Proposed Private District Plan Change 58

12 Shaftesbury Grove, Stokes Valley

Rezoning to Medium Density Residential Activity Area

Publicly Notified:	Thursday, 9 November 2023
Submissions Close:	Friday, 8 December 2023

HUTT CITY
TE AWA KAIRANGI

Part 1: Introduction

1. What is Proposed Private District Plan Change 58

On 12 September 2023, M & J Walsh Partnership Ltd ('the applicant') formally requested a change to the City of Lower Hutt District Plan.

At its 30 October 2023 meeting, Hutt City Council ('Council') resolved to accept the plan change request and instructed officers to commence the plan change process for a private plan change, as set out in Schedule 1 of the Resource Management Act 1991 ('the RMA').

The request and associated evaluation is included in Part 4 of this document.

2. What does Proposed Private District Plan Change 58 propose?

Proposed Private District Plan Change 58 ('the proposed plan change') proposes the following:

- Rezoning the site at 12 Shaftesbury Grove, Stokes Valley from a combination of Hill Residential and General Recreation Activity Area to Medium Density Residential Activity Area (a map of the proposed change is included in Part 3 of this document),
- Addition of new provisions to the Subdivision chapter of the District Plan that would apply to future subdivision of the site. In particular:
    - A map identifying a development area for the site,
    - A new Restricted Discretionary Activity rule for subdivision within the identified development area, with a set of assessment matters that relate specifically to subdivision of the site, and
    - A new Discretionary Activity rule for subdivision outside the identified development area (which provides for a greater range of assessment matters).

The proposed changes to the Subdivision chapter are shown in the *Request and Section 32 Evaluation* for the proposed plan change, in Part 4 of this document.

No other changes to the District Plan are proposed.

3. Structure of this document

This document contains five parts:

Part 1	Introduction
Part 2	Public Notice for the Proposed Plan Change
Part 3	Proposed Amendments to District Plan maps
Part 4	Request and Section 32 Evaluation
Part 5	Submission Form

All five parts of this document are publicly available from Council, as detailed in the public notice for the proposed plan change (Part 2 of this document).

4. The process for Proposed Private District Plan Change 58

The process for the proposed plan change to date has been as follows:

12 September 2023	Request for the proposed plan change received by Council from M & J Walsh Partnership Ltd.
30 October 2023	Council formally accepts the plan change request, and instructs officers to commence the plan change process for a private plan change, as set out in the First Schedule of the RMA.
9 November 2023	Proposed plan change is publicly notified and submission period begins.

Upon notification of the proposed plan change, all interested persons and parties have an opportunity to have input through the submissions process. The process for public participation in the consideration of the proposed plan change under the RMA is as follows:

- The proposed plan change is publicly notified and any member of the public may make a submission in support of or in opposition to the proposal. This submission phase is at least 20 working days from the date of the public notice.
- After the closing date for submissions, Council must prepare a summary of decisions requested. This summary must be publicly notified.
- Certain persons may make a further submission in support of, or in opposition to, the submissions already made. The further submission phase is 10 working days after the notification of the summary of decisions requested.
- If a person making a submission or further submission asks to be heard in support of their submission, a hearing must be held.
- Following the hearing, Council must give its decision on the proposed plan change in writing (including its reasons for accepting or rejecting submissions).
- Any person who has made a submission has the right to appeal the Council decision on the proposed plan change to the Environment Court.

Part 2: Public Notice

Public Notification of Proposed Private District Plan Change 58 to the City of Lower Hutt District Plan

Clause 5 and Clause 26 of the First Schedule 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 accepted a request from M & J Walsh Partnership Ltd for a proposed change to the City of Lower Hutt District Plan. 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. In particular:

- A map identifying a development area for the site (proposed Appendix Subdivision 10),
- A new Restricted Discretionary Activity rule for subdivision within the identified development area, with a set of assessment matters that relate specifically to subdivision of the site.
- A new Discretionary Activity rule for subdivision outside the identified development area (which provides for a greater range of assessment matters).

Documentation for the proposed plan change can be viewed:

- On Council's website: www.huttcity.govt.nz/pc58, and
- At the Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt.

Any person may make a submission on the proposed plan change. However, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that:

- Adversely affects the environment, and
- Does not relate to trade competition or the effects of trade competition.

Submissions close on Friday, 8 December 2023

Submissions may be lodged in any of the following ways:

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

Submissions must be written on, or in accordance with, Form 5 of the Resource Management (Forms, Fees and Procedure) Regulations Submission forms are available:

- On Council's website: www.huttcity.govt.nz/pc58,
- At the Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt, and
- On request, by contacting Hutt City Council at 0800 488 824 or District.Plan@huttcity.govt.nz.

Submissions must include:

- Details on the specific provisions the submission relates to,
- Whether the specific provision is supported or opposed or proposed to be amended, with reasons, and
- Precise details on the decision that is sought from Council.

Submissions must also address potential trade competition advantages and state whether or not you wish to be heard in support of your submission.

The process for public participation in the consideration of this proposal (under the Resource Management Act) is:

- After the closing date for submissions, Hutt City Council will prepare a summary of decisions requested by submitters. This summary will be publicly notified.

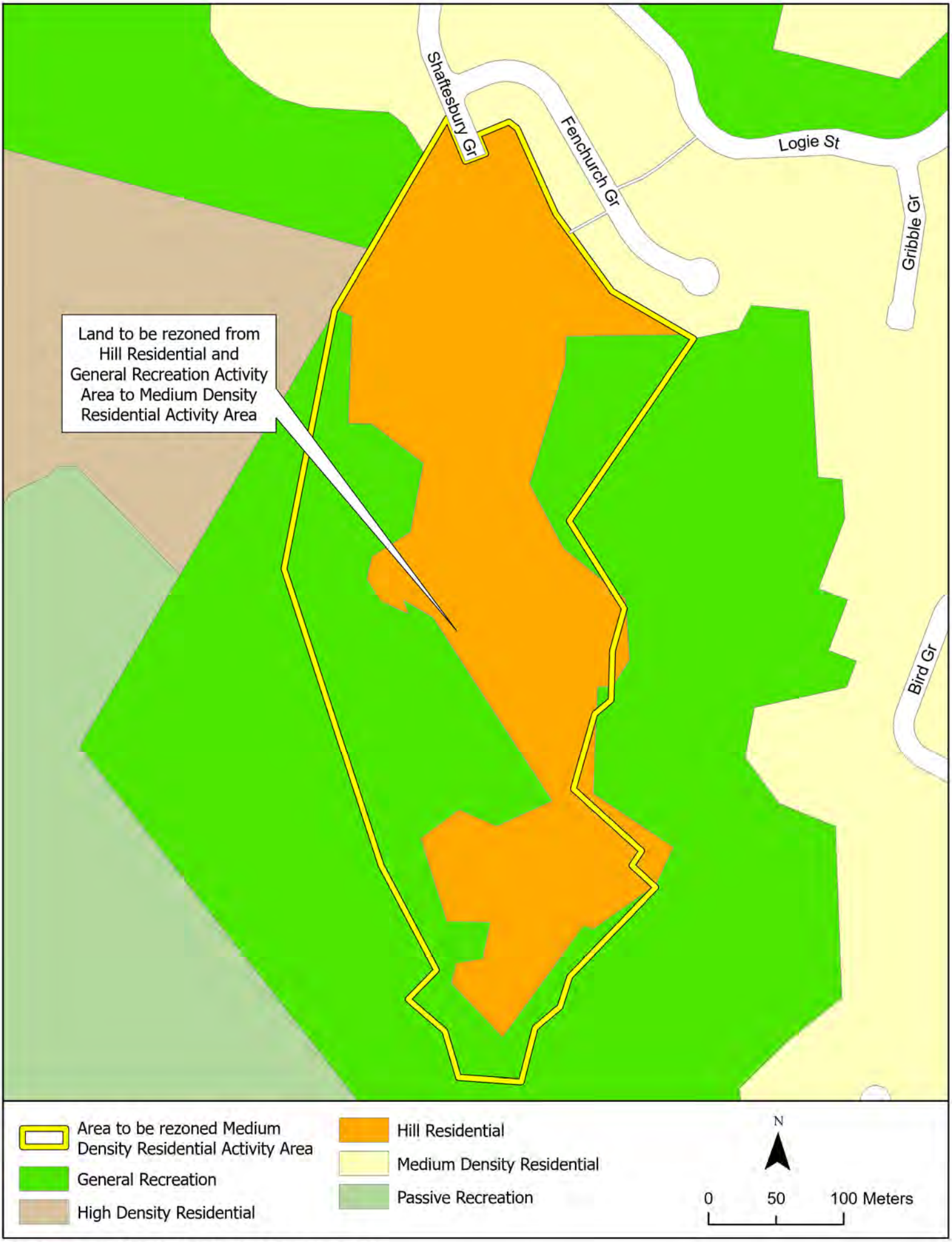
- There is an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
    - Any person representing a relevant aspect of the public interest.
    - Any person who has an interest in the proposal greater than the general public has.
    - The local authority itself.
- If a person making a submission asks to be heard in support of their submission, a hearing will be held.
- Hutt City Council will give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within two years of notifying the proposal, and serve it on every person who made a submission.
- Any person who makes a submission has the right to appeal against the decision on the proposal to the Environment Court if:
    - In relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal, and
    - In the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

Please contact Hutt City Council (04 570 6666 or District.Plan@huttcity.govt.nz) if you have any questions about the proposal.

Jo Miller
Chief Executive

9 November 2023

Part 3: Proposed Amendments to District Plan maps



Proposed Private Plan Change 58

Proposed rezoning from Hill Residential and General Recreation Activity Area to Medium Density Residential Activity Area.

Note: This map does not show District Plan overlays, including natural hazard and significant natural resource overlays that may apply at the site and in the surrounding area.

Part 4: Request and Section 32 Evaluation

URBANEDGE
PLANNING LTD

Private Plan Change Request

12 SHAFTESBURY GROVE, STOKES VALLEY

REZONING TO MEDIUM DENSITY RESIDENTIAL ACTIVITY AREA

Date – 12 September 2023

Prepared for – M & J Walsh Partnership Ltd

PO Box 39071
Wellington Mail Centre
Lower Hutt 5045

REQUEST TO CHANGE THE CITY OF LOWER HUTT DISTRICT PLAN

TO: Hutt City Council - District Plan Team

(1) Urban Edge Planning on behalf of M & J Walsh Partnership Ltd requests a Private Plan Change to the Operative City of Lower Hutt District Plan under Clause 21 of Schedule 1 Part 2 of the Resource Management Act 1991 (RMA).

Private Plan Change request for	12 Shaftesbury Grove, Stokes Valley – Rezoning to Medium Density Residential Activity Area
Brief description of the Private Plan Change	The Private Plan Change seeks the rezoning of the site at 12 Shaftesbury Grove in Stokes Valley from Hill Residential Activity Area and General Recreation Activity Area to Medium Density Residential Activity Area with the introduction of site specific provisions.
Applicant	M & J Walsh Partnership Ltd
Address for service	Urban Edge Planning Ltd Attn: Corinna Tessendorf Corinna@uep.co.nz
Address for invoices	M & J Walsh Partnership Ltd Attn: Theresa Walsh Theresa.W@outlook.co.nz

(2) The request seeks the rezoning of the site at 12 Shaftesbury Grove (shown in Figure 1 below) to enable medium density residential development on the site and the introduction of site specific provisions to address identified constraints and opportunities. The site has an area of approximately 12.5ha and is legally described as Lot 1 DP 507600 CT 7771535.

(3) The site is currently zoned partially as Hill Residential Activity Area (approximately 7.6ha), partially as General Recreation Activity Area (approximately 4.9ha) and is partially covered by a Significant Natural Resources overlay (SNR50).

(4) The site is undeveloped except for a formed but unsealed access track following the ridgeline the entire length of the site and two cell phone towers. The track provides access to the Delaney Reservoir which is located to the south of the site.

(5) Council's Urban Growth Strategy identifies the site as part of an area where the feasibility of development should be further investigated. The site was previously owned by Council and partially vested as reserve. In 2016 Council initiated the reserve revocation process to provide for future residential development of the site. It was then declared surplus to Council's requirements and sold to M & J Walsh Partnership Ltd (the plan change requestor) in December 2017. The material provided with the marketing package included indicative development schemes for up to 180 houses and several technical report, including reports on water supply and other services.

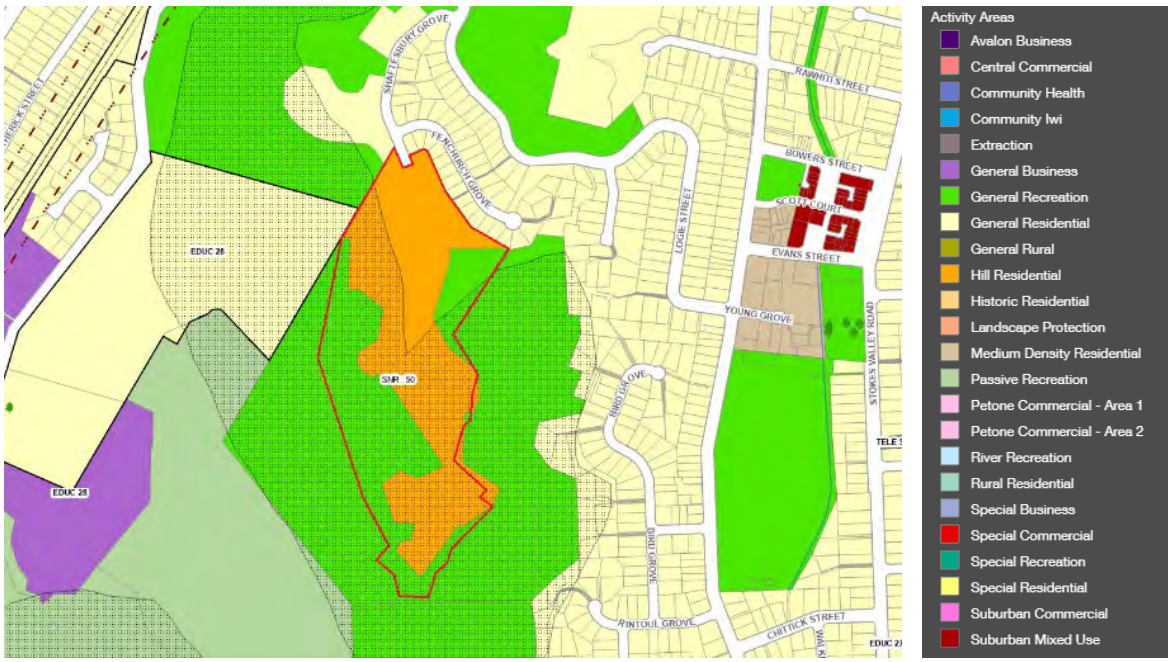


***Figure 1**: 12 Shaftesbury Grove (red outline) with Operative District Plan zoning and overlays (HCC maps)*

(6) The current zoning of the site does not provide for residential development at a scale and density that is viable. It does not align with the zoning of surrounding residential areas and does not allow for development at a density that was envisaged and foreshadowed by Council when selling the site.

(7) In summary the Private Plan Change seeks the following changes to the operative District Plan:

- Rezoning of the site from Hill Residential Activity Area and General Recreation Activity Area to Medium Density Residential Activity Area; and
- Introduction of site specific provisions to the Subdivision Chapter to address identified site specific limitations and opportunities.

(8) This Private Plan Change Request contains the following attachments:

- Attachment 1 – Record of Title
- Attachment 2 – Proposed Amendments
- Attachment 3 – Section 32 Evaluation (in accordance with Schedule 1 Part 2 Clause 22 of the RMA 1991)

Signature of applicant:

Corinna Tessendorf
Principal Planner
Urban Edge Planning

On behalf of M & J Walsh Partnership Ltd

12 September 2023

Attachment 1 – Record of Title

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier **771535**

Land Registration District **Wellington**

Date Issued 08 September 2017

Prior References

189778 500057

Estate Fee Simple

Area 12.5601 hectares more or less

Legal Description Lot 1 Deposited Plan 507600

Registered Owners

M & J Walsh Partnership Limited

Interests

8187502.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 11.6.2009 at 12:13 pm and Entered 13.7.2009 at 9.00 am (affects part formerly Lot 1 DP 346171)

Subject to a right of way and right to convey electric power and telephonic communications over part marked A on DP 507600 created by Easement Instrument 8187502.5 - Produced 11.6.2009 at 12:13 pm and Entered 13.7.2009 at 9.00 am

The easements created by Easement Instrument 8187502.5 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant to part formerly Lot 2 DP 346171 is a right of way and a right to convey electric power and telephonic communications created by Easement Instrument 8187502.5 - Produced 11.6.2009 at 12:13 pm and Entered 13.7.2009 at 9.00 am

Subject to a right (in gross) to drain stormwater and sewage over part marked B on DP 507600 in favour of Hutt City Council created by Easement Instrument 8187502.6 - Produced 11.6.2009 at 12:13 pm and Entered 13.7.2009 at 9.00 am

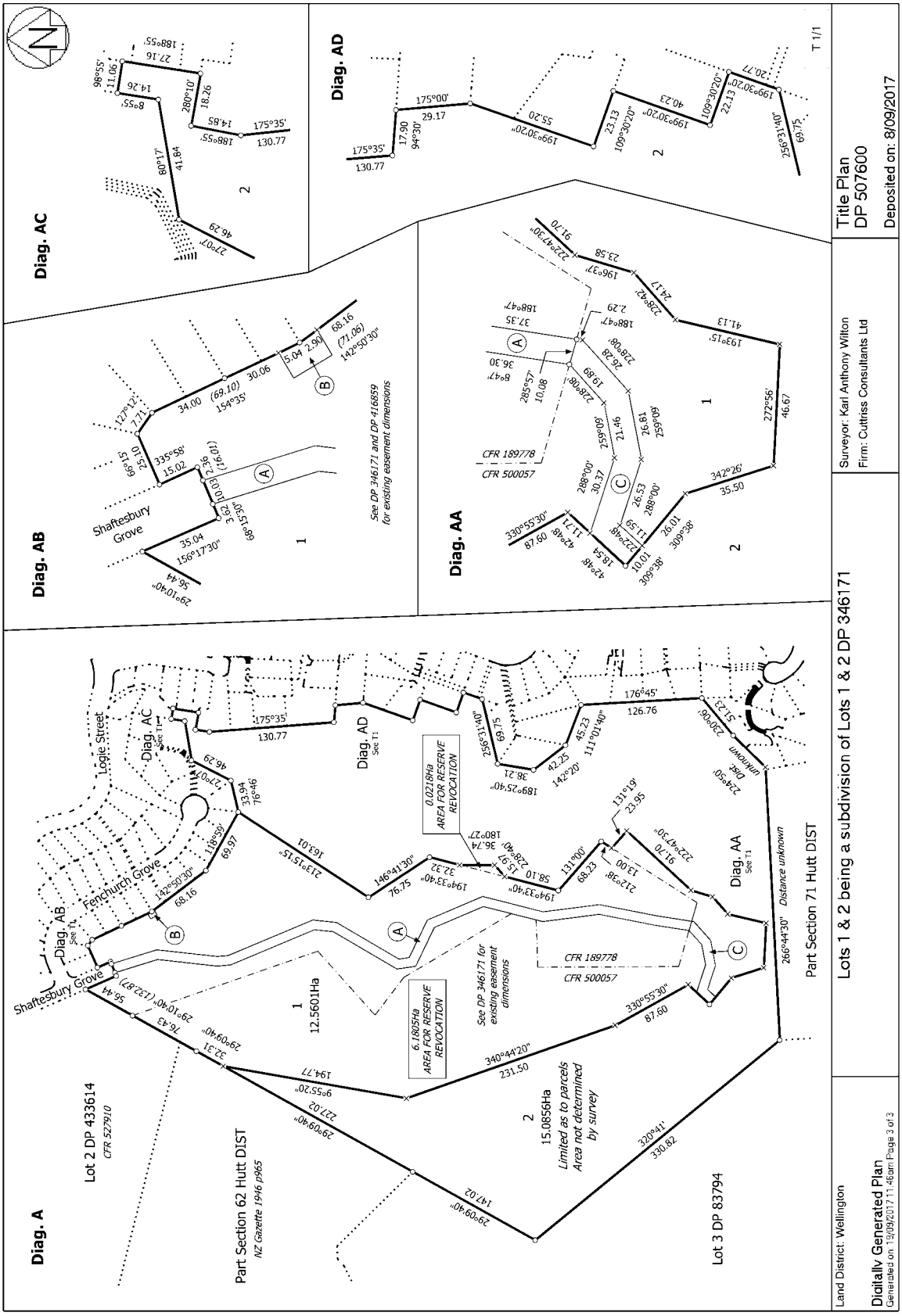
Fencing Covenant in Transfer 8800215.1 - 30.6.2011 at 1:11 pm (affects part formerly Lot 1 DP 346171)

9186941.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 19.9.2012 at 1:33 pm (affects part formerly Lot 2 DP 346171)

Subject to a right of way and a right to convey electricity, telecommunications and computer media over part marked C on DP 507600 created by Easement Instrument 10840858.5 - 8.9.2017 at 3:11 pm

The easements created by Easement Instrument 10840858.5 are subject to Section 243 (a) Resource Management Act 1991

10840858.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.9.2017 at 3:11 pm


Diag. AC
Diag. AD
Diag. AB
Diag. AA
Diag. A
Lots 1 & 2 being a subdivision of Lots 1 & 2 DP 346171
Title Plan
DP 507600
Deposited on: 8/09/2017
Surveyor: Karl Anthony Wilton
Firm: Cuttriss Consultants Ltd
Land District: Wellington
Digitally Generated Plan
Generated on 13/09/2017 11:46am Page 3 of 3
Shaftesbury Grove
Logic Street
Fenchurch Grove
Lot 2 DP 433614
CFR 527910
Part Section 62 Hutt DIST
NZ Gazette 1946 p965
Lot 3 DP 83794
Part Section 71 Hutt DIST
CFR 189778
CFR 500057
0.0218Ha
AREA FOR RESERVE
REVOCATION
6.1805Ha
AREA FOR RESERVE
REVOCATION
See DP 346171 for existing easement dimensions
See DP 346171 and DP 416859 for existing easement dimensions
1
12.5601Ha
2
15.0856Ha
Limited as to parcels
Area not determined
by survey
Distance unknown
T 1/1

View Instrument Details

Instrument No	8187502.3
Status	Registered
Date & Time Lodged	11 June 2009 12:13
Lodged By	Carpenter, Brett Avon Leavett
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Computer Registers	Land District
WN843/20	Wellington
WN893/3	Wellington
WN979/59	Wellington

Annexure Schedule: Contains 3 Pages.

Signature

Signed by Brett Avon Leavett Carpenter as Territorial Authority Representative on 04/06/2009 11:51 AM

***** End of Report *****

Notice under Sec 207 LT Act - Properties Adjoining Lot 1			
Owner	**Property Address**	**Address for Service (If differs from property address)**	**Phone**
Lower Hutt City Council	Adjoining Shaftesbury Grove (Pt Sec 862 Hutt District)	30 Laings Road, LOWER HUTT	04 570 6666
K R Rogers	36 Fenchurch Grove, Stokes Valley, LOWER HUTT		04 563 6707
I T H & A J Tapine-Wilson	35 Fenchurch Grove, Stokes Valley, LOWER HUTT		04 977 0325
R J Tong & N J Vandervelde	34 Fenchurch Grove, Stokes Valley, LOWER HUTT		04 970 3553
W Nelson	33 Fenchurch Grove, Stokes Valley, LOWER HUTT		04 938 6304
F Muliaina & J Teniteni	32 Fenchurch Grove, Stokes Valley, LOWER HUTT		04 938 4056
H R Tarawhiti	31 Fenchurch Grove, Stokes Valley, LOWER HUTT		04 563 9251
M D & K E Ring	30 Fenchurch Grove, Stokes Valley, LOWER HUTT		04 563 6500
M Teofilo	29 Fenchurch Grove, Stokes Valley, LOWER HUTT		04 563 6711
N A Bevan	28 Fenchurch Grove, Stokes Valley, LOWER HUTT		04 563 8944
R Busby	27 Fenchurch Grove, Stokes Valley, LOWER HUTT		04 563 5474
Lower Hutt City Council	26 Fenchurch Grove, Stokes Valley, LOWER HUTT	30 Laings Road, LOWER HUTT	04 570 6666
B T Wyman & G A Cameron	25 Fenchurch Grove, Stokes Valley, LOWER HUTT		04 563 7166
L A Morton & L M Mann	24 Fenchurch Grove, Stokes Valley, LOWER HUTT		Not known
P A & M Lesslie	23 Fenchurch Grove, Stokes Valley, LOWER HUTT		04 563 7809
K M & T S Thompson	22 Fenchurch Grove, Stokes Valley, LOWER HUTT		Not known

THE HUTT CITY COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991

IN THE MATTER of Lot 1 DP 346171

AND

IN THE MATTER of Subdivision Consent pursuant to sections 104, 108, 220 and 221 of the Resource Management Act 1991

Pursuant to sections 104, 108 and 220 of the Resource Management Act 1991 the Hutt City Council, by resolution passed under delegated authority on 29 April 2004, imposed the following conditions on the subdivision consent for Lots 1 to 2 being a subdivision of Part Deeds Plan 472 Part Section 69 Hutt District:

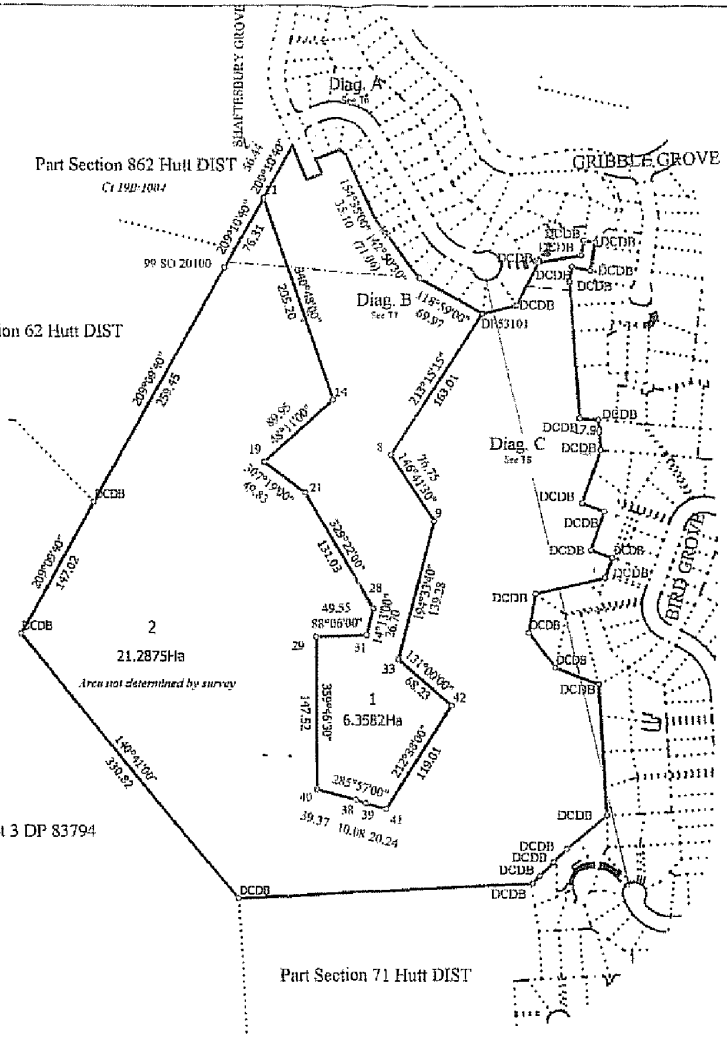
The owners note and comply with the following requirements:

A water supply that meets Council's "Water Supply Code of Practice" is currently available to only a limited area of Lot 1. This land is therefore suitable for one dwelling only. Any proposal for further development of the land will require provision, by the developer, of water facilities that fully meet Council's "Water Supply Code of Practice".

DATED at Lower Hutt this 21 day of July 2006

For and on behalf of the Hutt City Council

Authorised Officer



Memorandum of Easements

Nature	Servient Tenement		Dominant Tenement
	Lot No.	Shown	
Right of Way Right to convey electric power and telephonic communications	1	A	Lot 2
			Grantee
Right to Drain Stormwater in Gross Right to Drain Sewage in Gross	1	B	Hutt City Council

I hereby certify that this plan was approved by the Hutt City Council pursuant to section 223 of the Resource Management Act 1991 on the 21 day of July 2006 subject to the granting or reserving of the easements set out in the memorandum hereon

Authorised Officer

Pursuant to section 224(c) of the Resource Management Act 1991 I hereby certify that all of the conditions of subdivision consent have been complied with to the satisfaction of the Hutt City Council

Dated this 21 day of July 2006

Authorised Officer

T1/8

Land District: Wellington Digitally Generated Plan Generated on: 13/03/2006 4:56pm Page 11 of 18	Lots 1 and 2 being subdivision of Part Deed 472 and Part Section 69 Hutt District	Surveyor: Weygand Daniel Wood Firm: GHD Limited (Auckland Central) Survey Date: 00/07/2004	Digital Survey Plan LT 346171 DRAFT

View Instrument Details

Instrument No	10840858.6
Status	Registered
Date & Time Lodged	08 September 2017 15:11
Lodged By	Stanley, Clare
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Computer Registers	Land District
771535	Wellington

Annexure Schedule: Contains 1 Page.

Signature

Signed by Clare Stanley as Territorial Authority Representative on 08/09/2017 03:03 PM

***** End of Report *****

HUTT CITY COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991

IN THE MATTER of Lots 1 and 2
DP 507600

AND

IN THE MATTER of Subdivision Consent pursuant to sections 104, 108, 220 and 221 of the Resource Management Act 1991.

Pursuant to sections 104, 108, 220 and 221 of the Resource Management Act 1991 the Hutt City Council, by resolution passed under delegated authority on 19 April 2017, imposed the following conditions on the subdivision consent for Lots 1 and 2 being a subdivision of Lots 1 and 2 DP 346171.

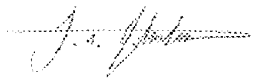
The owners and occupiers of Lot 1 note and comply with the following requirements:

1. Lot 1 shares a boundary with council reserve land: council is excluded from the cost of shared fencing under the Fencing Act 1978 or equivalent legislation.

Dated at Lower Hutt this 19th April 2017.

For and on behalf of the Hutt City Council

Authorised Officer



Tim Johnstone
Team Leader Resource Consents

Attachment 2 – Proposed Amendments

Private Plan Change

12 SHAFTESBURY GROVE, STOKES VALLEY

Proposed Amendments

AMENDMENT 0

Rezoning of the site

Rezone the site at 12 Shaftesbury Grove from Hill Residential Activity Area and General Recreation Activity Area to Medium Density Residential Activity Area.

AMENDMENT 1

Chapter 11 – Subdivision
Add site specific Restricted Discretionary Activity & Information Requirements

11.2.3 Restricted Discretionary Activities

…

(h) Any subdivision of land identified in Appendix Subdivision 10.

In addition to the standard information requirements of s88(3) of the RMA the following information requirements shall also apply:

A. Stormwater

The first application for subdivision under this rule must provide a Stormwater Management Plan for the site that is applicable to any future stages and subsequent subdivision applications. The Stormwater Management Plan must be prepared by a suitably qualified person and cover the following:

1. Existing site evaluation
    - Topography
    - Geotechnical and soil conditions
    - Existing stormwater network
    - Existing hydrological features
    - Stream and river locations
    - Flooding and Flowpaths locations
    - Ecological and environmental areas
2. Development summary and planning context
3. Proposed development including:
    - Location and area
    - Site layout and urban form
    - Location and extent of earthworks
4. Stormwater management including:
    - Principles of stormwater management
    - Proposed site specific stormwater management and treatment
    - Hydraulic connectivity and downstream impacts

- Asset ownership
- Ongoing maintenance requirements
- Implementation of stormwater network

B. Geotechnical

The first application for subdivision under this rule must provide a Geotechnical Assessment for the site that is applicable to any future stages and subsequent subdivision applications. The Geotechnical Assessment must be prepared by a suitably qualified person confirming that:

- 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.

C. Ecology

The first application for subdivision under this rule must provide an Ecological Plan for the site that is applicable to any future stages and subsequent subdivision applications. The Ecological Plan must be prepared by a suitably qualified person and address the following:

1. Orchid Management
   - Identify whether there are potential threatened orchids within the development area.
   - Set out requirements for the management of threatened orchids, should they be identified on the site.
2. Lizard Management Plan
   - Identify areas that require a pre-vegetation clearance monitoring survey of lizards.
   - Document any pre-vegetation clearance monitoring of lizards.
   - Identify suitable lizard relocation areas.
   - Set out requirements for any lizard relocation.
3. Mānuka Management
   - Review the significance and threat status of Mānuka Forest on the site;
   - Identify areas of significant Mānuka Forest on the site.
4. Vegetation Management
   - Identify vegetation protection measures outside the development area identified in Appendix Subdivision 10.
   - Provide details for weed and pest management on the site.
   - Identify ongoing monitoring and maintenance requirements.

D. Landscape and Visual

The first application for subdivision under this rule must provide a Landscape Management Plan for the site that is applicable to any future stages and subsequent subdivision applications. The Landscape Management Plan must be prepared by a suitably qualified person and provide the following landscaping details:

- Street trees and amenity planting.
- Fencing and planting treatments at the boundary with Fenchurch Grove properties.
- Planting to mitigate earthworks and retaining structures.
- Reserve and open space design.
- Roads, pedestrian and cycle linkages.
- Stormwater design and associated planting.

AMENDMENT 2

Chapter 11 – Subdivision

Add site specific Matters of Discretion

11.2.3.1 Matters in which Council has restricted its discretion

…

(g) Any subdivision of the land identified in Appendix Subdivision 10.

(i) Amenity Values

The extent to which any earthworks proposal will affect adversely the visual amenity values of the area, and the extent to which replanting, rehabilitation works or retaining structures are included as part of the proposal to mitigate adverse effects. Earthworks should not result in the permanent exposure of excavated areas or visually dominant retaining structures when viewed from adjoining properties or public areas, including roads.

Any measures proposed to mitigate potential adverse landscape and visual effects in accordance with the Landscape Management Plan for the site.

(ii) Existing Natural Features and Topography

The extent to which the proposed earthworks reflect natural landforms and are sympathetic to the natural topography.

Any measures proposed to mitigate potential adverse landscape and visual effects in accordance with the Landscape Management Plan for the site.

(iii) Historical or Cultural Significance

The extent to which the proposed earthworks will affect adversely land and features which have historical and cultural significance.

(iv) Construction Effects

The management of construction effects, including traffic movements and hours of operation.

The extent to which proposed earthworks have adverse short term and temporary effects on the local environment.

(v) Engineering Requirements

The extent of compliance with NZS 4431:2022 (Engineered Fill Construction for Lightweight Structures).

The extent of compliance with NZS 4404:2010 (Land Development and Subdivision Infrastructure).

(vi) Erosion and Sediment Management

The extent of compliance with the "Erosion and Sediment Control Guidelines for the Wellington Region 2002" and "Small Earthworks – Erosion and Sediment Control for small sites" by Greater Wellington Regional Council.

(vii) Design and Layout

The design and layout of the subdivision, including the size, shape and position of any lot, any roads or the diversion or alteration to any existing roads, access, passing bays, parking and manoeuvring standards, and any necessary easements.

Any measures proposed to mitigate potential adverse effects of subdivision, earthworks and development upon the steeper hillsides, gullies and streams outside the identified development area.

(viii) Utilities Servicing and Access

The provision of utilities servicing, including street lighting, telecommunications, gas and electricity.

The provision of vehicular, pedestrian and cycle access via public roads, footpaths and cycleways and the provision of private accesses.

(ix) Stormwater Management

The provision of stormwater control and disposal and any measures proposed to manage and treat stormwater in accordance with the Stormwater Management Plan for the site.

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

(x) Wastewater

The provision of wastewater systems and any measures proposed to utilise off-peak network capacity through on-site storage and timed wastewater release.

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

(xi) 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.

(xii) Natural Hazards

The avoidance or mitigation of natural hazard risks.

(xiii) Regionally Significant Network Utilities

The design and layout of the subdivision where any lot may affect the safe and effective operation and maintenance of and access to regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.

The outcome of consultation with the owner and operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.

(xiv) Geotechnical

Any measures proposed to provide appropriate foundations for future buildings within the subdivision and to manage the risk from slope instability on the site and on adjoining properties from any earthworks or site development works, in accordance with the Geotechnical Assessment for the site.

(xv) Ecology

Any measures proposed to manage adverse effects on significant indigenous biodiversity values on the site in accordance with the Ecological Plan for the site.

The application of the effects management hierarchy as follows:

- Avoid adverse effects on significant indigenous biodiversity where practicable;
- Minimise other adverse effects on significant indigenous biodiversity where avoidance is not practicable;
- Remedy other adverse effects where they cannot be avoided or minimised;
- Only consider biodiversity offsetting for any residual adverse effects that cannot otherwise be avoided, minimised or remedied; and
- Only consider biodiversity compensation after first considering biodiversity offsetting.

(xvi) Those matters described in Section 108 and 220 of the Resource Management Act 1991.

AMENDMENT 3

Chapter 11 – Subdivision
Add site specific Standards and Terms

11.2.3.2 Standards and Terms

…

(b) Any subdivision of land identified in Appendix Subdivision 10

(i) Development Areas

All earthworks, building platforms, roads, private accesses and utility structures must be located within the development area identified in Appendix Subdivision 10.

AMENDMENT 4

Chapter 11 – Subdivision
Add site specific Discretionary Activity

11.2.4 Discretionary Activities

…

(o) Any subdivision of land identified in Appendix Subdivision 10 that does not comply with the Standards and Terms in 11.2.3.2 (b)(i)(1).

AMENDMENT 5

Chapter 11 – Subdivision

Add new Appendix Subdivision 10

APPENDIX SUBDIVISION 10

Development Area at
12 Shaftesbury Grove, Stokes Valley

Attachment 3 - Section 32 Evaluation

Private Plan Change

12 SHAFTESBURY GROVE, STOKES VALLEY

Section 32 Evaluation

Content

1. Introduction

(1) This Private Plan Change Request (the Private Plan Change, PPC) seeks to rezone the property at 12 Shaftesbury Grove from Hill Residential Activity Area and General Recreation Activity Area to Medium Density Residential Activity Area under the City of Lower Hutt District Plan (the District Plan).

(2) The property (outlined in red on the maps in figure 1 below) is legally described as Lot 1 DP 507600 CT 7771535, has an overall area of 12.6 hectares and is located in Stokes Valley at the end of Shaftesbury Grove.

(3) The purpose of the Private Plan Change is to rezone the site to Medium Density Residential Activity Area which would provide for additional residential development at a scale and density that aligns with the surrounding residential areas.

***Figure 1** – Aerial Image and District Plan Map of Plan Change Site (Source: HCC WebMaps)*

(4) The Private Plan Change also seeks the introduction of new site specific provisions to the Subdivisions Chapter to address the site specific limitations and opportunities identified below. It is noted that a Significant Natural Resource (SNR 50 – Stokes Valley Bush) partially covers the property. However, the related rules ceased to apply to private properties in 2005.

(5) This report has been prepared to address the relevant matters as identified in section 32 (s32) of the Resource Management Act 1991 (RMA, the Act). It is structured as follows:

- Background
- Statutory Basis for Section 32 Evaluation
- National, Regional and Local Policy Framework
- Scale and Significance Assessment
- Consultation
- Effects of the Private Plan Change
- Evaluation of Zoning Options
- Evaluation of Proposed Provisions
- Conclusion

2. Background

2.1 Purpose and Scope of the Private Plan Change

(6) The purpose of the plan change is to rezone the property at 12 Shaftesbury Grove in Stokes Valley from the current split-zoning comprising Hill Residential and General Recreation Activity Area, in order to be entirely zoned as Medium Density Residential Activity Area. The proposed zoning would provide for additional development potential that aligns with the residential zoning and anticipated density of the surrounding area and is therefore considered to better meet the purpose of the RMA through the objectives of the District Plan. While it is proposed to zone the entire site as Medium Density Residential Activity Area, it is anticipated that any future development will be limited to the flatter parts of the site along the existing ridgeline with limited earthworks. The steeper and more sensitive areas of the site are proposed to be excluded from the identified development areas on the site.

(7) The proposed rezoning to Medium Density Residential Activity Area would allow for the future subdivision and development of the property at a medium density residential scale. It would thereby assist in providing for the increasing demand for housing. The proposed Medium Density Residential Activity Area would align with the zoning and anticipated character of the wider environment.

(8) The main differences between the current Hill Residential Activity Area and the proposed Medium Density Residential Activity Area are the minimum lot sizes and the application of the Medium Density Residential Standards (MDRS). The Hill Residential Activity Area requires a minimum allotment size of 1000m^2 and the MDRS do not apply to this zone. The Medium Density Residential Activity Area requires no minimum allotment size and the MDRS do apply. The range of activities that is provided for in both areas is similar with a strong focus on residential activities. The Medium Density Residential Activity Area framework is slightly more permissive with regards to visitor accommodation, health care and education facilities. The relevant provisions are compared in more detail in Section 9 of this report.

(9) The Private Plan Change seeks the introduction of site specific provisions to appropriately address the identified limitations and opportunities of the site. Any potential future effects arising from the development of the site under the Private Plan Change can be addressed through the existing and proposed objectives, policies and rules especially in the Subdivision and the Medium Density Residential chapters.

(10) Council identified the site at Shaftesbury Grove as a potential development area in their Urban Growth Strategy 2012-2032. At that time the site was owned by Council and partially vested as reserve. Council explored the rezoning of the land, undertook initial options and issues investigations, commissioned a number of experts' assessments and ultimately signalled support for the rezoning of the land from Hill Residential Activity Area to General Residential Activity Area. In 2016 Council initiated a reserve revocation process to provide for future residential development of the site. It was then declared surplus to Council's requirements and put up for sale.

(11) In December 2017 the site was sold to M & J Walsh Partnership Ltd (the plan change requestor). The material provided with the marketing package included schemes for up to 180 houses and reports on water and other services. While identifying existing issues with the water supply in the area, one such report indicated that a booster pump would be able to provide water in the interim for 80 houses until a new reservoir was built. This indicated support for a booster pump solution was later withdrawn. Since the purchase of the site Walsh Partnership Ltd have been engaging with Council and Wellington Water to progress the residential development of the site.

