the old farm road up onto the ridge is dangerous due to the slips and fauna growing on it. If children, who are resident and are naturally inquisitive, were to be operating in this space it could result in fatalities, if there isn't serious effort to limit the threat that this space poses.
- We seek assurance that the 3 waters' infrastructure would be directed back toward Koraunui/Stokes Valley so as not to pass through bush currently undisturbed by such loading. This would also mean that all stormwater and sewage would run out following the streets toward Koraunui, and water would be sourced from that direction or the water tank.

Taita College expects to be informed and engaged in any discussion and plan to develop the part of the zone which borders our property because of the topography. We also expect to be informed of all amenities to be placed on the site, where their outlet will be directed, how this build could minimise its impact and how the developers intend to enhance the space and its biodiversity that we believe we need to be cognisant of because of the work we are undertaking.

Sincerely

The Community of Taitā College

Principal: Linda Pye



DPC58/002 – Greater Wellington Regional Council

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Arnesen First Nicola	
Company/organisation	Greater Wellington Regional Council	
Contact <i>if different</i>	Louis Schwer	
Address	Unit	Number Street
	Suburb	
	City	Postcode
Address for Service <i>if different</i>	Postal Address	Courier Address
	100 Cuba Street, Te Aro, Wellington 6011	
Phone	Day	Evening
	Mobile 021 229 4834	
Email	louis.schwer@gw.govt.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

See attached submission.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

See attached submission.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

See attached submission.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

(a signature is not required if you make your submission by electronic means)

	8/12/2023 <i>Date</i>
--	---------------------------------

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

By email

8 December 2023

100 Cuba Street, Te Aro
PO Box 11646,
Wellington 6011
T 04 384 5708
www.gw.govt.nz

Submitted to: District.Plan@huttcity.govt.nz

Submission on Private Plan Change 58

REASON FOR SUBMISSION

1. The Greater Wellington Regional Council (Greater Wellington) wishes to make a submission on Proposed Private Plan Change 58 (**the Private Plan Change**) pursuant to Schedule 1 clause 6 of the Resource Management Act 1991 (**the Act**). This submission is from Greater Wellington officers.
2. Greater Wellington appreciates the efforts to mitigate potential adverse effects of the Private Plan Change, including the development of a Lizard Management Plan. However, given the potential risk of indigenous biodiversity loss, and the development capacity enabled by the recent Hutt City Council Intensification Planning Instrument, we do not consider that the Private Plan Change is necessary at this stage.
3. The site currently contains substantial areas of indigenous vegetation and associated values for habitat and connectivity, which are recognised by the Ecology study informing the Private Plan Change. The dominant presence of Mānuka onsite also represents the beginning of a succession process toward other indigenous forest species.
4. Two areas onsite have previously been identified as potentially meeting the criteria for indigenous ecosystems and habitats with significant indigenous biodiversity values according to RPS Policies 23 and 24, which are not yet given effect to in the Hutt City District Plan. Additionally, any adverse effects on indigenous biodiversity resulting from new subdivision, use, or development need to be managed in accordance with the National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB), including both areas identified as Significant Natural Areas (SNA) as well as areas of indigenous biodiversity outside of SNA. Where an area is identified to be a potential SNA, the NPS-IB requires territorial authorities to undertake an assessment as soon as practicable.

5. We also note that parts of the Plan Change would be considered 'unplanned greenfield development' by Proposed Change 1 to the Natural Resources Plan (notified 30 October), and therefore be subject to Rule WH.R13 regarding the discharge of stormwater from impervious surfaces.
6. For the reasons above, Greater Wellington would prefer that this Private Plan Change did not proceed. However, if it were to proceed, we would seek some amendments to strengthen protection of indigenous biodiversity. We also seek some amendments relating to slope stability and transport, as detailed in Attachment 1. Our amendments seek to ensure effective implementation of the RPS.
7. We would appreciate the opportunity to work with Hutt City Council on the approach to this Plan Change, and our relief sought, going forward.

RELIEF SOUGHT

8. Greater Wellington requests that amendments are made where sought in this submission, and any necessary consequential amendments.

FURTHER INVOLVEMENT

9. Greater Wellington wishes to be heard in support of its submission. We would also welcome the opportunity to clarify and further discuss the matters raised.



Nicola Arnesen

Manager Policy

Address for service:

Louis Schwer
Policy Advisor
Greater Wellington Regional Council
PO Box 11646
Manners Street
Wellington 6142
T 021 229 4834
E Louis.Schwer@gw.govt.nz

Attachment 1: Specific comments on Private Plan Change

Note that these points are in addition to those made in the submission letter and they should be read together.

