

# **Proposed District Plan Change 27**

**151 Holborn Drive: Rezoning part of the site as General Residential  
Activity Area**

## **Summary of Submissions**

**Publicly Notified:**

**22 MAY 2012**

**Further Submissions Close:**

**6 JUNE 2012 at 5.00pm**



# PUBLIC NOTICE

## Public Notification of the Summary of Submissions on Proposed District Plan Change 27 to the City of Lower Hutt District Plan

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

Hutt City Council has prepared the summary of submissions received on

### **Proposed District Plan Change 27 – 151 Holborn Drive: Rezoning part of the site to General Residential Activity Area**

The summary of the decisions sought and full copies of the submissions are available and can be inspected at

- All Hutt City Council Libraries; and
- Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt.

Alternatively, the summary of submissions is available on the Council website:

- <http://www.huttcity.govt.nz/Your-Council/Plans-and-publications/District-Plan/District-Plan-changes/District-Plan-change-27>

Copies can also be requested by contacting Hutt City Council:

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

## **Further Submissions close on 6 June at 5.00pm**

Persons who are representing a relevant aspect of the public interest or persons who have an interest in the proposed plan change that is greater than the interest of the general public can make a submission in support of, or in opposition to, the submissions already made.

### **You may do so by sending a written submission to Council:**

- Post: Environmental Policy Division, Hutt City Council, Private Bag 31912, Lower Hutt 5040;
- Deliver: Council Administration Building, 30 Laings Road, Lower Hutt
- Fax: (04) 570 6799;
- Email: [district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz)

**You must also send a copy of your further submission to the person on whose submission you are supporting or opposing within five working days of sending your further submission to Hutt City Council.**

The further submission must be written in accordance with RMA Form 6 and must state whether or not you wish to be heard on your submission. Copies of Form 6 are available from the above locations and the Council website.

Please state clearly the submission reference number to which your further submission relates.

**Tony Stallinger  
Chief Executive**

**22 May 2012**

## SUBMISSIONS RECEIVED

<b><i>Sub. No</i></b>	<b><i>Name/Organisation</i></b>	<b><i>Page No.</i></b>
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## SUMMARY OF SUBMISSIONS - PROPOSED PLAN CHANGE 27

Any new text that is proposed to be added is underlined, while any text proposed to be deleted has been ~~struck through~~.

Submission Number: DPC27/1					
Submitter	Sub. Ref.	Amendment & Provision	Support / Oppose	Reasons	Decision/Relief Sought
Wayne Robinson	1.1	Whole Proposed Plan Change	Oppose	Water supply: The water supply to my street and suburb would be adversely affected.	Do not proceed with the proposal and would like to see the council install speed humps (low profile) approximately 50-100 metres from the Kindergarten in both directions.
	1.2			Road safety: Road safety issues will increase with the increased amount of traffic along Holborn Drive area. As well as the Kindergarten in Holborn Drive, there are numerous young families living within the Holborn/Logie/Shafesbury streets, some of the properties are without fences and the children play on the footpath and at times on the street itself.  Having lived in the street since May 2005, I have seen many vehicles travelling at excess speeds along Holborn/Logie, it being link roads from two points on George Street. This is especially dangerous at the times the Kindergarten starts and ends with Vehicles lining both sides of the road at pick up and drop off times.	

Submission Number: DPC27/2					
Submitter	Sub. Ref.	Amendment & Provision	Support / Oppose	Reason	Decision/Relief Sought
Lance Pooley	2.1	Whole Proposed Plan Change	Does not oppose	Stormwater issues at Tiroiti Grove: *the extra loading on stormwater catchment at the end of right of way in between 15 and 20 Tiroiti Grove *requests regular maintenance and mowing of grass in the right of way so that there is no restricted flow of stormwater to street when flooding occurs *requests regular cleaning of stormwater drain catchment area, kept	That council addresses the stormwater issues and boundary anomalies in Tiroiti Grove.  That council permanently remove the blackberry bushes growing on the banks of the right of way and plant native trees to