(12) Under Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the Housing Supply Act) Hutt City Council had an obligation to amend the District Plan to provide for greater intensification. In response Council notified Plan Change 56 (PC56) which becomes operative on 21 September 2023 and results in the removal of the General Residential Activity Area, substantial amendments to the Medium Density Residential Activity Area and the introduction of a new High Density Residential Activity Area. Most areas previously zoned General Residential have been rezoned to Medium Density Residential by PC56 with some areas being zoned as High Density Residential Activity Area.

(13) The changes implemented by PC56 are substantial and relevant for this Private Plan Change. While it was initially intended to seek the rezoning of the site to General Residential Activity Area, this zone has been deleted by PC56 and replaced with the amended Medium Density Residential Activity Area. Therefore, it is now recommended to rezone the site to Medium Density Residential, which would align with the proposed zoning of surrounding residential areas. For more detail on PC56 please refer to section 4.12 of this report.

2.2 Site Description

(14) The land subject to this Private Plan Change is located at 12 Shaftesbury Grove in Stokes Valley, Lower Hutt. It comprises an area of approximately 12.6ha and is legally described as Lot 1 DP 507600 CT 7771535.

(15) The property is located at the end of Shaftesbury Grove and is currently undeveloped. The only modifications are a formed but unsealed track along the ridgeline that provides access to the Delaney reservoir located to the south of the site and two cell phone towers located along the track. There are currently no other buildings or structures on the site.

(16) There are number of easements and consent notice requirements that apply to the site. These relate to:

- A right of way and right to convey electric power and telephonic communications;
- A right of way and a right to convey electricity, telecommunications and computer media;
- A right (in gross) to drain stormwater and sewage;

- A Consent Notice relating to fencing (*Lot 1 shares a boundary with council reserve land: council is excluded from the cost of shared fencing under the Fencing Act 1978 or equivalent legislation*); and
- A Consent Notice relating to water supply and development limitations (*A water supply that meets Council's "Water Supply Code of Practice" is currently available to only a limited area of Lot 1. This land is therefore suitable for one dwelling only. Any proposal for further development of the land will require provision, by the developer, of water facilities that fully meet Council's "Water Supply Code of Practice".*).

(17) The site is located within the Eastern Hutt Hills and contains a ridgeline with moderate modulation. The ridgetop is flanked by spurs, intervening gullies and steeper hillsides falling on both sides of the ridgeline; towards the Hutt Valley on the western side and towards Stokes Valley on the eastern side. The highest point of the site is located at the northern end of the site (approximately 150m above mean sea level (AMSL)), close to site entrance, with the ridgeline then falling slightly towards the south of the site and the existing water reservoir (approximately 135m AMSL). Overall, the landform is flat to rounded within the ridgetop and spur tops, becoming steeper within gullies back from the ridgetop.

(18) The site does not contain any class 1, 2 or 3 type soils and therefore is not classified as highly productive land.

(19) Chapter 14E of the District Plan identifies areas that contain Significant Natural Resources (SNR). The property is partly affected by an identified SNR (SNR 50 – Stokes Valley Bush). Chapter 14E includes objectives, policies and rules to protect identified SNRs from inappropriate subdivision, use and development. However, as a result of two Environment Court decisions from 2004 the District Plan rules ceased to apply to SNRs on private land in 2005.

(20) The recent Ecology and Landscape project undertaken by Council from 2016 to 2018 did identify two potential Significant Natural Areas (SNA) on the site that were significantly smaller than the SNR 50 overlay, located over a gully on the western side of the site and along the southwestern boundary of the site. However, in 2018 Council decided not to proceed with the plan change and as such no mandatory restrictions on private land or SNAs were introduced into the District Plan.

(21) There are no significant cultural or archaeological sites or heritage buildings and structures identified on the site.

(22) The site is not subject to any natural hazard risks identified by the Operative District Plan (Wellington Fault Overlay, Inundation, Overland Flowpaths, Stream Corridors, Coastal Hazards). However, it should be noted that the current natural hazard provisions do not consider slope stability.

(23) The adjoining residential properties to the north and the east are zoned Medium Density Residential Activity Area as an outcome of Plan Change 56.

3. Statutory Basis for Section 32 Evaluation

3.1 Section 32

(24) The overarching purpose of Section 32 of the RMA is to ensure that any proposed District Plan provisions are robust, evidence-based and the best means to achieve the purpose of the RMA.

(25) The Section 32 evaluation report provides the reasoning and rationale for the proposed provisions and should be read in conjunction with those provisions.

(26) Section 32 of the RMA requires that an evaluation report be prepared before the notification of a plan change by Council. Sections 32 (1), (2), (3), (4) and (4A) provide guidance as to what such an evaluation must examine and consider as follows:

> *(1) An evaluation report required under this Act must—*
>
> *(a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
>
> *(b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—*
>
> *(i) identifying other reasonably practicable options for achieving the objectives; and*
>
> *(ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
>
> *(iii) summarising the reasons for deciding on the provisions; and*
>
> *(c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*
>
> *(2) An assessment under subsection (1)(b)(ii) must—*
>
> *(a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
>
> *(i) economic growth that are anticipated to be provided or reduced; and*
>
> *(ii) employment that are anticipated to be provided or reduced; and*
>
> *(b) if practicable, quantify the benefits and costs referred to in paragraph (a); and*
>
> *(c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*

(3) If the proposal (an amending proposal) will amend a standard, statement, national planning standard, regulation, plan, or change that is already proposed or that already exists (an existing proposal), the examination under subsection (1)(b) must relate to—

(a) the provisions and objectives of the amending proposal; and

(b) the objectives of the existing proposal to the extent that those objectives—

(i) are relevant to the objectives of the amending proposal; and

(ii) would remain if the amending proposal were to take effect.

(4) If the proposal will impose a greater or lesser prohibition or restriction on an activity to which a national environmental standard applies than the existing prohibitions or restrictions in that standard, the evaluation report must examine whether the prohibition or restriction is justified in the circumstances of each region or district in which the prohibition or restriction would have effect.

(4A) If the proposal is a proposed policy statement, plan, or change prepared in accordance with any of the processes provided for in Schedule 1, the evaluation report must—

(a) summarise all advice concerning the proposal received from iwi authorities under the relevant provisions of Schedule 1; and

(b) summarise the response to the advice, including any provisions of the proposal that are intended to give effect to the advice.

(27) The benefits and costs are defined in Section 2 of the RMA as including benefits and costs of any kind, whether monetary or non-monetary.

(28) Section 32 applies to the entire policy and plan development and change process from issue identification to decision release. Therefore, Section 32 is applicable:

- When objectives are identified and assessed;
- When examining policies, rules, or other methods;
- After the draft plan or provisions are prepared;
- When the decision is made to notify;
- In the officer's report on submissions;
- During deliberations by the council hearings committee; and
- Before the final decision is being released.

(29) A Section 32 evaluation is an iterative process, requiring a regular review of earlier steps and conclusions when necessary.

(30) This report has been prepared in accordance with the requirements of Section 32 of the RMA.

4. National, Regional and Local Policy Framework

(31) The following section describes the national, regional and local policy framework which forms the statutory basis for the Private Plan Change. Any plan change must consider and give effect to these higher order planning documents.

(32) In terms of managing long-term land use associated with urban growth and associated strategic infrastructure, Section 74 of the RMA outlines the requirements for District Councils in terms of the preparation of, and any change to, their District Plans in accordance with their functions under section 31 and the provisions of Part 2 of the RMA.

4.1 Part 2 of the RMA

(33) Part 2 of the RMA outlines the purposes and principles of the Act.

Section 5

(34) Section 5 sets out the purpose of the RMA, which is to promote the sustainable management of natural and physical resources. Section 5 of the RMA defines 'sustainable management' as:

> *managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, while:*
>
> *(a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations;*
>
> *(b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
>
> *(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

(35) The purpose of the Private Plan Change is to achieve the most appropriate zoning for the site. The proposed rezoning would provide additional land for growth and residential development consistent with the provisions of the District Plan.

(36) In achieving the purpose of the RMA authorities also need to recognise and provide for the matters of national importance identified in section 6, have particular regard to other matters referred to in section 7 and take into account the principles of the Treaty of Waitangi referred to in section 8.

Section 6

(37) Section 6 of the RMA sets out matters of national importance that all persons exercising functions and powers under the Act shall recognise and provide for in achieving the purpose of the RMA. The relevant s6 matters for this plan change are:

Section	Relevant Matter
6(a)	*The preservation of the natural character of the Coastal Environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.* The plan change site contains streams.
6(c)	*The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.* Significant indigenous vegetation and potentially significant habitats of indigenous fauna have been identified on the site.
6(d)	*The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers.* The plan change site contains streams.
6(e)	*The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.* The plan change site does not contain any identified sites or areas of significance to Māori.
6(g)	*The protection of customary rights.* Tangata whenua value the coast and waterbodies for their cultural and spiritual values as well as for customary use.
6(h)	*The management of significant risks from natural hazards.* Recognise potential slope hazards on the site.

Section 7

(38) Section 7 of the RMA identifies the other matters that are required to be taken into account when assessing this plan change. The relevant s7 matters for this plan change are:

Section	Relevant Matter
7(b)	*The efficient use and development of natural and physical resources.*
7(c)	*The maintenance and enhancement of amenity values.*
7(d)	*Intrinsic values of ecosystems.*
7(f)	*maintenance and enhancement of the quality of the environment.*

(39) The Private Plan Change takes these matters into account. The proposed rezoning and the existing objectives, policies and rules will ensure that future development will be undertaken in a manner that is consistent with the established amenity and character of the local environment.

Section 8

(40) Section 8 of the RMA requires that the principles of the Treaty of Waitangi are taken into account when preparing this plan change. As part of the consultation process, local iwi were invited to provide feedback on the plan change. Feedback has been received from

Ngāti Toa Rangatira. The issues raised are discussed in more detail in section 6.2 of this report. It is considered that the proposal is consistent with Section 8 of the RMA.

(41) Further consultation with iwi will be undertaken as required by the RMA.

4.2 Part 4 of the RMA

(42) Part 4 of the RMA contains regulations relating to the functions, powers, and duties of central and local government. Section 31 is particularly relevant. The requirements of Section 32 have been outlined and discussed above.

Section 31

(43) Section 31 of the RMA lists the functions of territorial authorities. The following are considered relevant to this plan change:

Section	Relevant Matter
31(1)(a)	*The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district.*
31(1)(aa)	*The establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district.*
31(1)(b)(iii)	*The control of any actual or potential effects of the use, development, or protection of land, including for the purpose of* *(i) the avoidance or mitigation of natural hazards* *(ii) the maintenance of indigenous biological diversity.*
31(1)(d)	*The control of the emission of noise and the mitigation of the effects of noise.*
31(1)(e)	*The control of any actual or potential effects of activities in relation to the surface of water in rivers and lakes.*

(44) For completeness, the relevant functions of regional councils contained in section 30 of the RMA are outlined below:

Section	Relevant Matter
30(1)(a)	*The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the natural and physical resources of the region*
30(1)(b)	*The preparation of objectives and policies in relation to any actual or potential effects of the use, development, or protection of land which are of regional significance*
30(1)(ba)	*The establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in relation to housing and business land to meet the expected demands of the region*

Section	Relevant Matter
30(1)(c)	*The control of the use of land for the purpose of—* *(i) soil conservation:* *(ii) the maintenance and enhancement of the quality of water in waterbodies and coastal water:* *(iii) the maintenance of the quantity of water in water bodies and coastal water:* *(iiia) the maintenance and enhancement of ecosystems in water bodies and coastal water:* *(iv) the avoidance or mitigation of natural hazards*
30(1)(f)	*The control of discharges of contaminants into or onto land, air, or water and discharges of water into water*
30(1)(ga)	*The establishment, implementation, and review of objectives, policies, and methods for maintaining indigenous biological diversity*

4.3 Part 5 of the RMA

(45) Part 5 sets out the responsibilities and requirements for territorial authorities including the requirements in regard to formulating plans and ensuring they are consistent with higher order planning documents.

(46) Section 73(4) requires District Plans to give effect to Regional Policy Statements.

(47) Under section 74(1)(ea) District Plans must be prepared and changed in accordance with National Policy Statements, the New Zealand Coastal Policy Statement and the National Planning Standards.

(48) Under section 74(2) a territorial authority, when preparing or changing a plan, shall have regard to any proposed regional plan, any management plans and strategies prepared under other Acts, the New Zealand Heritage List/Rārangi Kōrero and consistency with the District Plans of adjacent territorial authorities.

(49) Section 74(2A) requires territorial authorities to take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority when preparing or changing a district plan.

(50) Section 75(3) requires District Plans to give effect to any national policy statement, the New Zealand Coastal Policy Statement, a National Planning Standard and any regional policy statement. They must not be inconsistent with a regional plan.

4.4 Resource Management System Reform

(51) In February 2021 it was announced that the RMA will be repealed and replaced with three new Acts - the Spatial Planning Act (SPA), the Natural and Built Environment Act (NBA), and the Climate Adaptation Act (CAA).

(52) Two of these acts, the SPA and the NBA became law in August 2023 while the CAA is still under development.

(53) The NBA and the SPA will form the core part of the new resource management system and provide the statutory framework for the planning, use and allocation of resources in the natural and built environment. The NBA is the main replacement for the Resource Management Act 1991 (RMA). It provides for most existing RMA instruments and processes to continue in effect until replacements are developed.

(54) Hutt City Council has provided some initial guidance on the implications of the NBA for plan changes, that can be summarised as follows:

Implications for Council-initiated plan changes
1. During the initial transition period that is needed for the preparation of the Wellington Regional Spatial Strategy (RSS), Council can continue to initiate and notify plan changes. It is expected to take several years for the RSS to be adopted. Any plan changes that have been initiated during this period can continue even if they're not yet notified. 2. Once the RSS has been adopted new plan changes can only be initiated if they meet one of the following criteria: a. The plan change is required to 'address an emerging or urgent issue'; or b. The plan change is required to recognise national direction (either through Schedule 1 or not); or c. The plan change is for the correction of minor errors without using Schedule 1. Accordingly, any plan change that is not meeting the requirements above could be legally challenged.
Implications for private plan changes
1. Private plan changes face a similar test to Council-initiated plan changes. Before adoption of the RSS, there are no restrictions. 2. Once the RSS is adopted, Council can only accept a plan change request if it meets one of the following criteria: a. The plan change is to 'address an emerging or urgent issue' (same as for Council-initiated plan changes); or b. The plan change is to 'implement a national direction instrument' (which is a stricter test than for Council-initiated plan changes), or c. The plan change is intended to fix an error (not limited to minor errors). Any private plan change application will need to demonstrate that one of these tests is met.

4.5 National Policy Statements

(55) As mentioned above section 75(3)(a) of the RMA requires district plans to give effect to any national policy statement.

(56) There are currently seven National Policy Statements (NPS) in force:

- NPS for Electricity Transmission 2008 ('NPS-ET')

- NPS for Renewable Electricity Generation 2011 (NPS-REG)
- NPS for Freshwater Management 2020 (NPS-FM)
- NPS on Urban Development 2020 (NPS-UD)
- NPS for Highly Productive Land 2022 (NPS-HPL)
- NPS for Greenhouse Gas Emissions from Industrial Process Heat 2023
- NPS for Indigenous Biodiversity 2023 (NPS-IB)

(57) The NPS for Electricity Transmission 2009 and the NPS for Renewable Electricity Generation 2011 are currently under review but both proposals do not yet have legal effect.

(58) The NPS of relevance to this plan change are the National Policy Statement on Urban Development Capacity, the National Policy Statement for Indigenous Biodiversity and, to a lesser degree the National Policy Statement for Freshwater Management.

National Policy Statement on Urban Development Capacity 2020 (NPS-UD)

(59) The NPS-UD was gazetted on 23 July 2020 and came into effect on 20 August 2020. It replaced the National Policy Statement on Urban Development Capacity 2016 (the NPS-UDC). The NPS-UD aims to support well-functioning urban environments to provide for current and future community well-being and requires that plans provide adequate opportunity for land development for business and housing to meet community needs.

(60) The following sections of the NPS-UD are considered to be of particular relevance to this plan change:

NPS-UD 2020 - Relevant Provisions	
Objective 1	*New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*
Objective 2	*Planning decisions improve housing affordability by supporting competitive land and development markets.*
Objective 4	*New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.*
Objective 6	*Local authority decisions on urban development that affect urban environments are:* *(a) Integrated with infrastructure planning and funding decisions; and* *(b) Strategic over the medium and long term; and* *(c) Responsive, particularly in relation to proposals that would supply significant development capacity.*
Policy 1	*Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:* *(a) have or enable a variety of homes that:*

NPS-UD 2020 - Relevant Provisions	
	(i) meet the needs, in terms of type, price, and location, of different households; and *(ii) enable Māori to express their cultural traditions and norms; and* *(b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and* *(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and* *(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and* *(e) support reductions in greenhouse gas emissions; and* *(f) are resilient to the likely current and future effects of climate change.*
Policy 2	*Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term*
Policy 3	*In relation to tier 1 urban environments, regional policy statements and district plans enable:* *(a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and* *(b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and* *(c) building heights of least 6 storeys within at least a walkable catchment of the following:* *(i) existing and planned rapid transit stops* *(ii) the edge of city centre zones* *(iii) the edge of metropolitan centre zones; and* *(d) in all other locations in the tier 1 urban environment, building heights and density of urban form commensurate with the greater of:* *(i) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or* *(ii) relative demand for housing and business use in that location*
Policy 6	*When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:* *(a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement*

NPS-UD 2020 - Relevant Provisions	
	(b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes: *(i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and* *(ii) are not, of themselves, an adverse effect* *(c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)* *(d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity* *(e) the likely current and future effects of climate change.*
Policy 8	*Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:* *(a) unanticipated by RMA planning documents; or* *(b) out-of-sequence with planned land release*
Policy 10	*Tier 1, 2 and 3 local authorities:* *(a) that share jurisdiction over urban environments work together when implementing this National Policy Statement; and* *(b) engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and* *(c) engage with the development sector to identify significant opportunities for urban development.*
Subpart 2 – Responsive Planning	*3.8 Unanticipated or out-of-sequence developments* *(1) This clause applies to a plan change that provides significant development capacity that is not otherwise enabled in a plan or is not in sequence with planned land release.* *(2) Every local authority must have particular regard to the development capacity provided by the plan change if that development capacity:* *(a) would contribute to a well-functioning urban environment; and* *(b) is well-connected along transport corridors; and* *(c) meets the criteria set under subclause (3); and* *(3) Every regional council must include criteria in its regional policy statement for determining what plan changes will be treated, for the purpose of implementing Policy 8, as adding significantly to development capacity.*

(61) Overall the NPS-UD has a strong focus on enabling additional housing development to meet existing and future demand.

(62) The Councils of the Wellington Region are currently working collaboratively on a new Housing and Business Development Capacity Assessment (HBA) and Future Development Strategy (FDS). However, at this stage neither of these are publicly available.

(63) The Private Plan Change seeks to change the zoning of the subject site from Hill Residential Activity Area to Medium Density Residential Activity Area. The rezoning will provide for additional residential development that:

- Aligns well with Hutt City Council's Urban Growth Strategy;
- Is well connected along existing transport corridors;
- Makes use of existing infrastructure;
- Has good accessibility and connects well with existing urban development; and
- Limits adverse effects on high value biodiversity.

National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB)

(64) The NPS-IB took effect on 4 August 2023.

(65) The purpose of the NPS-IB is to provide direction to councils to protect, maintain and restore indigenous biodiversity requiring at least no further reduction nationally. The NPS-IB puts a strong focus on the involvement of tangata whenua as partners and on the engagement with people and communities, including landowners.

(66) Territorial Authorities (TA) must identify SNA using prescribed criteria and include identified areas in their District Plans (location, description of values and map).

(67) TA must manage the effects of new subdivision, use and development on identified SNA and indigenous biodiversity in general. The prescribed management approach is to avoid the following adverse effects:

- The loss of ecosystem representation and extent;
- The disruption to sequences, mosaics, or ecosystem function;
- The fragmentation of SNAs or the loss of buffers or connections within an SNA;
- A reduction in the function of the SNA as a buffer or connection to other important habitats or ecosystems; and
- A reduction in the population size or occupancy of Threatened or At Risk (declining) species that use an SNA for any part of their life cycle.

(68) Any other adverse effects must be managed by applying the effects management hierarchy.

(69) There are a number of exceptions to the management of effects above. In particular these relate to specified nationally or regionally significant infrastructure, significant mining and quarrying, SNA on specified Māori land, geothermal SNA and plantation forestry.

(70) The NPS-IB also requires the management of any adverse effects of new subdivision, use and development on indigenous biodiversity outside of SNA. Any significant adverse effects must be managed applying the effects management hierarchy and any other adverse effects must be managed to give effect to the objective and policy of the NPS-IB.

(71) Appendix 1 of the NPS-IB outlines the criteria for identifying areas that qualify as SNA.

(72) Since large areas of the site are covered by Mānuka forest the provisions of section 1 (3) are considered to be of particular relevance:

NPS-IB - Relevant Provisions	
Appendix 1: Criteria for identifying areas that qualify as significant natural areas (SNAs)	
1 What qualifies as an SNA	*(1) An area qualifies as an SNA if it meets any one of the attributes of the following four criteria:* *(a) representativeness:* *(b) diversity and pattern:* *(c) rarity and distinctiveness:* *(d) ecological context.* *(2) If an area would qualify as an SNA solely on the grounds that it provides habitat for a single indigenous fauna species that is At Risk (declining), and that species is widespread in at least three other regions, the area does not qualify as an SNA unless:* *(a) the species is rare within the region or ecological district where the area is located; or* *(b) the protection of the species at that location is important for the persistence of the species as a whole.* *(3) If an area would qualify as an SNA solely on the grounds that it contains one or more indigenous flora species that are Threatened or At Risk (declining), and those species are widespread in at least three other regions, the area does not qualify as an SNA unless:* *(a) the species is rare within the region or ecological district where the area is located; or* *(b) the protection of the species at that location is important for the persistence of the species as a whole.*
C Rarity and distinctiveness criterion	*(1) Rarity and distinctiveness is the presence of rare or distinctive indigenous taxa, habitats of indigenous fauna, indigenous vegetation or ecosystems.* *Key assessment principles* *(2) Rarity is the scarcity (natural or induced) of indigenous elements: species, habitats, vegetation, or ecosystems. Rarity includes elements that are uncommon or threatened.* *(3) The list of Threatened and At Risk species is regularly updated by the Department of Conservation. Rarity at a regional or ecological district scale is defined by regional or district lists or determined by expert*

NPS-IB - Relevant Provisions	
	ecological advice. The significance of nationally listed Threatened and At Risk species should not be downgraded just because they are common within a region or ecological district. *(4) Depletion of indigenous vegetation or ecosystems is assessed using ecological districts and land environments.* *(5) Distinctiveness includes distribution limits, type localities, local endemism, relict distributions, and special ecological or scientific features.* *Attributes of rarity and distinctiveness* *(6) An area that qualifies as an SNA under this criterion has at least one of the following attributes:* *(a) provides habitat for an indigenous species that is listed as Threatened or At Risk (declining) in the New Zealand Threat Classification System lists;* *(b) an indigenous vegetation type or an indigenous species that is uncommon within the region or ecological district;* *(c) an indigenous species or plant community at or near its natural distributional limit;* *(d) indigenous vegetation that has been reduced to less than 20 per cent of its pre-human extent in the ecological district, region, or land environment;* *(e) indigenous vegetation or habitat of indigenous fauna occurring on naturally uncommon ecosystems;* *(f) the type locality of an indigenous species;* *(g) the presence of a distinctive assemblage or community of indigenous species;* *(h) the presence of a special ecological or scientific feature.*

(73) The above sections are of particular relevance since the dominant vegetation type on the site is Mānuka forest which currently has a conservation status of At Risk-Declining. This conservation status is solely based on the potential threat posed by myrtle rust. Section 1 (3) of Appendix 1 of the NPS-IB specifically excludes areas that would qualify as an SNA solely on the grounds of containing one or more indigenous flora species that are Threatened or At Risk (declining) where that species is widespread.

(74) Since at this stage the significance of the Mānuka forest is based solely on the threat posed by myrtle rust to manuka and kanuka species it is considered appropriate to require a further ecological assessment at the time of first subdivision to determine the threat status and the significance of the manuka vegetation at that time.

(75) It is noted that the Ecology report for this private plan change has been prepared in the absence of the NPS-IB and has used the criteria of policy 23 of the RPS for the identification

of potential SNA on the site. Given the similarity of the criteria for the identification of SNA between the NPS-IB and the RPS the ecological assessment is considered to still be relevant.

RPS Policy 23 Criteria	NPS-IB Appendix 1 Criteria
(a) Representativeness	A Representativeness
(b) Rarity	C Rarity and Distinctiveness
(c) Diversity	B Diversity and Pattern
(d) Ecological Context of an Area	D Ecological Context

National Policy Statement for Freshwater Management 2020 (NPS-FM)

(76) The NPS-FM came into force on 3 September 2020, replacing the National Policy Statement for Freshwater Management 2014.

(77) A fundamental concept of the NPS-FM is Te Mana o te Wai which refers to the importance of water and recognises that protecting the health of freshwater protects the health and wellbeing of the wider environment. Te Mana o te Wai includes a hierarchy of obligations to prioritise the health of water which are directly incorporated into the objective (Section 2.1) of the NPS-FM and supported by 15 policies (Section 2.2).

(78) The NPS-FM applies to all freshwater including groundwater and accordingly, the implementation of the NPS-FM largely requires actions by regional councils due to their responsibilities for freshwater management. The NPS-FM directs regional councils to change their regional policy statements and regional plans to be consistent with the requirements of the NPS-FM. This includes adopting an integrated approach and involving tangata whenua in freshwater management.

(79) In essence the NPS-FM requires the health of freshwater to be identified by regional councils, monitored against minimum baseline values in an integrated manner and, where degradation is detected, take action to halt or reverse it. The update of regional plans and the Regional Policy Statement will lead the subsequent update of district plans (within the jurisdictional extent possible). While the regional council has not yet notified any changes to the Natural Resources Plan in accordance with the NPS-FM directions, it has recently notified a proposed change to the Regional Policy Statement that includes changes to give effects to the NPS-FM. In the meantime the Natural Resources Plan will continue to manage the effects on freshwater.

(80) The NPS-FM has been considered when preparing this Private Plan Change.

4.6 New Zealand Coastal Policy Statement

(81) Section 75(3)(b) of the RMA states that a district plan change must give effect to the New Zealand Coastal Policy Statement.

(82) The site subject to this plan change request is located in Stokes Valley and thereby well outside of the landward extent of the coastal environment. Therefore, the New Zealand Coastal Policy Statement is not relevant for the Private Plan Change.

4.7 National Environmental Standards (NES)

(83) Under Section 44A of the RMA a district plan must avoid conflict with and duplication of National Environmental Standards. The following National Environmental Standards (NES) are currently in force:

- NES for Air Quality 2004
- NES for Sources of Drinking Water 2007
- NES for Electricity Transmission Activities 2009
- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
- NES for Telecommunication Facilities 2016
- NES for Plantation Forestry 2017
- NES for Freshwater 2020
- NES for Marine Aquaculture 2020
- NES for Storing Tyres Outdoors 2021
- NES for Greenhouse Gas Emissions from Industrial Process Heat 2023.

(84) The NES for Electricity Transmission Activities 2009 is currently under review and a new NES for Renewable Electricity Generation (NES-REG) is currently under development but both proposals do not yet have legal effect.

(85) Under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS), if a site has been the subject of an activity or industry described in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL) then the NESCS warrants further consideration. It is our understanding that no previous activities have occurred on the site which are identified on the HAIL list. As such, no further assessment against this NES is required for the proposal.

(86) Due to the presence of streams within the site the National Environmental Standards for Freshwater (NES-FW) are considered to be of limited relevance.

National Environmental Standards for Freshwater

(87) The NES-FW came into force on 3 September 2020 and sets out regulations to control certain activities that pose a risk to freshwater and freshwater ecosystems.

(88) Section 5 of the NES-FW states the regulations deal with the functions of regional councils and not the functions of territorial authorities. The regulations within the NES-FW have a strong focus on the management of primary production and rural farming activities (see Part 2 of the NES-FW). However, Part 3 of the regulations includes standards for other activities that relate to freshwater including activities that occur within or adjacent to natural wetlands and the reclamation of rivers.

(89) The plan change site contains a number of streams, however no natural wetlands were identified on the site.

(90) Therefore Subparts 2 (Reclamation of rivers) and 3 (Passage of fish affected by structures) are the only parts that area of limited relevance. Under Subpart 2 any reclamation of a stream is identified as a discretionary activity. Subpart 3 contains provisions relating to structures in, on, over or under the bed of any river or connected areas that could have an impact on the passage of fish (e.g. culverts, weirs or dams).

4.8 National Planning Standards

(91) Section 75(3)(ba) of the RMA requires district plans to give effect to a national planning standard.

(92) The first set of National Planning Standards became operative on 5 April 2019. The National Planning Standards seek to standardise a wide range of metrics within Regional and District Plans nationwide, to improve the efficiency and effectiveness of the planning system by providing for national consistency. The National Planning Standards contain varying timescales for territorial authorities to incorporate and adopt the standardised frameworks into their plans.

(93) This site-specific plan change proposes only limited changes to the provisions of the District Plan and therefore it is not the appropriate tool to begin a restructure of the District Plan in accordance with the National Planning Standards.

(94) It is noted that Hutt City Council is currently undertaking a full review of the District Plan which will include a reformatting to meet the requirements of the National Planning Standards. The Proposed District Plan is expected to be notified in mid 2024. (Source: https://www.huttcity.govt.nz/council/district-plan/district-plan-review)

4.9 Regional Policy Statement for the Wellington Region

(95) Under Section 75(3)(c) of the RMA, District Plans must give effect to any regional policy statement.

(96) The Regional Policy Statement for the Wellington Region (RPS) became operative in 2013. It sets out the regional approach for managing the environment and providing for growth and associated effects. The RPS identifies the significant resource management issues for the region and outlines the policies and methods required to achieve the integrated sustainable management of the region's natural and physical resources.

(97) The following Objectives and Policies are considered to be of relevance:

RPS	
Section 3.4 Freshwater	
Objective 12	*The quantity and quality of fresh water:* *(a) meet the range of uses and values for which water is required;* *(b) safeguard the life supporting capacity of water bodies; and* *(c) meet the reasonably foreseeable needs of future generations.*

RPS	
Policy 15 Minimising the effects of earthworks and vegetation clearance	*Regional and district plans shall include policies, rules and/or methods that control earthworks and vegetation disturbance to minimise:* *(a) erosion; and* *(b) silt and sediment runoff into water, or onto land that may enter water, so that aquatic ecosystem health is safeguarded.*
Policy 41 Minimising the effects of earthworks and vegetation disturbance	*When considering an application for a resource consent, notice of requirement, or a change, variation or review of a regional or district plan, particular regard shall be given to controlling earthworks and vegetation disturbance to minimise:* *(a) erosion; and* *(b) silt and sediment runoff into water, or onto or into land that may enter water, so that healthy aquatic ecosystems are sustained.*
Policy 42 Minimising contamination in stormwater from development	*When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, the adverse effects of stormwater run-off from subdivision and development shall be reduced by having particular regard to:* *(a) limiting the area of new impervious surfaces in the stormwater catchment;* *(b) using water permeable surfaces to reduce the volume of stormwater leaving a site;* *(c) restricting zinc or copper roofing materials, or requiring their effects to be mitigated;* *(d) collecting water from roofs for domestic or garden use while protecting public health;* *(e) using soakpits for the disposal of stormwater;* *(f) using roadside swales, filter strips and rain gardens;* *(g) using constructed wetland treatment areas;* *(h) using in situ treatment devices;* *(i) using stormwater attenuation techniques that reduce the velocity and quantity of stormwater discharges; and* *(j) using educational signs, as conditions on resource consents, that promote the values of water bodies and methods to protect them from the effects of stormwater discharges.*
Objective 13	*The region's rivers, lakes and wetlands support healthy functioning ecosystems.*
Policy 43 Protecting aquatic ecological function of water bodies	*When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, particular regard shall be given to:* *(a) maintaining or enhancing the functioning of ecosystems in the water body;* *(b) maintaining or enhancing the ecological functions of riparian margins;*

RPS	
	(c) minimising the effect of the proposal on groundwater recharge areas that are connected to surface water bodies; *(d) maintaining or enhancing the amenity and recreational values of rivers and lakes, including those with significant values listed in Table 15 of Appendix 1;* *(e) protecting the significant indigenous ecosystems and habitats with significant indigenous biodiversity values of rivers and lakes, including those listed in Table 16 of Appendix 1;* *(f) maintaining natural flow regimes required to support aquatic ecosystem health;* *(g) maintaining fish passage;* *(h) protecting and reinstating riparian habitat, in particular riparian habitat that is important for fish spawning;* *(i) discouraging stock access to rivers, lakes and wetlands; and* *(j) discouraging the removal or destruction of indigenous wetland plants in wetlands.*
Objective 8	*Public access to and along the coastal marine area, lakes and rivers is enhanced.*
Policy 53 Public access to and along the coastal marine area, lakes and rivers	*When considering an application for a subdivision consent, or a coastal or land use consent on public land, or a change, variation or review of a district plan to address subdivision or rezoning, particular regard shall be given to enhancing public access to, and along:* *(a) areas of the coastal marine area, and lakes and rivers with:* *(i) places, sites and areas with significant historic heritage values identified in accordance with policy 21;* *(ii) areas of indigenous ecosystems and habitats, and areas with significant indigenous biodiversity values identified in accordance with policy 23;* *(iii) outstanding natural features and landscapes identified in accordance with policy 25;* *(iv) special amenity landscapes identified in accordance with policy 27;* *(v) places, sites and areas with high natural character identified in accordance with policy 36; and* *(vi) the rivers and lakes identified in Table 15 of Appendix 1;* *(b) Wellington Harbour and Porirua (Onepoto Arm and Pauatahanui Inlet) Harbour;* *Except where there is a need to protect:* *(c) sensitive indigenous habitats of species;*

RPS	
	(d) the health or safety of people; *(e) sensitive cultural and historic heritage values; and/or* *(f) the integrity and security of regionally significant infrastructure.*
Section 3.6 Indigenous Ecosystems	
Objective 16	*Indigenous ecosystems and habitats with significant biodiversity values are maintained and restored to a healthy functioning state.*
Policy 23 Identifying indigenous ecosystems and habitats with significant indigenous biodiversity values	*District and regional plans shall identify and evaluate indigenous ecosystems and habitats with significant indigenous biodiversity values; these ecosystems and habitats will be considered significant if they meet one or more of the following criteria:* *(a) Representativeness: the ecosystems or habitats that are typical and characteristic examples of the full range of the original or current natural diversity of ecosystem and habitat types in a district or in the region, and:* *(i) are no longer commonplace (less than about 30% remaining); or* *(ii) are poorly represented in existing protected areas (less than about 20% legally protected).* *(b) Rarity: the ecosystem or habitat has biological or physical features that are scarce or threatened in a local, regional or national context. This can include individual species, rare and distinctive biological communities and physical features that are unusual or rare.* *(c) Diversity: the ecosystem or habitat has a natural diversity of ecological units, ecosystems, species and physical features within an area.* *(d) Ecological context of an area: the ecosystem or habitat:* *(i) enhances connectivity or otherwise buffers representative, rare or diverse indigenous ecosystems and habitats; or* *(ii) provides seasonal or core habitat for protected or threatened indigenous species.* *(e) Tangata whenua values: the ecosystem or habitat contains characteristics of special spiritual, historical or cultural significance to tangata whenua, identified in accordance with tikanga Māori.*
Policy 24 Protecting ecosystems and habitats with significant biodiversity values	*District and regional plans shall include policies, rules and methods to protect indigenous ecosystems and habitats with significant indigenous biodiversity values from inappropriate subdivision, use and development.*
Policy 47 Managing effects on	*When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, a determination shall be made as to whether an activity may affect indigenous ecosystems and*

RPS	
indigenous ecosystems and habitats with significant indigenous biodiversity values	*habitats with significant indigenous biodiversity values, and in determining whether the proposed activity is inappropriate particular regard shall be given to:* *(a) maintaining connections within, or corridors between, habitats of indigenous flora and fauna, and/or enhancing the connectivity between fragmented indigenous habitats;* *(b) providing adequate buffering around areas of significant indigenous ecosystems and habitats from other land uses;* *(c) managing wetlands for the purpose of aquatic ecosystem health;* *(d) avoiding the cumulative adverse effects of the incremental loss of indigenous ecosystems and habitats;* *(e) providing seasonal or core habitat for indigenous species;* *(f) protecting the life supporting capacity of indigenous ecosystems and habitats;* *(g) remedying or mitigating adverse effects on the indigenous biodiversity values where avoiding adverse effects is not practicably achievable; and* *(h) the need for a precautionary approach when assessing the potential for adverse effects on indigenous ecosystems and habitats.*
Section 3.7 Landscape	
Objective 17	*The region's outstanding natural features and landscapes are identified and their landscape values protected from inappropriate subdivision use and development.*
Policy 25 Identifying outstanding natural features and landscapes	*District and regional plans shall identify outstanding natural features and landscapes having determined that the natural feature or landscape is:* *(a) exceptional or out of the ordinary; and* *(b) that its natural components dominate over the influence of human activity,* *after undertaking a landscape evaluation process, taking into account the factors listed below.* • *Natural science factors* • *Sensory factors* • *Shared or recognised factors*
Policy 26 Protecting outstanding natural features and landscape values	*Where outstanding natural features and landscapes have been identified in accordance with policy 25, district and regional plans shall include policies, rules and/or methods that protect outstanding natural features and landscape values from inappropriate subdivision, use or development.*

RPS	
Objective 18	*The region's special amenity landscapes are identified and those landscape values that contribute to amenity and the quality of the environment are maintained or enhanced.*
Policy 27 Identifying special amenity landscapes	*District and regional plans may identify special amenity landscapes which are distinctive, widely recognised and highly valued by the community for their contribution to the amenity and quality of the environment of the district, city or region. Any special amenity landscape evaluation process carried out to inform the identification of any such special amenity landscapes shall take into account the factors listed in policy 25.*
Policy 28 Managing special amenity landscape values	*Where special amenity landscapes have been identified in accordance with policy 27, district and regional plans shall include policies and/or methods (which may include rules) for managing these landscapes in order to maintain or enhance their landscape values in the context of the continuation of:* *(a) existing land uses that contribute to these landscape values,* *(b) predominant existing land uses that are provided for within the underlying zoning, and* *(c) other lawfully established activities.*
Section 3.8 Natural Hazards	
Objective 19	*The risks and consequences to people, communities, their businesses, property and infrastructure from natural hazards and climate change effects are reduced.*
Objective 21	*Communities are more resilient to natural hazards, including the impacts of climate change, and people are better prepared for the consequences of natural hazard events.*
Policy 29 Avoiding inappropriate subdivision and development in areas at high risk from natural hazards	*Regional and district plans shall:* *(a) identify areas at high risk from natural hazards; and* *(b) include polices and rules to avoid inappropriate subdivision and development in those areas.*
Policy 51 Minimising the risks and consequences of natural hazards	*When considering an application for a resource consent, notice of requirement, or a change, variation or review to a district or regional plan, the risk and consequences of natural hazards on people, communities, their property and infrastructure shall be minimised, and/or in determining whether an activity is inappropriate particular regard shall be given to:* *(a) the frequency and magnitude of the range of natural hazards that may adversely affect the proposal or development, including residual risk;* *(b) the potential for climate change and sea level rise to increase the frequency or magnitude of a hazard event;*

RPS	
	(c) whether the location of the development will foreseeably require hazard mitigation works in the future; *(d) the potential for injury or loss of life, social disruption and emergency management and civil defence implications – such as access routes to and from the site;* *(e) any risks and consequences beyond the development site;* *(f) the impact of the proposed development on any natural features that act as a buffer, and where development should not interfere with their ability to reduce the risks of natural hazards;* *(g) avoiding inappropriate subdivision and development in areas at high risk from natural hazards;* *(h) the potential need for hazard adaptation and mitigation measures in moderate risk areas; and* *(i) the need to locate habitable floor areas and access routes above the 1:100 year flood level, in identified flood hazard areas.*
Objective 20	*Hazard mitigation measures, structural works and other activities do not increase the risk and consequences of natural hazard events.*
Policy 52 Minimising adverse effects of hazard mitigation measures	*When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, for hazard mitigation measures, particular regard shall be given to:* *(a) the need for structural protection works or hard engineering methods;* *(b) whether non-structural or soft engineering methods are a more appropriate option;* *(c) avoiding structural protection works or hard engineering methods unless it is necessary to protect existing development or property from unacceptable risk and the works form part of a long-term hazard management strategy that represents the best practicable option for the future;* *(d) the cumulative effects of isolated structural protection works; and* *(e) residual risk remaining after mitigation works are in place, so that they reduce and do not increase the risks of natural hazards.*
Section 3.9 Regional form, design and function	
Objective 22	*A compact well designed and sustainable regional form that has an integrated, safe and responsive transport network and:* *(a) a viable and vibrant regional central business district in Wellington city;* *(b) an increased range and diversity of activities in and around the regionally significant centres to maintain vibrancy and vitality;* *(c) sufficient industrial-based employment locations or capacity to meet the region's needs;*

RPS	
	(d) development and/or management of the Regional Focus Areas identified in the Wellington Regional Strategy; *(e) urban development in existing urban areas, or when beyond urban areas, development that reinforces the region's existing urban form;* *(f) strategically planned rural development;* *(g) a range of housing (including affordable housing);* *(h) integrated public open spaces;* *(i) integrated land use and transportation;* *(j) improved east-west transport linkages;* *(k) efficiently use existing infrastructure (including transport network infrastructure); and* *(l) essential social services to meet the region's needs.*
Policy 31 Identifying and promoting higher density and mixed use	*District plans shall:* *(a) identify key centres suitable for higher density and/or mixed use development;* *(b) identify locations, with good access to the strategic public transport network, suitable for higher density and/or mixed use development; and* *(c) include policies, rules and/or methods that encourage higher density and/or mixed use development in and around these centres and locations,* *so as to maintain and enhance a compact, well designed and sustainable regional form.*
Policy 54 Achieving the Region's urban design principles	*When considering an application for a notice of requirement, or a change, variation or review of a district or regional plan, for development, particular regard shall be given to achieving the region's urban design principles in Appendix 2.*
Policy 55 Maintaining a compact, well designed and sustainable regional form	*When considering an application for a resource consent, or a change, variation or review of a district plan for urban development beyond the region's urban areas (as at March 2009), particular regard shall be given to whether:* *(a) the proposed development is the most appropriate option to achieve Objective 22; and* *(b) the proposed development is consistent with the Council's growth and/or development framework or strategy that describes where and how future urban development should occur in that district; and/or* *(c) a structure plan has been prepared.*
Policy 56 Managing development in rural areas	*When considering an application for a resource consent or a change, variation or review of a district plan, in rural areas (as at March 2009), particular regard shall be given to whether:*

RPS	
	(a) the proposal will result in a loss of productive capability of the rural area, including cumulative impacts that would reduce the potential for food and other primary production and reverse sensitivity issues for existing production activities, including extraction and distribution of aggregate minerals; *(b) the proposal will reduce aesthetic and open space values in rural areas between and around settlements;* *(c) the proposal's location, design or density will minimise demand for non-renewable energy resources; and* *(d) the proposal is consistent with the relevant city or district council growth and/or development framework or strategy that addresses future rural development; or* *(e) in the absence of such a framework or strategy, the proposal will increase pressure for public services and infrastructure beyond existing infrastructure capacity*
Policy 57 Integrating land use and transportation	*When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, for subdivision, use or development, particular regard shall be given to the following matters, in making progress towards achieving the key outcomes of the Wellington Regional Land Transport Strategy:* *(a) whether traffic generated by the proposed development can be accommodated within the existing transport network and the impacts on the efficiency, reliability or safety of the network;* *(b) connectivity with, or provision of access to, public services or activities, key centres of employment activity or retail activity, open spaces or recreational areas;* *(c) whether there is good access to the strategic public transport network;* *(d) provision of safe and attractive environments for walking and cycling; and* *(e) whether new, or upgrades to existing, transport network infrastructure have been appropriately recognised and provided for.*
Policy 58 Co-ordinating land use with development and operation of infrastructure	*When considering an application for a resource consent, notice of requirement, or a plan change, variation or review of a district plan for subdivision, use or development, particular regard shall be given to whether the proposed subdivision, use or development is located and sequenced to:* *(a) make efficient and safe use of existing infrastructure capacity; and/or* *(b) coordinate with the development and operation of new infrastructure.*
Section 3.10 Resource Management with Tangata Whenua	
Objective 23	*The region's iwi authorities and local authorities work together under Treaty partner principles for the sustainable management of the region's environment for the benefit and wellbeing of the regional community, both now and in the future.*

RPS	
Objective 24	*The principles of the Treaty of Waitangi are taken into account in a systematic way when resource management decisions are made.*
Objective 25	*The concept of kaitiakitanga is integrated into the sustainable management of the Wellington region's natural and physical resources.*
Objective 26	*Mauri is sustained, particularly in relation to coastal and fresh waters*
Objective 27	*Mahinga kai and natural resources used for customary purposes, are maintained and enhanced, and these resources are healthy and accessible to tangata whenua.*
Objective 28	*The cultural relationship of Māori with their ancestral lands, water, sites, wāhi tapu and other taonga is maintained.*
Policy 48 Principles of the Treaty of Waitangi	*When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, particular regard shall be given to:* *(a) the principles of Te Tiriti o Waitangi; and* *(b) Waitangi Tribunal reports and settlement decisions relating to the Wellington region*
Policy 49 Recognising and providing for matters of significance to tangata whenua	*When preparing a change, variation or review of a district or regional plan, the following matters shall be recognised and provided for:* *(a) the exercise of kaitiakitanga;* *(b) mauri, particularly in relation to fresh and coastal waters;* *(c) mahinga kai and areas of natural resources used for customary purposes; and* *(d) places, sites and areas with significant spiritual or cultural historic heritage value to tangata whenua.*
Section 3.11 Soils and Minerals	
Objective 29	*Land management practices do not accelerate soil erosion*
Policy 15 Minimising the effects of earthworks and vegetation clearance	*Regional and district plans shall include policies, rules and/or methods that control earthworks and vegetation disturbance to minimise:* *(a) erosion; and* *(b) silt and sediment runoff into water, or onto land that may enter water, so that aquatic ecosystem health is safeguarded.*
Policy 41 Minimising the effects of earthworks and vegetation disturbance	*When considering an application for a resource consent, notice of requirement, or a change, variation or review of a regional or district plan, particular regard shall be given to controlling earthworks and vegetation disturbance to minimise:* *(a) erosion; and* *(b) silt and sediment runoff into water, or onto or into land that may enter water, so that healthy aquatic ecosystems are sustained.*

(98) In summary the plan change is considered to be consistent with the identified objectives and policies for the following reasons:

Freshwater

(99) Any potential effects on streams on the site will be addressed at the time of the subdivision application through the stormwater management plan requirement. Furthermore, the proposed site specific provisions identify the gullies and streams on the site as no development areas where no earthworks or development are anticipated. Any proposal to pipe or infill any watercourses on the site to provide for subdivision or development would require resource consent from Greater Wellington and the effects would be assessed at that stage.