Provision	Submission	Reasons	Relief sought
General	Amend	To appropriately manage the risks from natural and geotechnical hazards (including soil strength for foundations, stormwater control and slope failure hazards), the geotechnical recommendations outlined in the Torlesse Consulting assessment contained in APPENDIX F of the Cuttriss report and section 7.2 of the s32 evaluation report should be followed.	Follow the geotechnical recommendations as per those outlined in the Torlesse Consulting assessment contained in APPENDIX F of the Cuttriss report and section 7.2 of the s32 evaluation report.
General	Amend	We note that the development area identified in Appendix Subdivision 10 is mainly along the ridge.	We recommend that the building platforms are sited on the low to moderate aspects of the lots <26 degrees.
General	Amend	<p>We note the recognition in the transport assessment that access to existing active and public transport links is feasible for future residents. We urge that every effort is made to ensure that active and public transport modes to be readily accessible and convenient alternatives to private car use.</p> <p>We recommend that the development is designed in a way that facilitates the use of active and public transport through and out of the site to facilitate the use of these modes, consistent with direction in RPS Change 1 (Policy CC.1, Policy CC.2, Policy CC.9, Policy 55).</p>	Provide for safe, accessible links through and out of the development via active modes, to facilitate the use of active and public transport.

General	Amend	RPS Change 1 (e.g. Policy FW.3) and the operative RPS (e.g. Policy 47) contain significant direction to mitigate potential adverse effects of subdivision, use and development on indigenous biodiversity, both terrestrial and freshwater. This includes impacts beyond the immediate site of development, and the use of a precautionary approach.	For consistency with RPS Change 1, apply techniques to recognise the impacts of subdivision, use and development within and beyond the immediate development site. This includes the application of water sensitive urban design principles and methods to manage downstream effects and minimise contaminant generation, the maintenance of habitat corridors, adequate buffering, providing seasonal or core habitat for indigenous species, and applying the effects management hierarchy.
11.2.3(h)(B.)	Support	<p>We support the requirement for a geotechnical assessment to address potential slope stability issues upon the first application for subdivision under the rules.</p> <p>We consider it appropriate that the geotechnical assessment is prepared by a suitably qualified expert demonstrating that:</p> <ul style="list-style-type: none"> • The resulting allotments are able to accommodate the intended use and development. • The risk from any slope instability can be avoided, remedied or mitigated. • The subdivision will not increase or accelerate land instability on the site or adjoining properties. 	Retain as notified.

DPC58/003 – Graeme Adrian

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Adrian First Graeme	
Company/organisation		
Contact if different		
Address	Unit Number 24 Street Fenchurch Grove	
	Suburb Stokes Valley	
	City Lower Hutt	Postcode 5019
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0274079888	
Email		

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

58

Title of Proposed District Plan Change:

12 Shaftesbury Grove, Stokes Valley, Rezoning to Medium Density Residential Activity Area

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

Water Supply:

The provision of a reticulated water supply network and any measures proposed to achieve an adequate domestic and fire-fighting water supply.

The extent of compliance with the Wellington Water Regional Standard for Water Services December 2021.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

How can you approve the rezoning of this site when there is currently no plan to upgrade the existing fresh water supply for Stokes Valley Hills? The residential houses in that area already have water supply issues and it is well documented that the existing water supply doesn't meet current standards.

As per, Private Plan Change Request for 12 Shaftesbury Grove – Section 32 Evaluation, page 75, paragraph 223-225. The fresh water supply will not meet the current water supply standards. Also, a large number of surrounding residential properties also have levels of service that do not meet current standards. A potential solution being would be to build a new reservoir that would not only service the private plan change site but also address the existing water supply issues in the wider catchment.

Cuttriss also reiterate this as per, Infrastructure Report, Ref: 29437, 2 August 2023, under ASSESSMENT - WATER SUPPLY. Stating the following:

"The GHD report found that a proposed development of 12 Shaftesbury Grove could not be serviced for water supply from the existing reticulation, but that a suitable site for a new reservoir lay some 750m from the southern end of the application site on Council owned reserve land, at an elevation of approximately 215m above sea level, Wellington Vertical Datum 1953"

"The GHD report further concluded that the possible new reservoir and associated infrastructure could be further up-sized and connected to the upper Holborn area to resolve existing water supply deficiencies."

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

That you construct a new reservoir that would not only service the private plan change site but also address the existing water supply issues in the wider catchment.

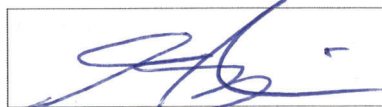
(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



8/12/2023
Date

(a signature is not required if you make your submission by electronic means)

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Where to send your submission

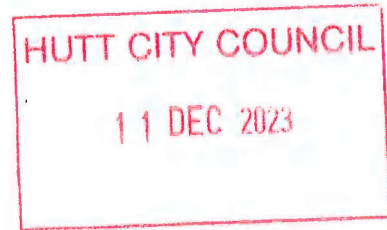
- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

DPC58/004 – Ashley Keown

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last	Keown	First	Ashley	
	Company/organisation				
Contact if different					
Address	Unit	Number	7	Street	Ferchurch Grove
	Suburb				Stokes valley
	City		lower Hutt	Postcode	
Address for Service if different	Postal Address			Courier Address	
Phone	Day		Evening		
	Mobile				022 4323 776
Email	ashkeown@gmail.com				

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No: 58

Title of Proposed District Plan Change: 12 Shaftesbury Grove Stokes Valley
- Rezoning to Medium Density Residential Activity Area

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. The specific provisions of the proposal that my submission relates to are:

Give details:

PART 4
Section 7.1 - Infrastructure

- Stormwater
- Roading and access

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose part 4 on the basis that the ~~evaluation~~ proposed amendments do not adequately address issues identified in the evaluation.