			<p>clear of debris so the drain works to its full potential during high loading</p> <p>*requests new and upgraded safety fencing is installed around stormwater intake area after new sewer drain is laid – there are a number of young children in the neighbourhood and they use the right of way to gain access to a track up to Holborn Drive through the bush. When in flood the drain intakes become very dangerous indeed.</p> <p>*After the sewer drain is laid down the right of way, the ground from the stormwater catchment area should be sloped to street curb in one smooth gradient so when flooding occurs, the flow goes in this direction only.</p>	enhance the neighbourhood.
	2.2		<p>Boundary anomalies:</p> <p>*The photo map shows the boundary fences are in a different place to where they actually are on my property; there since purchase. Have been upgrading the existing fences at own cost. One fence is a concrete wall constructed by the council to stop stormwater overflow in floods from running down through 20 Tiroiti Grove and redirect it towards the street down the right of way.</p>	

Submission Number: DPC27/3					
Submitter	Sub. Ref.	Amendment & Provision	Support / Oppose	Reason	Decision/Relief Sought
John Upfold	3.1	Whole Proposed Plan Change	Oppose	<p>Recreational land is a precious resource and once it is gone it is gone. We have a responsibility to current and future generations to care for the land and the physical and spiritual well-being of the community i.e. Kaitiakitanga.</p> <p>The area at the top of Holborn is special. It is quiet and sunny and full of regenerating bush. Over recent years the native birds have been returning e.g. tui, kereru, morepork and fantails – what a delight they are.</p>	<p>That the land zoning for 151 Holborn Drive remain as is i.e. General Recreation Activity Area.</p> <p>That a dog designated exercise area be established on 151 Holborn Drive.</p>

			<p>We bought our house in 1988 and one of the key reasons for buying it was the zoning of the nearby land as reserve.</p> <p>We bought our home with a view to having to land opposite our place as a play ground as well.</p> <p>The land is mainly fill and below the road level so it gets considerable run-off and there will be erosion and landslide risks. Given the land instability and the need for considerable foundation work presumably the likely damage arising from a strong earthquake would be high.</p> <p>Increased traffic volumes and greater risks for pedestrians particularly those children and parents going to and from the Holborn Kindergarten. The latter is just past a corner on the hill and very near the proposed new access road. Note that residents unsuccessfully tried to get speed humps installed near there due to the “boy racers”.</p> <p>Visually we at 156 will be significantly affected as we would be looking down at the subdivision whereas at the moment we just see trees. Also the removal of trees will mean that we will see across the valley to the already existing stark and ugly looking Speldhurst subdivision.</p> <p>Additional housing would further worsen the water pressure for residents in Holborn. Already it is sub-standard and the Council proposal although raising the possibility of a pump station, makes no guarantee of it.</p> <p>The proposal does not properly evaluate the other options. There is only a two page table near the back of the report that identifies other options and only a rudimentary cost/benefit analysis is done.</p> <p>Our alternative proposal is for the land to retain its current zoning</p>	
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				<p>and for it to become a designated dog exercise area. It is an attractive area for this purpose as it is well away from the road and children’s playgrounds, there is no river algae or poison bait, thus owners can have their dogs off the leash in a safe environment. There seem to be many dogs in the Holborn area and the land is informally used for this purpose. However by making it a dog exercise area and advertising it as such, much greater use of it would be made. Meanwhile the bush will keep growing, more native birds will come and an important resource will be retained.</p> <p>The financial return to the Council and ratepayers is relatively low. The 2009 Tonkin and Taylor Preliminary Land Development Assessment gave an indicative gross return of \$362 424 and notes that “the latter figure does not include sale costs, tax or GST or any statutory processes with respect to land managed as reserve of Plan Changes”. Presumably it also doesn’t include the cost of a water pumping station and the cost of the various council reports and council officer time spent in the land assessment process.</p> <p>Overall, there just doesn’t seem to be a strong justification for the rezoning proposal.</p>	
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Submission Number: DPC27/4					
Submitter	Sub. Ref.	Amendment & Provision	Support / Oppose	Reason	Decision/Relief Sought
Heather Niven,	4.1	Whole Proposed Plan Change	Oppose	As for Submission Reference 3.1	<p>That the land zoning for 151 Holborn Drive remain as is i.e. General Recreation Activity Area.</p> <p>That a dog designated exercise area be established on 151 Holborn Drive.</p>

Submission Number: DPC27/5					
Submitter	Sub. Ref.	Amendment & Provision	Support / Oppose	Reason	Decision/Relief Sought
Ross & Donna Burr	5.1	Whole Proposed Plan Change	Oppose	As for Submission Reference 3.1	That the land zoning for 151 Holborn Drive remain as is i.e. General Recreation Activity Area.  That a dog designated exercise area be established on 151 Holborn Drive.