Public Access

(100) The streams on the site do not meet the criteria in policy 53.

Indigenous Ecosystems

(101) Hutt City Council has previously undertaken the Ecology and Landscapes project which identified SNAs but decided not to proceed with a plan change that would have provided protection for those SNAs. An ecological assessment has been prepared for this plan change and the findings have resulted in the proposed provisions relating to the protection of significant indigenous biodiversity.

Landscapes

(102) Hutt City Council has previously undertaken the Ecology and Landscapes project which identified Outstanding Natural Features and Landscapes (ONFL) and Special Amenity Landscapes (SAL) but decided not to proceed with a plan change that would have provided protection for those ONFL and SAL. A landscape and visual assessment has been prepared for this plan change and the findings have resulted in the proposed provisions relating to the protection of identified landscape values.

Natural Hazards

(103) The site subject to this Private Plan Change has not been identified as being at risk from natural hazards by the current District Plan. The only potential risk may be slope stability. A geotechnical assessment has been prepared for this plan change and the findings have resulted in the proposed provisions relating to geotech and stormwater management.

Regional Form, Design and Function

(104) The plan change would provide for additional medium density residential development immediately adjacent to existing residential development. The plan change site is well connected and has been identified by Hutt City Council's Growth Strategy as a site for future development. The proposal does not promote or represent urban sprawl and therefore assists with the Hutt Valley maintaining a compact urban form.

Tangata Whenua

(105) The District Plan does not identify any sites of cultural significance in the area subject to this plan change request. Local iwi have been invited to comment on the proposal and any feedback received is discussed in section 6.2 of this report.

Soils

(106) The plan change site is not in a rural zone and does not contain any class 1, 2 or 3 soils.

Earthworks

(107) The Private Plan Change does not propose any changes to the current earthworks provisions. In addition to the operative provisions the plan change proposes the requirement of a geotechnical assessment and Stormwater Management Plan at the time of first subdivision.

RPS – Proposed Change 1

(108) On 19 August 2022 Greater Wellington Regional Council notified Proposed Change 1 to the Regional Policy Statement for the Wellington Region (RPS-PC1).

(109) The purpose of RPS-PC1 is to implement and support the National Policy Statement on Urban Development, and to start the implementation of the National Policy Statement for Freshwater Management 2020. The Plan Change also includes changes related to climate change, indigenous biodiversity, and high natural character.

(110) For the purpose of the NPS-UD, RPS-PC1 directly inserts the housing bottom lines for the Wellington Tier 1 urban environment into the operative Regional Policy Statement for the Wellington Region 2013 under section 55(2) of the RMA.

(111) The NPS-UD requires this to be undertaken without using the Schedule 1 process of the RMA thereby making the following amendments immediately effective from 19 August 2022. As such, Objective 22A and Table 9A have been inserted directly into the RPS. Objective 22A states:

> *To achieve sufficient development capacity to meet expected housing demand in the short-medium and long term in any tier 1 urban environment within the Wellington Region, the housing bottom lines in Table 9A are to be met or exceeded in the short-medium and long term in the tier 1 urban environment.*

(112) For Hutt City Council, Table 9A identifies a minimum 9,709 additional dwellings are to be provided by 2031 (the “short-medium term”) and a minimum 15,064 additional dwellings by 2051 (the “long term”) .

(113) The changes related to freshwater provisions use the freshwater planning instrument process under section 80A and Part 4 of Schedule 1 of the RMA. The remaining changes not related to freshwater will proceed through the standard process under Part 1 of Schedule 1 of the RMA

(114) The table below lists the changes that are considered relevant to the Private Plan Change.

Proposed Change 1 to the RPS
3.1A Climate Change (New Chapter)
The chapter introduces 8 new objectives which address: • Reducing emissions and creating a climate resilient region (Objectives CC.1, CC.2, and CC.3). • Ensuring that nature-based solutions are integral to climate change responses (Objective CC.4) • Increasing carbon sequestration from forestry (Objective CC.5) • Increasing public awareness and community resilience to climate change (Objectives CC.6 and CC.7). • Empowerment of iwi and hapu to increase their resilience to the effects of climate change (Objective CC.8). There are several new policies which support these objectives. The relevant policies are summarised below. • Creation of climate resilient urban areas (Policy CC.4 and CC.14). • Reduction of greenhouse gas emissions associated with transport infrastructure (Policy CC.1, CC.2, and CC.3). • The prioritization of reducing greenhouse gas emissions over offsetting (Policy CC.8). • The protection, restoration, and enhancement of ecosystems that provide nature-based solutions to climate change (Policy CC.7).
3.4 Fresh water
The relevant freshwater objectives being amended though RPS-PC1 are: • Objective 12 refers to the management of natural and physical resources by prioritising the health and well-being of water bodies and freshwater ecosystems and the health needs of people. This is via the principle of Te Mana o te Wai. • Objective 12: The addition of Te Mana o te Wai as an objective outlines the six principles relating to the roles of tangata whenua and other New Zealanders in the management of freshwater. These principles are: o Mana whakahaere: the power, authority, and obligations of tangata whenua to make decisions that maintain, protect, and sustain the health and well-being of, and their relationship with, freshwater; o Kaitiakitanga: the obligation of tangata whenua to preserve, restore, enhance, and sustainably use freshwater for the benefit of present and future generations; o Manaakitanga: the process by which tangata whenua show respect, generosity, and care for freshwater and for others; o Governance: the responsibility of those with authority for making decisions about freshwater to do so in a way that prioritises the health and well-being of freshwater now and into the future; o Stewardship: the obligation of all New Zealanders to manage freshwater in a way that ensures it sustains present and future generations, and

Proposed Change 1 to the RPS
o Care and respect: the responsibility of all New Zealanders to care for freshwater in providing for the health of the nation. The relevant freshwater policies being amended through RPS-PC1 are: • Policy FW.3 – the effects on freshwater and the coastal marine area of Urban Development. • Policy FW.6 – allocation of responsibilities for land use and development controls for freshwater. • Policy 15: Managing the effects of earthworks and vegetation disturbance. • Policy 40 – Protecting and enhancing the health and wellbeing of waterbodies and freshwater ecosystems. • Policy 42 – Effects on freshwater and the coastal marine area from urban development.
3.6 Indigenous ecosystems
The relevant indigenous ecosystems objectives being amended through RPS-PC1 are: • Objective 16 – Amended to recognise that indigenous ecosystems have significant ecosystem values, not just for biodiversity. • Objective 16A – the region's indigenous ecosystems are maintained, enhanced, and restored to a healthy functioning state. • Objective 16B – Mana whenua/tangata whenua values relating to indigenous biodiversity, particularly taonga species, and the important relationship between indigenous ecosystem health and well-being, are given effect to in decision making. The relevant indigenous ecosystems policies being amended through RPS-PC1 are: • Policy IE.1 – giving effect to mana whenua/tangata whenua roles and values when managing indigenous biodiversity. • Policy IE.3 – maintaining and restoring indigenous ecosystem health.
3.8 Natural Hazards
The relevant natural hazards objectives being amended through RPS-PC1 are: • Objective 19 – the amendment retains the identified outcome but updates the terminology to also include the natural environment and replaces "reduced" with "minimised" in relation to the effects of natural hazards. • Objective 20 – the amendment replaces the operative objective with a new objective that recognises the natural environment is also impacted by natural hazards and the effects of climate change, and seeks to strengthen the desired outcome of minimising risks. • Objective 21 – the amendment continues to recognise the importance of community resilience, but also introduces recognition for sea level rise as a component of hazard risk. The relevant natural hazards policies being amended through RPS-PC1 are: • Policy 29 – the amendment changes the terminology from "avoiding inappropriate" to "managing" activities while also broadening the scope by removing the qualifier "high" so that it applies to all natural hazard risks.

Proposed Change 1 to the RPS

3.9 Regional Form, Design and Function

The relevant regional form, design, and function objectives being amended through RPS-PC1 are:

- Objective 22 – Urban development, including housing and infrastructure, is enabled where it demonstrates the characteristics and qualities of well-functioning urban environments, which:
  a. Are compact and well designed; and
  b. Provide for sufficient development capacity to meet the needs of current and future generations; and
  c. Improve the overall health, well-being and quality of life of the people of the region; and
  d. Prioritise the protection and enhancement of the quality and quantity of freshwater; and
  e. Achieve the objectives in this RPS relating to the management of air, land, freshwater, coast, and indigenous biodiversity; and
  f. Support the transition to a low-emission and climate-resilient region; and
  g. Provide for a variety of homes that meet the needs, in terms of type, price, and location, of different households; and
  h. Enable Māori to express their cultural and traditional norms by providing for mana whenua / tangata whenua and their relationship with their culture, land, water, sites, wāhi tapu and other taonga; and
  i. Support the competitive operation of land and development markets in ways that improve housing affordability, including enabling intensification; and
  j. Provide for commercial and industrial development in appropriate locations, including employment close to where people live; and
  k. Are well connected through multi-modal (private vehicles, public transport, walking, micromobility and cycling) transport networks that provide for good accessibility for all people between housing, jobs, community services, natural spaces, and open space.
- Objective 22A – Insertion of an object to reference the housing bottom line requirements in accordance with section 55(2)(b) of the RMA.
- Objective 22B – Development in the Wellington Region's rural area is strategically planned and impacts on significant values and features identified in this RPS are managed effectively.

The relevant regional form, design, and function policies being amended through RPS-PC1 are:

- Policy 31 – Identifying and enabling a range of building heights and density.
- Policy 33 – Supporting well-functioning urban environments and a reduction in transport related greenhouse gas emissions.
- Policy UD.2 –Enabling Māori cultural traditions and norms.
- Policy 42 – Urban development effects on freshwater and the coastal marine area.
- Policy 55 – Providing for appropriate urban expansion.

Proposed Change 1 to the RPS
• Policy UD.3 – Responsive planning to developments that provide for significant development capacity. • Policy 67 – Establishing and maintaining the qualities and characteristics of well-functioning urban environments.

Climate Change

(115) This is of relevance to the Private Plan Change as it would allow for additional development on the Shaftesbury Grove site.

(116) It is necessary for the Plan Change to consider the impact that the subdivision will have on climate change, particularly in relation to greenhouse gas emissions from vehicles. The proposed objectives and policies seek an overall reduction in greenhouse gases by increasing use of active travel and public transport mode options.

(117) The plan change site is well connected to the existing transport network, including public transport (existing bus service) and walking and cycling connections to surrounding areas.

Freshwater

(118) These changes are relevant to the Private Plan Change as there are several streams on the site. Additionally, any future dwellings on the site will need to have access to drinking water.

(119) The Private Plan Change requires the preparation of a stormwater management plan at the time of first subdivision to ensure that any dwellings do not increase stormwater run-off and any potential adverse effects can be managed appropriately.

(120) The Private Plan Change relies on the existing subdivision provisions relating to water supply. It is acknowledged that the network currently does not have sufficient capacity to provide potable water to a new medium density residential development. However, it is also acknowledged that there are engineering solutions available to address this issue in the future (e.g. build a new reservoir).

Indigenous Ecosystems

(121) In the absence of any provisions for the protection of significant natural areas in the District Plan, the Private Plan Change has been informed by an ecological assessment and requires the provision of an Ecological Plan at the time of first subdivision. This will ensure the appropriate management of indigenous biodiversity values at the time of subdivision and development.

Natural Hazards

(122) The changes are of relevance to the Private Plan Change as they expand the consideration of hazard risk to include the potential effect on the natural environment, rather than limiting it to just people, communities, infrastructure and property.

(123) The supporting policies remain largely the same with the exception of seeking to minimise effects from natural hazards. The new policies are largely non-regulatory.

(124) The plan change recognises the potential natural hazard effects relevant to the site with the Private Plan Change including a site specific geotechnical assessment. In response the Private Plan Change requires a geotechnical assessment for any new allotments to address slope stability and other potential geotechnical issues.

Regional Form, Design and Function

(125) The changes are of relevance to the Private Plan Change as the rezoning would create opportunities for additional medium density residential development.

(126) The Plan Change is expected to:

- Provide additional housing capacity for Hutt City.
- Achieve the RPS objectives relating to the management of air, land, freshwater, and indigenous biodiversity, as demonstrated.
- Provide for well connected residential development with opportunities for non-private vehicle trips as there are public transport and walking and cycling opportunities in proximity of the site.
- Provide for a variety of homes and development forms by providing for medium density development.

4.10 Natural Resources Plan

(127) Section 74(2) of the RMA requires Councils, when preparing or changing a plan, to have regard to any proposed regional plan of its region in regard to any matter of regional significance or for which the regional council has primary responsibility under Part 4.

(128) The Natural Resources Plan (NRP) became operative on 28 July 2023 and replaces the five operative regional plans.

(129) The following provisions of the NRP are of relevance to this plan change:

NRP – Relevant Objectives and Policies	
Ki uta ki tai: mountains to the sea	
Objective O1	*Air, land, fresh water bodies and the coastal marine area are managed as integrated and connected resources; ki uta ki tai – mountains to the sea.*
Objective O2	*The importance and contribution of air, land, water and ecosystems to the social, economic and cultural well-being and health of people and the community are recognised in the management of those resources.*
Objective O3	*Mauri particularly the mauri of fresh and coastal waters is sustained and, where it has been depleted, natural resources and processes are enhanced to replenish mauri.*
Objective O4	*The intrinsic values of fresh water and marine ecosystems are recognised and the life supporting capacity of air, water, soil and ecosystems is safeguarded.*

NRP – Relevant Objectives and Policies	
Policy P1 Ki uta ki tai and integrated catchment management	*Air, land, fresh water bodies and the coastal marine area will be managed recognising ki uta ki tai by using the principles of integrated catchment management. These principles include:* *(a) decision-making using the catchment as the spatial unit, and* *(b) applying an adaptive management approach to take into account the dynamic nature and processes of catchments, and* *(c) coordinated management, with decisions based on best available information and improvements in technology and science, and* *(d) taking into account the connected nature of resources and natural processes within a catchment, and* *(e) recognising links between environmental, social, cultural and economic sustainability of the catchment.*
Policy P3 Precautionary approach	*Use and development shall be managed with a precautionary approach where there is limited information regarding the effects and any adverse effects are potentially significant.*
Beneficial use and development	
Objective O7	*The recreational values of the coastal marine area, rivers and lakes and their margins and natural wetlands are maintained and where appropriate for recreational purposes, is enhanced.*
Policy P6 Uses of land and water	*The cultural, social and economic benefits of using land and water for:* *(a) treatment, dilution and disposal of wastewater and stormwater, and* *(b) industrial processes and commercial uses associated with the potable water supply network, and* *(c) community and domestic water supply, and* *(d) food production and harvesting (including aquaculture), and* *(e) gravel extraction from rivers for flood protection and control purposes, and* *(f) irrigation and stock water, and* *(g) firefighting (emergency or training purposes), and* *(h) contact recreation and Māori customary use, and* *(i) transportation, including along, across, and access to, water bodies, and* *(j) enabling urban development where it maintains the quality of the natural environment, and* *(k) waste management facilities* *shall be recognised.*
Policy P9 Contact recreation and	*Use and development avoid, remedy or mitigate any adverse effects on contact recreation and Māori customary use in fresh and coastal water, including by:*

NRP – Relevant Objectives and Policies	
Māori customary use	*(a) providing water quality and, in rivers, flows suitable for the community's objectives for contact recreation and Māori customary use, and* *(b) managing activities to maintain or enhance contact recreation values in the beds of lakes and rivers, including by retaining existing swimming holes and maintaining access to existing contact recreation locations, and* *(c) encouraging improved access to suitable swimming and surfing locations, and* *(d) providing for the passive recreation and amenity values of fresh water bodies and the coastal marine area.*
Objective O8	*Public access to and along the coastal marine area and rivers and lakes is maintained and enhanced, other than in exceptional circumstances, in which case alternative access is provided where practicable.*
Policy P8 Public access to and along the coastal marine area and the beds of lakes and rivers	*Maintain and enhance the extent or quality of public access to and along the coastal marine area and the beds of lakes and rivers except where it is necessary to:* *(a) protect the values of estuaries, sites with significant mana whenua values identified in Schedule C (mana whenua), sites with significant historic heritage value identified in Schedule E (historic heritage) and sites with significant indigenous biodiversity value identified in Schedule F (indigenous biodiversity), or* *(b) protect public health and safety, or protect Wellington International Airport and Commercial Port Area security, or* *(c) provide for a temporary activity such as construction, a recreation or cultural event or stock movement, and where the temporary restrictions shall be for no longer than reasonably necessary before access is fully reinstated, and* *with respect to (a) and (b), where it is necessary to permanently restrict or remove existing public access, the loss of public access shall be mitigated or offset by providing enhanced public access at a similar or nearby location to the extent reasonably practicable.*
Māori relationships	
Objective O12	*The relationships of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga are recognised and provided for, including:* *(a) maintaining and improving opportunities for Māori customary use of the coastal marine area, rivers, lakes and their margins and natural wetlands, and* *(b) maintaining and improving the availability of mahinga kai species, in terms of quantity, quality and diversity, to support Māori customary harvest, and*

NRP – Relevant Objectives and Policies	
	(c) providing for the relationship of mana whenua with Ngā Taonga Nui a Kiwa, including by maintaining or improving Ngā Taonga Nui a Kiwa so that the huanga identified in Schedule B are provided for, and *(d) protecting sites with significant mana whenua values from use and development that will adversely affect their values and restoring those sites to a state where their characteristics and qualities sustain the identified values.*
Policy P18 Mauri	*The mauri of fresh and coastal waters shall be recognised as being important to Māori and is sustained and enhanced, including by:* *(a) managing the individual and cumulative adverse effects of activities that may impact on mauri in the manner set out in the rest of the Plan, and* *(b) providing for those activities that sustain and enhance mauri, and* *(c) recognising and providing for the role of kaitiaki in sustaining mauri.*
Policy P19 Mana whenua relationships with Ngā Taonga Nui a Kiwa	*The relationships between mana whenua and Ngā Huanga o Ngā Taonga Nui a Kiwa identified in Schedule B (Ngā Taonga Nui a Kiwa) will be recognised and provided for by:* *(a) having particular regard to the values and Ngā Taonga Nui a Kiwa huanga identified in Schedule B (Ngā Taonga Nui a Kiwa) when applying for, and making decisions on resource consent applications, and developing Whaitua Implementation Programmes, and* *(b) informing iwi authorities of relevant resource consents relating to Ngā Taonga Nui a Kiwa, and* *(c) recognising the relevant iwi authority/ies as an affected party under RMA s95E where activities risk having a minor or more than minor adverse effect on Ngā Huanga o Ngā Taonga Nui a Kiwa or on the significant values of a Schedule C site which is located downstream, and* *(d) working with mana whenua, landowners, and other interested parties as appropriate, to develop and implement restoration initiatives within Ngā Taonga Nui a Kiwa, and* *(e) the Wellington Regional Council and iwi authorities implementing kaupapa Māori monitoring of Ngā Taonga Nui a Kiwa.*
Policy P19 Māori values	*The cultural relationship of Māori with air, land and water shall be recognised and the adverse effects on this relationship and their values shall be minimised.*
Objective O13	*Kaitiakitanga is recognised and mana whenua actively participate in planning and decision-making in relation to the use, development and protection of natural and physical resources.*
Policy P21 Exercise of kaitiakitanga	*Kaitiakitanga shall be recognised and provided for by involving mana whenua in the assessment and decision-making processes associated with use and development of natural and physical resources including;*

NRP – Relevant Objectives and Policies	
	(a) managing activities in sites with significant mana whenua values listed in Schedule C (mana whenua) in accordance with tikanga and kaupapa Māori as exercised by mana whenua, and *(b) the identification and inclusion of mana whenua attributes and values in the kaitiaki information and monitoring strategy in accordance with Method M2, and* *(c) identification of mana whenua values and attributes and their application through tikanga and kaupapa Māori in the maintenance and enhancement of mana whenua relationships with Ngā Taonga Nui a Kiwa.*
Natural character, form and function	
Objective O14	*The natural character of the coastal marine area, natural wetlands, and rivers, lakes and their margins is preserved and protected from inappropriate use and development.*
Policy P24 Preserving and protecting natural character from inappropriate use and development	*To preserve natural character and protect it from inappropriate use and development by:* *(a) avoiding adverse effects of activities on the natural character of areas within the coastal environment that have outstanding natural character, and* *(b) avoiding significant adverse effects and avoid remedy and mitigate other adverse effects of activities on the natural character of areas within the coastal environment that do not have outstanding natural character, and* *(c) outside the coastal environment, avoiding and, where avoidance is not practicable, remedying or mitigating adverse effects of activities on the natural character of wetlands, rivers, lakes and their margins that have outstanding natural character, provided that the outstanding natural character of the area taken as a whole is retained, and* *(d) outside the coastal environment, avoiding and, where avoidance is not practicable, remedying or mitigating significant adverse effects of activities on the natural character of wetlands, rivers, lakes and their margins that have high natural character, provided that the high natural character of the area taken as a whole is retained, and* *(e) outside the coastal environment, avoiding, remedying or mitigating other adverse effects of activities on the natural character of wetlands, rivers, lakes and their margins that are not addressed under (c) or (d) of Policy P24.*
Natural Hazards	
Objective O15	*The hazard risk and residual hazard risk, from natural hazards and adverse effects of climate change, on people, the community, the environment and infrastructure are acceptable.*
Policy P27 Hazard	*Hard hazard engineering mitigation and protection methods shall be discouraged except where it is necessary to protect:*

NRP – Relevant Objectives and Policies	
mitigation measures	*(a) existing, or upgrades to, infrastructure including Regionally Significant Infrastructure, or* *(b) new Regionally Significant Infrastructure, or* *(c) significant existing development, and* *in respect of (a), (b) and (c):* *(d) there is no reasonable or practicable alternatives to mitigate hazard risk and residual hazard risk, and* *(e) the mitigation and protection methods are suitably located and designed, and where appropriate certified by a qualified, professional engineer, and* *(f) the use of soft engineering options are incorporated and used, where appropriate,* *and either:* *(g) any adverse effects are no more than minor, or* *(h) where the environmental effects are more than minor the works form part of a hazard risk management strategy.*
Policy P28 Effects of climate change	*Particular regard shall be given to the potential for climate change* *(a) to threaten biodiversity, aquatic ecosystem health and mahinga kai, or* *(b) to cause or exacerbate natural hazard events over at least the next 100 years that could adversely affect use and development* *including as a result of:* *(c) coastal erosion and inundation (storm surge), and* *(d) river and lake flooding and erosion, aggradation, decreased minimum flows, and* *(e) stormwater ponding and impeded drainage, and* *(f) relative sea level rise, reliable scientific data for the Wellington region.*
Objective O16	*Inappropriate use and development in high hazard areas is avoided.*
Policy P27 High hazard areas	*Use and development, including hazard mitigation methods, in on or over high hazard areas shall be managed to ensure that:* *(a) they have a functional need or operational requirement or there is no practicable alternative to be so located, and* *(b) an overall increase in risk of social, environmental and economic harm is avoided, and* *(c) the hazard risk and/or residual hazard risk to the development, assessed using a risk-based approach, is acceptable or as low as reasonably practicable, recognising that in some instances an increase in risk to the development may be appropriate, and*

NRP – Relevant Objectives and Policies	
	(d) the development does not cause or exacerbate hazard risk in other areas, and unless effects are avoided, remedied or mitigated in accordance with a hazard risk management strategy, and *(e) adverse effects on natural processes (coastal, riverine and lake processes) are avoided, remedied, or mitigated, and* *(f) natural cycles of erosion and accretion and the potential for natural features to fluctuate in position over time, including movements due to climate change and sea level rise over at least the next 100 years, are taken into account.*
Water quality	
Objective O18	*Rivers, lakes, natural wetlands and coastal water are suitable for contact recreation and Māori customary use, including by:* *(a) maintaining water quality, or* *(b) improving water quality in:* *(i) significant contact recreation fresh water bodies and sites with significant mana whenua values identified in Schedule C and Ngā Taonga Nui a Kiwa identified in Schedule B to meet, as a minimum and within reasonable timeframes, the primary contact recreation objectives in Table 3.1, and* *(ii) coastal water and sites with significant mana whenua values identified in Schedule C and Ngā Taonga Nui a Kiwa identified in Schedule B to meet, as a minimum and within reasonable timeframes, the primary contact recreation objectives in Table 3.3, and* *(iii) all other rivers and lakes and natural wetlands to meet, as a minimum and within reasonable timeframes, the secondary contact recreation objectives in Table 3.2.*
Biodiversity, aquatic ecosystem health and mahinga kai	
Objective O19	*Biodiversity, aquatic ecosystem health and mahinga kai in fresh water bodies and the coastal marine area are safeguarded such that:* *(a) water quality, flows, water levels and aquatic and coastal habitats are managed to maintain biodiversity aquatic ecosystem health and mahinga kai, and* *(b) where an objective in Tables 3.4, 3.5, 3.6, 3.7 or 3.8 is not met, a fresh water body or coastal marine area is meaningfully improved so that the objective is met within a reasonable timeframe, and* *(c) restoration of aquatic ecosystem health and mahinga kai is encouraged.*
Objective O21	*Vegetated riparian margins are established, maintained or restored to enhance water quality, aquatic ecosystem health, mahinga kai and indigenous biodiversity of rivers, lakes, natural wetlands and the coastal marine area.*

NRP – Relevant Objectives and Policies	
Policy P30 Biodiversity, aquatic ecosystem health and mahinga kai	*Manage the adverse effects of use and development on biodiversity, aquatic ecosystem health and mahinga kai to:* *Hydrology* *(a) maintain or where practicable restore natural flow characteristics and hydrodynamic processes and the natural pattern and range of water level fluctuations in rivers, lakes and natural wetlands, and* *Water quality* *(b) maintain or improve water quality including to assist with achieving meet the objectives in Tables 3.4, 3.5, 3.6, 3.7 and 3.8 of Objective O25, and* *Aquatic habitat diversity and quality* *(c) maintain or where practicable restore aquatic habitat diversity and quality, including:* *(i) the form, frequency and pattern of pools, runs, and riffles in rivers, and* *(ii) the natural form of rivers, lakes, natural wetlands and the coastal marine area, and* *(d) where practicable restore the connections between fragmented aquatic habitats, and* *Critical habitat for indigenous aquatic species and indigenous birds* *(e) maintain or where practicable restore habitats that are important to the life cycle and survival of indigenous aquatic species and the habitats of indigenous birds in the coastal marine area, natural wetlands and the beds of lakes and rivers and their margins that are used for breeding, roosting, feeding, and migration, and* *Critical life cycle periods* *(f) minimise avoid, minimise or remedy adverse effects on aquatic species at times which will most affect the breeding, spawning, and dispersal or migration of those species, including timing the activity, or the adverse effects of the activity, to avoid times of the year when adverse effects may be more significant, and* *Riparian habitats* *(g) maintain or where practicable restore riparian habitats, and* *Pests* *(h) avoid the introduction, and restrict the spread, of aquatic pest plants and animals1.*
Policy P31 Adverse effects on biodiversity, aquatic ecosystem	*Adverse effects on biodiversity, aquatic ecosystem health and mahinga kai shall be managed by:* *(a) in the first instance, activities that risk causing adverse effects on the values of a Schedule F ecosystem or habitat, other than activities carried*

NRP – Relevant Objectives and Policies	
health, and mahinga kai	*out in accordance with a wetland restoration management plan, shall avoid these ecosystems and habitats. If the ecosystem or habitat cannot be avoided, the adverse effects of activities shall be managed by (b) to (g) below.* *(b) avoiding adverse effects where practicable, and* *(c) where adverse effects cannot be avoided, minimising them where practicable, and* *(d) where adverse effects cannot be minimised, they are remedied, except as provided for in (a) to (g), and* *(e) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible, and* *(f) if biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided, and* *(g) the activity itself is avoided if biodiversity compensation cannot be undertaken in a way that is appropriate as set out in Schedule G3, including Clause 2 of that Schedule.* *In relation to activities within the beds of lakes, rivers and natural wetlands, (e) to (g) only apply to activities which meet the exceptions in Policy P110.* *A precautionary approach shall be used when assessing the potential for adverse effects on ecosystems and habitats with significant indigenous biodiversity values identified in Schedule F.*
Sites with significant values	
Objective O28	*Ecosystems and habitats with significant indigenous biodiversity values are protected from the adverse effects of use and development, and where appropriate restored to a healthy functioning state including as defined by Tables 3.4, 3.5, 3.6, 3.7 and 3.8.*
Policy P42 Ecosystems and habitats with significant indigenous biodiversity values	*Protect in accordance with Policy P31 and Policies P38-P41 and where appropriate restore the following ecosystems and habitats with significant indigenous biodiversity values:* *(a) the rivers and lakes with significant indigenous ecosystems identified in Schedule F1 (rivers/lakes), and* *(b) the habitats for indigenous birds identified in Schedule F2 (bird habitats), and* *(c) natural wetlands, including the natural wetlands identified in Schedule F3 (identified significant natural wetlands), and* *(d) the ecosystems and habitat-types with significant indigenous biodiversity values in the coastal marine area identified in Schedule F4 (coastal sites) and Schedule F5 (coastal habitats).*

NRP – Relevant Objectives and Policies	
Policy P44 Managing effects on ecosystems and habitats with significant indigenous biodiversity values from activities outside these ecosystems and habitats	*In order to protect the ecosystems and habitats with significant indigenous biodiversity values in accordance with Policy P42, particular regard shall be given to managing the adverse effects of use and development in areas outside of these ecosystems and habitats on physical, chemical and biological processes to:* *(a) maintain ecological connections within and between these habitats, or* *(b) provide for the enhancement of ecological connectivity between fragmented habitats through biodiversity offsets, and* *(c) provide adequate buffers around ecosystems and habitats with significant indigenous biodiversity values, and* *(d) avoid cumulative adverse effects on, and the incremental loss of significant indigenous biodiversity values.*
Land use	
Objective O34	*The adverse effects on soil and water from land use activities are minimised, including to assist with achieving the outcomes and indicators of desired environmental states for water in Tables 3.1 to 3.8.*
Discharges to land and water	
Objective O38	*The adverse quality and quantity effects of stormwater discharges from stormwater networks and urban land uses are improved reduced over time.*
Policy P77 Improving water quality for contact recreation and Māori customary use	*The quality of fresh water bodies and coastal water shall be improved to meet, over time and as a minimum, the objectives in Table 3.1, 3.2 and 3.3, including by:* *(a) improving water quality in all first priority for improvement water bodies for secondary contact with water listed in Schedule H2 (priority water bodies) in accordance with Method M34, and* *(b) having particular regard to improving water quality in fresh water bodies and coastal water where contact recreation and/or Māori customary use are adversely affected by discharges from stormwater networks, stormwater from a port, or airport, wastewater networks and wastewater treatment plants.*
Policy P83 Minimising adverse effects of stormwater discharges	*The adverse effects of stormwater discharges shall be minimised, including by:* *(a) using good management practice, and* *(b) taking a source control and treatment train approach to new activities and land uses, and* *(c) implementing water sensitive urban design in new subdivision and development, and* *(d) progressively improving existing stormwater, wastewater, road and other public infrastructure, including during routine maintenance and upgrade, and*

NRP – Relevant Objectives and Policies	
	(e) managing localised adverse effects, including by addressing particular attributes appropriate to the receiving environment.
Policy P84 Managing land use impacts on stormwater	*Land use, subdivision and development, including stormwater discharges, shall be managed so that runoff volumes and peak flows:* *(a) avoid or minimise scour and erosion of stream beds, banks and coastal margins, and* *(b) do not increase risk to human health or safety, or increase the risk of inundation, erosion or damage to property or infrastructure,* *including by retaining, as far as practicable, pre-development hydrological conditions in new subdivision and development.*

(130) The plan change request is considered to be consistent with the Natural Resources Plan as it:

- Restricts subdivision and development to an identified development area along the ridgeline and thereby:
  - provides for the protection of streams, gullies and vegetation on the more sensitive areas of the site from the effects of additional subdivision; and
  - avoids development of steeper areas that are more erosion prone.
- Requires the preparation of and adherence to a Stormwater Management Plan at the time of first subdivision.
- Requires geotechnical assessment of all new allotments.

(131) The underlying earthworks provisions of the District Plan that provide additional protection for erosion prone land continue to apply.

(132) In addition, any future subdivision and development may require regional consent under the provisions of the NRP and the NES Freshwater.

(133) In summary it is considered that the site specific provisions of the Private Plan Change together with existing District Plan and Regional provisions manage, have regard to and align with the Natural Resources Plan.

4.11 District Plans in the Wellington Region

(134) Section 74(2)(c) of the RMA requires Council to consider the extent to which this Plan Change needs to be consistent with the plans or proposed plans of adjacent territorial authorities.

(135) The Private Plan Change involves a relatively small area of land that is located well within the boundaries of the City of Lower Hutt. It will have no effect on the operative plans or proposed plans of any adjacent territorial authorities and as such, will not be inconsistent with them.

4.12 Hutt City Council Strategies and Policies

(136) Section 74(2)(b)(i) of the RMA requires Council to have regard to management plans and strategies prepared under other Acts. For the purposes of this plan change, the most relevant strategies and policies are as follows:

- Urban Growth Strategy 2013 – 2032;
- Environment Sustainability Strategy 2015 – 2045; and
- Integrated Transport Strategy 2022; and
- Long Term Plan 2021-2031, Infrastructure Strategy 2021-2051 and Development and Financial Contributions Policy 2021-2031.

(137) Council is currently developing an Indigenous Biodiversity Strategy which aims to set a framework to guide the protection and restoration of indigenous biodiversity. The draft strategy sets a shared vision and goals and identifies focus areas. The Plan Change aligns with the goals and focus areas of the draft strategy.

Urban Growth Strategy 2012 - 2032

(138) Hutt City Council's Urban Growth Strategy 2013-2032 (UGS) sets out the long-term approach to managing growth and change for Hutt City with a strong focus on the built environment and the anticipated and encouraged change over time.

(139) When released in 2013 the UGS set a growth target of at least 6,000 new houses by 2032 and identified several greenfield development opportunities as well as intensification of existing urban areas. The Shaftesbury Grove area in Stokes Valley is specifically identified as an area where the feasibility of development should be investigated.

Environmental Sustainability Strategy 2015 – 2045

(140) The Environmental Sustainability Strategy sets out Council's ambitions to protect, enhance or repair the environment. The Strategy identifies seven key focus areas: water, waste, transport, land use, biodiversity, energy and risk and resilience. Each focus area is led by three overarching strategic goals – lead, protect and enhance.

(141) The Plan Change does not conflict with the Environmental Sustainability Strategy.

Integrated Transport Strategy 2022

(142) The Integrated Transport Strategy outlines Council's vision, and strategic direction for responding to Lower Hutt's growing transport challenges. It provides an integrated approach to land use planning, transport planning, investment and encouraging behaviour change within the city. One of the identified drivers of the strategy is Whanaketanga ki mua - Future Development which recognises the need to create better access and transport options to growth areas in order to support strong, resilient, vibrant and connected communities.

(143) The strategy identifies seven focus areas including:

- Develop a connected and safe transport network that makes it more attractive for people to cycle, walk or use the bus;
- Make it easier for all people to use public transport; and
- Build housing and locate key services close to employment and activity centres to reduce travel distances and reliance on cars.

(144) The plan change site is a logical extension to the existing urban area. It has access to the existing road network, is serviced by public transport and, due to its proximity to Stokes Valley Commercial Centre, it provides opportunities for active modes, including walking and cycling.

Long Term Plan 2021-2031, Infrastructure Strategy 2021-2051 and Development and Financial Contributions Policy 2021-2031

(145) The Long Term Plan 2021-2031 and the Infrastructure Strategy 2021-2051 have been reviewed but do not contain any relevant references to the Stokes Valley Hills in general or the plan change site in particular. This is indicative of Council's decision not to prioritise any upgrading of three waters infrastructure in the Stokes Valley catchment.

(146) The Development and Financial Contributions Policy 2021-2031 applies to all resource consents, building consents, certificates of acceptance and service connections applied for from 1 July 2021. The purpose of the policy is to ensure that a reasonable and proportionate share of the cost for new or upgraded infrastructure assets and services is funded by development. It is noted that the development contributions for the Stokes Valley do not factor in any catchment specific charges to provide water supply upgrades and overall are the lowest compared to the other identified catchments.

4.13 City of Lower Hutt District Plan

(147) The City of Lower Hutt District Plan became fully operative in 2004. It is currently undergoing a full review which is expected to be notified in mid 2024 (source: HCC website).

Operative Plan Change 56

(148) Under Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the Housing Supply Act) which became operative in December 2021 Hutt City Council has an obligation to change the District Plan to introduce Medium Density Residential Standards (MDRS) and give effect to Policy 3 of the NPS-UD within prescribed timeframes and using prescribed formats (Intensification Planning Instrument - IPI) and processes (Intensification Streamlined Planning Process - ISPP).

(149) The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the Housing Supply Act) was enacted in December 2021. The Housing Supply Act prescribes new mandatory Medium Density Residential Standards, introduces the concept of qualifying matters and makes changes to policies 3 and 4 of the National Policy Statement on Urban Development 2020.

(150) The intensification provisions and qualifying matters are required to be added into District Plans using the Intensification Streamlined Planning Process. Plan Change 56 (PC56) was

notified by the Hutt City Council on 18 August 2022 and has gone through the process under the ISPP provisions of the RMA. A public hearing for was held in front of an independent panel of commissioners between 12 and 21 April 2023 and the recommended decision by the hearing panel has been accepted by Council on 30 August 2023. The plan change will become operative on 21 September 2023.

(151) PC56 incorporates the MDRS into the proposed Medium Density Residential Activity Area (MRAA) and High Density Residential Activity Area (HRAA) chapters which replace the following operative Activity Areas (AA): General Residential, Special Residential, Historic Residential and Medium Density Residential. The Hill Residential AA and Landscape Protection Residential AA are not affected by PC56.