Stormwater

As noted in the evaluation, current stormwater infrastructure is not adequate to meet demand from any proposed development of the site. The proposal to discharge to the gullies lacks detail on how the nature of this discharge will be managed to protect environmental health & avoid erosion or flood risks downstream.

Roading and access

The evaluation considers only access from Shaftesbury Grove, and does not appear to address the far more important issue of access to Stokes Valley and out to Hutt Valley. Holborn Drive is narrow & winding - already a cause of frequent accidents. Logie Street is similarly dangerous, although shorter. Increasing the volume via either of these streets/roads would increase risk of injury and accidents. (continued overleaf)

(Please use additional pages if you wish)

(Continued from overleaf)

In addition to the risk posed by more traffic on Holborn + Logie, there are also ongoing issues with access to Stokes Valley from Hutt Valley. The single entrance/exit is highly vulnerable, as current issues with slope stability have highlighted. While the early delays > 1 hr (when first changes to road layout were made) have improved, disruption north or south on Eastern Hutt road have potential to cut off access to Stokes Valley.

Before any further development is considered up on Shaftesbury, I suggest construction of an additional route in/out of Stokes Valley be undertaken - perhaps via the original proposed route at the corner of Holborn (adjacent to 188, opposite 185).

Further development up here would also necessitate an increase in frequency of public transport. The current 121 route does not run often enough to be reliably used for commuting.

7. I seek the following decision from Hutt City Council:

Give precise details:

Do not approve plan change without first requiring detailed plan to manage infrastructure issues, namely:

- appropriate management of stormwater to protect natural environment
- alternate access into Stokes valley to avoid increasing traffic via Holborn Dr + Logie St.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission, I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	08/12/2023 Date
---	--------------------

(a signature is not required if you make your submission by electronic means)

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

DPC58/005 – Kathryn Martin

From: [Kathryn Martin](#)
To: [District Plan Review Team](#)
Subject: [EXTERNAL] Objection to Proposed Private District Plan Change 58 to the City of Lower Hutt District Plan
Date: Tuesday, 19 December 2023 8:22:39 AM

Kia ora,

Today I saw this public notice on the Stokes Valley Facebook message board:
<https://www.huttcity.govt.nz/council/district-plan/district-plan-changes/proposed-district-plan-changes/proposed-private-district-plan-change-58?fbclid=IwAR3Sbxzo1ra3f3VKHXe47IUMNaJGyop1dgxOHUWunGdtqfNqNoUuhHEg1cU>

I am a resident of Stokes Valley. I completely and fully object to this proposal.

I do not have any trade competition advantages. I wish to be heard at a hearing.

The belt of forest around Stokes Valley is an incredible last stand of forest that should be protected and cherished. I have absolutely no idea why the Council wishes to eat away at irreplaceable forest, when we are in the middle of twin climate and biodiversity crises.

I understand we need housing. But we need to be building UP, not OUT. What happens when there's literally no more forest that can be cut down? We will have no more room to grow, and no forest to benefit from. And though I know this will fall on deaf ears, the chunk of land you're wanting to build on is already the home of numerous birds, skinks, geckos, and insects. As the biosphere is on the brink of collapse, we need to be taking every measure to work WITH nature, not against her. We need to be building walkable, medium density neighbourhoods, not adding to the suburban sprawl.

The presence of nature provides countless benefits to humans and communities. A forest is scientifically proven to boost health. A tree is the most efficient carbon sink.

At some point, we need to say ENOUGH. We have cut down enough trees. We have removed enough natural habitat. We have taken ENOUGH land, and we need to make do with what we have. We have a huge Hutt valley with small houses on large lots. We have more than enough opportunity to densify our city so that people have homes, but just as importantly have an intact surrounding of natural spaces to visit, benefit from, and respect.

I can only pray you deny this proposal to cut away at the forest of Stokes Valley, and turn your attention to protecting nature and building homes in a way that is sustainable.

Sincerely,
Kathryn Martin

--

Kathryn Martin
Email: kathryn.guinn.martin@gmail.com
Cell: 021 250 4915

Addresses for Service

Submission Number	Submitter Name/Organisation	Email Address
DPC58/001	Taitā College	secretary@taita.school.nz
DPC58/002	Greater Wellington Regional Council	louis.schwer@gw.govt.nz
DPC58/003	Graeme Adrian	krugerdude@hotmail.com
DPC58/004	Ashley Keown	ashkeown@gmail.com
DPC58/005	Kathryn Martin	kathryn.guinn.martin@gmail.com