Submission Number: DPC27/6					
Submitter	Sub. Ref.	Amendment & Provision	Support / Oppose	Reason	Decision/Relief Sought
Greater Wellington Regional Council	6.1	Whole Proposed Plan Change	Oppose	<p>The following are considered appropriate considerations which relate to impacts on indigenous biodiversity:</p> <p>Maintaining ecological connections and/or corridors between habitats</p> <p>In the Ecological Assessments for proposed plan change 27, the connectivity values of the sites were identified as having significant ecological value. The sites link with a significant tract of indigenous vegetation along the whole length of the eastern edge of the Lower Hutt Valley. The Ecological Assessment also identified that residential development would result in a reduction of ecological connectivity values between the Significant Natural Resource Area (SNR Area) 50, lying south of the site and the northern tip of the SNR Area 50, resulting from the intrusion of proposed development into the SNR Area 50.</p>	<p>Avoid adverse effects on significant indigenous biodiversity on the sites and provide adequate buffers to protect it.</p> <p>Reconsider the choice of these sites for residential zoning and the potential cumulative effects on the remnant indigenous biodiversity in the wider Hutt Valley.</p>
	6.2			Avoiding the cumulative effects of incremental loss of indigenous	

			<p>ecosystems and habitats</p> <p>The present process of numbers of separate plan changes to rezone parcels of council-held land which were previously classified as reserve land, fails to look at the bigger picture of total biodiversity loss. When cumulative adverse effects on significant natural resources are not taken into account, mitigation proposals fail to address the overall loss of significant natural resources. Consequently this approach allows for a loss of significant natural resources, where the whole is greater than the sum of its parts.</p> <p>Greater Wellington does not have information on the reasoning and/or criteria for choosing these particular sites for rezoning during the Land Review process. Greater Wellington questions the rezoning these sites which are part of or adjoin SNR Areas, and whether there is other more appropriate land that could be developed for residential purposes that doesn't compromise significant biodiversity values.</p>	
6.3			<p>Protecting the life supporting capacity of indigenous ecosystems and habitats</p> <p>The loss of forest and aquatic habitat on the sites as mentioned in the reports for Plan Change 27 will impact on the wider indigenous biodiversity of SNR Area 50 and other wider biodiversity values in the surrounding area. Edge effects along the boundaries of SNR Area 50 and the part of the sites to be rezoned as part of plan change 26 will also develop. This will further degrade the significant indigenous vegetation in SNR Area 50.</p>	
6.4			<p>Remedying or mitigating adverse effects on the indigenous biodiversity values where avoiding adverse effects in not practicably achievable</p> <p>As above, Greater Wellington is concerned that these parcels of reserve land have been chosen for rezoning while it is clearly stated in Council reports that both sites have significant biodiversity values, provide ecological connectivity and important habitat for birds and</p>	

				geckos. Hutt City Council has the option of avoiding adverse effects by withdrawing proposed plan change 27.	
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**ADDRESS FOR SERVICE – PROPOSED PLAN CHANGE 27**

<b>Submission No.</b>	<b>Name/Organisation</b>	<b>Address</b>	<b>Address</b>
DPC27/1	Wayne Robinson	[REDACTED]	[REDACTED]
DPC27/2	Lance Pooley	[REDACTED]	[REDACTED]
DPC27/3	John Upfold	[REDACTED]	[REDACTED]
DPC27/4	Heather Niven	[REDACTED]	[REDACTED]
DPC27/5	Ross & Donna Burr	[REDACTED]	[REDACTED]
DPC27/6	Greater Wellington Regional Council c/- Caroline Ammundsen	PO Box 11646	Wellington 6142