Pre-PC56 Activity Area	PC56 Action	Operative Activity Area
General Residential AA	delete	Medium & High Density Residential AA
Special Residential AA	delete	Medium & High Density Residential AA
Historic Residential AA	delete	Medium & High Density Residential AA
Medium Density Residential AA	replace	High Density Residential AA
Hill Residential AA	retain	Hill Residential AA
Landscape Protection Residential AA	retain	Landscape Protection Residential AA

Operative District Plan (including Plan Change 56 Amendments)

(152) The following chapters and provisions are considered the most relevant for this Private Plan Change:

- City Wide Objectives and Policies;
- Medium Density Residential Activity Area;
- Subdivision;
- Transport;
- Significant Natural Resources;
- Natural Hazards; and
- Earthworks.

(153) The relevant provisions are quoted below and include the changes from PC56 as proposed by the hearing panel and accepted by Council.

City Wide Objectives and Policies

(154) This section reviews the existing city wide objectives and policies of the District Plan to assess whether they are sufficient to provide the required level of policy support to the Private Plan Change.

(155) The following objectives and policies of the operative District Plan are relevant to the Plan Change.

City Wide Objectives and Policies	
1.10.1A Urban Environment	
Objective	*A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*
Policy 1	*Provide for building height and density of urban form that enables:* *(a) as much development capacity as possible within the Central Commercial Activity Area and Petone Commercial Activity Area 2,* *(b) building heights of at least 6 storeys:* *(i) within the Petone Commercial Activity Area 1,* *(ii) within a walkable catchment of the Central Commercial and Petone Commercial Activity Areas,* *(iii) within a walkable catchment of rapid transit stops,* *(iv) within and adjacent to the suburban centres of Avalon and Wainuiomata,* *(v) within the suburban centres of Eastbourne, Moera and Stokes Valley; and* *(c) building heights of at least 3 storeys in the remainder of the urban environment, excluding Recreation, Hill Residential and Landscape Protection Residential Activity Areas.*
Policy 2	*The building heights and density of urban form in Policy 1 are modified only to the extent necessary to provide for the following qualifying matters:* *(a) recognize and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga,* *(b) recognize and provide for the protection of historic heritage from inappropriate subdivision, use, and development,* *(c) recognize and provide for the management of significant risks from natural hazards,* *(d) ensure the safe and efficient operation of nationally significant infrastructure,* *(e) protect the purpose of open space provided for public use, but only in relation to land that is open space,* *(f) give effect to a designation or heritage order, but only in relation to the land that is subject to the designation or heritage order.*
Policy 3	*Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.*
Policy 4	*Enable housing to be designed to meet the day-to-day needs of residents.*

City Wide Objectives and Policies	
1.10.2 Amenity Value	
Objective 1	*The amenity values within the urban environment develop and change over time to support a well-functioning urban environment and meet the diverse and changing needs of people, communities, and future generations.*
Objective 2	*To identify, maintain and enhance the character and amenity values of the different activity area outside the urban environment.*
Policy	*To identify within all activity areas the general character and amenity values planned for that activity area.*
Explanation and Reasons	*Medium Density Residential Activity Area* *The Medium Density Residential Activity Area includes areas in the Hutt Valley floor, Western Hills, Stokes Valley, Wainuiomata and Eastern Bays. The Activity Area typically covers areas that have a lower level of access to commercial centres, community facilities and rapid transit services than the High Density Residential Activity Area.* *Currently, one to two storey, standalone houses are the predominant dwelling type within the Activity Area, with the occasional multi-unit development. However, the District Plan anticipates that the scale and form of residential development will change in this area in response to housing demand. A range of low to medium density development is provided for within the Medium Density Residential Activity Area, including standalone houses, detached dwellings, terraced housing and low rise apartments.* *The objectives, policies and rules of the Medium Density Residential Activity Area recognize that amenity values across this area vary and will develop and change over time in response to the diverse and changing needs of people, communities and future generations. This will include changes to the amenity of residential sites as well as amenity provided through public spaces and community/commercial centres.*

(156) The development density anticipated under the proposed Medium Density Residential Activity Area would be consistent with the established and anticipated character of the local environment, given the presence of residential land to the north and east of the plan change site. It is considered that the proposed Medium Density Residential zoning is appropriate for the site and will maintain the amenity value of the surrounding environment.

City Wide Objectives and Policies	
1.10.3 Residential Activity	
Objective	*To accommodate residential growth and development through consolidation of the existing urban area but to allow some peripheral development.*
Policy 1	*Except in circumstances where a qualifying matter is relevant:*

City Wide Objectives and Policies	
1.10.3 Residential Activity	
	(a) Apply the Medium Density Residential Standards, or more enabling standards, across the Medium Density Residential and High Density Residential Activity Areas, *(b) Apply the High Density Residential Activity Area in areas covered by Policy 1.10.1A.1(b) to provide for buildings of at least 6 storeys.* *(c) Apply the Medium Density Residential Activity Area (with a height control overlay) in residential areas adjacent to the Eastbourne, Stokes Valley and Wainuiomata centres.* *(d) Apply the Hill Residential and Landscape Protection Residential Activity Areas to areas with significant topographic constraints or amenity landscape values* *(d) Apply the Medium Density Residential Activity Area in other urban residential areas*
Policy 2	*Manage the rate at which land at the periphery of the urban area is developed for residential purposes.*

(157) The Private Plan Change provides for additional residential development on the periphery of the existing urban area. Due to the close proximity of the site to existing development it is consolidating the existing urban environment.

(158) An assessment of the site shows that the portion of the site that is currently zoned Hill Residential Activity Area does not contain any significant topographic constraints or amenity landscape values that would justify the retention of the current Hill Residential zoning or be incompatible with the proposed rezoning and provisions for Medium Density Residential development. To address the topographic constraints of that portion of the site currently zoned General Recreation Activity Area the Private Plan Change proposes the identification of the portion of the site that is suitable and intended for residential development.

City Wide Objectives and Policies	
1.10.11 Lessening Natural Hazards	
Objective	*To avoid or reduce the risk to people, property and infrastructure from natural and coastal hazards.*
Policy	*(aa) To limit subdivision, use and development 20m either side of the Wellington Fault.*
Policy	*(b) To limit the scale and intensity of development in areas susceptible to the landslide hazard.*
Policy	*(ca) To avoid subdivision, use and development in high flood hazard areas.*
Policy	*(cb) To manage subdivision, use and development in medium flood hazard areas.*

City Wide Objectives and Policies	
1.10.11 Lessening Natural Hazards	
Policy	*(cc) To require mitigation for new development in low flood hazard areas.*
Policy	*(da) To limit subdivision, use and development in high coastal hazard areas.*
Policy	*(db) To manage subdivision, use and development in medium coastal hazard areas.*
Policy	*(dc) To require mitigation for subdivision, use and development in low coastal hazard areas.*

(159) The Private Plan Change proposes the introduction of a site specific subdivision provision that require a geotechnical assessment for all new allotments to address potential slope stability issues. These provisions would apply in addition to the general Natural Hazard provisions of Chapter 14H.

Zone Specific Objectives and Policies

(160) As discussed above Plan Change 56 deleted the General Residential Activity Area and replaced it with a new Medium Density Residential Activity Area. Therefore this Private Plan Change requests the rezoning of the plan change site to the new Medium Density Residential Activity Area to align with the surrounding residential zoning.

(161) This section assesses the Private Plan Change against the following zone specific objectives and policies of the Medium Density Residential Activity Area (Chapter 4F):

4F Medium Density Residential Activity Area	
4F 2 Objectives	
Objective 4F 2.1AA	*A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*
Objective 4F 2.1	*Residential Activities are the dominant activities in the Medium Density Residential Activity Area.* *Non-residential activities are compatible with the amenity levels associated with medium density residential development anticipated by the zone.*
Objective 4F 2.3	*The Medium Density Residential Activity Area provides for a variety of housing types and sizes that respond to:* *i. Housing needs and demand, and* *ii. The neighbourhood's planned urban built character, including three-storey buildings.*
Objective 4F 2.3A	*Recognise that the neighbourhood's planned urban built character is defined through the enablement of individual medium density developments of up to three storeys.*
Objective 4F 2.5	*Built development is of high quality and provides:*

4F Medium Density Residential Activity Area	
	i. Healthy, safe, attractive, and accessible living environments, and *ii. Attractive and safe streets.*
Objective 4F 2.6	*Built development is adequately serviced by network infrastructure or addresses any infrastructure constrains.*
4F 3 Policies	
Policy 4F 3.1	*Provide for residential activities and those non-residential activities that support the community's social, economic and cultural well-being and manage any adverse effects on residential amenity.*
Policy 4F 3.2	*Enable a variety of housing types with a mix of densities within the Medium Density Residential Activity Area, including three-storey attached and detached dwellings and low-rise apartments.*
Policy 4F 3.2E	*Provide for residential intensification of a site where it achieves positive urban design outcomes and living environments, taking into consideration the following urban design principles, development type, and the planned urban environment of the zone:* *i. Ensure the building location, form, and appearance is comprehensively designed with the landscape and is compatible with the planned urban built character of the zone* *ii. Achieve a positive frontage that engages and interacts with the street with a focus on human activity and scale* *iii. Achieve visual interest and aesthetic coherence using architectural and landscape design techniques* *iv. Minimise the effects of driveways, manoeuvring, and parking areas on the quality of the site and street, while ensuring safety* *v. Integrate building form and open space design to achieve high amenity, safe and functional outcomes for residents in both private and communal spaces, while respectful of neighbouring sites* *vi. Achieve reasonable sunlight, daylight, and outlook for all residential units and associated outdoor spaces where possible, while minimising overlooking of neighbouring living and private outdoor spaces* *vii. Provide reasonable internal visual privacy for all units through well-considered location of elements, rather than relying on window coverings* *viii. Achieve quality, legible, safe, and efficient circulation* *ix. Provide for servicing that is suitably generous, convenient, and visually discreet.*
Policy 4F 3.9	*Require rainwater tanks and a minimum area of permeable surfaces or alternative design solutions in order to assist with the management of stormwater runoff created by development.*
Policy 4F 3.10	*Require development to be stormwater neutral.*

(162) In summary the development anticipated for the plan change site aligns with the above objectives and policies for the new Medium Density Residential Activity Area. The proposed rezoning extends the Medium Density Residential zoning that applies to the surrounding areas to the plan change site.

Subdivision Objectives and Policies

(163) The general subdivision provisions as amended by PC56 apply to any future subdivision of the site. While the Private Plan Change seeks the introduction of site specific subdivision provisions, no changes to the operative objectives and policies are proposed. The proposed plan change aligns with the approach taken by previous rezonings that provide for new residential development areas by introducing a restricted discretionary starting point with site specific provisions.

(164) The following objectives and policies are considered relevant:

11 Subdivision	
11.1.1 Allotment Standards	
Objective	*To ensure that land which is subdivided can be used for the proposed use or development.*
Policy	*(a) To ensure that allotments in the Hill Residential Activity Area, Landscape Protection Residential Activity and rural zones have minimum design standards such as, minimum size, shape and frontage, which are suitable for the proposed use or development.*
Policy	*(b) To provide flexibility in lot size, shape and frontage within Commercial, Mixed Use, Medium Density Residential and High Density Residential Activity Areas to enable diversity of commercial and residential development size and density.*
11.1.2 Engineering Standards	
Objective	*To ensure that utilities provided to service the subdivision protect the environment and that there are no adverse effects on the health and safety of residents and occupiers.*
Policy	*(a) To ensure that utilities provided comply with specified performance standards relating to such matters as access, street lighting, stormwater, water supply, wastewater, gas, telephone, electricity and earthworks.*
11.1.3 Natural Hazards	
Objective	*(a) To ensure that land subject to natural hazards is subdivided in a manner that the adverse effects are avoided, remedied or mitigated.*
Objective	*(b) Subdivision does not increase the risk from natural hazards, including coastal hazards.*
Policy	*(ba) Subdivision shall ensure that any building platform is not located within an identified Stream Corridor.*
Policy	*(bb) Subdivision where building platforms are within overland flow paths shall ensure that overland flowpaths are not impeded and mitigation measures*

11 Subdivision	
	are incorporated into the subdivision to avoid any increase in risk to people or property, including neighbouring properties.
Policy	*(bc) Subdivision where the building platforms are within the Inundation Area shall include mitigation measures to avoid any increase in risk to people or property, including neighbouring properties. (be) Subdivision of land within high hazard areas within Natural Hazard Overlays and Coastal Hazard Overlays shall be avoided, unless there is an exceptional reason for the subdivision within this area and the subsequent use and development mitigates the impacts from natural hazards to people, property and infrastructure.*
Policy	*(c) Subdivision of land should be managed to ensure that within each allotment there is a suitable building platform so that buildings and associated structures will not be adversely affected by slope instability, including the deposition of debris.*
11.1.4 Special Areas	
Objective 1	*To ensure that land in the coastal environment, areas adjoining lakes and rivers and other environmentally sensitive areas are protected from inappropriate subdivision.*
Policy	*(a) To ensure that land in the coastal environment, areas adjoining rivers and lakes and other environmentally sensitive areas are not subdivided to an extent or manner where amenity values, ecological, social, cultural and recreational conditions are adversely affected.*

(165) The above objectives and policies align with and support the proposed site specific subdivision provisions relating to Development Areas, Geotech, Ecology, Landscape and Visual and Stormwater Management.

General Rules - Objectives and Policies

(166) The following Objectives and Policies for Transport, Significant Natural Resources, Natural Hazards and Earthworks are considered relevant:

<u>Transport</u>

(167) The following Transport provisions are considered most relevant for this Private Plan Change:

14A Transport	
Objective 14A 3.1	*A safe, efficient, resilient and well-connected transport network that is integrated with land use patterns, meets local, regional and national transport needs, facilitates and enables urban growth and economic development, and provides for all modes of transport.*
Policy 14A 4.1	*Additions and upgrades to the transport network should seek to improve connectivity across all modes and be designed to meet industry standards that*

14A Transport	
	ensure that the safety, efficiency and resilience of the transport network are maintained.
Policy 14A 4.2	*Land use, subdivision and development should not cause significant adverse effects on the connectivity, accessibility and safety of the transport network, and, where appropriate, should:* • *seek to improve connectivity within and between communities; and* • *enable walking, cycling and access to public transport.*
Policy 14A 4.7	*The transport network, land use, subdivision and development should provide for all transport modes.*

(168) The Private Plan Change is expected to meet the relevant objectives and policies. Any future additions and upgrades will be designed to meet the relevant standards. Where compliance cannot be achieved the proposal will go through the appropriate consenting and assessment process.

(169) The landuse, subdivision and development enabled by the rezoning is not expected to have adverse effects on connectivity, accessibility or safety.

(170) The proposed rezoning will provide for a range of transport modes and may result in opportunities to improve walking and cycling connections to Eastern Hutt Road on the Hutt Valley side and George Street on the Stokes Valley side.

Significant Natural, Cultural and Archaeological Resources

(171) The following objectives and policies for Significant Natural, Cultural and Archaeological Resources are considered the most relevant for this Private Plan Change:

14E Significant Natural, Cultural and Archaeological Resources	
14E 1.1 Protection of Significant Natural, Cultural and Archaeological Resources	
Objective	*To identify and protect significant natural, cultural and archaeological resources in the City from inappropriate subdivision, use and development.*
Policy	*(c) That any activity or site development shall not modify, damage or destroy a significant natural, cultural or archaeological resource.*
Policy	*(d) That any activity or site development shall not compromise the natural character or visual amenity values of a significant natural, cultural or archaeological resource.*
Policy	*(e) All buildings, structures and activities shall preserve the natural character, visual amenity values and landscape values of the significant natural, cultural or archaeological resources including the identified coastal environment.*
Policy	*(h) That the cultural significance of these natural resources be recognised and protected.*

14E Significant Natural, Cultural and Archaeological Resources	
14E 1.1 Protection of Significant Natural, Cultural and Archaeological Resources	
Policy	*(i) That any activity or site development shall not modify, damage or destroy the intrinsic values of the ecosystems of a significant natural, cultural or archaeological resource.*

(172) The Private Plan Change proposes site specific subdivision provisions relating to biodiversity values and landscape and visual impacts that will contribute to meeting the above objectives and policies. It is noted that the above objectives and policies where they relate to significant natural resources are currently not supported by rules since the relevant rules do not apply to private properties.

Natural Hazards

(173) Plan Change 56 introduced a new Natural Hazards chapter which addresses the following Natural Hazards – Fault Rupture Hazards (Wellington Fault Overlay), Flood Hazards (Stream Corridors, Overland Flowpaths and Inundation Areas) and Coastal Hazards (Tsunami Hazards and Coastal Inundation Hazard).

(174) The site at 12 Shaftesbury Grove is located well away from the coast, therefore the Coastal Hazard provisions are of no relevance. The Wellington Fault Overlay is at least a kilometre away from the site and is therefore of no relevance. The only Flood Hazards identified on the site is a very small Inundation Area on the boundary of the site where it abuts the properties at 29 and 30 Fenchurch Grove.

(175) The following new objectives and policies for Natural Hazards are therefore considered the most relevant for this Private Plan Change:

14H Natural Hazards	
Objective 14H 1.1 Risk from Natural Hazards	*To avoid, reduce or not increase the risk to people, property, and infrastructure from natural hazards and coastal hazards.*
Policy 14H 1.1 Levels of Risk	*Subdivision, use and development avoid, reduce or do not increase the risk to people, property and infrastructure by:* *1. Enabling subdivision, use and development that have low occupancy or small scale within low, medium and high hazard areas within Natural Hazard Overlays and Coastal Hazard Overlays;* *2. Requiring subdivision, use and development to mitigate the impacts from natural hazards to people, property and infrastructure in the low hazard, and medium hazard areas within the Natural Hazard Overlays and Coastal Hazard Overlays; and* *3 Avoiding subdivision, use and development within high hazard areas within Natural Hazard Overlays and Coastal Hazard Overlays, unless there is an exceptional reason for the subdivision, use and development to be*

14H Natural Hazards	
	located in this area and the activity mitigates the impacts from natural hazards to people, property and infrastructure.

(176) The Private Plan Change is expected to meet the above objectives and policies. Furthermore, it proposes the introduction of site specific subdivision provisions relating to slope stability and stormwater management that assist in meeting the above objectives and policies.

Earthworks

(177) The following objectives and policies for Earthworks are considered the most relevant for this Private Plan Change:

14I Earthworks	
14I 1.1 Natural Character	
Objective	*To ensure that earthworks are designed to maintain the natural features that contribute to the City's landscape.*
Policy	*(a) To ensure that earthworks are designed to be sympathetic to the natural topography.*
Policy	*(b) To protect significant escarpments, steep hillside areas, and the coastal area by ensuring that earthworks are designed to retain the existing topography, protect natural features, and prevent erosion and slips.*
14I 1.2 Amenity, Cultural and Historical Values	
Objective	*To ensure earthworks do not affect adversely the visual amenity values, cultural values or historical significance of an area, natural feature or site.*
Policy	*(a) To protect the visual amenity values of land which provides a visual backdrop to the City.*
Policy	*(b) That rehabilitation measures be undertaken to mitigate adverse effects of earthworks upon the visual amenity values.*
Policy	*(d) To recognise the importance of cultural and spiritual values to the mana whenua associated with any cultural material that may be disinterred through earthworks and to ensure that these values are protected from inappropriate earthworks.*

(178) The Private Plan Change site is subject to the general earthworks provisions that support the above objectives and policies. Furthermore, the Private Plan Change proposes site specific subdivision provisions relating to geotechnical and stormwater management requirements and is therefore expected to meet the above objectives and policies.

4.14 Statutory Acknowledgements

(179) The District Plan contains, as an addendum, the relevant provisions and statutory acknowledgement areas as identified by the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009 and the Ngati Toa Rangatira Claims Settlement Act 2014. The information provided in the addendum is for the purpose of public information only and does not form part of the District Plan.

(180) A statutory acknowledgement is a formal acknowledgement by the Crown of the mana of tangata whenua over a specified area. It recognises the particular cultural, spiritual, historical and traditional association of an iwi with the site, which is identified as a statutory area.

Statutory Area	**Location**
Taranaki Whānui ki Te Upoko o Te Ika - Port Nicholson Block	
COASTAL MARINE AREA	As shown on SO 408070
HUTT RIVER	As shown on SO 408071
WAIWHETU STREAM	As shown on SO 408072
WELLINGTON HARBOUR	As shown on SO 408073
RIVERSIDE DRIVE MARGINAL STRIP	As shown on SO 408074
SEAVIEW MARGINAL STRIP	As shown on SO 408075
RIMUTAKA FOREST PARK	As shown on SO 408079
WAINUIOMATA SCENIC RESERVE	As shown on SO 408080
TURAKIRAE HEAD SCIENTIFIC RESERVE	As shown on SO 408081
Ngati Toa Rangatira	
HUTT RIVER AND ITS TRIBUTARIES	As shown on Deed Plan OTS-068-45
COOK STRAIT	As shown on Deed Plan OTS-068-38
WELLINGTON HARBOUR (PORT NICHOLSON)	As shown on Deed Plan OTS-068-40

(181) The only statutory areas that is of relevance to this Private Plan Change is the Hutt River and its tributaries as identified in the Ngati Toa Rangatira Claims Settlement Act 2014.

(182) The area referred to in the Deed of Settlement and the Statement of Association are as follow:

STATEMENT OF ASSOCIATION

The Hutt River (Te Awa Kairangi) is of historical and cultural importance to Ngati Toa Rangatira. The iwi claim an association with the Hutt River from the time of their participation in the invasion of the Hutt Valley during 1819 and 1820.

During that campaign, the taua marched around the western side of Te Whanganui a Tara, defeating the local iwi as they went. When the war party reached the Hutt River, they constructed rafts which they used to aid them in their invasion of the Hutt Valley.

Although Ngati Toa Rangatira did not remain in the area after this invasion, the Hutt River continued to be important to the iwi following their permanent migration and settlement in the lower North Island in the late 1820s and early 1830s. The relationship of Ngati Toa Rangatira to the Hutt Valley and River was not one defined by concentrated settlement and physical presence. Rather, the iwi felt their claim to the land was strong based on the powerful leadership of Te Rauparaha and Te Rangihaeata and the relationship they had with iwi residing in the Hutt Valley who had been placed there by Ngati Toa in the 1830s. For some years these iwi in the Hutt Valley paid tribute of goods such as canoes, eels and birds to Te Rauparaha and Te Rangihaeata.

Ngati Toa Rangatira have a strong historical connection with the Hutt River and its tributaries, and the iwi consider that the river is included within their extended rohe and it is an important symbol of their interests in the Harataunga area.

Te Awa Kairangi was traditionally an area for gathering piharau, or the freshwater blind eel, as well as tuna (eel) from its tributaries. Harataunga also supported flax plantations, which were used by early Maori for trading with settlers. The River was also of great importance as it was the largest source of freshwater in the area.

The river was also an important transport route, and small waka were used along the length of Te Awa Kairangi.

5. Scale and Significance Assessment

5.1 Introduction

(183) Under Section 32(1)(c) of the RMA, this evaluation report needs to:

> *contain a level of detail that corresponds to the **scale and significance** of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal. (emphasis added)*

(184) The following Scale and Significance Assessment discusses the Private Plan Change in terms of 8 factors and scores each factor out of 5 (where 1 is low and 5 is high). The assessment concludes with a table summarising the factors and scores and gives a final overall score for the scale and significance of the Private Plan Change.

Factor 1 Reason for the Change

(185) The Private Plan Change seeks to rezone the site at 12 Shaftesbury Grove from Hill Residential and General Recreation to Medium Density Residential Activity Area. The zoning as Medium Density Residential Activity Area would;

- Provide for additional residential development potential;
- Be consistent with the zoning of surrounding urban areas;
- Contribute to fulfilling Council's growth obligations under the NPS-UD;
- Be consistent with the relevant provisions of the RPS; and
- Align with Council's Urban Growth Strategy.

(186) For the reasons identified above Factor 1 Reason for the Plan Change scores 3.

Factor 2 Resource Management Issues / Problem Definition

(187) There is one overarching resource management issue addressed by the Private Plan Change: the provision of additional housing capacity and variety that meets the needs of existing and future residents. However, the proposed rezoning gives rise to a number of other potential resource management issues, including:

- Infrastructure and servicing;
- Geotechnical and land stability;
- Stormwater management;
- Ecological; and
- Landscape and Visual.

(188) It is acknowledged that the proposed rezoning can have both positive and negative effects on the above matters dependant on how development is managed.

(189) For these reasons Factor 2 Resource Management Issues / Problem Definition scores 2.

Factor 3 Degree of Shift from the Status Quo

(190) The proposed rezoning to enable medium density residential development on land currently zoned for low density residential is consistent with Council's growth intentions and has been signalled for several years, including through previous investigations and development proposals commissioned by Council and the sale of the land to a private developer with the assurance of future rezoning and development potential. The proposed Medium Density Residential zoning is considered to be the most appropriate zoning to provide for the efficient use of the land and the realisation of future development potential. This zoning would also be consistent with the zoning of properties in the immediate environment, which have a similar development form and topography to the plan change site.

(191) Factor 3 Degree of Shift from the Status Quo scores 2.

Factor 4 Who and How Many Will be Affected/Geographical Scale of Effects

(192) The rezoning of the site and future development will affect a limited number of existing residents in close proximity to the site but will also affect a larger number of people due to the relative visual prominence of the site. However the site has not been identified as containing or being part of any outstanding natural features and landscapes or special amenity landscapes.

(193) Factor 4 Who and How Many Will be Affected/Geographical Scale of Effects scores 2.

Factor 5 Degree of Impact on or Interest from Iwi/Māori

(194) The plan change site is not identified as having cultural values, nor is it located on the boundary of any sites of identified cultural value. The site is included in the statutory area identified in the Ngati Toa Rangatira Claims Settlement Act 2014 as "Hutt River and its tributaries" (Deed Plan OTS-068-45) which covers the entire Hutt Valley and beyond. Consultation has been initiated with mana whenua and will be ongoing during the plan change process.

(195) Factor 5 Degree of Impact on or Interest from Iwi/Māori scores 2.

Factor 6 Timing and Duration of Effects

(196) The effects from the Private Plan Change will be ongoing from the time the rezoning becomes operative. While any construction effects associated with the development of the site would be temporary, the subdivision and development facilitated by the plan change and any resulting effects would be ongoing.

(197) For the above reasons Factor 6 Timing and Duration of Effects scores 2.

Factor 7 Type of Effects

(198) The Private Plan Change has the potential to result in a number of different effects. Most of these are well understood and sufficiently addressed by the existing district plan provisions. Where the rezoning is expected to result in effects that not sufficiently addressed through existing provisions this plan change proposes the introduction of site

specific provisions to manage these potential effects.

(199) Factor 7 Type of Effects scores 2 due to the low significance of the effects.

Factor 8 Degree of Risk and Uncertainty

(200) The degree of risk and uncertainty is low. The proposed zoning and the resulting development forms are well understood.

(201) Factor 8 Degree of Risk and Uncertainty scores 1 due to the certainty provided by the existing proposed zone provisions.

Overall Scale and Significance

(202) The table below lists the factors discussed above and the scores for each factor. The scores are then combined to give a total scale and significance score for the Private Plan Change.

Factor	Score
1. Reason for Change	3
2. Resource Management Issues / Problem Definition	2
3. Degree of Shift from Status Quo	2
4. Who and How Many Affected, Geographic Scale of Effects	2
5. Degree of Impact on or Interest from Māori	2
6. Timing and Duration of Effects	2
7. Type of Effect	2
8. Degree of Risk or Uncertainty	1
Total (out of 40)	16
0-10 Scale and Significance = Low 11-20 Scale and Significance = Moderate 21-30 Scale and Significance = High 31-40 Scale and Significance = Very High	

(203) The total score of 14 reflects the moderate scale and significance of the Plan Change.

5.2 Quantification

(204) Section 32(2)(b) requires that, if practicable, the benefits and costs of a proposal are quantified. Given the assessment of the scale and significance of the proposal above it is considered that quantifying costs and benefits would add significant time and cost to the s32 evaluation processes, relative to the scale and significance of the plan change. Therefore, while costs and benefits have been considered in evaluating different options below, an exact quantification of benefits and costs was not considered necessary, beneficial or practicable. Rather, this report identifies where there may be additional costs or cost savings.

6. Consultation

(205) In fulfilment of the requirements of Schedule 1, Clause 3 of the RMA - Plan Change process, the following parties were informed by email/letter about the intention to request a Private Plan Change to rezone the site to Medium Density Residential Activity Area and invited to provide comments and feedback:

- Ministry for the Environment;
- Ministry of Education;
- Greater Wellington Regional Council;
- Upper Hutt City Council;
- Wellington City Council
- Porirua City Council;
- Taranaki Whānui ki Te Upoko o Te Ika Trust (Port Nicholson Block Settlement Trust);
- Te Rūnanga o Toa Rangatira Incorporated
- Wellington Tenths Trust
- Palmerston North Māori Reserve Trust
- Te Rūnanganui o Te Āti Awa ki Te Upoko o Te Ika a Māui Incorporated
- Waka Kotahi
- Transpower
- Wellington Electricity

(206) The feedback received is summarised below.

6.1 Greater Wellington Regional Council

(207) Greater Wellington Regional Council (GW) provided comments and raised questions with regards to planning/policy and natural hazards via email as follows:

Comments & Questions	Response
Planning / Policy	
Hutt City Council did not identify this area in their Intensification Planning Instrument – are they aware of this site?	Hutt City Council decided not to include land currently zoned Hill Residential in their IPI unless it was in a walkable distance to the city centre or a train station. Council identified the site at Shaftesbury Grove as a potential development area in their Urban Growth Strategy 2012-2032. The site was at that stage owned by Council and went through a reserve revocation process in 2016 to provide for residential development. It was then

Comments & Questions	Response
	declared surplus to Council's requirements and sold by Council to M & J Walsh Partnership Ltd. (the plan change requestor) in December 2017.
The plan change area hasn't been identified as a future urban zone. There is no evidence that the capacity from this development is required.	The Hutt City Council District Plan is a first generation District Plan and has not undergone a full review since it became operative in 2004 and currently does not contain a future urban zone
How is the site currently serviced by infrastructure? How will infrastructure constraints be addressed if there are any?	The infrastructure assessment prepared for the plan change site identifies existing constraints and limitations with regards to water supply wastewater and stormwater. It also outlines possible solutions. Any future subdivision and development will only be able to get approval and be realised if appropriate and acceptable solutions can be provided.
Is this additional urban land necessary to meet demand given the extensive development capacity that has been enabled by the recent intensification plan change.	The 2022 housing update for the HBA found that Lower Hutt has: • a theoretical District Plan enabled residential capacity of 120,518 dwellings. • a feasible residential capacity of 39,077 dwellings. • a likely number of 16,847 dwellings that will be realised over the next 30 years based on costs and sales values. • an anticipated demand of 24,773 households. • an anticipated shortfall of 7,926 dwellings over the course of the next 30 years. According to information on Council's website, Council has not modelled the potential impacts of PC56 on housing and business development capacity but expects that since PC56 would significantly change the level of development that is provided for by the District Plan, it is likely that PC56 would increase business and housing development capacity. As outlined above HCC has advised that the region's Councils are currently working on a new HBA but this work has not yet been finalised.

Comments & Questions	Response
How is the proposal is aligned with RPS Change 1 and NPS-UD direction on providing for development that is connected to active and low/zero carbon transport modes, integrated with transport planning, and contributing to a compact regional form.	As outlined above the plan change is considered to be well aligned with RPS Change 1 and the NPS-UD. The site is located at the end of Shaftesbury Grove, next to existing residential areas. It is well connected to public transport and the surrounding road and walking track network provides for active transport modes. The shopping centre of Stokes Valley is less than 1.5 kilometres to the east of the site which provides an excellent opportunity to encourage walking/cycling
There has been no assessment on the impacts of the development on water quality or freshwater ecosystem health. This is a requirement in RPS Change 1.	Water quality or freshwater ecosystem health fall within GW responsibility. Nevertheless, the impact of any future development on water quality and freshwater ecosystem health will largely depend on the size layout of the development and the earthworks required. These can be appropriately addressed as part of the required subdivision and earthworks consents.
Upcoming NRP Change 1 will require a reduction in urban contaminant loads which is due to be notified later this year. *There is no indication that the residual contaminant load from the development can be offset from the existing urban footprint.*	At this stage we have no knowledge of what upcoming NRP Change 1 will require. Any future subdivision and development will be subject to and assessed against the relevant rules and regulations at the time.
Natural Hazards	
There are no faults running through the site. The closest being the Wellington Fault that runs along the western side of the Hutt Valley. The other nearby fault is the Whiteman's Valley fault further to the east.	Noted
Being located on a hill, the liquefaction potential is nil and for similar reasons, the ground shaking potential is on the low end of the spectrum.	Noted
Earthquake induced slope failure potential on the ridge top is also at the low end of the spectrum but increases on the steeper sections of the site.	Noted
Main hazard that will present an issue at the site will be slope stability/failure.	A Geotechnical Assessment for the plan change site has been prepared by Torlesse Ltd.

Comments & Questions	Response
Providing the building platforms remain on the more gentle to moderate sloping parts of the site (i.e., <20 deg), any seismic hazards will be dealt with through the building code and building consent process. *Slope cuts for earthworks/roads/driveway access are also restricted to slopes less than 20 degrees. This will minimise the risk of slope failure, reduce the potential for sediment discharges and reduce the amount of slope retention/stabilization works required.*	The report considers the site suitable for residential development subject to a number of recommendations and identifies the need for further specific engineering design, especially for fills greater than 6m in height and for stormwater discharge to gullies with slope angles over 15°. In response to the findings of the Geotechnical Assessment it is recommended to introduce a site specific requirement for all new allotments to be assessed by a suitably qualified geotechnical engineer.
Conclusion	
GW are comfortable that the risks from natural hazards can be managed and mitigation measures kept to an absolute minimum to reduce environmental impacts, based on the following site specific subdivision provisions proposed by the developers consultant, Urban Edge: • *Limit future development to ridgeline area* • *Protect gullies and streams from earthworks and development* • *Require geotech assessment for new allotment (slope stability)* • *Require Stormwater Management Plan (hydraulic neutrality, water sensitive design)* • *Require Ecological Plan (lizards, orchids, manuka)* • *Require Landscape Management Plan (visual amenity, planting).*	Noted

6.2 Te Rūnanga o Toa Rangatira

(208) Ngati Toa (via email) provided the following feedback:

Comments & Issues raised	Response
• *Stream values are cultural values. Stream loss that would have more than minor impact to awa might be something that will be significant to iwi.*	• Streams are located in the portion of the site that is not proposed for development. Provisions to protect streams are in place. • The current consenting process and resulting cumulative effects are mostly an

Comments & Issues raised	Response
• *The Rūnanga is interested in cumulative effects - consenting only looks at the development at hand which is not enough. When considered together most water related consents certainly create more than minor impact to the catchment which is usually not acceptable.* • *Stormwater plans are not binding but conditions can be built into the subdivision consents.* • *No stream loss or no alteration to streams should be sought.*	underlying systemic problem that cannot be resolved by this Private Plan Change. Site specific provisions are proposed to allow for the consideration and management of adverse effects. • The provision of a Stormwater Management Plan is a proposed site specific requirement and compliance with the SMP is required. • The plan change excludes streams on the site from the identified development area to prevent loss or alteration. • Where future development breaches any stream protection provisions there will be an opportunity to manage or avoid adverse effects.
• *Proposed rezoning from Hill Residential to Medium Density would allow for additional housing density on the hills without protection of ridgeline and hill values.* • *Where will earthworks go?* • *Provisions are not Taiao sensitive or culturally appropriate.*	• The current zoning already provides for residential development on the site without additional protection of the ridgeline or hill values. While the rezoning would allow for additional densities it would also require additional assessments (landscape, ecology, stormwater management etc.) that would not be required under the current zoning (or for the intensification of any surrounding sites that will be rezoned to MDRAA and are equally located on the hills and along the ridgeline) to address the potential adverse effects of anticipated development. • Any earthworks will be subject to the relevant provisions at the time of subdivision and development. • The proposed provisions are considered to introduce an increased level of protection for the natural environment and identified values that goes beyond current provisions and there will be further opportunities for input and feedback during the plan change process.
• *Rezoning may not overall be good for the Taiao – unsure but can't be involved further given workload and priorities.*	• Noted - there will be further consultation and opportunity for feedback as part of the formal Schedule 1 process.

6.3 Wellington Electricity

(209) Wellington Electricity (via email) referred back to previous advice provided to Cuttriss in relation to a service request for the plan change site but did not provide any further comment.

6.4 Transpower

(210) Transpower responded by email and confirmed that their closest assets seem to be approximately 2km away from the plan change site. No further feedback was provided.

6.5 Waka Kotahi

(211) Waka Kotahi (via email) confirmed that they are responsible for maintaining state highways and, since Shaftesbury Grove is not a state highway, it falls within the responsibility of the local road controlling authority (namely the local council).

6.6 Ministry for the Environment

(212) The Ministry for the Environment advised (via email) that they do not routinely provide comment on individual plan changes.

6.7 Ministry of Education

(213) The Ministry of Education confirmed by meeting and email that at this stage they don't have any comments, but indicated they may make a submission once the plan change has been notified.

6.8 Other

(214) Upper Hutt City Council, Porirua City Council and Taranaki Whānui acknowledged the receipt of the email via automated response but did not provide any specific feedback.

(215) No response or acknowledgement was received from Wellington Tenths Trust, Palmerston North Māori Reserve Trust and Te Rūnanganui o Te Āti Awa ki Te Upoko o Te Ika a Māui Incorporated.

7. Effects of the Private Plan Change

(216) Section 32 does not require an assessment of the environmental effects associated with a plan change. However, Clause 22 (2) of Schedule 1 requires private plan changes to provide an assessment of anticipated environmental effects.

(217) The Private Plan Change seeks to rezone the property at 12 Shaftesbury Grove, Stokes Valley from the existing zoning as Hill Residential Activity Area and General Recreation Activity Area to Medium Density Residential Activity Area to provide for additional residential development capacity. The plan change also seeks the introduction of site specific subdivision provisions to address potential effects of the proposed rezoning that are not appropriately managed by the operative provisions.

Expert Assessments

(218) The following technical investigations and expert assessments have been commissioned and have subsequently informed the proposed provisions:

- Infrastructure – Cuttriss Consultants Ltd
- Geotechnical – Torlesse Ltd
- Ecology – Frances Forsyth Consulting
- Landscape & Visual – Eco-Landscapes & Design Ltd
- Transport – Traffic Concepts Ltd

(219) The matters identified by the expert assessments are summarised below.

7.1 Infrastructure

Work Undertaken

(220) An Infrastructure Assessment has been prepared by Sam Godwin and Colin McElwain of Cuttriss Consultants Ltd. The report incorporated the following tasks:

- Search underlying record of title for the application site and service records in the vicinity of the site;
- Obtain ground contours of the site based on Lidar aerial mapping;
- Limited ground-based survey work to confirm the veracity of the lidar data;
- Liaise with Hutt City Council (HCC) and Wellington Water Limited (WWL) regarding services capacity and potential flooding issues in relation to the site;
- Review previous reports by GHD in relation to water supply to Shaftesbury Grove;
- Liaise with Utilities Providers in relation to servicing a possible residential development of the site;
- Site inspection;
- Arrange for geotechnical investigation and reporting; and

- Prepare an indicative development plan showing areas where residential development is possible outside of any geotechnical, ecological or other restrictions identified during the overall site investigation.

(221) The report provides assessments for the following topics:

- Water supply
- Wastewater
- Stormwater
- Electricity
- Telecommunications
- Gas
- Roading and Access
- Earthworks

(222) The key findings for these topics are summarised below.

Key Findings

Water Supply

(223) At present any future residential development of the site cannot be provided with a level of service that meets current water supply standards. A large number of surrounding residential properties also have levels of service that do not meet current standards. This is due to the relatively low elevation and remoteness of the Kingsley Reservoir.

(224) While located in close proximity, the Delaney Reservoir does not have the necessary elevation to service the site.

(225) A previous report prepared by GHD found that a suitable Council-owned site for a new reservoir was located about 750m to the south of the site. A potential solution 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.

Wastewater

(226) There are two existing wastewater mains in the proximity of the site. Wellington Water Limited did not provide any commentary on the capacity of the existing network. Taking a conservative approach it was assumed that the existing network in the area is at capacity and that wastewater mitigation would be required for any development of the site.

(227) A potential solution would be the storing of wastewater at 'peak' times and the discharge to the network at 'off-peak' times. This could be achieved through either a public wastewater pump station at the southern end of the future road alignment, or through individual pumps as part of a low-pressure wastewater network.

Stormwater

(228) Taking into consideration the topography of the site and the limited size of existing stormwater in the area it is considered that the most practical and effective stormwater solution for a development of the site would be via controlled discharges to the natural gullies on either side of the ridgeline, subject to suitable standards.

(229) Wellington Water have advised that stormwater neutrality would be required for any development of the site due to the lack of capacity in downstream networks. There are a number of options to achieve stormwater neutrality and introduce water sensitive design solutions. No flooding was identified on the site.

Electricity

(230) Wellington Electricity Lines Ltd (WE) have advised that two to three new berm substations would be required to service future development of the site.

Telecommunications

(231) Chorus reticulation is available at the end of Shaftesbury Grove and network upgrades would enable 'Air Blown Fibre' to service the telecommunications needs of any proposed development of this site.

Gas

(232) Powerco have confirmed that current capacity would be sufficient to service up to 150 additional houses. Additional capacity could be achieved through either upgrading existing or laying new gas mains.

Roading and Access

(233) Access to the site could be achieved through extending the existing road (Shaftesbury Grove) along the ridgeline. Any future road would need to:

- Be designed and constructed in accordance with relevant standards; and
- Maintain current access to the Delaney Reservoir and cell-phone towers.

(234) A possible roading layout is shown on the indicative development plan attached to the infrastructure report.

Earthworks

(235) Based on the topography of the site it is likely that a reasonably significant amount of earthworks would be required to allow for residential development on part of the site. The geotech report prepared by Torlesse Ltd (which is discussed in more detail below) confirms that development of the subject site is possible from a geotechnical perspective.

Conclusion / Recommendations

(236) The report concludes that, based on an anticipated housing yield of 150 to 200 dwellings, there is either sufficient capacity in the existing infrastructure network or there are solutions available to adequately service and access the site.

7.2 Geotechnical

Work Undertaken

(237) A Geotechnical Assessment has been prepared by Nathan Schumacher of Torlesse Ltd.

(238) The scope of work included:

- Undertake geological mapping of observed features and complete a shallow geotechnical investigation programme;
- Qualitative assessment on site slope stability, reuse of existing material for filling and cut and fill batter slopes; and
- Preliminary advice on suitable foundation types, and suitability of discharging stormwater to gullies.

(239) The work involved the review of public data (e.g. GNS reports, hazard maps, aerials, NZ Geotechnical Database), site observations and ground investigation as well as a qualitative assessment of the site geotechnical hazards.

(240) The geological mapping and geotechnical investigation of the site (including 10 test pits) found that the ground conditions appear consistent with published geology data.

Key Findings

(241) The key findings are summarised in the report as follows:

> *The subsurface material is comprised of a weathered profile consisting of colluvium overlying residual and completely weathered soils, overlying HW [highly weathered] greywacke. The overburden thickness is variable across the site. HW greywacke was found at the base of all pits, ranging from 0.15 to 4m depth. Minor fill locations were confirmed via test pits and aerial photography from 2021. A groundwater table was not encountered and is expected at depth.*

(242) The report considers the site suitable for residential development subject to a number of recommendations and identifies the need for further specific engineering design, especially for fills greater than 6m in height and for stormwater discharge to gullies with slope angles over 15°. Consideration will also need to be given to downstream properties of any discharge location.

Conclusion / Recommendations

(243) The report considers the site suitable for residential development and makes a number of design recommendations:

- The existing material is generally considered suitable for reuse as fill;
- Specific grades and heights for temporary and permanent cut batters depending on the underlying material;
- Specific fill slope requirements for lots and roading;
- Shallow strip, pad, waffle and rib-raft type foundations are considered appropriate;

- All stormwater from lots and roads should be controlled by surface or subsurface drains. Any potential stormwater discharge to slopes and gullies is restricted by slope angles and needs specific engineering design to consider downstream effects (e.g. erosion, existing properties); and
- Further site investigations are recommended to confirm the variability of the subsurface profile in areas not previously assessed.

7.3 Ecology

Work Undertaken

(244) An Ecology Report has been prepared by Frances Forsyth of Frances Forsyth Consulting.

(245) The work undertaken includes a desktop analysis as well as several site visits and can be summarised as follows:

- A literature survey was undertaken and records from Citizen Science website iNaturalist were noted;
- Vegetation was mapped, and mānuka height and diameter at breast height measured;
- Plant species observed were recorded;
- Birds seen or heard were recorded; and
- Streams on either side of the property were surveyed.

Key Findings

Vegetation

(246) The plants observed during site surveys were listed, categorised and assessed against RPS Policy 23.

(247) The dominant vegetation type is Mānuka Forest which is classified as Significant due to the At-risk conservation status of the mānuka species. The second most common vegetation type is Pine Forest which is classified as a weed is therefore not a significant vegetation type.

(248) The gullies are dominated by three types of forest and shrublands, with wetter areas, generally to the west, dominated by kāmahi and treefern (mamaku), and drier areas, generally to the east, dominated by mixed broadleaf including mahoe. None of the observed vegetation types are significant.

(249) Nine species of orchids are listed for the site, including the sun orchid which has a national threat category of At Risk-Naturally Uncommon. Habitat supporting rare orchids is significant under RPS Policy 23.

Bird Population

(250) None of the recorded native bird species detected on or nearby the site are rare or threatened, therefore the Policy 23 significance criteria is not triggered.

Lizards

(251) There are numerous records of geckos for the area, including the Wellington green gecko and the Ngahere gecko which are both classified as At Risk – Declining. Because these geckos have been found nearby, there is a high likelihood that they will also be present at 12 Shaftesbury Grove. Therefore, the preparation of a Lizard Management Plan will be required.

Aquatic Habitats

(252) The headwaters of a number of streams originate on slopes either side of 12 Shaftesbury Grove. While there were no fish observed in the streams within the property boundary there are fish observed in the streams around the Taita College and in the Learning Connection Pond. Fish could potentially also be present downstream on the Stokes Valley side.

(253) The streams show good to excellent water quality and high macroinvertebrate health. They provide drift food for fish downstream and contribute to the maintenance of base flows. The vegetation cover over the streams contributes to their good water quality.

Conclusion / Recommendations

(254) The report makes the following recommendations:

- Prepare a lizard management plan and apply for a permit to undertake a lizard scout and rescue in order to determine if there is significant lizard habitat on the property and if so what the opportunities to mitigate for the loss of lizards are.
- Discuss the significance of the orchid populations with Greater Wellington Regional Council and if necessary what opportunities there are to mitigate their loss.
- Consider the removal or poisoning in situ of all wilding pines on the property not already felled for housing as mitigation for unavoidable loss of significant habitat.
- Consider planting gaps created by the removal of wilding pines with hard beech, kāmahi, rimu, miro, northern rātā, hīnau and rewarewa as mitigation for unavoidable loss of significant habitat.
- Consider undertaking weed control and enhancement planting in areas of senescent mānuka not being used for housing with a focus on returning the forest canopy to hard beech as mitigation for unavoidable loss of significant habitat.
- Avoid the loss of stream extent and values.
- Control stormwater run-off to avoid effects on the significant aquatic ecosystems.

7.4 Landscape & Visual

Work Undertaken

(255) A Landscape and Visual Assessment has been prepared by Angela McArthur of Eco-Landscapes and Design Ltd. In summary the report:

- Outlines the assessment methodology;

- Describes the existing environment, including:
    - the site location and character,
    - the landscape values; and
    - the site visibility and context;
- Covers the relevant planning matters; and
- Undertakes an assessment of landscape and visual effects.

Key Findings

Landscape Effects

(256) The report establishes that under the current Hill Residential zoning landscape effects are anticipated and that these effects are likely to be limited to the ridgetop and upper slopes. Considering the presence of established residential development on adjacent sites there is capacity to absorb change from residential development.

(257) Landscape effects are anticipated to be moderate to low. While the undeveloped character of the ridgeline would change, this change would mostly be a shift of the existing development border and over time the development would be able to integrate with the wider landscape through the protection of vegetation on lower slopes and the planting of buffer vegetation and street trees.

Visual Effects

(258) The report finds that the site is widely visible and the visual catchment is extensive. From the distance (e.g. the Western Hills or the eastern parts of Stokes Valley) the site is mostly seen in the context of the wider ridgeline with urban development in the foreground and higher hills in the background. Closer views are mostly restricted to the surrounding areas of Shaftesbury Grove and Fenchurch Grove.

(259) The degree of visual effects will depend on a nature of the view, orientation, separation distance, foreground and background context and elevation. The report finds that the densities enabled by the proposed Medium Density Residential zoning (in comparison to the densities enabled by the current Hill Residential zoning) would be seen in within the context of the established residential zones and can be readily absorbed within the receiving landscape.

Conclusion / Recommendations

(260) The report concludes that while the plan change would lead to a change in character along the ridgetop, the sensitivity of the site to change is low. The additional development provided by the Medium Density Residential zoning would not appear dominant but as an extension of the established, adjacent, residential development. The visual impact can be readily absorbed within the receiving landscape.

(261) Any adverse landscape effects will be moderate to low and residential development will become integrated with the wider landscape character setting over time.

(262) The report recommends the following guidelines and provisions:

- Include the Development Area Plan that identifies:
  - Areas suitable for medium density development; and
  - Areas to be avoided and protected from development;
- Require a Vegetation Management Plan (at the time of subdivision) that details protection measures for vegetation outside the development area;
- Require a Landscape Plan (at the time of subdivision) that shows the proposed landscaping details (e.g. street trees, boundary treatments along Fenchurch Grove properties, planting to mitigate earthworks and retaining structures).

7.5 Transport

Work Undertaken

(263) A Transportation Impact Report has been prepared by Gary Clark of Traffic Concepts Ltd. The report:

- Summarises the location and characteristics of the site;
- Provides an analysis of the existing transport environment;
- Provides details of the crash history for key roads in relation to the site;
- Summarises the Private Plan Change;
- Provides a network analysis that addresses:
  - General impacts on the existing network;
  - Traffic generation;
  - Trip distribution;
  - Effects on Holborn Drive;
  - Effects on Logie Street;
  - Effects on the intersections of George Street/Holborn Drive and George Street/Stokes Valley Road;
  - Effects on the wider network;
  - Cyclists and pedestrians; and
  - Road safety; and
- An assessment against the relevant District Plan provisions.

Key Findings

(264) From a transport perspective the site is ideally suited to use existing road infrastructure. The site is located at reasonable proximity to the Stokes Valley commercial centre and there are a number of public transport services near the site.

(265) The adjacent road network mostly operates below capacity and any potential future works required for improvements to roads and intersections to address effects of the development of the site can be considered as part of the subdivision process.

Conclusion / Recommendations

(266) The report concludes that from a transport perspective:

- The plan change site is considered to be a logical extension to the existing urban environment that uses existing road infrastructure;
- The roads in the area have sufficient operating capacity to accommodate the expected increases in traffic flows; and
- Any potential adverse effects can be managed through the subdivision and resource consenting processes under the RMA.

7.6 Other Effects

Recreational Effects

(267) The Private Plan Change seeks the rezoning of land that is currently zoned General Recreation (in part) and Hill Residential (in part) to Medium Density Residential. The current recreation zoning of part of the site applies to the steeper parts of the site away from the ridgeline. Any future development provided for either by the existing Hill Residential zoning or the proposed Medium Density Residential zoning will be located along the ridgeline. Such development may be seen as limiting the recreational values of the site for the general public.

(268) In 2016 Council revoked the reserve status of the site, declared it surplus to Council's requirements and sold it in 2017. Despite now being privately owned, the current owners allowed for continued public access and recreational use of the site.

(269) In summary, the part of the site that is currently zoned for recreation is located on the less accessible portion of the site and any current public recreational use is focused on the residentially zoned portion of the site along the ridgeline. Furthermore it needs to be acknowledged that the site is in private ownership and therefore there can be only limited reliance on the public access to the site that is currently granted by the owners.

7.7 Summary and Conclusion

(270) In summary the above assessments and the analysis undertaken by technical experts confirm that the plan change site is generally suitable for the proposed zoning change requested by this plan change. Any potential adverse effects from subsequent subdivision and development enabled by this plan change can be adequately addressed and managed through the existing and proposed District Plan provisions.

8. Evaluation of Zoning Options

(271) During the preparation of this plan change the following four zoning options were considered:

Option A: Do Nothing (i.e. retain the existing zoning as Hill Residential Activity Area and General Recreation Activity Area).

Option B: Rezone the entire site to Medium Density Residential Activity Area with no site specific provisions.

Option C: Rezone the entire site to Medium Density Residential Activity Area with site specific provisions.

Option D: Rezone the site to Medium Density Residential Activity Area in part and General Recreation Activity Area in part.

(272) The main bulk and location provisions for permitted activities in the three activity areas under consideration are summarised below:

	Hill Residential Activity Area	**Medium Density Residential Activity Area**	**General Recreation Activity Area**
Max. Number of Dwellings per Site	1 dwelling per 1000m^2	3	--- Only provides for recreation and ancillary activities
Min. Net Site Area per Dwelling	1000m^2	--	---
Min. Setbacks	3m front yards 1m side and rear yards	1.5m front yards 1m side and rear yards	6m from residential boundaries
Max. Height	8m (with a maximum overall height of 13m)	11m + 1m roof allowance (18m within overlay)	8m
Height in Relation to Boundary	2.5 + 45° from all boundaries	4m + 60° from all side and rear boundaries (6m + 60° / 4m + 60° within overlay)	Requirements of adjoining residential apply
Max. Building Coverage	35%	50%	15% / 100m^2
Max. Building Length	20m	---	---
Min. Permeable Surface	30%	30%	---
Outdoor Living Space	---	20m^2 per residential unit (8m^2 if located above ground floor)	---

Stormwater Detention	---	2000l to 5000l depending on roof area	---
Outlook Space	---	4m x 4m for main living room 1m x 1m for other habitable rooms	---
Windows to Street	---	20% glazing	---
Landscaped Area	---	20% grass and plants	3m landscaped yard from residential
Permitted Vegetation Removal	Indigenous Vegetation: - Amenity planting in domestic gardens - 5m from residential units - 3m from accessory buildings - Maintenance of open areas, tracks accessways, fences, services - Maintenance of network utilities - To prevent loss of life, injury, damage to property - Removal dead or diseased vegetation - Tikanga Māori Exotic Vegetation Trees on Urban Environment Allotments Trimming	Indigenous Vegetation: - Amenity planting in domestic gardens - 5m from residential units - 3m from accessory buildings - Maintenance of open areas, tracks accessways, fences, services - Maintenance of network utilities - To prevent loss of life, injury, damage to property - Removal dead or diseased vegetation - Tikanga Māori Exotic Vegetation Trees on Urban Environment Allotments Trimming	No equivalent provision
Max. Earthworks	No permitted earthworks	1.2m height 50m^3 volume	

(273) While the Hill Residential and Medium Density Residential Activity Areas provide for similar activities, they do so at different densities. The Hill Residential Activity Area requires a minimum allotment size of 1000m^2 per dwelling. The Medium Density Residential Activity Area includes the Medium Density Residential Standards and provides for three dwellings per site with no minimum allotment size requirement. However, the development density for larger sites in the Medium Density Residential Activity Area will be heavily influenced by other factors such as site constraints, infrastructure and servicing requirements, topography and design standards.

(274) The Medium Density Residential Activity Area also includes a height control overlay for certain areas that allows for 18m buildings and more permissive recession planes. This private plan change request does not seek the application of the 18m height control overlay to the plan change site.

(275) The General Recreation Activity Areas only provides for recreation and ancillary activities.

8.1 Evaluation of Option A

(276) Option A is to retain the existing zoning as Hill Residential Activity Area. This option would provide for very limited additional residential development of the site in accordance with the underlying zone provisions.

Option A	**Do Nothing (i.e. retain the existing zoning)**
Opportunities for Economic Growth and Employment	
A.1	The potential for economic growth is limited as the existing zoning only provides for low density residential development of the site.
Benefits	
A.2	The costs associated with the Plan Change process can be avoided.
Costs	
A.3	The existing split zoning of the site would be retained.
A.4	The zoning boundary does not align with the site boundary.
A.5	The current General Recreation zoning of part of the site reflects the previous reserve status but is now inappropriate since the site has been sold by Council and is now privately owned.
A.6	The existing zoning partially allows for residential development of the gullies and steeper slopes on the site.
A.7	Any potential future development of the site would be assessed against the provisions of the Hill Residential Activity Area. As such, there would be significant risk and uncertainty as well as potential costs associated with the lost development opportunities for the site.
A.8	Any development of the site would not be viable given the low development yield and the high investment required to achieve the necessary servicing of the site.
Risk of Acting or Not Acting if there is uncertain or insufficient information about the subject matter of the provisions	
A.9	There is sufficient information about the current provisions that apply under the Hill Residential zoning.

Efficiency and Effectiveness	
A.10	The efficiency of this option is considered low. While some short term costs for the plan change process may be avoided any additional costs for future resource consent as well as the cost of lost development opportunities outweigh the benefits.
A.11	The effectiveness of this option is low because the existing zoning of the site is not considered to be the most appropriate zoning to ensure the effective and efficient use of the site. The relatively restrictive nature of the existing zone would discourage the establishment of residential development and activities on the site that is compatible with surrounding residential areas.
Overall Assessment of Option	
A.12	This option is not recommended because it does not realise the development potential of the site and the potential costs outweighing the benefits. The existing zoning of the site does not appropriately reflect the constraints and attributes of the site and would result in the site being underutilised. As such, the existing zone is considered to not meet the purpose of the RMA.

8.2 Evaluation of Option B

(277) Option B is to rezone the entire site to Medium Density Residential Activity Area without the introduction of any site specific provisions.

Option B	Rezone the entire site to Medium Density Residential Activity Area with no site specific provisions
Opportunities for Economic Growth and Employment	
B.1	This option provides for enhanced economic growth as it allows for the plan change site to be developed for medium density residential purposes. It would allow for a density of development that is consistent with the zoning of surrounding residential properties. The additional development potential would result in (temporary) opportunities for economic growth and employment through the subdivision process and the construction of new dwellings enabled by the rezoning as well as the infrastructure required to support the residential development.
Benefits	
B.2	The rezoning of the site to Medium Density Residential Activity Area would allow for increased residential development.
B.3	The density of development arising from the proposal would be comparable to what could be achieved on the residential properties surrounding the site and across wide areas of Stokes Valley.
B.4	There would be certainty associated with any further development of the site as this would be considered against the objectives, policies and rules pertaining to the Medium Density Residential Activity Area.

B.5 It would allow the Council to better meet its housing supply demand under the National Policy Statement for Urban Development Capacity and the Urban Growth Strategy, when compared to the existing zone.

B.6 The proposed rezoning would resolve the current split zoning of the site.

Costs

B.7 The costs associated with the plan change process, including the preparation of expert reports to support the plan change.

B.8 The proposed zoning would not respond to identified issues and opportunities of the site that are currently not addressed by the operative provisions such as significant indigenous biodiversity values, stormwater management and slope stability.

B.9 The rezoning would allow for a change in the character of the local environment as the site is currently undeveloped. However, the site is already zoned residential in part and could be developed at lower density.

Risk of Acting or Not Acting if there is uncertain or insufficient information about the subject matter of the provisions

B.10 While there is some uncertainty regarding the final provisions of the Medium Density Residential Activity Area, these are currently being tested through the required statutory process and are therefore expected to be appropriate. The Medium Density Residential provisions will apply to not only the plan change site but equally to the surrounding residential areas.

B.11 Expert assessments and reports show that the site is generally suitable for residential development, however identified risks and issues are not addressed.

Efficiency and Effectiveness

B.12 The efficiency of this option is moderate because the benefits would outweigh the costs. The proposal would provide for a more appropriate scale of development on the site than the status quo but would not address identified issues.

B.13 The effectiveness of this option is moderate because it would assist Council to meets its requirements under the NPS-UD and the targets set in Council's Urban Growth Strategy. However this option would not appropriately reflect the constraints and attributes of the site and give effect to higher order guidance.

Overall Assessment of Option

B.14 This option is not recommended. While it would result in the most appropriate zoning it would not introduce any site specific provisions to respond to the identified issues and opportunities on the site. It would therefore not meet statutory requirements.

8.3 Evaluation of Option C

(278) Option C is the preferred option. It would rezone the entire site to Medium Density Residential Activity Area and introduce site specific subdivision provisions to address identified issues and opportunities on the site.

Option C	Rezone the entire site to Medium Density Residential Activity Area with site specific provisions
Opportunities for Economic Growth and Employment	
C.1	This option provides for enhanced economic growth as it allows for the plan change site to be developed for medium density residential purposes. It would allow for a density of development that is consistent with the zoning of surrounding residential properties. The additional development potential would result in (temporary) opportunities for economic growth and employment through the subdivision process and the construction of new dwellings enabled by the rezoning as well as the infrastructure required to support the residential development.
Benefits	
C.2	The rezoning of the site to Medium Density Residential Activity Area would allow for increased residential development.
C.3	The density of development arising from the proposal would be comparable to what could be achieved on the residential properties surrounding the site and across wide areas of Stokes Valley.
C.4	There would be certainty associated with any further development of the site as this would be considered against the objectives, policies and rules pertaining to the Medium Density Residential Activity Area.
C.5	It would allow the Council to better meet its housing supply demand under the National Policy Statement for Urban Development Capacity and the Urban Growth Strategy, when compared to the existing zone.
C.6	The proposed rezoning would resolve the current split zoning of the site.
C.7	The proposed site specific provisions would limit the development area on the site and address identified issues and opportunities of the site that are currently not addressed by the operative provisions such as significant indigenous biodiversity values, stormwater management and slope stability.
Costs	
C.8	The costs associated with the plan change process, including the preparation of expert reports to support the plan change.
C.9	The rezoning would allow for a change in the character of the local environment as the site is currently undeveloped. However, the site is already zoned residential in part and could be developed at lower density.

Risk of Acting or Not Acting if there is uncertain or insufficient information about the subject matter of the provisions
C.10 While there is some uncertainty regarding the final provisions of the Medium Density Residential Activity Area, these are currently being tested through the required statutory process and are therefore expected to be appropriate. The Medium Density Residential provisions will apply to not only the plan change site but equally to the surrounding residential areas.
C.11 The information used to inform the proposed site specific provisions is considered to be certain and sufficient.
C.12 Expert assessments and reports show that the site is generally suitable for residential development.
Efficiency and Effectiveness
C.13 The efficiency of this option is high because the benefits significantly outweigh the costs. The proposal would provide for a more appropriate scale of development on the site than the status quo.
C.14 The effectiveness of this option is high because it would assist Council to meets its requirements under the NPS-UD and the targets set in Council's Urban Growth Strategy, while also meeting the purpose of the Act and the existing objectives of the District Plan.
Overall Assessment of Option
C.15 This option is recommended as it would result in the most appropriate zoning and future use of the site. It would introduce site specific provisions to respond to the identified issues and opportunities on the site. The objectives, policies and provisions of the Medium Density Residential Activity Area are appropriate to meet statutory requirements.

8.4 Evaluation of Option D

(279) Option D is to rezone that portion of the site that is currently zoned Hill Residential Activity Area to Medium Density Residential Activity Area while retaining the General Recreation Activity Area for the remainder of the site.

Option D	**Rezone the Hill Residential portion of the site to Medium Density Residential while retaining the General Recreation zoning for the remainder of the site**
Opportunities for Economic Growth and Employment	
D.1	This option provides for enhanced economic growth when compared to status quo as it allows for an increase in housing when compared to what could be established on the site under the existing.

Benefits

D.2 The rezoning of part of the site to Medium Density Residential Activity Area would allow for additional residential development compared to the status quo.

D.3 The density of development provided for would be consistent with the density anticipated on the residential properties surrounding the site.

D.4 There would be certainty associated with any further intensification of the site as this would be considered against the objectives, policies and rules pertaining to the Medium Density Residential Activity Area.

D.5 It would allow the Council to better meet its housing supply requirements under the National Policy Statement for Urban Development Capacity, when compared to the existing zone.

Costs

D.6 The costs associated with the plan change process, including the preparation of expert reports to support the plan change.

D.7 The rezoning of only part of the site to Medium Density Residential would retain the existing split zoning of the site.

D.8 Retaining the General Recreation Activity Area for the remainder of the site would not address the issue of privately owned land with a recreation zoning.

D.9 The current zone boundaries do not align with property boundaries, so retaining the existing zone boundaries would result in inconsistent zoning and unintended small pockets of Hill Residential zoning on abutting Council owned land.

D.10 The extent of the residential zone does not reflect the latest findings of expert assessments and would provide for earthworks and development on parts of the site that may not be suitable (e.g. gullies and streams).

D.11 The rezoning would allow for a change in the character of the local environment as the site is currently undeveloped. However, the site is already zoned residential in part and could be developed at lower density.

Risk of Acting or Not Acting if there is uncertain or insufficient information about the subject matter of the provisions

D.12 There is sufficient information about the current General Recreation provisions that would apply to part of the site.

D.13 While there is some uncertainty regarding the final provisions of the Medium Density Residential Activity Area, these are currently being tested through the required statutory process and are therefore expected to be appropriate. The Medium Density Residential provisions will apply to not only the plan change site but equally to the surrounding residential areas.

D.14 Expert assessments and reports show that the site is generally suitable for residential development.

Efficiency and Effectiveness	
D.15	The efficiency of this option is low because the costs significantly the benefits.
D.16	The effectiveness of this option is moderate because it would assist Council to meets its requirements under the NPS-UD and the targets set in Council's Urban Growth Strategy. However, it would not address the existing issues of the split zoning of the site or respond to the identified site specific constraints and opportunities.
Overall Assessment of Option	
D.17	This option is not recommended as it would not result in the most appropriate zoning of the site and would not address identified site specific constraints and attributes of the site.

8.5 Conclusion

(280) Option C (Rezone the entire site to Medium Density Residential Activity Area with site specific provisions) is the recommended approach for the Plan Change as it is the most appropriate way to achieve the objectives of the District Plan and provides for the most appropriate zoning of the site subject to this plan change. It is the most efficient option because the benefits outweigh the associated costs.

(281) The plan change site is located at the end of Shaftesbury Grove and is suitable for additional residential development that is consistent with the existing and anticipated development of the surrounding residential areas. The current Hill Residential zoning is not considered to be the most appropriate zone as it does not support the development of the site at a density that is feasible and in keeping with surrounding areas.

(282) Properties located to the north of the site (along Shaftesbury Grove) and to the east of the site (along Fenchurch Grove) are zoned Medium Density Residential. Therefore, once rezoned, the site will better align with the surrounding zoning and anticipated land use and activities.

(283) Given the context of the plan change site, it is considered that the proposed zoning as Medium Density Residential Activity Area in combination with the introduction of site specific subdivision provisions represents the best zone to achieve the sustainable management of the site. This zone would support residential development of part of the site in accordance with the character of the zone. It is considered that any potential effects associated with the subdivision and development of site can be appropriately addressed and managed through the existing rules of the District Plan and the proposed site specific provisions.

(284) Any future development of the site would need to comply with the relevant provisions for subdivision (Chapter 11 Subdivision - including site specific provisions) and development (Chapter 4F Medium Density Residential Activity Area) as well as any relevant General Rules. The activities and density provided for by the Medium Density Residential Activity Area are considered to represent a sustainable use of the site, given the presence of

residential development in the immediate area, and that any resulting effects from these activities would be appropriately mitigated through the existing and proposed provisions of the District Plan.

(285) It is recognised that the identified lack of sufficient water supply capacity means that any future development is highly dependent on the establishment of a new water reservoir in the catchment. As outlined earlier a potential location for such a reservoir has been identified and assessed for its suitability.

(286) Given the above factors, the proposed zoning as Medium Density Residential Activity Area and the introduction of site specific subdivision rules are considered to be consistent with Section 5 of the RMA.

9. Evaluation of Proposed Provisions

(287) The Private Plan Change seeks the rezoning of the site at 12 Shaftesbury Grove from Hill Residential Activity Area and General Recreation Activity Area to Medium Density Residential Activity Area. It also proposes the introduction of site specific provisions to the Subdivision Chapter.

(288) In depth investigations, assessments and analysis has been undertaken for the preparation of the Private Plan Change and confirms that the site is generally suitable for residential development. The experts' assessments have identified that:

- The ground conditions of the site are generally suitable for built development;
- Natural Hazards risks can be avoided or appropriately managed;
- While there is currently no capacity in the water supply network, this issue can be adequately addressed through the construction of a new water reservoir;
- Wastewater management that appropriately responds to potential network capacity limitations can be achieved;
- Subdivision and development can maintain or enhance the receiving environment through appropriate and detailed stormwater management;
- Subdivision and development can be integrated into the existing environment and potential adverse visual and landscape effects can be managed;
- Subdivision and development can appropriately address and manage identified significant biodiversity values on the site; and
- The site is well connected to the existing transport network and all modes of transport can be provided for.

(289) In response to the site specific limitations and opportunities identified in the technical reports, this plan change proposes the introduction of a number of site specific provisions. These can be summarised as follows:

- Introduce a restricted discretionary starting point for subdivision of the site.
- Introduce a number of site specific information requirements to address identified issues and opportunities.
- Introduce new site specific matters of discretion.
- Introduce a new site specific restricted discretionary activity standard in relation to the identified development area.
- Introduce a new site specific discretionary activity.

(290) The proposed site specific standards would introduce the following site specific restrictions and requirements:

Proposed Provision	Reason
Development Areas	
Limit earthworks, building platforms, roads, access ways and utility structures to an identified development area.	The intention is to protect steeper hillsides, gullies and streams from adverse effects of subdivision and development.
Stormwater	
Require the provision of a Stormwater Management Plan (SMP) at the time of first subdivision and the management of stormwater in accordance with the SMP.	Subdivision and subsequent development may have adverse stormwater effects. A SMP is a comprehensive tool to identify and manage any potential adverse effects on the receiving environment. Opportunity to respond to available information, latest guidance and the most efficient tools for the management of stormwater that is available at a site specific level at the time of subdivision rather than prescribe and rely on the current best practice.
Geotechnical	
Require the provision of geotechnical assessment to address potential slope stability issues.	The standard ensures that any potential slope stability issues are not accelerated and all new allotments are suitable for their intended purpose.
Ecology	
Require an Ecological Plan at the time of first subdivision that addresses Orchid Management, Lizard Management, Mānuka Management and Vegetation Management.	Enables a targeted management response to the identified values and threats at the time of subdivision. For example Mānuka is currently classified as at risk due to potential susceptibility to myrtle rust. By the time of subdivision this situation may have evolved. An ecological plan provides the opportunity to apply the most appropriate management approach at the time of subdivision.
Landscape	
Require a Landscape Management Plan at the time of first subdivision to provide landscaping details.	Allows for a tailored response to, and appropriate management of, potential adverse effects of the proposal at the time of subdivision.

(291) In response to the identified constraints and attributes for the site the proposed site specific subdivision provisions outlined above have been developed. They will ensure that the proposed rezoning will result in residential development that responds to and respects the identified values of the site, in particular through the restriction of development to the ridgeline area and the protection of streams and gullies on the site. The existing Hill Residential zoning does not reflect or align with the surrounding Medium Density

Residential zoning introduced by PC56. It is incompatible with the desired and anticipated level of development for the site and does not provide the equivalent environmental protections and enhancements for the site.

(292) The proposed subdivision provisions are tailored to the site's constraints and attributes and set an appropriate framework for the residential subdivision and development of the site while sustainably managing potential adverse effects on receiving environments.

(293) Having reviewed the operative objectives and policies with a focus on the subdivision chapter, it is considered that these address the identified issues appropriately and provide sufficient guidance. Therefore no changes are proposed to the existing objectives and policies.

(294) No changes are proposed to the Area Wide Issues (Chapter 1.10), the Medium Density Residential Activity Area (Chapter 4F - as amended by PC56) or the relevant General Rules (Chapter 14 - as amended by PC56). The existing provisions provide for the social, economic, cultural and environmental wellbeing and for the efficient use of land and supporting infrastructure. They have been tested and found to meet the purpose of the RMA initially through a Schedule 1 process and more recently through the prescribed Intensification Streamlined Planning Process for Plan Change 56. Most provisions are well understood and provide a high level of certainty. There is no need to amend efficient and effective provisions except to resolve identified issues and provide site-specific solutions.

(295) A more detailed evaluation of the proposed amendments is provided below. Changes proposed by this Private Plan Change for the site at 12 Shaftesbury Grove are shown in <u>black underline</u>.

Amendment 1

AMENDMENT 1

Chapter 11 - Subdivision

Add site specific Restricted Discretionary Activity & Information Requirements

11.2.3 Restricted Discretionary Activities

…

(h) <u>Any subdivision of land identified in Appendix Subdivision 10.</u>

<u>In addition to the standard information requirements of s88(3) of the RMA the following information requirements shall also apply:</u>

<u>A. Stormwater</u>

<u>The first application for subdivision under this rule must provide a Stormwater Management Plan for the site that is applicable to any future stages and subsequent subdivision applications. The Stormwater Management Plan must be prepared by a suitably qualified person and cover the following:</u>

<u>1. Existing site evaluation</u>

<u>- Topography</u>

- Geotechnical and soil conditions
- Existing stormwater network
- Existing hydrological features
- Stream and river locations
- Flooding and Flowpaths locations
- Ecological and environmental areas

2. Development summary and planning context

3. Proposed development including:

- Location and area
- Site layout and urban form
- Location and extent of earthworks

4. Stormwater management including:

- Principles of stormwater management
- Proposed site specific stormwater management and treatment
- Hydraulic connectivity and downstream impacts
- Asset ownership
- Ongoing maintenance requirements
- Implementation of stormwater network

B. Geotechnical

The first application for subdivision under this rule must provide a Geotechnical Assessment for the site that is applicable to any future stages and subsequent subdivision applications. The Geotechnical Assessment must be prepared by a suitably qualified person confirming that:

- 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.

C. Ecology

The first application for subdivision under this rule must provide an Ecological Plan for the site that is applicable to any future stages and subsequent subdivision applications. The Ecological Plan must be prepared by a suitably qualified person and address the following:

1. Orchid Management

- Identify whether there are potentially threatened orchids within the development area.

- Set out requirements for the management of threatened orchids, should they be identified on the site.

2. Lizard Management Plan

- Identify areas that require a pre-vegetation clearance monitoring survey of lizards.
- Document any pre-vegetation clearance monitoring of lizards.
- Identify suitable lizard relocation areas.
- Set out requirements for any lizard relocation.

3. Mānuka Management

- Review the significance and threat status of Mānuka Forest on the site;
- Identify areas of significant Mānuka Forest on the site.

4. Vegetation Management

- Identify vegetation protection measures outside the development area identified in Appendix Subdivision 10.
- Provide details for weed and pest management on the site.
- Identify ongoing monitoring and maintenance requirements.

D. Landscape and Visual

The first application for subdivision under this rule must provide a Landscape Management Plan for the site that is applicable to any future stages and subsequent subdivision applications. The Landscape Management Plan must be prepared by a suitably qualified person and provide the following landscaping details:

- Street trees and amenity planting.
- Fencing and planting treatments at the boundary with Fenchurch Grove properties.
- Planting to mitigate earthworks and retaining structures.
- Reserve and open space design.
- Roads, pedestrian and cycle linkages.
- Stormwater design and associated planting.

Why are these provisions proposed

A1.1 Subdivision provisions are necessary to provide for future development. A controlled starting point with additional site specific standards and information requirements has been considered and tested but was found to be too narrow to address the site specific limitations and opportunities. The introduction of a restricted discretionary activity status combined with site specific information requirements, matters of discretion and standards was identified as the most appropriate starting point for the site.

A1.2 The site specific information requirements address identified site specific limitations and opportunities that are currently not managed sufficiently through existing plan provisions.

Stormwater

A1.3 The ODP provisions for Stormwater do not require the management of stormwater at a level that is consistent with today's higher order requirements and guidance (e.g. NPS-FM). The requirement for a Stormwater Management Plan at the time of first subdivision ensures that any provisions are responding to the relevant issues at that time and apply best practice solutions.

A1.4 Operative Policy 11.1.2.3 (a) requires compliance with the specified performance standards relating to stormwater and is therefore considered to provide sufficient guidance and support for the proposed provision.

Geotechnical

A1.5 The existing District Plan provisions do not identify or manage slope stability issues sufficiently . It is therefore proposed to include a site specific requirement for a geotechnical assessment at the time of first subdivision to ensure any site stability issues are identified and addressed appropriately.

A1.6 Operative Policy 11.1.3.3 (c) states that Subdivision of land should be managed to ensure that within each allotment there is a suitable building platform so that buildings and associated structures will not be adversely affected by slope instability, including the deposition of debris. It is considered to provide sufficient guidance and support for the proposed provisions.

Ecology

A1.7 The ODP does not identify or protect SNA as required by RPS Policies 23 and 24 or the NPS-IB. This plan change applies Policies 23 and 47 of the RPS and introduces the requirement for an Ecological Plan at the time of first subdivision. The ecological assessment that was prepared to inform this Private Plan Change identified a number of potential biodiversity values that need to be considered and managed appropriately at the subdivision and development stage.

A1.8 The restricted discretionary activity status combined with the requirement for an ecology assessment provides the best framework to identify and respond to significant biodiversity values at the time of subdivision.

A1.9 Operative Policy 11.1.4.3 (a) seeks to ensure that areas adjoining rivers and lakes and other environmentally sensitive areas are not subdivided to an extent or manner where amenity values, ecological, social, cultural and recreational conditions are adversely affected. The policy is considered to provide sufficient guidance and support for the proposed provisions.

A1.10 In addition Council will be required to implement the requirements of the recently gazetted NPS-IB within the next 5 years. The required district wide identification

and protection of SNA may provide additional certainty for the plan change site in the wider context.

A1.11 The vegetation clearance rules of the Medium Density Residential Activity Area will apply to the plan change site and provide for additional protection at the land use and development stage.

Landscape / Visual

A1.12 The requirement for a site specific Landscape Management Plan at the time of first subdivision allows for the identification and management of any potential adverse effects on visual amenity and landscape character through appropriate landscape design and planting.

A1.13 Operative Policy 11.1.4.3 (a) seeks to ensure that areas adjoining rivers and lakes and other environmentally sensitive areas are not subdivided to an extent or manner where amenity values, ecological, social, cultural and recreational conditions are adversely affected.

How do these provisions achieve the purpose of the RMA

A1.14 The provisions create a pathway for the subdivision of the site to make efficient use of a well-located land resource suitable for residential development while addressing Section 6 and 7 matters. The resulting development helps achieve social and economic wellbeing.

Costs and Benefits including Opportunities for Economic Growth and Employment

A1.15 Provides for economic growth and employment opportunities, both during the construction phase and ongoing.

A1.16 Provides for a range of allotment sizes and development densities which in turn allow for choice regarding housing typology.

A1.17 Provides for subsequent use and development in a way that respects landscape and ecological values and addresses potential natural hazards (i.e. slope stability).

A1.18 Increases housing supply.

A1.19 Provides pathways to address existing infrastructure capacity issues.

A1.20 Increases the protection of steeper hillsides, streams and gullies from subdivision and development.

A1.21 Cost of subdivision is increased by additional information requirements and protection requirements that go beyond the established District Plan Provisions.

Risk of Acting or Not Acting if there is uncertain or insufficient information about the subject matter of the provisions

A1.22 The constraints and attributes of the site have been comprehensively assessed and any limitations are able to be addressed through appropriate general and site

specific subdivision provisions.

A1.23 The existing and proposed subdivision provisions are well understood and provide a high level of certainty of providing the outcomes sought.

Efficiency and Effectiveness

A1.24 The efficiency of the proposed provisions is high because the benefits outweigh the costs.

A1.25 The effectiveness of the proposed provisions is high because the outcomes sought can be achieved.

Other Reasonably Practicable Options for Achieving the Objectives

A1.26 A controlled starting point for subdivision of the plan change site would be an alternative option to the restricted discretionary activity status. However, the controlled activity status would provide less flexibility and opportunity to address site specific limitations.

Amendment 2

AMENDMENT 2

Chapter 11 - Subdivision

Add site specific Matters of Discretion

11.2.3.1 Matters in which Council has restricted its discretion

…

(g) Any subdivision of the land identified in Appendix Subdivision 10.

(i) Amenity Values

The extent to which any earthworks proposal will affect adversely the visual amenity values of the area, and the extent to which replanting, rehabilitation works or retaining structures are included as part of the proposal to mitigate adverse effects. Earthworks should not result in the permanent exposure of excavated areas or visually dominant retaining structures when viewed from adjoining properties or public areas, including roads.

Any measures proposed to mitigate potential adverse landscape and visual effects in accordance with the Landscape Management Plan for the site.

(ii) Existing Natural Features and Topography

The extent to which the proposed earthworks reflect natural landforms and are sympathetic to the natural topography.

Any measures proposed to mitigate potential adverse landscape and visual effects in accordance with the Landscape Management Plan for the site.

(iii) Historical or Cultural Significance

The extent to which the proposed earthworks will affect adversely land and features which have historical and cultural significance.

(iv) Construction Effects

The management of construction effects, including traffic movements and hours of operation.

The extent to which proposed earthworks have adverse short term and temporary effects on the local environment.

(v) Engineering Requirements

The extent of compliance with NZS 4431:2022 (Engineered fill construction for lightweight structures).

The extent of compliance with NZS 4404:2010 (Land Development and Subdivision Infrastructure).

(vi) Erosion and Sediment Management

The extent of compliance with the "Erosion and Sediment Control Guidelines for the Wellington Region 2002" and "Small Earthworks – Erosion and Sediment Control for small sites" by Greater Wellington Regional Council.

(vii) Design and Layout

The design and layout of the subdivision, including the size, shape and position of any lots, roads, accesses, passing bays, parking and manoeuvring areas, and any necessary easements.

Any measures proposed to mitigate potential adverse effects of subdivision, earthworks and development upon the steeper hillsides, gullies and streams outside the identified development area.

(viii) Utilities Servicing and Access

The provision of utilities servicing, including street lighting, telecommunications, gas and electricity.

The provision of vehicular, pedestrian, and cycle access via public roads, footpaths and cycleways, and the provision of private accesses.

(ix) Stormwater Management

The provision of stormwater control and disposal and any measures proposed to manage and treat stormwater in accordance with the Stormwater Management Plan for the site.

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

(x) Wastewater

The provision of wastewater systems and any measures proposed to utilise off-peak network capacity through on-site storage and timed wastewater release.

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

(xi) 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.

(xii) Natural Hazards

The avoidance or mitigation of natural hazard risks.

(xiii) Regionally Significant Network Utilities

The design and layout of the subdivision where any lot may affect the safe and effective operation and maintenance of and access to regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.

The outcome of consultation with the owner and operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.

(xiv) Geotechnical

Any measures proposed to provide appropriate foundations for future buildings within the subdivision and to manage the risk from slope instability on the site and on adjoining properties from any earthworks or site development works, in accordance with the Geotechnical Assessment for the site.

(xv) Ecology

Any measures proposed to manage adverse effects on significant indigenous biodiversity values on the site in accordance with the Ecological Plan for the site.

The application of the effects management hierarchy as follows:

- Avoid adverse effects on significant indigenous biodiversity where practicable;
- Minimise other adverse effects on significant indigenous biodiversity where avoidance is not practicable;
- Remedy other adverse effects where they cannot be avoided or minimised;
- Only consider biodiversity offsetting for any residual adverse effects that cannot otherwise be avoided, minimised or remedied; and
- Only consider biodiversity compensation after first considering biodiversity offsetting.

(xvi) Those matters described in Section 108 and 220 of the Resource Management Act 1991.

Why are these provisions proposed

A2.1 The proposed Matters of Discretion (MoD) for subdivision of the plan change site rely largely on the standard matters that apply district wide. These matters have

been amended and further matters have been added to address identified site specific management issues.

Amenity Values

A2.2 The proposed additional MoD refers back to and allows for consideration of the matters addressed in the Landscape Management Plan.

A2.3 Operative Policy 11.1.4.3 (a) seeks to ensure that areas adjoining rivers and lakes and other environmentally sensitive areas are not subdivided to an extent or manner where amenity values, ecological, social, cultural and recreational conditions are adversely affected. The policy is therefore considered to provide sufficient guidance and support for the proposed provision.

Stormwater

A2.4 The proposed MoD provides for the consideration of stormwater effects and the measures proposed by the Stormwater Management Plan.

A2.5 Operative Policy 11.1.2.3 (a) requires compliance with the specified performance standards relating to stormwater and is therefore considered to provide sufficient guidance and support for the proposed provision.

Wastewater

A2.6 The proposed MoD provides for the consideration of wastewater effects and potential mitigation measures.

A2.7 Operative Policy 11.1.2.3 (a) requires compliance with the specified performance standards relating to wastewater and is therefore considered to provide sufficient guidance and support for the proposed provision.

Water supply

A2.8 The proposed MoD provides for the consideration of water supply issues and potential mitigation measures.

A2.9 Operative Policy 11.1.2.3 (a) requires compliance with the specified performance standards relating to water supply and is therefore considered to provide sufficient guidance and support for the proposed provision.

Geotechnical

A2.10 The proposed MoD provides a pathway for the consideration of slope stability issues.

A2.11 Operative Policy 11.1.3.3 (c) states that Subdivision of land should be managed to ensure that within each allotment there is a suitable building platform so that buildings and associated structures will not be adversely affected by slope instability, including the deposition of debris. It is considered to provide sufficient guidance and support for the proposed provisions.

Ecology

A2.12 The proposed MoD provides for the consideration and management of potential adverse effects on identified significant biodiversity values on the site and introduces the effects management hierarchy.

A2.13 Operative Policy 11.1.4.3 (a) seeks to ensure that areas adjoining rivers and lakes and other environmentally sensitive areas are not subdivided to an extent or manner where amenity values, ecological, social, cultural and recreational conditions are adversely affected. The policy is therefore considered to provide sufficient guidance and support for the proposed provision.

How do these provisions achieve the purpose of the RMA

A2.14 Together with the other existing and proposed provisions they help achieve social, economic and cultural wellbeing and allow for the efficient use of land and supporting infrastructure while addressing relevant Section 6 and 7 matters.

Costs and Benefits including Opportunities for Economic Growth and Employment

A2.15 Provides additional certainty and guidance when preparing and assessing subdivision applications.

Risk of Acting or Not Acting if there is uncertain or insufficient information about the subject matter of the provisions

A2.16 The proposed matters of control align well with the existing matters of control which are well understood and provide a high level of certainty.

Efficiency and Effectiveness

A2.17 The efficiency of the proposed provisions is high because the benefits outweigh the costs.

A2.18 The effectiveness of the proposed provisions is high because the outcomes sought can be achieved.

Other Reasonably Practicable Options for Achieving the Objectives

A2.19 The reliance on the existing district wide matters of discretion only would have been an alternative approach but was considered to create unnecessary uncertainty and not address identified site specific constraints and opportunities appropriately.

Amendment 3

AMENDMENT 3

Chapter 11 - Subdivision

Add site specific Standards and Terms

11.2.3.2 Standards and Terms

…

(b) Any subdivision of land identified in Appendix Subdivision 10

(i) Development Areas

All earthworks, building platforms, roads, private accesses and utility structures must be located within the development area identified in Appendix Subdivision 10.

Why are these provisions proposed

A3.1 The identified development area limits future earthworks, building platforms, roads, access ways and utility structures to the identified area along the ridgeline to protect more sensitive parts of the site along steeper slopes, gullies and streams from development.

A3.2 Operative Policy 11.1.4.3 (a) seeks to ensure that areas adjoining rivers and lakes and other environmentally sensitive areas are not subdivided to an extent or manner where amenity values, ecological, social, cultural and recreational conditions are adversely affected.

How do these provisions achieve the purpose of the RMA

A3.3 Together with the other existing and proposed provisions they help achieve social, economic and cultural wellbeing and allow for the efficient use of land and supporting infrastructure while addressing relevant Section 6 and 7 matters.

Costs and Benefits including Opportunities for Economic Growth and Employment

A3.4 Provides additional certainty and guidance when preparing and assessing subdivision applications.

Risk of Acting or Not Acting if there is uncertain or insufficient information about the subject matter of the provisions

A3.5 The constraints and attributes of the site have been comprehensively assessed and any limitations are able to be addressed through the RDIS activity status and appropriate MoD.

Efficiency and Effectiveness

A3.6 The efficiency of the proposed provisions is high because the benefits outweigh the costs.

A3.7 The effectiveness of the proposed provisions is high because the outcomes sought can be achieved.

Other Reasonably Practicable Options for Achieving the Objectives

A3.8 The introduction of additional standards and the elevation to fully discretionary for non-compliance has been considered as an alternative option. However, the potential adverse effects are well understood and can be sufficiently addressed under the proposed RDIS activity status.

Amendment 4

AMENDMENT 4

Chapter 11 - Subdivision

Add site specific Discretionary Activity

11.2.4 Discretionary Activities

…

(o) Any subdivision of land identified in Appendix Subdivision 10 that does not comply with the Standards and Terms in 11.2.3.2 (b)(i).

Why are these provisions proposed

A4.1 The proposed elevation of subdivision that does not comply with the site specific standard for development areas to a discretionary activity status allows for the consideration of all adverse effects.

How do these provisions achieve the purpose of the RMA

A4.2 Together with the other existing and proposed provisions they help achieve social, economic and cultural wellbeing and allow for the efficient use of land and supporting infrastructure while addressing relevant Section 6 and 7 matters

Costs and Benefits including Opportunities for Economic Growth and Employment

A4.3 Provides additional certainty and guidance when preparing and assessing subdivision applications.

Risk of Acting or Not Acting if there is uncertain or insufficient information about the subject matter of the provisions

A4.4 The constraints and attributes of the site have been comprehensively assessed and any limitations are able to be appropriately addressed through the proposed MoD

Efficiency and Effectiveness
A4.5 The efficiency of the proposed provisions is high because the benefits outweigh the costs.
A4.6 The effectiveness of the proposed provisions is high because the outcomes sought can be achieved.
Other Reasonably Practicable Options for Achieving the Objectives
A4.7 Reliance on the existing district wide matters of discretion only would have been an alternative approach but was considered to create unnecessary uncertainty.

10. Conclusion

(296) The Private Plan Change seeks to rezone the property at 12 Shaftesbury Grove, Stokes Valley from Hill Residential Activity Area and General Recreation Activity Area to Medium Density Residential Activity Area under the City of Lower Hutt District Plan.

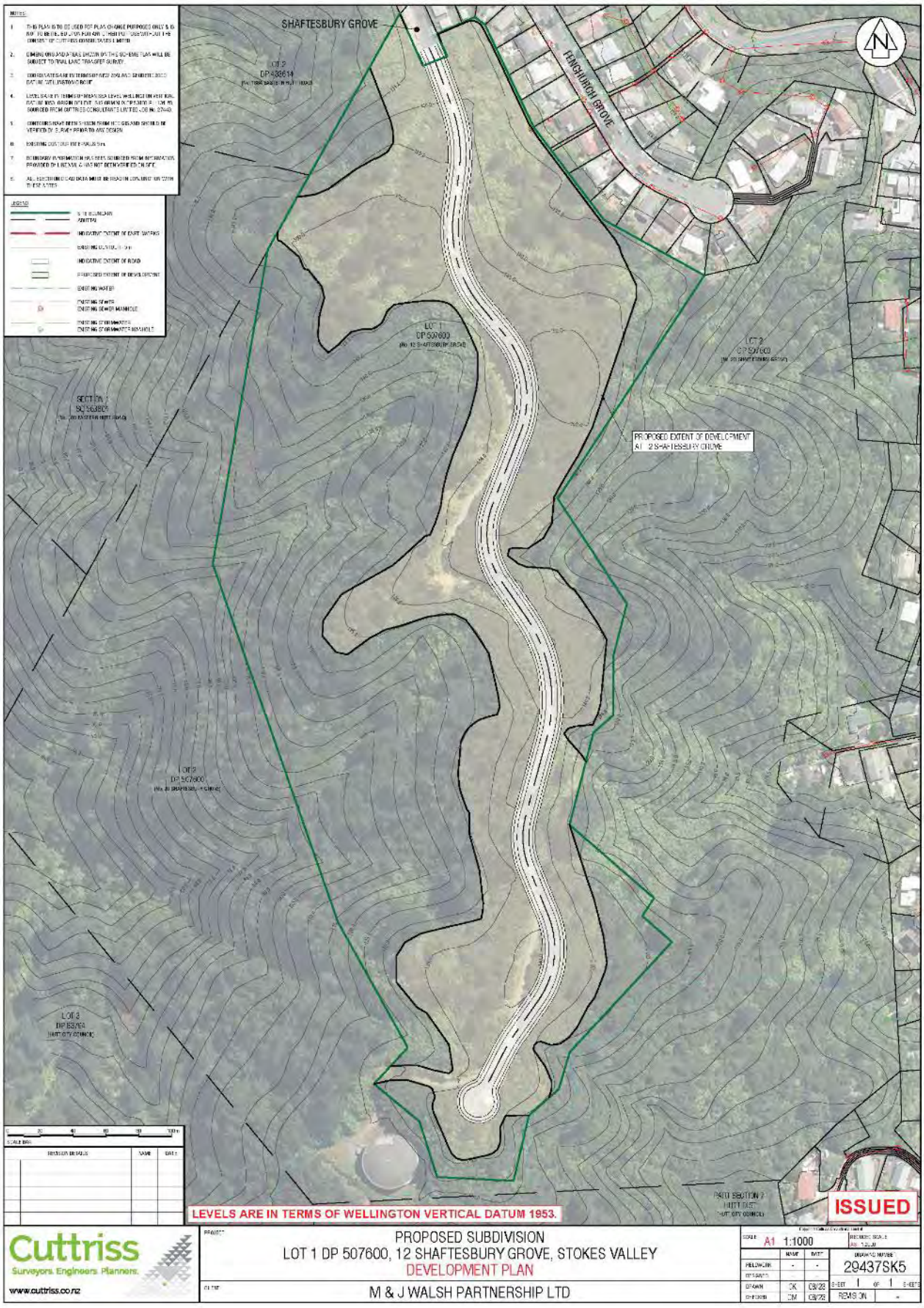
(297) The Private Plan Change also seeks the introduction of new site specific subdivision provisions to address identified site specific constraints that are not sufficiently addressed by the existing District Plan provisions.

(298) Any potential effects arising from future subdivision and development of the site as enabled by the Medium Density Residential Activity Area can be appropriately addressed and managed through the existing and proposed objectives, policies and rules of the District Plan.

(299) The Private Plan Change is consistent with the relevant provisions of the RMA and gives effect to any relevant National Policy Statements, the National Planning Standards and the Regional Policy Statement for the Wellington Region.

(300) The Private Plan Change has been evaluated under the requirements of Section 32 of the RMA and is the best available means to achieve the objectives and the sustainable management purpose of the RMA.

Appendix 1 – Plan Change Site with Development Areas



Appendix 2 – Infrastructure Assessment & Geotech Assessment

Infrastructure Report
12 Shaftesbury Grove, Stokes Valley
Lower Hutt

Ref: 29437

Prepared for:

M & J Walsh Partnership Ltd

2 August 2023

Cuttriss
Surveyors. Engineers. Planners.

Cuttriss
Surveyors. Engineers. Planners.

Ref: Godwin/29437 2 Aug 2023

INFRASTRUCTURE REPORT FOR PROPOSED PLAN (ZONING) CHANGE AT 12 SHAFTESBURY GROVE, STOKES VALLEY, LOWER HUTT

PREAMBLE

Cuttriss Consultants Ltd (CCL) has been engaged to prepare an Infrastructure Report to support a Plan Change application at the above site, and to prepare an indicative plan showing how the re-zoned land being the subject of this application could be developed to yield in the order of 150 to 200 residential dwellings in the future, while acknowledging the site constraints identified as part of this investigation.

The application site is located off the end of Shaftesbury Grove, Stokes Valley. An existing metalled track follows the ridgeline down the middle of the site towards the south, providing access to the Hutt City Council 'Delaney' Reservoir, cell-phone towers operated by a commercial provider, and recreational bike and walking tracks further to the south. The location of the subject site is fully detailed within the plan change application documentation.

The following documents and plans have been referenced or observed in the preparation of this report:

- Wellington Water GIS information available from the Wellington Water website.
- Wellington Water Regional Standard for Water Services dated December 2021 (WWRSWS).
- NZS4404:2010 - 'Land Development and Subdivision Infrastructure'.
- Cuttriss Consultants drawing 29437 SK5 – 'Development Plan'.

As part of the investigation to support this report, CCL have undertaken the following tasks:

- Searched the underlying record of title for the application site.
- Searched service records in the vicinity of the site.
- Obtained ground contours of the site based on Lidar aerial mapping.
- Carried out some limited ground-based survey work to confirm the veracity of the lidar data.
- Liaised with the Hutt City Council (HCC) Subdivisions Engineering Team and Wellington Water Limited (WWL) regarding services capacity and potential flooding issues in relation to the site.
- Reviewed previous reports carried out by GHD in relation to the assessment of water supply to Shaftesbury Grove.
- Liaised with Utilities Providers in relation to servicing a possible residential development of the site.
- Physically inspected the site and arranged for geotechnical investigation and reporting to be undertaken.

- Prepared a proposed development plan showing areas where opportunity for residential development has been identified during the overall site investigation.

Should the Plan Change re-zoning be approved by Council, further detailed investigations would be required to support a specific development proposal, and it is anticipated that this work would be carried out at the time of making a resource consent application for that proposal.

ASSESSMENT

1. WATER SUPPLY

The application site is within the Holborn High Level Water Supply Zone, which is fed via gravity from the Kingsley Reservoir on the northern side of Stokes Valley. Many existing properties within the Holborn Water Supply Zone have levels of service which do not meet the current standards contained in the WWRSWS, due to the relatively low elevation and remoteness of the Kingsley Reservoir.

Previous consultation with Wellington Water has concluded that 12 Shaftesbury Grove cannot be provided with a level of service that meets current water supply standards, again due to the relatively low elevation and remoteness of the Kingsley Reservoir.

The Delaney Reservoir is located at the southern end of the application site, but its elevation is such that it also cannot provide a level of service in accordance with current standards.

GHD were engaged by the applicant in 2019 to investigate and report on a possible water storage and supply solution for 12 Shaftesbury Grove, A copy of their subsequent report titled “Assessment of Water Storage, Shaftesbury Grove Stokes Valley” and dated June 2019 is attached in Appendix A.

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. While the GHD report was based on the application site yielding only 120 dwellings, in our considered opinion the possible reservoir and associated infrastructure would be readily able to be up-sized to cater for a larger number of dwellings on the site and also for additional development and intensification in surrounding residential areas enabled by PC56.

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.

As noted above, the possible reservoir site identified by GHD is on Council-owned land zoned Passive Recreation. Under the provisions of Chapter 13 of the Hutt City District Plan, water reservoirs are Restricted Discretionary activities. The underground pipes that would serve the reservoir are Permitted activities provided they meet certain standards or are otherwise Discretionary activities. We therefore conclude that there is an achievable consenting pathway for the siting of a possible reservoir in the location identified in the 2019 GHD report.

It should be noted that the possible reservoir location identified by GHD along with the access to it is on land that is subject to the Reserves Act 1977. Section 48 of that Act provides for the granting of rights of way and easements for 'water systems' over reserves, and we therefore believe that there is a suitable legal mechanism available to enable the reservoir and associated infrastructure to be established within the reserve.

2. WASTEWATER

WWL GIS records show an existing 150mm diameter main extending into the eastern edge of the site from 29 Fenchurch Grove, terminating at HCC manhole WW000850. This gravity main heads east down into the lower Stokes Valley floor before connecting into the trunk main at the intersection of Stokes Valley Road and Eastern Hutt Road.

The WWL GIS also shows a 150mm main terminating outside 10 Shaftesbury Grove at HCC manhole WW000766. This main runs north then west under Aldersgate Grove down to Eastern Hutt Road. This existing main ultimately services a smaller catchment area than the 150mm main that extends into the site and may be identified by WWL as a more appropriate discharge point for the development. Further consultation should be undertaken for the most appropriate discharge point when preparing and prior to submitting any resource consent application for the subdivision and development of the site.

Due to the undulating topography of the site and the levels of the potential discharge locations outlined above, a combination of gravity and low-pressure sewer solutions will be required to service the development. The southern end of the development at the proposed cul-de-sac shown on 29437 SK5 in Appendix B is at approximately RL 135m (Wellington Vertical Datum 1953 (WVD1953)), while the discharge points at the northern end of the site identified above are at 135m and 133.5m, respectively. The proposed road alignment has a maximum elevation of 150m, which the wastewater will be required to follow, resulting in a gravity only system not being feasible for the entire development.

WWL have not provided any commentary on the capacity of the existing wastewater network, however given our local knowledge of the Stokes Valley area, it is likely that the existing network is at capacity, in which case wastewater mitigation would be required for any development of the site. This can be achieved by storing wastewater at 'peak' times defined by WWL and then discharging the wastewater to the downstream network at off-peak times. It is anticipated that this would be managed through either a public wastewater pump station located at the southern end of the future road alignment, or through

appropriately sized individual pumps as part of a low-pressure wastewater network. The most appropriate solution would be determined following further consultation with HCC and WWL and prior to making a resource consent application for the subdivision and development of the site. The wastewater system would be designed in accordance with WWRSWS and the Wellington Water Pressure Sewer Design Guide.

3. STORMWATER

The WWL GIS shows an existing 225mm diameter stormwater pipe located within Shaftesbury Grove. Due to the small size of this pipe and the existing topography, it is considered that this infrastructure would not have the capacity to service any development of the application site. If any stormwater was directed to this network, it would result in stormwater from one catchment being discharged to another catchment and likely wouldn't be supported by HCC or WWL in any case.

The WWL GIS also shows an existing 150mm diameter stormwater pipe extending through 30 Fenchurch Grove, terminating at an inlet structure within the eastern boundary of the site at HCC manhole SWP013977. This inlet structure and associated pipe would have been installed to control stormwater behind the Fenchurch Grove properties only, so would not be suitable for additional stormwater discharge from the development of 12 Shaftesbury Grove.

We consider that the most practical and effective stormwater solution for a development of the site would be via controlled discharges to the natural gullies on either side of the ridgeline. Torlesse Consulting have noted in their geotechnical report that discharge to gullies is possible, however consideration would need to be given to their location and that any discharge may have to be flow neutral. For the discharge to be flow neutral, the post-development stormwater discharge would need to be less than or equal to pre-development discharge. In addition, any discharge points would need to be taken downslope into gully bases and where the slope at the point of discharge was greater than 15 degrees, specific engineering design and consideration of downstream effects would be required.

WWL have advised that stormwater neutrality would be required for any development of the site due to the lack of capacity in downstream networks. Given the topographical site constraints, individual detention tanks on each future allotment or dwelling should be considered. This would also allow individual laterals to discharge into gullies where appropriate, rather than concentrating flows through a shared system. Stormwater neutrality for the shared network could be achieved by using oversized stormwater pipes with restricted diameter outlet pipes, or if space allows, through the use of detention ponds. Careful consideration would need to be given to the size of contributing catchments and resulting flows at each discharge point. Stormwater would need to remain within its original catchment defined by the pre-development topography so that post-development flows were neutral.

As the development would likely result in the vesting of road to HCC along with relatively large areas of earthworks, stormwater treatment would likely be required. The WWL Water

Sensitive Design for Stormwater guide outlines four options for stormwater treatment, these being constructed wetlands, bioretention (raingardens), vegetated swales and pervious paving. Due to the undulating topography of the site and constraints on available flat space, it is considered that bioretention would be the most likely solution for this site.

The proposed measures for the management of stormwater discharges, how stormwater neutrality would be achieved, and the sizing and placement of stormwater treatment solutions could be detailed within a Stormwater Management Plan, and this Plan would be submitted with the resource consent application for the subdivision and development of the site.

Wellington Water have advised they have not identified any flooding on the site and have provided the flood map which is attached in Appendix C. Floor levels for the proposed development would be able to be set in accordance with the New Zealand Building Code requirements.

4. ELECTRICITY

Wellington Electricity Lines Ltd (WE) have advised that two to three new berm substations would be required to service a development of up to 200 houses. WE have provided indicative locations for the berm substations which could be accommodated within the proposed road berm. Refer to the email from WE attached in Appendix D.

5. TELECOMMUNICATIONS

Chorus reticulation is available at the end of Shaftesbury Grove and network upgrades would enable 'Air Blown Fibre' to service the telecommunications needs of any proposed development of this site.

6. GAS

Provision of reticulated gas to subdivisions and developments is not required by the District Plan, however we have liaised with Powerco to determine whether or not a development of the site could be provided with a gas supply.

Powerco confirmed there is a 32mm diameter main on the eastern side of Shaftesbury Grove which has enough capacity to service around 150 houses. If the gas uptake across the development exceeded 150 houses, Powerco has noted they could either upgrade the 32mm main to 50mm or lay a new 50mm main on the western side of Shaftesbury Grove. Either option would increase the capacity to 270 houses.

The Powerco response can be found attached at Appendix E.

7. ROADING AND ACCESS

As the subject site is situated at the end of the currently formed extent of Shaftesbury Grove, access for the development of the site would likely best be achieved by extending the current road formation along the ridgeline. There is an existing metalled track that follows the ridgeline towards the south, and this track provides access to the Delaney Reservoir, commercial cell-phone towers, and recreational bike and walking tracks further to the south. Any road designed for a future development would need to maintain access to these facilities at the southern end of the site.

A possible roading layout is shown on the proposed development plan attached at Appendix B. All roads and rights of way would be able to be constructed in accordance with Hutt City Council standards and those contained within NZS4404:2010.

The above comments should be read in conjunction with the traffic report submitted with this application.

8. EARTHWORKS

The existing access track to the site follows an undulating ridgeline running north-south, with an elevation change ranging from 135m to 150m. The land to the west of the ridgeline falls steeply towards Eastern Hutt Road and is covered in dense bush, while the land to the east of the ridge falls towards the rear of properties which face Fenchurch Grove, or further south, towards Council reserve land and Bird Grove beyond.

It is likely that a reasonably significant amount of earthworks would be required upon development of the site to regularise the grade to achieve roading access to Council standards, and to construct flat building platforms suitable for residential development.

Torlesse Consulting were engaged to provide comment on the suitability of the land for residential development. Their subsequent report details the site's subsoil class and notes the reuse of existing material for filling is possible. The report provides a range of variables for the design of cut and fill batters and outlines requirements to achieve 'good ground' as defined in NZS3604:2011. The Torlesse Consulting report is attached at Appendix F.

Based on the report provided by Torlesse Consulting, development of the subject site can be adequately accommodated from a geotechnical perspective. The current Earthworks provisions of the District Plan are considered appropriate to manage any potential effects, and further details on the earthworks can be addressed at the resource consent stage.

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CONCLUSION

It is proposed to undertake a Plan Change to re-zone 12 Shaftesbury Grove to make the land more readily available for residential development. Cuttriss Consultants Ltd has undertaken an investigation of the existing infrastructure surrounding the application site to confirm that it can support this proposal and has further provided plans to show where development could occur in the future.

Our assessment has confirmed that there is either sufficient capacity in the existing infrastructure network to service a proposed development of the site yielding nominally 150 to 200 dwellings or allotments, or that there are solutions available to adequately service and access the application site, should the proposed re-zoning be approved.

Prepared by:

Sam Godwin
Chartered Professional Engineer - Director
CUTTRISS CONSULTANTS LTD

Reviewed by:

Colin McElwain
Director
CUTTRISS CONSULTANTS LTD

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APPENDIX A

GHD Water Supply Report

PO Box 386, Paraparaumu 5032 **p** (04) 904 5420 **e** kapiti@cuttriss.co.nz cuttriss.co.nz

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APPENDIX B

Development Plan 29437SK5

PO Box 386, Paraparaumu 5032 **p** (04) 904 5420 **e** kapiti@cuttriss.co.nz cuttriss.co.nz

NOTES:

1. THIS PLAN IS TO BE USED FOR PLAN CHANGE PURPOSES ONLY & IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF CUTTRISS CONSULTANTS LIMITED.
2. DIMENSIONS AND AREAS SHOWN ON THIS SCHEME PLAN WILL BE SUBJECT TO FINAL LAND TRANSFER SURVEY.
3. COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC 2000 DATUM, WELLINGTON CIRCUIT.
4. LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON VERTICAL DATUM 1953. ORIGIN OF LEVELS IS ORM XLIX DP 53100 RL: 134.68, SOURCED FROM CUTTRISS CONSULTANTS LIMITED JOB No. 27443.
5. CONTOURS HAVE BEEN SHOWN FROM HCC GIS AND SHOULD BE VERIFIED BY SURVEY PRIOR TO ANY DESIGN.
6. EXISTING CONTOUR INTERVALS: 5m.
7. BOUNDARY INFORMATION HAS BEEN SOURCED FROM INFORMATION PROVIDED BY LINZ XML & HAS NOT BEEN VERIFIED ON SITE.
8. ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES.

LEGEND

- SITE BOUNDARY / ABUTTAL
- INDICATIVE EXTENT OF EARTHWORKS
- EXISTING CONTOUR - 5m
- INDICATIVE EXTENT OF ROAD
- PROPOSED EXTENT OF DEVELOPMENT
- EXISTING WATER
- EXISTING SEWER / EXISTING SEWER MANHOLE
- EXISTING STORMWATER / EXISTING STORMWATER MANHOLE

SHAFTESBURY GROVE

FENCHURCH GROVE

LOT 2
DP 433614
(No. 188A EASTERN HUTT ROAD)

LOT 1
DP 507600
(No. 12 SHAFTESBURY GROVE)

LOT 2
DP 507600
(No. 20 SHAFTESBURY GROVE)

SECTION 1
SO 563804
(No. 188 EASTERN HUTT ROAD)

LOT 2
DP 507600
(No. 20 SHAFTESBURY GROVE)

LOT 3
DP 83794
(HUTT CITY COUNCIL)

PART SECTION 71
HUTT DIST
(HUTT CITY COUNCIL)

PROPOSED EXTENT OF DEVELOPMENT
AT 12 SHAFTESBURY GROVE

0 20 40 60 80 100m
SCALE BAR

REVISION DETAILS	NAME	DATE

LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953.

ISSUED

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PROJECT
PROPOSED SUBDIVISION
LOT 1 DP 507600, 12 SHAFTESBURY GROVE, STOKES VALLEY
DEVELOPMENT PLAN

CLIENT
M & J WALSH PARTNERSHIP LTD

SCALE A1 1:1000 | REDUCED SCALE A3 - 1:2000

	NAME	DATE
FIELDWORK	-	-
DESIGNED	-	-
DRAWN	CK	08/23
CHECKED	CM	08/23

DRAWING NUMBER 29437SK5

SHEET 1 OF 1 SHEETS

REVISION -

Cuttriss
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APPENDIX C

Wellington Water Flood Map

PO Box 386, Paraparaumu 5032 **p** (04) 904 5420 **e** kapiti@cuttriss.co.nz cuttriss.co.nz

12 Shaftesbury Grove, Stokes Valley, Lower Hutt, Wellington, 5019

Results:2

Property Recommendation - *Apply the Building Code requirements to set minimum floor level for the proposed building*

Recommended levels are provided below - this includes either a recommended floor level or a floor height. It is up to the applicant to choose whichever method suits them better. Minimum floor height/level provided is quoted to the underside of the concrete slab or floor timber joist.

Flooding Status	Flooding not predicted
Recommended Minimum Floor Level, including freeboard (m aMSL)	
Recommended Minimum Floor Height, including freeboard (m)	
Freeboard (m)	
Potential Overland Flowpath Coverage	N/A

Flooding Details

Maximum Depth (m)	0.0
Minimum Depth (m)	0.0
Maximum Water Level (m aMSL)	0.0
Minimum Water Level (m aMSL)	0.0
Maximum Speed (m/s)	0.0
Minimum Speed (m/s)	0.0

Model Information

Model	HCC Wainuiomata

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APPENDIX D

Wellington Electricity Correspondence

PO Box 386, Paraparaumu 5032 **p** (04) 904 5420 **e** kapiti@cuttriss.co.nz cuttriss.co.nz

Sam Godwin

From: Joe Fecteau <Joe.Fecteau@welectricity.co.nz>
Sent: Monday, March 13, 2023 10:06 AM
To: Sam Godwin
Cc: Colin McElwain; Dave Thorburn
Subject: RE: [#CCL29437] EXT: 12 Shaftesbruy Grove, Stokes Valley

Hi Sam,

Thanks for the copy of the subdivision plan, that has allowed us to see where the subdivision is in relation to our existing network.

As a preliminary assessment, we can say that it would likely require 3 new berm substations to supply the entire 200 lots. We are also advising that there is currently a 32-week wait time for delivery of new transformers, which you would need to factor into your planning.

In order to investigate and scope the electrical reticulation of this subdivision further, could you please log a request on our website via the link below. This gives us a formal request that we can monitor and track, allowing better updates and follow ups for you and progression of the project. Just select "Connection or Disconnection" then "New Connection" and continue through the various questions. Some of the questions won't be relevant to your situation, so just put "NA" where necessary and further explanations in the text field if you need to.

https://www.welectricity.co.nz/services/

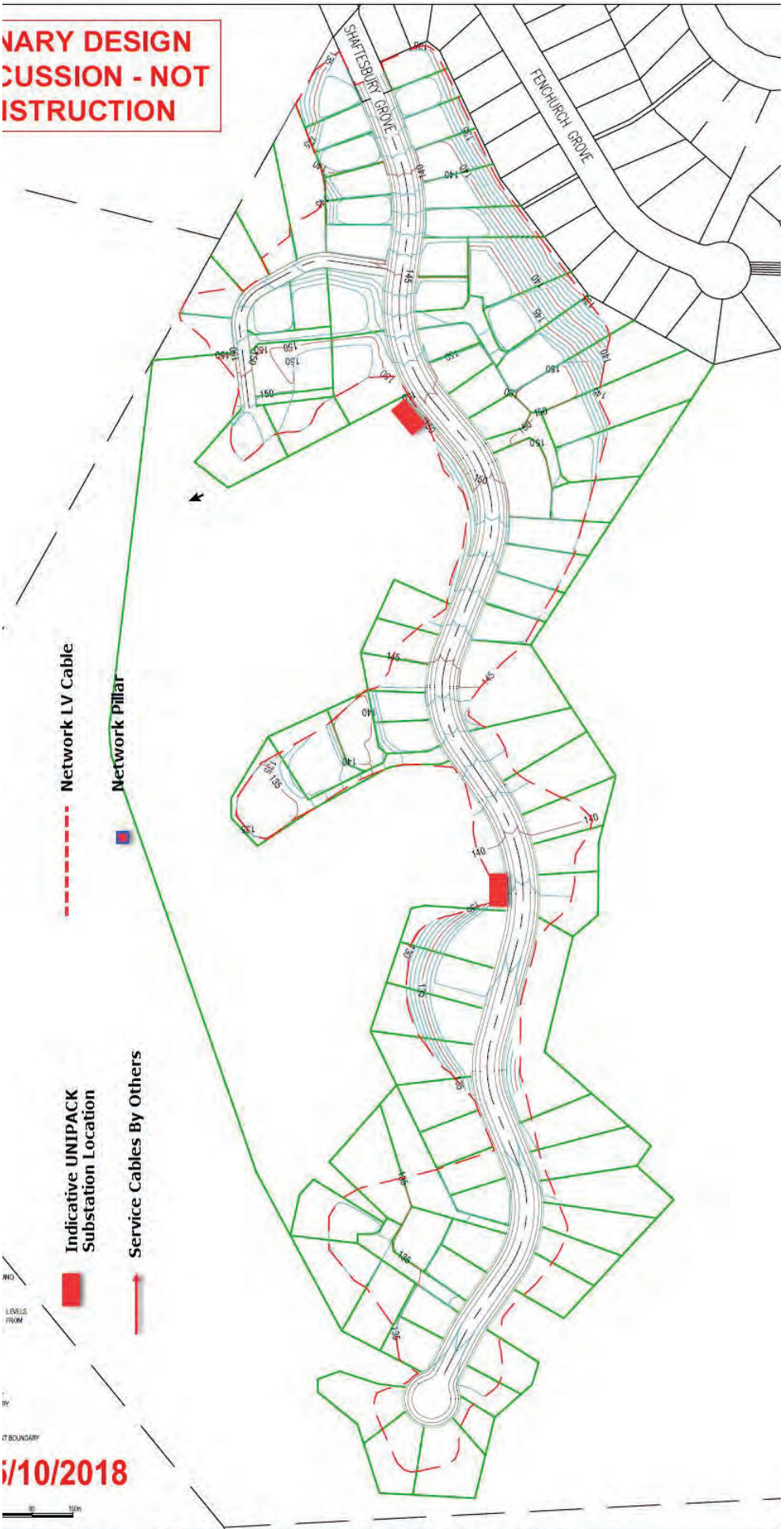
I have passed this query over to my colleague Dave Thorburn, who will be able to liaise with you and take things further in providing a more detailed scope, costings, timeframes etc. He will be able to work on this once we have received the formal request from our website.

Thanks,

JOE FECTEAU – IISC
Programme Manager
Wellington Electricity
M +64 21 380 447 **D** +64 4 915 6102 **T** +64 4 915 6100 **F** +64 4 915 6131 **W** www.welectricity.co.nz
85 The Esplanade, Petone, PO Box 31049, Lower Hutt 5040, New Zealand

---

From: Sam Godwin <sam.godwin@cuttriss.co.nz>
Sent: Thursday, 9 March 2023 1:51 pm
To: Joe Fecteau <Joe.Fecteau@welectricity.co.nz>
Cc: Colin McElwain <Colin@cuttriss.co.nz>
Subject: RE: [#CCL29437] EXT: 12 Shaftesbruy Grove, Stokes Valley


NARY DESIGN
CUSSION - NOT
ISTRUCTION
SHAFTESBURY GROVE
FENCHURCH GROVE
Network LV Cable
Network Pillar
Indicative UNIPACK
Substation Location
Service Cables By Others
5/10/2018
Cuttriss Consultants Limited
Hutt Valley, Wellington, Kapiti Coast
POSSIBLE DEVELOPMENT AT
12 SHAFTESBURY GROVE
STOKES VALLEY
JOHN WALSH LTD

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APPENDIX E

Powerco Correspondence

PO Box 386, Paraparaumu 5032 **p** (04) 904 5420 **e** kapiti@cuttriss.co.nz cuttriss.co.nz

Sam Godwin

From: Dave Harle <dave@thegashub.co.nz>
Sent: Tuesday, March 21, 2023 1:25 PM
To: Sam Godwin
Cc: Colin McElwain
Subject: RE: [#CCL29437] 12 Shaftesbury Grove, Stokes Valley

Hi Sam
I have received a 'high level' response.
Our network in this location comprises of a 32mm main on the eastern side of Shaftesbury Grove.
This provides enough capacity to supply around 150 houses.
We could supply on this basis and monitor pressure droop over time.
If the uptake to Gas across the development was such that we required supply to more than 150 houses we could upgrade the 32mm to 50mm back to Holborn Drive.
This would increase supply capacity to 270 houses.

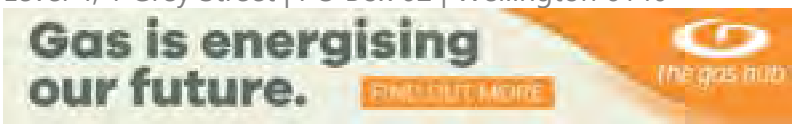
As the Development proceeds is there a need to upgrade other infrastructure?
If this was the case on the western side of Shaftesbury Grove we would look to take the opportunity to lay a new 50mm main there and retain the 32mm on the eastern side.
This would increase supply capacity to slightly more than 270 houses.

Can you please advise re potential for other infrastructure upgrades.

Regards
Dave

Dave Harle | Account Manager

M 027 777 4702 | DDI 04 978 0547 | Extn 5547
Level 4, 1 Grey Street | PO Box 62 | Wellington 6140



thegashub.co.nz | powerco.co.nz
The Gas Hub is a division of Powerco Limited

From: Sam Godwin <sam.godwin@cuttriss.co.nz>
Sent: Monday, 20 March 2023 11:24 am
To: Dave Harle <dave@thegashub.co.nz>
Cc: Colin McElwain <Colin@cuttriss.co.nz>
Subject: RE: [#CCL29437] 12 Shaftesbury Grove, Stokes Valley

Cuttriss
Surveyors. Engineers. Planners.

APPENDIX F

Torlesse Consulting
Geotechnical Report

PO Box 386, Paraparaumu 5032 **p** (04) 904 5420 **e** kapiti@cuttriss.co.nz cuttriss.co.nz

Report Layout

Introduction

Cuttriss Consultants Ltd on behalf of M&J Walsh Partnership have engaged Torlesse Ltd to assist the design team with an application of zone change from Hill Residential to General Recreation and Medium Density Residential Zone, at 12 Shaftesbury Grove, Stokes Valley.

Preliminary subdivision plans indicate up to 150 lots to be created, with large earth fills proposed at the crest of existing cut along Fenchurch Road, at the north-eastern corner of the development area.

This report presents the initial findings based on the scope of service set out in the Short Form Agreement dated 15 December 2022. Our scope of work is summarised as:

- Undertake geological mapping of observed features, and complete a shallow geotechnical investigation programme.
- Qualitative assessment on site slope stability, reuse of existing material for filling and cut and fill batter slopes.
- Preliminary advice on suitable foundation types, and suitability of discharging stormwater to gullies.

Received Information

We have received the following information:

- Drawing No. 29437P5 'Possible Development at 12 Shaftesbury Grove Stokes Valley', Cuttriss, dated October 2018.
- Drawing No. 29437TP0 'Topographical Survey of Lot 1 DP 507600, 12 Shaftesbury Grove, Stokes Valley; Cuttriss, dated October 2017.

Drawing No. 29437P5 presents a subdivision plan with proposed fill embankments up to 13m in height, constructed at 1V:2H. Access is proposed along the ridge line with cuts of 2 to 6m and some localised filling, with levelled building platforms at RL135m in the south, increasing to RL150m in the middle of the development and back to RL135m at the north of the development.

Findings

The subsurface material is comprised of a weathered profile consisting of colluvium overlying residual and completely weathered soils, overlying HW greywacke. The overburden thickness is variable across the site. HW greywacke was found at the base of all pits, ranging from 0.15 to 4m depth. Minor fill locations were confirmed via test pits and aerial photography from 2021. A groundwater table was not encountered and is expected at depth.

Discussion

The site is considered suitable for residential development. Any design elements beyond those we have recommended will require specific engineering design, namely fills > 6m in height and stormwater discharge to gullies > 15°. Consideration will also need to be given to downstream properties of any discharge location.

Recommendations

Element	Recommendations	Comments
Site Subsoil Class	Site Class B & C	The site is variable, and will be classed as Class B or C and can be confirmed at a later date, on a lot by lot basis.
Reuse of existing material for filling	Yes	The material identified across the site is generally considered suitable for reuse as engineered or landscaping fill. This includes the colluvium, residual soil, completely and highly weathered greywacke. These materials are likely to be classified as Type F, I or C (as per Table A1 of NZS4431:2022) depending on the borrow/ source area. Topsoil is only suitable as a landscaping product and should be stripped and stockpiled prior to earthworks commencing. Some non-suitable material should be expected from the gullies, either due to high moisture or organic content. Local fill locations identified are also non-suitable and should be removed off site. The fill identified has high contents of detritus material and should not be used for any other purpose. Prior to earthworks commencing, a sample of each material type shall be taken and compaction testing completed. If blending of materials is required, compaction testing will be required before its use as structural fill. Placement and testing of fill will be in accordance with NZS4431:2022.
Site Slope Stability	Temporary Cuts for Lots	Temporary cut batters during earthworks can be constructed at the following grades and heights, and shall not be left exposed for longer than 8 weeks: • Colluvium - 1V:0.75H (53°) for 3m height • Residual Soil - 1V:0.5H (63°) for 3m height • CW Greywacke - 1V:0.5H (63°) for 6m height • HW Greywacke - 1V:0.25H (76°) for 6m height
	Permanent Cuts for Lots	Permanent cut batters for the varying materials encountered on site are recommended for a maximum height of 6m, and shall be at the following grades: • Colluvium - 1V:1.5H (33°) • Residual Soil - 1V:1.5H (33°) • CW Greywacke - 1V:1H (45°) • HW Greywacke - 1V:0.75H (53°)
	Fill Slopes for Lots	Engineered fill construction for lightweight (NZS3604) structures can be constructed at a maximum angle of 1V:2H, with a 2m wide bench every 6m of vertical height. Cutting in and benching of the subgrade surface will be required at all fill locations. Fill slopes above the lots located on the western side of Fenchurch Grove are likely to require specific engineering design, given their heights and proximity to the rear of the lots. These fills may require geogrids, benching or could be designed as Mechanically Stabilised Earth (MSE) walls.
	Fills for Roading	Road fill placed on slopes < 15° and < 3m in vertical height are considered acceptable. However, for slopes > 15° or fill heights > 3m, slope stability modelling will be required or the material will need to be retained. Fills of any thickness should not be placed on slopes > 26° (1V:2H) without specific engineering design.
	Cuts for Roading	Cuts for roading design shall be as per those presented above for permanent cuts for Lots.
NZS3604 Applicability?	Yes	Building platforms created on cut subgrades are anticipated to be on residually weathered or better greywacke rock; and building platform formed on structural fill certified to NZS4431:2022, should achieve 'good ground' designation in line with NZS3604:2011. Depending on the final location of building platforms within Lots, and cut/ fill slopes formed, building setbacks will likely be specified. Any buildings within specified setbacks shall require specific engineering design.
Recommended Foundation	Shallow	Foundation typologies in the form of shallow strip/ pad/ waffle/ rib-raft type foundations are considered appropriate.
Stormwater Discharge	General	It is recommended that all stormwater from lots and roads be controlled by surface or subsurface drains. Stormwater may be directed to gullies however consideration will need to be given to their location (i.e., gullies directed to other existing properties) and may have to be flow neutral or connected to a stormwater system. Stormwater should not be discharged to gullies that are >15° without specific engineering design and consideration of downstream effects.
	From Lots	Stormwater discharge from proposed lots should not be discharged onto adjacent slopes (cut or fill slopes) and is recommended to be taken downslope into gully bases, where slope angles are <15° and dispersed via an appropriate dispersion device.
	From Roads	Stormwater discharge from roads is possible, however it will need to be collected and discharged into gullies where slopes angles are <15°. The discharge points need to have an appropriate dispersion device to mitigate any local erosion, and discharge locations should be regular and not concentrated to a few gullies.
Further Site Investigation	Yes	Further investigations are recommended once vegetation removal has been completed, to confirm the variability of the subsurface profile in areas not previously assessed; particularly in areas where large fills >6m in height are proposed.

Client:
M&J Walsh Partnership Ltd

Project Name:
12 Shaftesbury Grove, Stokes Valley

Project /Report No:
T0113/01

Prepared By:
Nathan Schumacher

Reviewed By:
Nick Clendon

Report Sheet Name:
Overview, Assessment & Findings

Report Sheet No.
1 of 3

Sheet Description:
Findings and recommendations from the geotechnical assessment based on investigation and existing data

Rev:	Rev Date:
DRAFT	**28/02/2023**
FINAL	**20/03/2023**
FINAL	**04/08/2023**

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GEOTECHNICAL ENGINEERS

Summary of Site Observations

Element	Description
Date of Visits	Geological mapping was undertaken on 1 February 2023; with the geotechnical investigation completed on 3 February 2023
Vegetation and Topography	The site is covered by dense vegetation, consisting of shrubs, ferns, and mature trees (pines, cabbage and other native species). The topography across the site is generally set at 1V:2H to 1V:3H with a stable ridge line running in a generally north-south direction, with several gully features across the site.
Site structures (buildings, walls, etc.)	No buildings were observed on site. However two cell towers were observed, with associated infrastructure on the ground (see Sketch 01). A dirt access track exists along the ridge providing access to the cell towers and a water reservoir to the south, beyond the property boundary.
Underground and overhead services	Overhead services were not observed. Underground services owned by Chorus were noted on BYD plans and generally ran along the western side of the dirt track in the northern half of the property, changing across to the western side of the dirt track in the southern half of the property. A service manhole was observed approximately two-thirds along the track to the south (see Sketch 01).
Soil/ rock exposures	Cuts were observed generally above the access track, indicating shallow overburden soils (colluvium/ residual soils) overlying weathered sandstone (greywacke) rock. Cuts were measured to be 0.5m to 2.8m above the road level in places, and were generally formed at 45° to 70°.
Water/ drainage	The site was well vegetated and no obvious signs of erosion were present. The heads of several steep gullies are present across the site which will need to be assessed once vegetation is removed.

Summary of Public Data

Source	Source Description	Data Description	Notes
GNS	NZ Geological Webmap (1:250,000)	TrJ - Undifferentiated Rakaia terrane Triassic sandstone and mudstone	Main rock name of Sandstone. The site is completely within the geological boundary of this unit.
	NZ Active Fault Database	Wellington Fault - approx. 1.7km to the NW Whiteman's Valley - approx. 4.9km to the E	Dextral, RI<2,000 years; slip rate high Reverse, RI>10,000 to <= 20,000 year; slip rate very low
	Consultancy Report, Boon, et al 2010	Site Subsoil Class Natural Period Vs Range	Class B < 0.6 seconds > 700 m/s
	Earthquake Induced Landslide (EIL) Map	The function of the tool is to provide rapid advisory information about the 'intensity' and likely locations of landslides following a major earthquake. The tool uses three historical earthquakes - the 2019 Kaikoura event, the 1969 Inangahua event and the 1929 Murchison event, and deep learning statistical methods to train the model. Figure 1 presents the EILs forecast probability for a 1:500 year (ULS) earthquake event.	Some areas within the proposed development of the site indicates low probability of landslides occurring during a 1:500 year earthquake event. These areas appear to be consistent with steep gullies/ slopes on the eastern and western sides of the site.
GWRC	Mapped Hazard	Combined Hazard Ground Shaking Liquefaction Slope	Moderate Low None Low to Moderate
HCC Aerial Images	Historical Aerial Images	• 1941 - no structures or access tracks present • 1950s - minor walking tracks along ridgeline in the south • 1970s - earthworks are apparent across northern parts of the site, likely associated with construction of the water reservoir and residential lots (see Figure 2). • 1980s - access tracks and earth worked areas in the north from 1970s vegetated over. Additional access tracks formed in the northeast of the property. • 1990s - southern most cell tower constructed. • 2010s - second cell tower constructed. • 2021 - fill areas identified during test pit investigation evident.	

Kaikoura PGAs

Strong motion stations throughout the Wellington region recorded ground motions during the 2016 Kaikoura earthquake which was a 7.8 M_w event. A selection of these recorded peak ground accelerations (PGAs Horizontal) as well as the site subsoil class are shown below.

Site	FAIS	BMTS
Location	Fairfield	Belmont
Distance from Site	4.7km SSW	4.5km SW
PGA	0.097	0.110
Subsoil	Class B	Class B

New Zealand Geotechnical Database

No test holes on the hillsides or ridges around in the local area were observed in the NZGD. Test holes observed were on the flat alluvial deposits of Stokes Valley to the east or on the floodplains of the Hutt River (Lower Hutt) to the west, and are not relevant to the site.

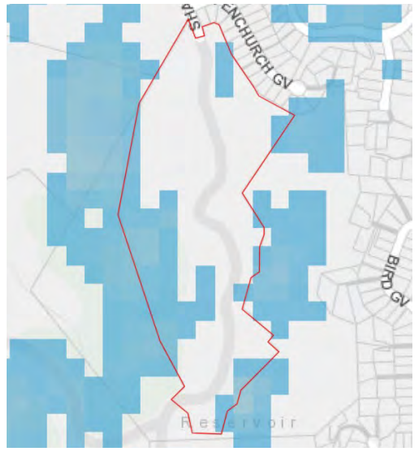

Figure 1: GNS EIL map indicating landslide risk during a 1:500 year

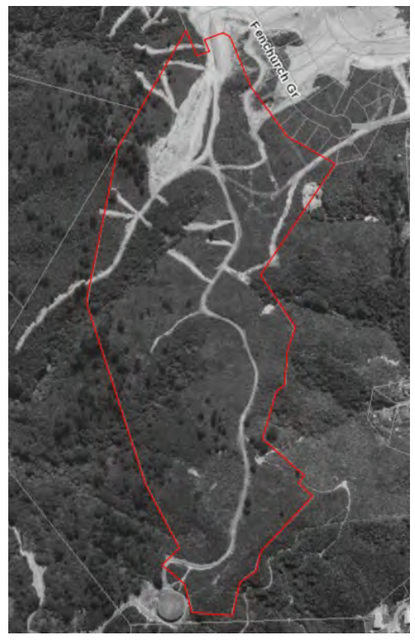

Figure 2: HCC Aerial Photography from 1977

Client:

M&J Walsh Partnership Ltd

Project Name:

12 Shaftesbury Grove, Stokes Valley

Project /Report No:

T0113/01

Prepared By:

Nathan Schumacher

Reviewed By:

Nick Clendon

Report Sheet Name:

Existing information & Public Data

Report Sheet No.

2 of 3

Sheet Description:

Summary of existing information and publicly available data

Rev:	Rev Date:
DRAFT	**28/02/2023**
FINAL	**20/03/2023**
FINAL	**04/08/2023**

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Ground Investigation

Geological mapping of the site was completed on 1 February 2023, with a geotechnical investigation completed on 3 February 2023. The geotechnical investigation comprised 10 no. machine excavated test pits completed by a contractor arranged by the Client, with excavated material logged by a Torlesse engineer. Scala Penetrometers and shear vane testing were completed where practical.

Observations made from the geological mapping and the test locations are presented in Appendix B. Test Pit logs and Scala results are presented in Appendix C.

The ground conditions appear consistent with published geology and existing data. The site profile is variable and location dependant. The ground model summary presented adjacent represents the key units identified across the site, however the depth and presence of a particular unit needs to be assessed on a location-by-location basis.

Site Geotechnical Hazards

Torlesse has undertaken a qualitative assessment of the site geotechnical hazards. For simplicity, we have adopted a three-tiered system (low/moderate/high) to characterise the significance of the risk specific to the development summarised on Sheet 1. The risk allocation may differ for any subsequent or additional developments at the site.

Typically risk with a low rating are no longer further assessed, while those with moderate or high ratings are assessed in more detail.

Ground Motion Parameters

Ground motion parameters for geotechnical analysis are estimated using the MBIE and NZGS Earthquake Geotechnical Engineering Practice Module 1. This method has been recently updated and published in November 2021 following published research by Cubrinovski et al (2021).

Two design cases have been considered, both with an assumed 50 year design life and importance level (IL) of 2. The design peak ground accelerations (PGA) are presented below.

Design Case	Importance Level	Return Period	M_w	PGA (g)
SLS1	2	25 years	6.5	0.13
ULS	2	500 years	7.7	0.68

Figure 3: Excavated CW-HW greywacke rock from TP08

Ground Model & Design Parameters

Unit	Description	Strength	Top Depth (m)	Max Thickness (m)	DCPs	γ (kN/m³)	ϕ (°)	c′ (kPa)	s_u (kPa)
Topsoil	-	-	0.0	0.05	1 - 3	-	-	-	-
Fill	Clayey SAND/ GRAVEL	Tightly packed	0.05	1.20	1 - 9	-	-	-	-
Colluvium	SILT & Silty CLAY	Very stiff to Hard	0.1 to 0.2	0.60	2 - 10	19	28	5	125
Residual Soil	Clayey SILT	Very stiff to Hard	0.05 to 1.2	1.90	2 - 13	19	35	5	150
CW Grey-wacke	Fine to coarse SAND	Dense to Very Dense	1.0 to 2.1	2.10	7 - 20	20	38	6	-
HW Grey-wacke	Sandstone	Weak to Moderately Strong	0.15 to 4.0	-	10 - >20	22	38	20	-
Groundwater	Groundwater was not encountered in any of the pits. Groundwater is expected to be at depth, > 5m.								
Notes	Fill was encountered in pits TP02,04 and 05 and was generally 0.25 to 1.2m thick, in localised areas across the site. A buried topsoil layer was encountered under the fill in TP04. Colluvium was encountered in pits TP01, 07 and 09 and was generally 0.30 to 0.60m thick. Hand shear vanes were unable to be undertaken in the very stiff to hard residual soils, apart from a single result in TP09.								

Geotechnical Hazards

Geohazard	Risk Category	Notes
Weak or variable soils	Low to Moderate	Depths to geological units variable across the site. Quality and location of colluvium variable. Localised fill spots identified in three locations across the site, extents are generally constrained (see Figure 5, showing two spots; with a 4th likely just to the north of TP04).
Shallow groundwater	Low	Groundwater not encountered in pit investigations, and expected to be at depth due to topography .
Slope instability	Low to Moderate	Stable ridge, generally no signs of instability noted. Minor slumping observed in overburden material to the west of TP07.
Liquefaction & Lateral Spreading	None	Deep groundwater, competent soils and cover to rock.
Fault Rupture	Low	Wellington and Whiteman's Valley faults greater than 1.7km from site.

Figure 4: Residual soil in cut bank along existing

Figure 5: HCC Aerial Photography from 2021 showing fill

Client:
M&J Walsh Partnership Ltd

Project Name:
12 Shaftesbury Grove, Stokes Valley

Project /Report No:
T0113/01

Prepared By:
Nathan Schumacher

Reviewed By:
Nick Clendon

Report Sheet Name:
Investigation & Ground Model

Report Sheet No.
3 of 3

Sheet Description:
Investigation, ground model and geohazard assessment based on the data collected

Rev:	Rev Date:
DRAFT	**28/02/2023**
FINAL	**20/03/2023**
FINAL	**04/08/2023**

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APPENDIX A: RECEIVED INFORMATION

PRELIMINARY DESIGN FOR DISCUSSION - NOT FOR CONSTRUCTION

SHAFTESBURY GROVE

FENCHURCH GROVE

NOTES:

1. COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC DATUM 2000, WELLINGTON CIRCUIT.
2. LEVELS ARE APPROXIMATELY IN TERMS OF WELLINGTON VERTICAL DATUM 1953. ORIGIN OF LEVELS IS ORM XLIX DP 53100 RL: 134.68, SOURCED FROM CUTTRISS CONSULTANTS LIMITED JOB No. 27443.
3. CONTOUR INTERVALS ARE 1.0m.

LEGEND:

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- DESIGN CONTOURS
- EARTHWORKS EXTENT BOUNDARY

DRAFT 05/10/2018

0 20 40 60 80 100m

SCALE 1:1000

Cuttriss
Surveyors. Engineers. Planners.

Cuttriss Consultants Limited
Hutt Valley, Wellington, Kapiti Coast

Lower Hutt Branch - Level 3 MacKay House, 92 Queens Drive, Lower Hutt
Postal Address - PO Box 30 429, Lower Hutt 5040
Telephone (04) 939 9245 Email hutt@cuttriss.co.nz

Paraparaumu Branch - 33 Kapiti Road, Paraparaumu
Postal Address - PO Box 386, Paraparaumu 5254
Telephone (04) 904 5420 Email kapiti@cuttriss.co.nz

JOB

POSSIBLE DEVELOPMENT AT 12 SHAFTESBURY GROVE STOKES VALLEY

CLIENT

JOHN WALSH LTD

SCALE 1:1000 (A3 1:2000)		SIZE A1
	NAME	DATE
FIELDWORK	–	–
DESIGNED	–	–
DRAWN	GAW	10/18
CHECKED	–	–

DRAWING NUMBER 29437P5

SHEET 1 OF 1 SHEETS

REVISION –

NOTES:

1. COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC DATUM 2000, WELLINGTON CIRCUIT.
2. LEVELS ARE APPROXIMATELY IN TERMS OF WELLINGTON VERTICAL DATUM 1953. ORIGIN OF LEVELS IS ORM XLIX DP 53100 RL: 134.68, SOURCED FROM CUTTRISS CONSULTANTS LIMITED JOB No. 27443.
3. THIS PLAN DEFINES THE TOPOGRAPHICAL NATURE & FEATURES OF THE SITE AT THE TIME OF SURVEY. GROUND LEVELS SHOWN ON THIS PLAN ARE EXISTING GROUND LEVELS AS SURVEYED IN APRIL 2010.
4. CONTOUR INTERVALS ARE 1.0m.
5. SERVICES HAVE BEEN SHOWN FROM HUTT CITY COUNCIL RECORDS.
6. A CONSENT NOTICE IS REGISTERED ON THE UNDERLYING TITLE REGARDING WATER SUPPLY ISSUES. SEE CONSENT NOTICE 8187502.3 FOR DETAILS.

LEGEND:

- BOUNDARY
- FENCE
- TOP OF BANK / BASE OF BANK
- SURVEYED CONTOUR / GIS CONTOUR (APPROXIMATE)
- EX SEWER (RECORDS) / SSMH (SURVEYED/RECORDS)
- EX STORMWATER (RECORDS) / SWMH (SURVEYED/RECORDS) / SUMP
- EX WATER (RECORDS) / FIRE HYDRANT / VALVE
- 61.50t TOP OF BANK LEVEL
- 61.50b BASE OF BANK LEVEL
- 61.50f LEVEL AT BASE OF FENCE
- 61.50k LEVEL ON TOP OF KERB

SHAFTESBURY GROVE

FENCHURCH GROVE

EXISTING SEWER & STORMWATER EASEMENT 'B'

EXISTING RIGHT OF WAY & SERVICES EASEMENT 'A'

LOT 1
DP 507600
CFR 771535
12.5601Ha

EXISTING RIGHT OF WAY & SERVICES EASEMENT 'C'

0 20 40 60 80 100m
SCALE 1:1000

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www.cuttriss.co.nz

JOB
TOPOGRAPHICAL SURVEY OF
LOT 1 DP 507600,
12 SHAFTESBURY GROVE, STOKES VALLEY, LOWER HUTT

CLIENT
J & M WALSH PARTNERSHIP

SCALE	A1 1:1000	REDUCED SCALE (A3 1:2000)

	NAME	DATE
FIELDWORK	HBM	04/10
DESIGNED	-	-
DRAWN	EMJ	10/17
CHECKED	HBM	10/17

DRAWING NUMBER 29437TP0

SHEET 1 OF 1 SHEETS

REVISION -

APPENDIX B: SKETCHES

Scale 1:2,500

SKETCH 01 - 12 Shaftesbury Grove, Stokes Valley - Test and Observation Locations

Job No: T0113
Job Name: 12 Shaftsbury Grove, Stokes Valley
Drawn By: N Schumacher
Reviewed By: N Clendon

0 0.05 0.1 0.15 0.2 0.25 km

kilometers

Scale 1:2,500

Shaftesbury Grove, Stokes Valley - 2023-08-04 - Nathan

Data Courtesay LINZ, NZGD, OPENMAPS

Torlesse™

Map CRS: EPSG:2193
Coordinate Units: Meters
Page Size: 297 x 420 mm
Made with: QGIS 3.28 on Windows

APPENDIX C: INVESTIGATION LOGS

Test Pit and DCP Log No: TP01/DCP01

Torlesse™ GEOTECHNICAL ENGINEERS

Client: **M&J Walsh Partnership Ltd**
Job No.: **T0113**
Job Name: **12 Shaftesbury Grove, Stokes Valley**

Logged by: **NCS**
Reviewed by: **NKC**
Co-ordinates **UTM**

Contractor: **Client Supplied**
Start Date: **February 3, 2023**
End Date: **February 3, 2023**

Elevation: **140 m**
Northing: **5439979**
Easting: **329991**

Depth Scale	Lithologic Description	Symbol	Sample No.	Vane Shear Test (Su)	Manual DCP (0 5 10 15 20)	Comments / Additional Notes
	Ground Surface EL 140 m					
0	**TOPSOIL** 0.1 m EL 139.9 m					
	SILT trace fine gravel, brown and orange. Very stiff to hard, dry and friable, low to moderate plasticity. Gravel, highly weathered, sub-angular to angular (COLLUVIUM). 0.7 m EL 139.3 m			UTP		
1	**Clayey SILT** trace fine sand, light brown. Very stiff to hard, dry and friable, moderate plasticity (RESIDUAL SOIL). 2 m EL 138 m					
2	**Fine to coarse SAND** brown and orangish-yellow, dry, dense to very dense (COMPLETELY WEATHERED GREYWACKE).					Scala refusal at 2.5mbgl.
3						
4	4 m EL 136 m **SANDSTONE** Highly weathered, orange brown, weak to moderately strong (HIGHLY WEATHERED GREYWACKE). 4.1 m EL 135.9 m					
	End of Test Hole at 4.10m.					
5						

Test Location Information:

Plunge (Degrees): **90**
Trend (Degrees): **0**
Equipment: **Excavator & DCP**
Size (m) **0.6 x 2.5**
Water Level (m):
Water Level (Elv):

Test Location Notes:

Co-ordinates obtained from mobile phone.
Elevation estimated off Cuttriss Drawings.
Groundwater not encountered.

Logging completed in general accordance with NZGS 2005 Guidelines

Test Pit and DCP Log No: TP02/DCP02

Torlesse™ GEOTECHNICAL ENGINEERS

Client: **M&J Walsh Partnership Ltd**
Job No.: **T0113**
Job Name: **12 Shaftesbury Grove, Stokes Valley**

Logged by: **NCS**
Reviewed by: **NKC**
Co-ordinates **UTM**

Contractor: **Client Supplied**
Start Date: **February 3, 2023**
End Date: **February 3, 2023**

Elevation: **154 m**
Northing: **5439871**
Easting: **329964**

Page No: **1 of 1**

Depth Scale	Lithologic Description	Symbol	Sample No.	Vane Shear Test (Su)	Manual DCP (0 5 10 15 20)	Comments / Additional Notes
	Ground Surface EL 154 m					
0	**TOPSOIL** 0.05 m EL 153.95 m					
	FILL Clayey SAND, brown and grey, moist, with some detritus material (plastic, hoses, fabric). 0.3 m EL 153.7 m					
	Clayey SILT trace fine sand, light brown. Very stiff to hard, dry and friable, moderate plasticity (RESIDUAL SOIL). 0.9 m EL 153.1 m			UTP		
1	**SANDSTONE** Highly weathered, orange brown, weak to moderately strong (HIGHLY WEATHERED GREYWACKE). 1.2 m EL 152.8 m					
	End of Test Hole at 1.20m.					Scala refusal at 2.8mbgl.
2						
3						
4						
5						

Test Location Information:

Plunge (Degrees): **90**
Trend (Degrees): **0**
Equipment: **Excavator & DCP**
Size (m) **0.6 x 2.5**
Water Level (m):
Water Level (Elv):

Test Location Notes:

Co-ordinates obtained from mobile phone.
Elevation estimated off Cuttriss Drawings.
Groundwater not encountered.

Logging completed in general accordance with NZGS 2005 Guidelines

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Test Pit and DCP Log No: TP03/DCP03

Torlesse™ GEOTECHNICAL ENGINEERS

Client: **M&J Walsh Partnership Ltd**
Job No.: **T0113**
Job Name: **12 Shaftesbury Grove, Stokes Valley**

Logged by: **NCS**
Reviewed by: **NKC**
Co-ordinates **UTM**

Contractor: **Client Supplied**
Start Date: **February 3, 2023**
End Date: **February 3, 2023**

Elevation: **150 m**
Northing: **5439809**
Easting: **330047**

Depth Scale	Lithologic Description	Symbol	Sample No.	Vane Shear Test (Su)	Manual DCP (0 5 10 15 20)	Comments / Additional Notes
	Ground Surface EL 150 m					
0	**TOPSOIL** 0.05 m EL 149.95 m					
	Clayey SILT trace fine sand, light brown. Very stiff to hard, dry and friable, moderate plasticity (RESIDUAL SOIL). 0.7 m EL 149.3 m			UTP		
1	**Fine to coarse SAND** brown and orangish-yellow, dense to very dense, dry (COMPLETELY WEATHERED GREYWACKE). 1.5 m EL 148.5 m					
	SANDSTONE Highly weathered, orange brown, weak to moderately strong (HIGHLY WEATHERED GREYWACKE). 1.7 m EL 148.3 m					Scala refusal at 1.8mbgl.
2	End of Test Hole at 1.70m.					
3						
4						
5						

Test Location Information:

Plunge (Degrees): **90**
Trend (Degrees): **0**
Equipment: **Excavator & DCP**
Size (m) **0.6 x 2.5**
Water Level (m):
Water Level (Elv):

Test Location Notes:

Co-ordinates obtained from mobile phone.
Elevation estimated off Cuttriss Drawings.
Groundwater not encountered.

Logging completed in general accordance with NZGS 2005 Guidelines

Test Pit and DCP Log No: TP04/DCP04

Torlesse™ GEOTECHNICAL ENGINEERS

Client: **M&J Walsh Partnership Ltd**
Job No.: **T0113**
Job Name: **12 Shaftesbury Grove, Stokes Valley**

Logged by: **NCS**
Reviewed by: **NKC**
Co-ordinates **UTM**

Contractor: **Client Supplied**
Start Date: **February 3, 2023**
End Date: **February 3, 2023**

Elevation: **142 m**
Northing: **5439742**
Easting: **330002**

Page No: **1 of 1**

Depth Scale	Lithologic Description	Symbol	Sample No.	Vane Shear Test (Su)	Manual DCP (0 5 10 15 20)	Comments / Additional Notes
Ground Surface	EL 142 m					
0	**TOPSOIL** 0.05 m, EL 141.95 m					
	Clayey GRAVEL with some fine to coarse sand, grey and brown. Loosely packed, moist. With some detritus material (timber, plastic, rope, ceramics, glass) (FILL).			UTP		
1	1.1 m, EL 140.9 m					
	Sandy SILT dark brown, firm (BURIED TOPSOIL). 1.2 m, EL 140.8 m					
	Clayey SILT trace fine sand, light brown. Stiff to very stiff, dry and friable, moderate plasticity (RESIDUAL SOIL).					
2	2.1 m, EL 139.9 m					
	Fine to coarse SAND brown and orangish-yellow, dry, dense to very dense (COMPLETELY WEATHERED GREYWACKE).					Scala refusal at 2.8mbgl.
3	3.3 m, EL 138.7 m					
	SANDSTONE Highly weathered, orange brown, weak to moderately strong (HIGHLY WEATHERED GREYWACKE). 3.6 m, EL 138.4 m					
	End of Test Hole at 3.60m.					
4						
5						

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Test Location Information:

Plunge (Degrees): **90**
Trend (Degrees): **0**
Equipment: **Excavator & DCP**
Size (m) **0.6 x 2.5**
Water Level (m):
Water Level (Elv):

Test Location Notes:

Co-ordinates obtained from mobile phone.
Elevation estimated off Cuttriss Drawings.
Groundwater not encountered.

Logging completed in general accordance with NZGS 2005 Guidelines

Test Pit and DCP Log No: TP05/DCP05

Torlesse™ GEOTECHNICAL ENGINEERS

Client: **M&J Walsh Partnership Ltd**
Job No.: **T0113**
Job Name: **12 Shaftesbury Grove, Stokes Valley**

Logged by: **NCS** | Contractor: **Client Supplied** | Elevation: **142 m** | Page No: **1 of 1**
Reviewed by: **NKC** | Start Date: **February 3, 2023** | Northing: **5439689**
Co-ordinates **UTM** | End Date: **February 3, 2023** | Easting: **329991**

Depth Scale	Lithologic Description	Symbol	Sample No.	Vane Shear Test (Su)	Manual DCP (0 5 10 15 20)	Comments / Additional Notes
	Ground Surface EL 142 m					
0	**TOPSOIL** 0.05 m EL 141.95 m					
	Clayey GRAVEL fine to coarse gravel, brown and orange. Tightly packed, moist; angular to subangular, highly to moderately weathered greywacke gravel; with some tree roots and detritus material (timber, metal pipes, concrete) (FILL). 0.5 m EL 141.5 m			UTP		
	Gravelly CLAY grey, tightly packed; moist; moderate plasticity. Fine to coarse gravel, angular to subangular, highly to moderately weathered greywacke gravel (FILL). 0.9 m EL 141.1 m					
1	**Clayey SILT** trace fine sand, light brown. Stiff to very stiff, dry and friable, moderate plasticity (RESIDUAL SOIL). 1.7 m EL 140.3 m					
	Fine to coarse SAND brown and orangish-yellow, dry, dense (COMPLETELY WEATHERED GREYWACKE). 2.4 m EL 139.6 m					
2	**SANDSTONE** Highly weathered, orange brown, weak to moderately strong (HIGHLY WEATHERED GREYWACKE). 2.7 m EL 139.3 m					
	End of Test Hole at 2.70m.					Scala refusal at 3.4mbgl.
3						
4						
5						

Test Location Information:

Plunge (Degrees): **90**
Trend (Degrees): **0**
Equipment: **Excavator & DCP**
Size (m) **0.6 x 2.5**
Water Level (m):
Water Level (Elv):

Test Location Notes:

Co-ordinates obtained from mobile phone.
Elevation estimated off Cuttriss Drawings.
Groundwater not encountered.

Logging completed in general accordance with NZGS 2005 Guidelines

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Test Pit and DCP Log No: TP06

Client: **M&J Walsh Partnership Ltd**
Job No.: **T0113**
Job Name: **12 Shaftesbury Grove, Stokes Valley**

Torlesse™ GEOTECHNICAL ENGINEERS

Logged by: **NCS**
Reviewed by: **NKC**
Co-ordinates **UTM**

Contractor: **Client Supplied**
Start Date: **February 3, 2023**
End Date: **February 3, 2023**

Elevation: **139 m**
Northing: **5439586**
Easting: **330055**

Page No: **1 of 1**

Depth Scale	Lithologic Description	Symbol	Sample No.	Vane Shear Test (Su)	Manual DCP 0 5 10 15 20	Comments / Additional Notes
	Commenced 2.50m in side cut above road level. EL 139 m					
0	**TOPSOIL** 0.15 m EL 138.85 m					Scala not attempted.
	SANDSTONE Highly weathered, orange brown, weak to moderately strong (HIGHLY WEATHERED GREYWACKE).			UTP		
1						
2						
	2.5 m EL 136.5 m					
	Test Hole finished at road level.					
3						
4						
5						

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Test Location Information:

Plunge (Degrees): **90**
Trend (Degrees): **0**
Equipment: **Excavator & DCP**
Size (m) **0.6 x 1.2**
Water Level (m):
Water Level (Elv):

Test Location Notes:

Co-ordinates obtained from mobile phone.
Elevation estimated off Cuttriss Drawings.
Groundwater not encountered.

Logging completed in general accordance with NZGS 2005 Guidelines

Test Pit and DCP Log No: TP07/DCP07

Client: **M&J Walsh Partnership Ltd**
Job No.: **T0113**
Job Name: **12 Shaftesbury Grove, Stokes Valley**

Torlesse™ GEOTECHNICAL ENGINEERS

Logged by: **NCS** | Contractor: **Client Supplied** | Elevation: **132 m** | Page No: **1 of 1**
Reviewed by: **NKC** | Start Date: **February 3, 2023** | Northing: **5439470**
Co-ordinates **UTM** | End Date: **February 3, 2023** | Easting: **330018**

Ground Surface EL 132 m

TOPSOIL
0.15 m
EL 131.85 m

SILT
trace fine gravel, brown and orange. Very stiff to hard, dry and friable, low to moderate plasticity. Gravel, highly weathered, sub-angular to angular (COLLUVIUM).
0.5 m
EL 131.5 m

Clayey SILT
trace fine sand, light brown. Very stiff to hard, dry and friable, moderate plasticity (RESIDUAL SOIL).
1.9 m
EL 130.1 m

Fine to coarse SAND
brown and orangish-yellow, dry, dense (COMPLETELY WEATHERED GREYWACKE).
2.4 m
EL 129.6 m

SANDSTONE
Highly weathered, orange brown, weak to moderately strong (HIGHLY WEATHERED GREYWACKE).
2.6 m
EL 129.4 m

End of Test Hole at 2.60m.

Vane Shear Test (Su): UTP

Manual DCP (0 5 10 15 20): Scala refusal at 2.7mbgl.

Test Location Information:

Plunge (Degrees): **90**
Trend (Degrees): **0**
Equipment: **Excavator & DCP**
Size (m) **0.6 x 2.5**
Water Level (m):
Water Level (Elv):

Test Location Notes:

Co-ordinates obtained from mobile phone.
Elevation estimated off Cuttriss Drawings.
Groundwater not encountered.

Logging completed in general accordance with NZGS 2005 Guidelines

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Test Pit and DCP Log No: TP08/DCP08

Torlesse™ GEOTECHNICAL ENGINEERS

Client: **M&J Walsh Partnership Ltd**
Job No.: **T0113**
Job Name: **12 Shaftesbury Grove, Stokes Valley**

Logged by: **NCS**
Reviewed by: **NKC**
Co-ordinates **UTM**

Contractor: **Client Supplied**
Start Date: **February 3, 2023**
End Date: **February 3, 2023**

Elevation: **136 m**
Northing: **5439466**
Easting: **330043**

Page No: **1 of 1**

Depth Scale	Lithologic Description	Symbol	Sample No.	Vane Shear Test (Su)	Manual DCP (0 5 10 15 20)	Comments / Additional Notes
	Ground Surface EL 136 m					
0	**TOPSOIL**					
	0.3 m EL 135.7 m					
	Clayey SILT trace fine sand, light brown. Very stiff to hard, dry and friable, moderate plasticity (RESIDUAL SOIL).			UTP		
1						
	1.2 m EL 134.8 m					
	Fine to coarse SAND brown and orangish-yellow, dry, dense to very dense (COMPLETELY WEATHERED GREYWACKE).					
2						
3						Scala refusal at 3.1mbgl.
	3.3 m EL 132.7 m					
	SANDSTONE Highly weathered, orange brown, weak to moderately strong (HIGHLY WEATHERED GREYWACKE). 3.4 m EL 132.6 m					
	End of Test Hole at 3.40m.					
4						
5						

Test Location Information:

Plunge (Degrees): **90**
Trend (Degrees): **0**
Equipment: **Excavator & DCP**
Size (m) **0.6 x 2.5**
Water Level (m):
Water Level (Elv):

Test Location Notes:

Co-ordinates obtained from mobile phone.
Elevation estimated off Cuttriss Drawings.
Groundwater not encountered.

Logging completed in general accordance with NZGS 2005 Guidelines

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Test Pit and DCP Log No: TP09/DCP09

Torlesse™ GEOTECHNICAL ENGINEERS

Client: **M&J Walsh Partnership Ltd**
Job No.: **T0113**
Job Name: **12 Shaftesbury Grove, Stokes Valley**

Logged by: **NCS**
Reviewed by: **NKC**
Co-ordinates **UTM**

Contractor: **Client Supplied**
Start Date: **February 3, 2023**
End Date: **February 3, 2023**

Elevation: **138 m**
Northing: **5439471**
Easting: **330077**

Ground Surface EL 138 m

TOPSOIL
0.2 m
EL 137.8 m

Silty CLAY
trace fine sand and gravel, grey mottled orange. Very stiff to hard, dry and friable, low to moderate plasticity. Gravel, highly weathered, sub-angular to angular (COLLUVIUM).
0.5 m
EL 137.5 m

Clayey SILT
trace fine sand, light brown. Very stiff to hard, dry and friable, moderate plasticity (RESIDUAL SOIL).

2.4 m
EL 135.6 m

Fine to coarse SAND
brown and orangish-yellow, dry, dense to very dense (COMPLETELY WEATHERED GREYWACKE).

3.1 m
EL 134.9 m

SANDSTONE
Highly weathered, orange brown, weak to moderately strong (HIGHLY WEATHERED GREYWACKE).
3.3 m
EL 134.7 m

End of Test Hole at 3.30m.

Vane Shear Test (Su)	Manual DCP (0 5 10 15 20)	Comments / Additional Notes
UTP		
UTP		
155/52		
		Scala refusal at 2.7mbgl.

Test Location Information:

Plunge (Degrees): **90**
Trend (Degrees): **0**
Equipment: **Excavator & DCP**
Size (m) **0.6 x 2.5**
Water Level (m):
Water Level (Elv):

Test Location Notes:

Co-ordinates obtained from mobile phone.
Elevation estimated off Cuttriss Drawings.
Groundwater not encountered.

Logging completed in general accordance with NZGS 2005 Guidelines

Test Pit and DCP Log No: TP10/DCP10

Torlesse™ GEOTECHNICAL ENGINEERS

Client: **M&J Walsh Partnership Ltd**
Job No.: **T0113**
Job Name: **12 Shaftesbury Grove, Stokes Valley**

Logged by: **NCS**
Reviewed by: **NKC**
Co-ordinates **UTM**

Contractor: **Client Supplied**
Start Date: **February 3, 2023**
End Date: **February 3, 2023**

Elevation: **132 m**
Northing: **5439470**
Easting: **330113**

Page No: **1 of 1**

Ground Surface EL 132 m

TOPSOIL 0.1 m EL 131.9 m

Clayey SILT
trace fine sand, light brown. Very stiff to hard, dry and friable, moderate plasticity (RESIDUAL SOIL).

1 m EL 131 m

Fine to medium SAND
brown and orangish-yellow, dry, dense to very dense (COMPLETELY WEATHERED GREYWACKE).

1.6 m EL 130.4 m

SANDSTONE
Highly weathered, orange brown, weak to moderately strong (HIGHLY WEATHERED GREYWACKE).

2 m EL 130 m

End of Test Hole at 2.00m.

Vane Shear Test (Su): UTP

Manual DCP (0 5 10 15 20): Scala refusal at 1.9mbgl.

Test Location Information:

Plunge (Degrees): **90**
Trend (Degrees): **0**
Equipment: **Excavator & DCP**
Size (m) **0.6 x 2.5**
Water Level (m):
Water Level (Elv):

Test Location Notes:

Co-ordinates obtained from mobile phone.
Elevation estimated off Cuttriss Drawings.
Groundwater not encountered.

Logging completed in general accordance with NZGS 2005 Guidelines

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Appendix 3 – Ecology Assessment

ECOLOGY CONSTRAINTS REPORT FOR A PROPOSED DISTRICT PLAN CHANGE AT 12 SHAFTESBURY GROVE, STOKES VALLEY

15 March 2023
Frances Forsyth

1. Introduction

The M & J Walsh Partnership Ltd is applying to Hutt City Council to re-zone land at 12 Shaftesbury Grove, Stokes Valley, Lower Hutt. The land is currently zoned Hill Residential and Recreation and would be changed to Medium Density Residential. An assessment of ecological constraints is required by the client in order to guide the development of a private Plan Change request.

Figure 1: Location of 12 Shaftesbury Grove and nearby sites of interest.

2. Background

The Shaftesbury Grove site lies along the 100 metre contour within the Wainuiomata-Hutt-Kaitoke eco-domain (Gabites 2003) and the Wellington Ecological District close to the boundary with the Tararua Ecological District (DoC 1987). The area is part of a repeating pattern of fault defined, long, straight, alluvial valleys containing shallow meandering rivers, where not constrained by flood protection works, and hill country with broad swampy basins prone to heavy frosts.

The climate is cloudier than on the Wellington Peninsula with lower wind runs and lower evapotranspiration rates. This is a wet domain, with heavy clay soils of the Taita series, which are older, less fertile, and more deeply weathered than might be expected given its current climate. Taita soils are moderately well drained but are susceptible to shallow slips and slumps (Bruce 2000).

The site lies close to the Taita Scientific Reserve where extensive ecological surveys were undertaken in the early 1950s (1957). This research indicates that there were at least nine vegetation fires in the area beginning in 1845, through to the early 1950s. A photo of Taita College from 1957 (Plate 1) shows extensive mānuka (*Leptospermum scoparium*) growth with

occasional pine trees all the way to the ridge. This puts the current age of the mānuka at about 70 years.

Plate 1: View of the hills below the Stokes Valley water reservoir and behind Taita College. Reproduced with the permission of the Alexander Turnbull Library. Photographic negatives and prints of the Evening Post newspaper Ref: EP/1957/0286c-F.

The original vegetation of the rounded ridge tops and steep rocky sides of the area was described by Druce (1957) as being hard beech (*Fuscospora truncata*) over kāmahi (*Pterophylla racemosa*) with northern rātā (*Metrosideros robusta*) emergent, and heketara (*Olearia rani* var. *colorata*) and māpou (*Myrsine australis*) in the sub-canopy. The Singers and Rogers (2014) classification for historic vegetation at the site is MF20-Hard Beech Forest. At higher elevations, about 400 metres above sea level, at the head of the Stokes Valley catchment, rimu (*Dacrydium cupressinum*) would also have been present (Druce and Atkinson 1958).

3. Methods

The site was visited on 1 November 2017, 30 August 2022 and 1 November 2022. Stokes Valley headwater streams were sampled on 9 and 21 November 2017. Streams at Taita College were fished on 25 October 2019.

- A literature survey was undertaken and records from Citizen Science website iNaturalist were noted
- Vegetation was mapped, and mānuka height and diameter at breast height measured
- Plant species observed were recorded
- Birds seen or heard were recorded
- Streams on either side of the property were surveyed

4. Present day vegetation

Plants observed during site surveys can be found in Appendix 1; Table A1.1 and plants from the site recorded on the Citizen Science platform iNaturalist or from other sources are listed in Table A1.2.

Table 1: Vegetation description guide[1].

Vegetation Type	Size
Scrub	Woody vegetation in which the cover of shrubs and trees in the canopy is >80% and in which shrub cover exceeds that of trees (cf forest). Shrubs are woody plants with a <10 cm dbh.
Shrubland	Vegetation in which the cover of shrubs in the canopy is 20-80% and in which the shrub cover exceeds that of any other growth form or bare ground.
Forest	Woody vegetation in which the cover of trees and shrubs in the canopy is greater than 80% and in which tree cover exceeds that of shrubs. Trees are woody plants with a >10 com dbh.

The dominant vegetation type within the site is Mānuka Forest. Almost all mānuka at the site has a diameter at breast height greater than 10 cm and heights ranging from 4.2-6 metres. The mānuka dominates the ridgeline and spurs, and is mixed with tree ferns; mamaku (*Cyathea medullaris*) to the west and pōnga (*Cyathea dealbata*) to the east. It has an understory of māpere (*Gahnia setifolia*), kanono (*Coprosma autumnalis*), akeake (*Dodonea voscosa*), hangehange (*Geniostoma ligustrifolium* var. *ligustrifolium*), rangiora (*Brachyglottis repanda*), five-finger (*Pseudopanax arboreus*), rewarewa (*Knightia excelsa*), and ferns, with emergent trees of tarata (*Pittosporum eugenioides*), kōhūhū (*Pittosporum tenuifolium*), kānuka (*Kānuka robusta*) and kāmahi (*Pterophylla racemosa*).

Mānuka has a conservation status of At Risk-Declining due to the threat posed by myrtle rust disease. Myrtle rust (*Austropuccinia psidii*) was first detected in New Zealand in 2017.

Numbers of plants of mānuka confirmed positive for *Austropuccinia psidii* infection during New Zealand myrtle rust surveillance from May 2017 to September 2018 were low at 0.02% prevalence. However, myrtle rust has now spread throughout the country and is becoming more prevalent. The results of research into the resistance of mānuka seedlings to myrtle rust in a controlled environment showed there was significant stem infection in seedlings exposed to the rust and only limited resistance in a few seedlings (Beresford *et al.* 2019). However, inoculum load, environmental conditions and host density can influence how myrtle rust develops in nature and it is possible, for example, that as the spore load of *A. psidii* increases in the New Zealand environment over time, plants that currently appear resistant in the field could become more severely affected.

The results of myrtle rust spread modelling (Velarde *et al*. 2019) show that in the mean scenario, 90% of the host mānuka area could be infested by 2029, while it could take until 2037 in the minimum infestation scenario and until 2026 in the maximum infestation scenario. The effect of this is likely to mean that infected seed arriving in nearby disturbance areas would result in a failed recruitment as seedlings succumb to the disease. This would result in a gradual loss of the species across the country due to recruitment failure. In 2018 the New Zealand Threat Listing Panel elected to list all indigenous Myrtaceae species including mānuka using the 'Precautionary Principle' as 'Threatened' (de Lange *et al*. 2018).

RPS Policy 23: Mānuka Forest is classified as Significant due to the conservation status of the mānuka species

There are also areas of Senescent[2] Mānuka Forest which have been mapped separately because they are fully mature and beginning to transition to broadleaf forest (Figure 2).

1 Atkinson 1985.

2 Senescent: becoming old and potentially about to be overtaken by another vegetation type.

Because the conservation status of mānuka is At Risk-Declining then all mānuka forest could be considered significant under RPS Policy 23. However, because the senescent mānuka at the site is in declining health due to old age, and will soon be superseded by broadleaf forest, which is not significant as a vegetation type, then it could be argued that senescent mānuka should not be regarded as significant. Senescence is a natural state of affairs for old mānuka forest which is an intermediate stage for forest succession from bare ground to climax forest.

RPS Policy 23: Potentially, despite the presence of mānuka, this senescent vegetation type may not trigger the rarity criteria

Pine (*Pinus radiata*) is the next most common vegetation type. This species has proliferated across the Stokes Valley hills in the last 60 years and is now a major weed. Infestations are known to form dense stands leading to considerable biodiversity losses (Parliamentary Commissioner for the Environment (PCE) 2021). About half the seeds of a radiata pine are expected to disperse beyond 200 metres under a moderate wind. An ambient high air temperature of 33 degrees Celsius leads to about half of the cones on a pine tree opening and releasing seeds, meaning projected rises in air temperature due to climate change will result in more seeds being released in the future (Macara *et al*. 2022). Pines are also highly flammable and thus it is no longer possible to register and gain car bon credits for wilding trees (PCE 2021).

Plate 1, in the Background section above, shows the extent of pine infestation behind Taita College in 1957. There was only a scattering of individual pine trees at that time. Figure 2 and Table 2, below, show that pines now, more than 60 years later, cover 38,652 m^2 or 32% of the land within the parcel boundary of 12 Shaftesbury Grove. This indicates that pines are currently a major threat to the regeneration of indigenous biodiversity at the site.

RPS Policy 23: Pine Forest is not a significant vegetation type

The gullies are dominated by three types of forest and shrublands, with wetter areas, generally to the west, dominated by kāmahi and treefern (mamaku), and drier areas, generally to the east, dominated by mixed broadleaf including māhoe (*Melicytus ramiflorus*). The kāmahi forest has a relatively diverse understory of coprosmas (*C. autumnalis, C. lucida, C. robusta*), māpou (*Myrsine australis*), heketara (*Olearia rani* var*. colorata*), five-finger, and occasional saplings and trees of rewarewa and northern rātā. The māhoe/broadleaf forest is less diverse.

RPS Policy 23: None of these vegetation types (Kāmahi, Treefern, or Mixed broadleaf) is significant

One large hard beech tree was observed (Figure 2). This is down a deep gully and is likely to be outside the area which could be developed in the future. This species is not rare but it is characteristic of the historic vegetation type, MF20: hard beech forest, a fragment of which which is present immediately north of Taita College (Singers and Rogers 2014). See also Figure 4.

RPS Policy 23: The hard beech tree is not significant

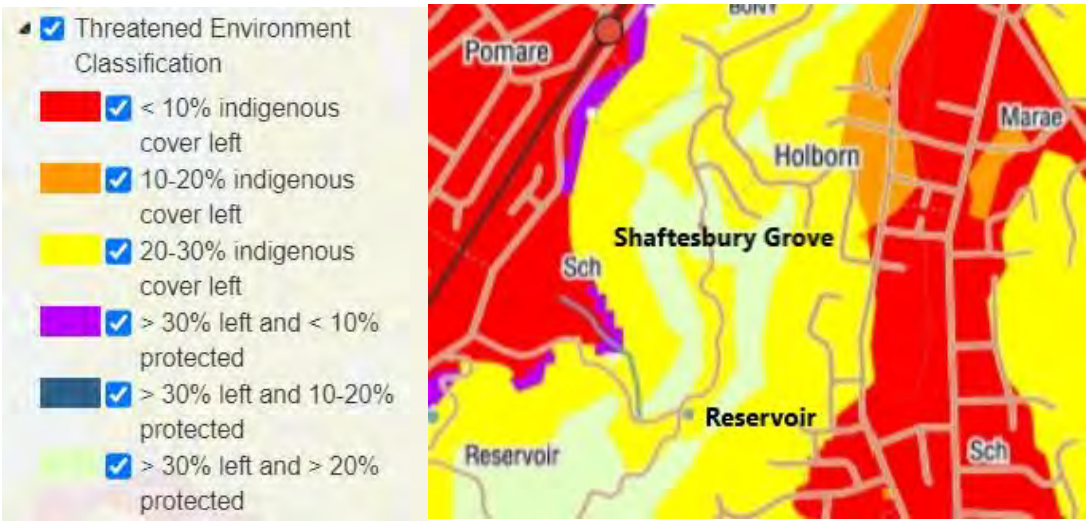

Figure 4: Threatened Environment Classification for the Shaftesbury Grove land. The dark yellow colour represents environments with 20-30% indigenous cover left. Indigenous biodiversity in these environments has been much reduced and habitats are seriously fragmented. The pale yellow colour represents environments with greater than 30% indigenous cover left and with greater than 20% protected from clearance. Indigenous vegetation cover is still vulnerable to threats such as pests, weeds, logging and other extractive land uses.

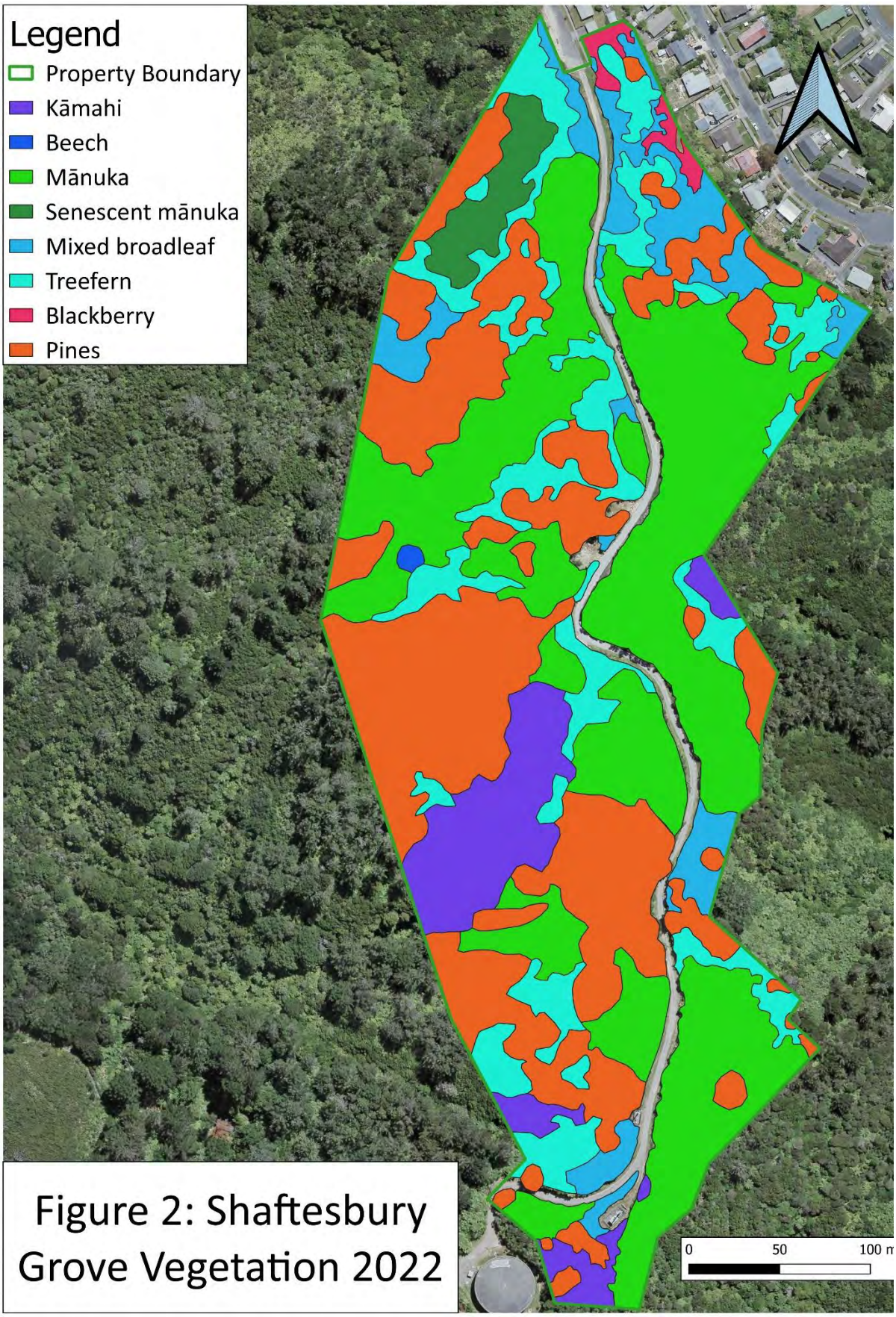

Figure 2: Shaftesbury Grove Vegetation 2022

Table 2: Total areas of each vegetation type within the parcel boundary of 12 Shaftesbury Grove, Stokes Valley. Note that this does not include orchid habitat which is a narrow strip alongside part of the road.

Vegetation Type	**Area (Metres^2)**	**Percent Cover**
Mānuka	44,170	36.9
Pine	38,652	32.3
Treefern	16,457	13.7
Kāmahi	8,792	7.3
Mixed Broadleaf	7,703	6.4
Senescent mānuka	2,749	2.3
Blackberry	929	0.7
Beech	170	0.1
Total	**119,622**	

Nine species of orchids are listed for the site, one of which, sun orchid (*Thelymitra formosa*) has a national threat category of At Risk-Naturally Uncommon[3] (Appendix 1, Table A1.2) and a regional threat status of Naturally Uncommon (Crisp 2020). The other seven species recorded have a national or regional threat status of Not Threatened. Two species of orchid were recorded at sunny spots along the road during the site surveys (Figure 3). A further seven species have been observed by professional botanists and records uploaded to citizen science website iNaturalist. Conservation management of orchids in the Lower North Island region involves ensuring all indigenous species of orchid continue to survive in the wild throughout their known range (de Lange *et al*. 2007).

Habitat supporting rare orchids is significant under the Regional Policy Statement (RPS): Policy 23.

Figure 3: Sites where orchids have been observed. Courtesy iNaturalist.

[3] de Lange *et al*. 2018.

5. Bird populations

Native forest bird species observed at 12 Shaftesbury Grove and nearby reserves are listed in Appendix 2.

Six native bird species have been recorded at Shaftesbury Grove none of which are rare (Boffa Miskell 2015; Wildland Consultants 2017; and iNaturalist 2022). Sixteen native forest bird species have been detected in nearby Upper Hutt reserves and gardens between 2011 and 2021 (McArthur 2022).

Keith George Memorial Park and Wi Tako Ngātata Reserve, both close to Stokes Valley, support large populations of diverse species of native birds possibly because of the high-quality habitat (Figure 4). Although the habitat at Shaftesbury Grove is not high quality, six species of native forest birds have been observed there including an iNaturalist report of a miromiro / tomtit (*Petroica macrocephala*, Not Threatened[4]), (Appendix 3).

Stokes Valley residents have joined forces with the Pest Free Upper Hutt Project which aims to intensify and expand the trapping of rats, mustelids and possums throughout suburban Upper Hutt and its local parks and reserves (McArthur 2022). It is not known how extensive their trap network is or whether it extends into 12 Shaftesbury Grove. Without pest control this site is unlikely to provide habitat for rare birds.

RPS Policy 23: There are no rare birds known to be utilising habitat therefore the Policy 23 significance criteria is not triggered

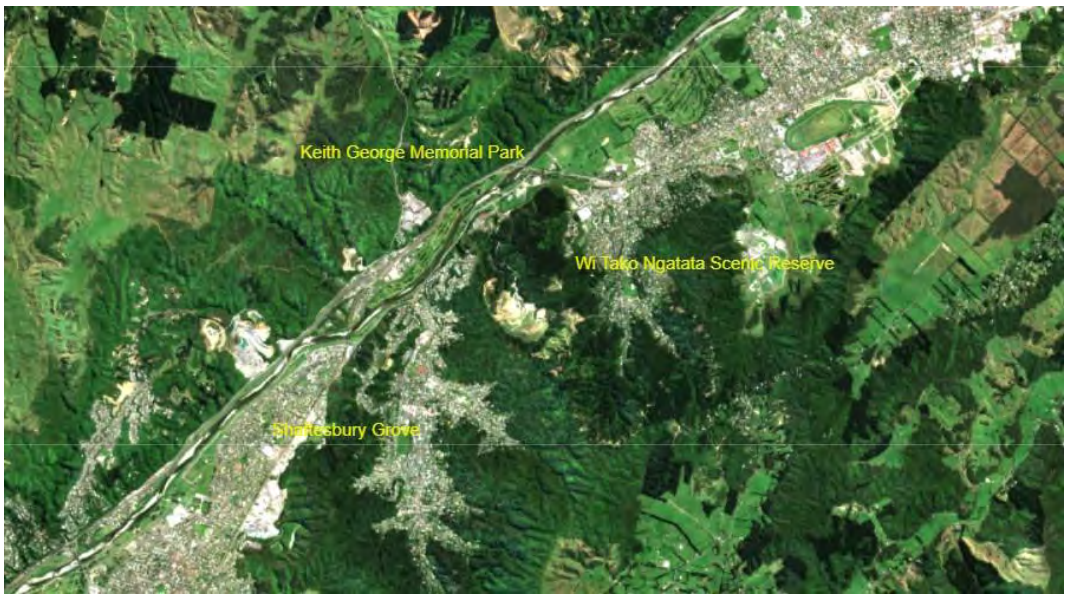

Figure 4: Aerial photograph showing the proximity of Upper Hutt reserves with high native bird counts to Shaftesbury Grove.

6. Lizards

There are numerous records of geckos for the area in the National Herpetofauna Database (DOC May 2016), (Figure 4). These records range through time from 1950 to 2013, and those within 500 m of the site are mainly from urban gardens or regenerating indigenous forest 'over the back fence'. There are no records for skinks in the area but it is highly likely that there will be skinks present.

4 Robertson *et al.* 2021.

Table 3: Lizard records from within 500 metres of the vicinity of Shaftesbury Grove.

Scientific Name	Common Name	Number of Records	Threat Status[5]
Naultinus punctatus	Wellington green gecko	Eleven	At Risk-Declining -
Mokopirirakau 'southern North Island'	Ngahere gecko	One	At Risk-Declining -

RPS Policy 23: Whenever rare lizards are present the habitat they are in will be significant even if that vegetation type is not significant. Loss of lizard habitat will require a permit and mitigation

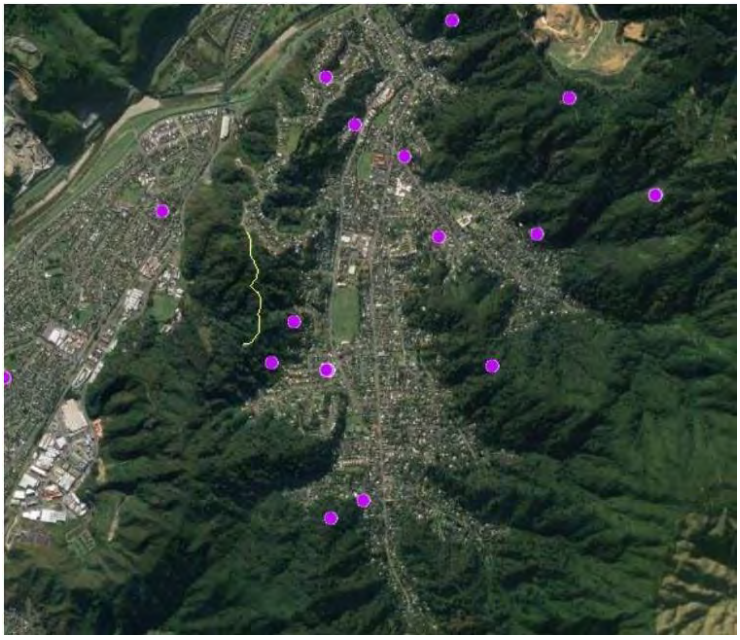

Figure 4: Sites of lizard records (pink dots) within about one kilometre of the extension of Shaftesbury Grove (yellow line). Courtesy Department of Conservation.

The Wellington green gecko (*Naultinus punctatus*) is by far the most common species of lizard recorded throughout Stokes Valley. Green geckos spend lots of time climbing in the canopy of trees and forests, especially in kānuka and mānuka. Despite their bright green colouring they can be difficult to spot in the forest, especially when the canopy is high. The Ngahere gecko (*Mokopirirakau* 'southern North Island') is a species of forest gecko with grey/brown chevron type markings which also lives in the tree canopy.

Also likely to be present is the raukawa gecko (*Woodworthia maculata*, Not Threatened). All species are nocturnal but may be seen basking in the sun during the day. The primary threats to these species are introduced mammalian predators and habitat destruction (Romijn *et al*. 2012).

Because they have been found nearby, there is a high likelihood that they will also be utilising habitat at 12 Shaftesbury Grove. The likelihood that lizards are present means that a survey, known as a lizard scout and rescue, will be required.

The disturbance of lizard populations in New Zealand is tightly controlled by the Department of Conservation. A useful summary is provided below for general guidance.

5 Hitchmough *et al.* 2021

- In the Wellington Region, lizards should be assumed to be present during any vegetation clearance until proven otherwise (survey by experienced herpetologist with the appropriate permit from the Department of Conservation).
- Lizards can live in a wide range of indigenous, exotic, natural, and artificial habitats.
- Lizard habitats can sometimes be surprising to lay people.
- The Wellington Region has cryptic lizard species that can be difficult to find and identify. Hence their presence is not always obvious.
- All indigenous lizards are fully protected by the Wildlife Act. It is illegal to deliberately harm lizards, handle, move, or keep them in captivity, and disturb or destroy their habitats (regardless of species) without a Wildlife Act Authority from the Department of Conservation.
- Every development that impacts lizards (regardless of species, threat status, or abundance) or destroys lizard habitat (regardless of area or habitat type, native or exotic) should have a Wildlife Act Authority.
- Mitigation effort should be matched to level of impact aiming for no net loss.

If lizards are found during a pre-clearance survey, then salvage work will also need to take place during vegetation clearance. If lizards are not found during the survey, salvage work will not be required.

PREPARATION OF A LIZARD MANAGEMENT PLAN (LMP)

- An LMP is required as part of obtaining a permit to monitor and handle lizards. The LMP will cover the works site and include:
  - An outline of the lizard survey methods that will be used prior to vegetation clearance construction work being carried out.
  - A description of capture and handling methods that will be used during lizard salvage works at the time of vegetation clearance.
  - An identified release site (or sites) for any lizards captured during the lizard survey or salvage works.

A Department of Conservation permit to destroy lizard habitat will be required by the applicant prior to any vegetation removal. Such permits can take more than three months to obtain. In addition, mitigation for loss of lizard habitat will be required.

7. Aquatic habitats

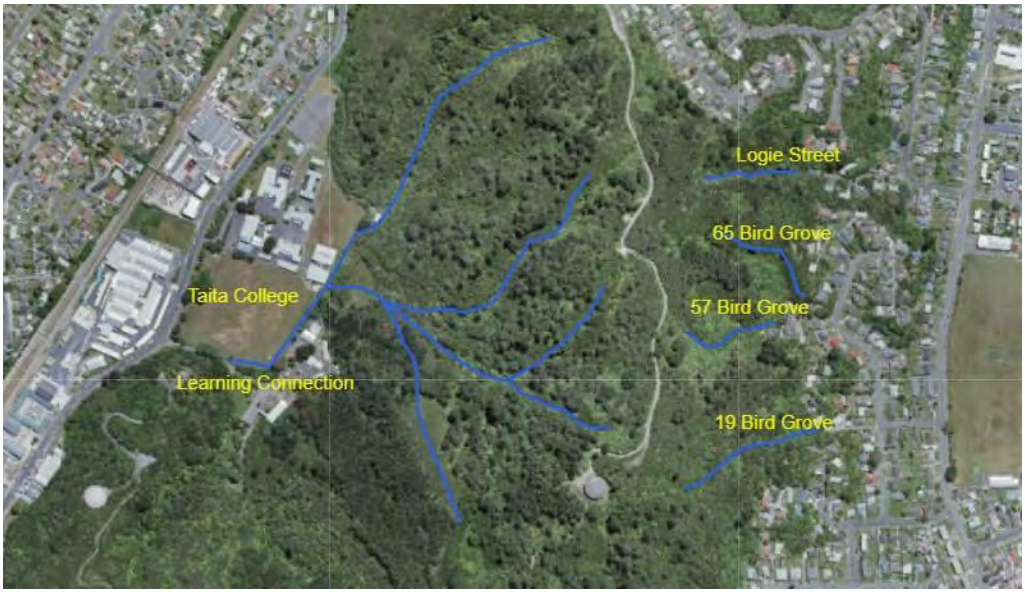

Figure 5: Shaftesbury Grove streams.

The headwaters of a number of streams originate on slopes either side of 12 Shaftesbury Grove (Figure 5). The largest of these is Taita Stream in the Hutt River catchment. Various reaches of this stream around the school were surveyed by spotlight and banded kōkopu (*Galaxias fasciatus*; Not Threatened[6]) were observed. Giant kōkopu (*Galaxias argenteus;* At Risk-Declining) are also known to be in the Learning Connection Pond (Liz Gibson; Mountains to Sea Wellington pers. comm. 25/10/2019). There were no fish upstream from the school grounds.

The small streams on the eastern side of Shaftesbury Grove, within the property boundary in the Stokes Valley Stream catchment are not large enough to support fish. However, fish could potentially be present downstream.

The macroinvertebrate community in four of the streams has been sampled and the results are presented in Table 3 below and in Appendix 4. The Logie Street stream has 'Excellent' water quality while the other three have 'Good' water quality, somewhat reduced by low numbers of insects due to the small size of the streams and this is reflected in their QMCI scores. The weather had been very good prior to sampling which is likely to mean that stoneflies and caddisflies have hatched and left the streams.

All of these streams provide drift food for fish downstream and contribute to the maintenance of base flows. The vegetation cover over the streams contributes to their good water quality.

Table 3: Macroinvertebrate community scores from samples taken on 21/11/2017.

Stream Name	Location	MCI Score	QMCI Score
21 Logie Street	Stokes Valley	119.2	6
58 Bird Grove	Stokes Valley	117.5	6.1
Caretaker Stream	Taita	115.6	5.2
Wetland Stream	Taita	110.0	3.9

6 Dunn *et al.* 2018.

NPS Freshwater Management 2023: 3.24(1a and b) The loss of river extent and values is avoided and 3.24 (3) …consent is not granted unless

(a) the council is satisfied that:

(i) the applicant has demonstrated how each step in the effects management hierarchy will be applied to any loss of extent or values of the river (including cumulative effects and loss of potential value), particularly (without limitation) in relation to the values of: ecosystem health, indigenous biodiversity, hydrological functioning, Māori freshwater values, and amenity; and

(ii) if aquatic offsetting or aquatic compensation is applied, the applicant has complied with principles 1 to 6 in Appendix 6 and 7, and has had regard to the remaining principles in Appendix 6 and 7, as appropriate; and

(iii) there are methods or measures that will ensure that the offsetting or compensation will be maintained and managed over time to achieve the conservation outcomes;

Natural Resources Plan (Appeals Version 2022): Stokes Valley Stream and all its tributaries is identified in Schedule F1 as having high macroinvertebrate health and Threatened or At Risk fish habitat and are therefore significant under RPS Policy 23

8. Constraints to the proposed plan change

Clearance of native vegetation contributing to:

- Potential loss of habitat for rare lizards
- Loss of rare orchid habitat
- Increased fragmentation and reduced connectivity between the eastern and western sides of the hill for less mobile species such as plants and insects
- Increased edge effects
- Potential increase in numbers of mammalian predators
- Increased opportunity for weed dispersal and colonisation

Potential effects on aquatic habitats include:

- Reduced water quality in streams due to loss of buffering/shading
- Reduced food for downstream fish due to loss of riparian habitat for insects
- Reduced infiltration and groundwater recharge resulting in loss of base flows in streams
- Increased volume and velocity of stream flows during rainfall events
- Increased stream erosion during rainfall events
- Permanent loss of water quality in first order streams with cumulative effects downstream

9. Recommendations

- Prepare a lizard management plan and apply for a permit to undertake a lizard scout and rescue in order to determine if there is significant lizard habitat on the property and if so what the opportunities to mitigate for the loss of lizards are
- Discuss the significance of the orchid populations with Greater Wellington Regional Council and if necessary what opportunities there are to mitigate their loss

- Consider the removal or poisoning *in situ* of all wilding pines on the property not already felled for housing as mitigation for unavoidable loss of significant habitat
- Consider planting gaps created by the removal of wilding pines with hard beech, kāmahi, rimu, miro, northern rātā, hīnau and rewarewa as mitigation for unavoidable loss of significant habitat
- Consider undertaking weed control and enhancement planting in areas of senescent mānuka not being used for housing with a focus on returning the forest canopy to hard beech as mitigation for unavoidable loss of significant habitat
- Avoid the loss of stream extent and values
- Control stormwater run-off to avoid effects on the significant aquatic ecosystems

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Appendix 1

PLANT SPECIES RECORDED AT 12 SHAFTESBURY GROVE, STOKES VALLEY

Table A1.1: Species recorded during site visits on 21 November 2017, 31 August 2022 and 1 November 2022.

Species	**Common Name**
Trees & Shrubs - Gymnosperms	
Podocarpus totara	Tōtara
Trees & Shrubs - Monocotyledons	
Cordyline australis	Tī kōuka, cabbage tree
Trees & Shrubs - Dicotyledons	
Brachyglottis repanda	Rangiora
Coprosma autumnalis	Kanono, large-leaved coprosma
Coprosma lucida	Karamū, shining karamū
Coprosma robusta	Karamū
Dodonaea viscosa	Akeake
Geniostoma ligustrifolium var. *ligustrifolium*	Hangehange, NZ privet
Hedycarya arborea	Porokaiwhiri, pigeonwood
Kānuka robusta	Kānuka
Knightia excelsus	Rewarewa, NZ honeysuckle
Leptospermum scoparium var. *scoparium*	Mānuka
Melicytus ramiflorus	Māhoe, whiteywood
Metrosideros robusta	Northern rātā
Myrsine australis	Māpou
Olearia rani var. *colorata*	
Pittosporum crassifolium	Karo
Pittosporum eugenioides	Tarata, lemonwood
Pittosporum tenuifolium	Kohukohu, black matipou
Pseudopanax arboreus	Whauwhaupaku, five-finger
Pterophylla racemosa	Kāmahi
Schefflera digitata	Patē, seven-finger
Lianes & Related Trailing Plants - Dicotyledons	
Rubus cissoides	Tātarāmoa, bush-lawyer
Lycophytes (clubmosses, selaginella, quillworts)	
Pseudodiphasium volubile	Waewaekoukou, climbing clubmoss
Ferns	
Asplenium flaccidum	Makawe, hanging spleenwort
Asplenium oblongifolium	Huruhuru whenua, shining spleenwort
Cyathea dealbata	Ponga, silver fern
Cyathea medullaris	mamaku, black tree fern
Hypolepis millefolium	Huarau, thousand-leaved fern
Parablechnum novae-zelandiae	Kiokio
Pteridium esculentum	Rarauhe, bracken
Zealandia pustulata subsp. *pustulata*	Kōwaowao, hound's tongue
Orchids	
Microtis unifolia	Onion-leaved orchid
Thelymitra sp.	sun orchid

Species	Common Name
Grasses	
Austroderia toetoe	Toetoe
Poa sp.	
Sedges	
Carex uncinata	Matau a Māui, hook sedge
Gahnia setifolia	Māpere
Rushes & Allied Plants	
Juncus bufonius	*Toad rush*
Herbs - monocotyledons	
Dianella nigra	Tūrutu
Adventives	
Trees & Shrubs - Dicotyledons	
Erica lusitanica	Spanish heath
Leycesteria formosa	Himalayan honeysuckle
Ulex europaeus	Gorse
Pinus radiata	Monterey pine
Prunus serrulata	Japanese hill cherry

Table A1.2: Research Grade plant records for 12 Shaftesbury Grove, Stokes Valley from iNaturalist (https://inaturalist.nz/) by Matt Ward* (Ecologist at Restore) and Christopher Stephens[+], and from the personal records of DoC Botanist Jeremy Rolfe[++].

Species	Common Name	Threat classification[7]
Orchids		
Caladenia chlorostyla[*+]	Finger orchid	Not Threatened
Chiloglottis cornuta[+*]	Green bird orchid	Not Threatened
Microtis uniflora[+*]	Common onion orchid	
Pterostylis graminea[*+]	Grass-leaved greenhood	Not Threatened
Pterostylis montana[*]	NZ mountain greenhood	Not Threatened
Thelymitra colensoi[+]	Colenso's sun orchid	Not Threatened
Thelymitra formosa[++]	Sun orchid	At Risk–Naturally Uncommon
Thelymitra longifolia[++*]	Māikuku, white sun orchid	Not Threatened
Thelymitra pauciflora agg.[* +]	Slender sun orchid	Not Threatened

[7] de Lange P.J., Rolfe J.R., Barkla J.W., Courtney S.P., Champion P.D., Perrie L.R., Beadel S.M., Ford K.A., Breitwieser I., Schonberger I., Hindmarsh-Walls R., Heenan P.B., Ladley K., 2018: Conservation status of New Zealand indigenous vascular plants, 2017. *New Zealand Threat Classification Series 22*. Department of Conservation, Wellington

Appendix 2

NATIVE FOREST BIRD SPECIES RECORDED AT 12 SHAFTESBURY GROVE AND NEARBY RESERVES

Common Name	Scientific Name	Threat Status [8]	Keith George Park[9]	Trentham Memorial Park	Wi Tako Ngatata Scenic Reserve	Shaftesbury Grove[10] [11] [12]
Kākā	*Nestor meridionalis*	At Risk-Recovering	1			
Kākāriki / Red-crowned parakeet	*Cyanoramphus novaezelandiae*	At Risk-Relict	1	1	1	
Kārearea / NZ falcon	*Falco novaeseelandiae*	Nationally Increasing	1	1	1	
Kēreru / NZ pigeon,	*Hemiphaga novaeseelandiae*	Not Threatened	1	1	1	1
Koekoeā / Long-tailed cuckoo	*Eudynamys taitensis*	Nationally Vulnerable	1	1		
Korimako / Bellbird	*Anthornis melanura*	Not Threatened	1	1	1	
Kōtare / NZ Kingfisher	*Todiramphus sanctus*	Not Threatened	1	1	1	1
Miromiro / Tomtit	*Petroica macrocephala*	Not Threatened	1	1	1	
Pīpīwharauroa / Shining cuckoo	*Chrysococcyx lucidus*	Not Threatened	1	1	1	
Pīwakawaka / NZ fantail	*Rhipidura fuliginosa*	Not Threatened	1	1	1	1
Pōpokatea / Whitehead	*Mohoua albicilla*	Not Threatened	1	1	1	
Riroriro / Grey warbler	*Gerygone igata*	Not Threatened	1	1	1	1
Ruru / Morepork	*Ninox novaeseelandiae*	Not Threatened	1			
Tauhou / Silvereye	*Zosterops lateralis l*	Not Threatened	1	1	1	1
Titipounamu / Rifleman	*Acanthisitta chloris*	At Risk-Declining	1	1		
Tūī	*Prosthemadera novaeseelandiae*	Not Threatened	1	1	1	1

8 Robertson H.A., Baird K.A., Elliott G.P., Hitchmough R.A., McArthur N.J., Makan T., Miskelly C.M., O'Donnell C.J., Sagar P.M., Scofield R.P., Taylor G.A. and Pascale M., 2021: Conservation status of birds in Aotearoa New Zealand, 2021 *New Zealand Threat Classification Series 36*. Department of Conservation, Wellington.

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11 McArthur, 2022

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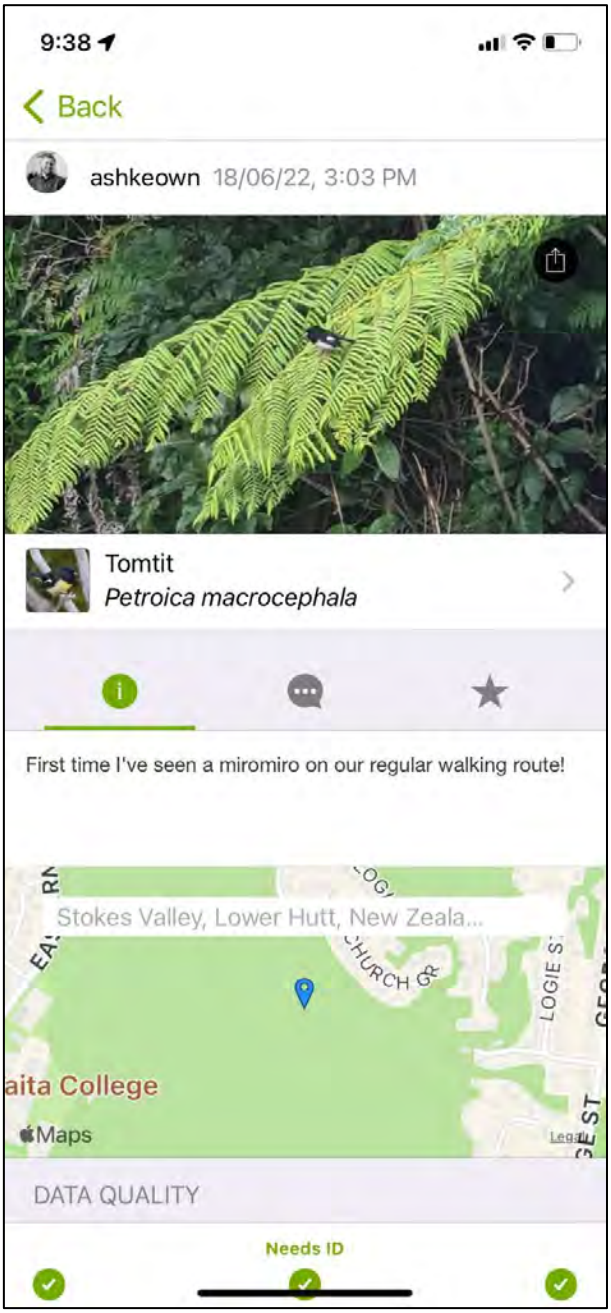
Appendix 3

iNATURALIST RECORD OF A MIROMIRO AT 12 SHAFTESBURY GROVE



Appendix 4

DATA AND ANALYSIS FROM THE MACROINVERTEBRATE SAMPLING IN STREAMS ARISING NEAR 12 SHAFTESBURY GROVE, STOKES VALLEY

		Stream 1 (HB)	Wetland Stream (HB)	Bird Grove Stream (HB)	Shaftesbury (HB)
site		Shaftesbury	Shaftesbury Grove	Shaftesbury	Logie St.
date		1/11/2017	19/11/2017	19/11/2017	19/11/2017
	MCI score	number of individuals	number of individuals	number of individuals	number of individuals
Ephemeroptera					
Arachnocolus	8			11	
Deleatidium	8	1		4	
Mauiulus	5				3
Neozephlebia	7	40	63	42	4
Zephlebia	7	70	19	286	121
Plecoptera					
Acroperla	5		1		
Austroperla	9	3	3	4	
Spaniocerca	8		2	17	1
Trichoptera					
Cryptobiosella	9				2
Hydrobiosella	9	1	2		7
Oeconesidae	9			1	14
Orthopsyche	9	13		9	
Polyplectropus	8		3		6
Psilochorema	8	8	14	8	3
Neuroptera					
Kempynus	5				1
Coleoptera					
Hydrophilidae	5				2
Ptilodactylidae	8	1	4		
Scirtidae	8		1		4
Diptera					
Ceratopogonidae	3		1		
Eriopterini	9			1	
Hexatomini	5			4	3
Limonia	6			1	
Molophilus	5		1		
Nothodixa	4			2	
Orthocladiinae	2	39	53	50	
Paradixa	4		1	2	5
Paralimnophila	6				1
Paucispinigera	6			50	155
Polypedilum	3	40	398	13	
Tanypodinae	5	5		3	35
Tanytarsini	3		8		
Zelandotipula	6		4		

COLLEMBOLA	**6**	2	2	2	6
Crustacea					
Isopoda	**5**		1		4
Paracalliope	**5**	5	138	12	
Paraleptamphopus	**5**				
Paranephrops	**5**	3			
Talitridae	**5**	2	2	1	40
ACARINA	**5**				1
MOLLUSCA					
Lymnaeidae	**3**		1		
Potamopyrgus	**4**	17	21	8	22
Sphaeriidae	**3**				
OLIGOCHAETA	**1**	9	30	19	13
PLATYHELMINTHES	**3**	6		9	2
Number of Taxa		**18**	**24**	**24**	**24**
Total individuals		**265**	**773**	**559**	**455**
EPT Taxa		**7**	**8**	**9**	**9**
EPT individuals		**136**	**107**	**382**	**161**
MCI Value		**115.6**	**110.0**	**117.5**	**119.2**
QMCI		**5.2**	**3.9**	**6.1**	**6.0**

Frances Forsyth

Ecologist and Stream Specialist
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Appendix 4 – Visual and Landscape Assessment

Assessment of Landscape & Visual Effects Report

Private Plan Change

12 Shaftesbury Grove, Stokes Valley

Lower Hutt

02 August 2023 – Revision 6

Prepared by Eco-Landscapes & Design Ltd
Registered Member of the New Zealand Institute of Landscape Architects Tuia Pito Ora

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1. Contents

2. Appendices

1. Introduction

Eco-Landscapes & Design Ltd has been commissioned to prepare a Landscape and Visual Assessment (LVA) for the Private Plan Change request to Hutt City Council (HCC) by J & M Walsh Partnership. The Plan Change site, currently known as 12 Shaftesbury Grove, relates to land within the upper ridgeline, approximately 12.55Ha in area located at the southern end of Shaftesbury Grove, Stokes Valley.

The Site covers land zoned Hill Residential and General Recreation in the Operative District Plan. The Site is currently undeveloped land, apart from the access track to the water reservoir, located between the Stokes Valley and the eastern side of the Hutt Valley.

The Plan Change seeks to re-zone the land, to enable residential development in accordance with the Operative District Plan. The purpose of this report is to provide an assessment of landscape and visual effects. This requires identifying landscape values associated with the site and local environment and a description of effects on landscape character and visual amenity.
The degree or scale of an effect will be determined in consideration with design measures proposed to avoid, remedy or mitigate adverse effects and outcomes sought for future development within the Site. Land directly to the north and east is zoned General Residential under the Operative District Plan and proposed to be zoned Medium Density Residential under Hutt City Proposed District Plan Change 56. The proposed private Plan Change Site is shown in Figure 1 on the Hutt City Council Operative District Plan Map below.

Oblique images, Figure 2 and Figure 3 show the location of the Site in context with the surrounding area.

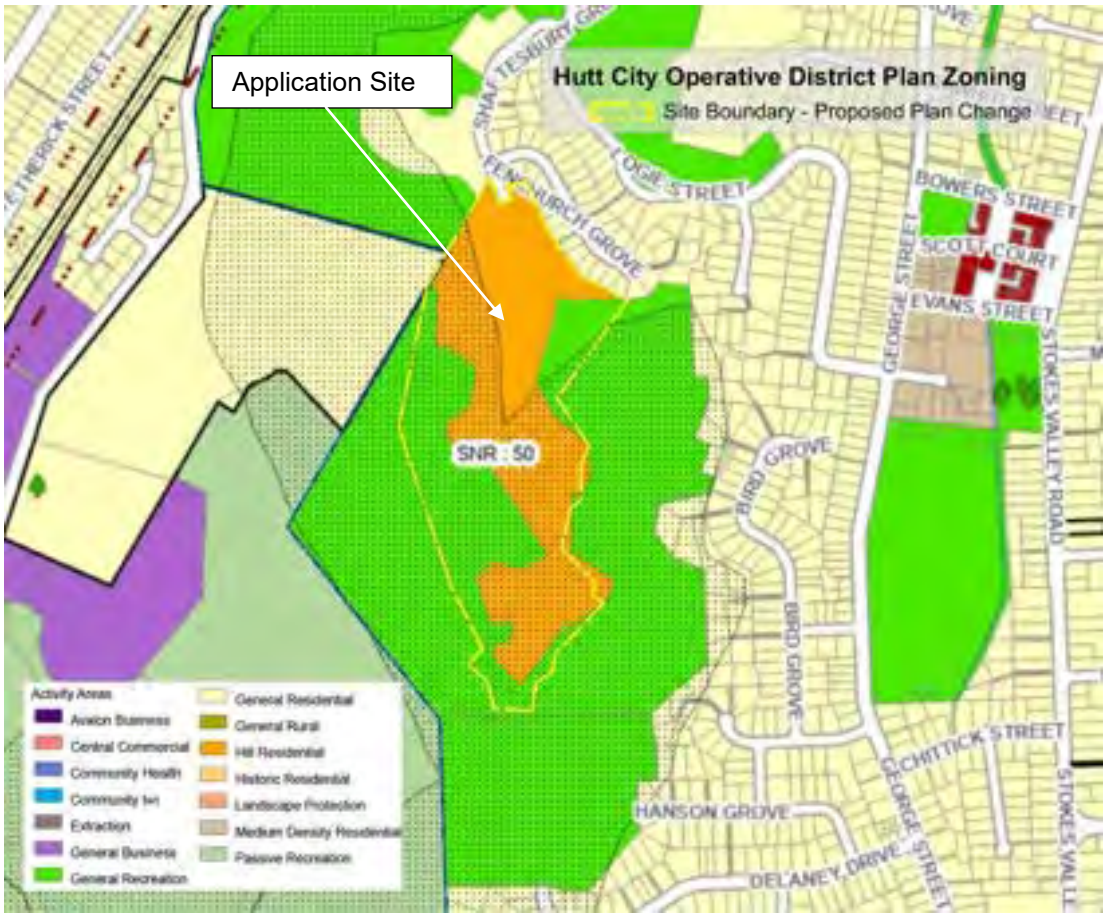

Figure 1, Application Site – 12 Shaftesbury Grove – Operative District Plan Zoning Map

Figure 2. Oblique View of Site looking south with surrounding area to the east (Stokes Valley) and west (Hutt Valley (Google Pro 2022)

Figure 3. Oblique View looking west across Stokes Valley towards Site; Western Hutt Hills in background view (Google Pro 2022)

2. Scope of Report

The scope of this Landscape and Visual Assessment Report will address:

- Background and Proposal
- Assessment Methodology
- Existing Environment
- Relevant Planning Matters
- Assessment of Landscape and Visual Effects
- Recommendations and Conclusions
- Appendix1: Site Character Photographs A-H
- Appendix 2: Viewpoint Photographs 1 -16

3. The Proposal

3.1 Background & Application Documents Referenced

M & J Walsh Partnership Ltd seeks to rezone the Site from Hill Residential and General Recreation to Medium Density Residential Activity Area under the District Plan. The total Site area is 12.55 Ha. Approximately 8 Ha of the Site is currently zoned Hill Residential. The Hill Residential zoning includes the ridgetop and upper slopes extending to the south along the ridge from the end of Shaftesbury Grove. Lower slopes are zoned General Recreation

See Figure 4, Site Location Plan, 12 Shaftesbury Grove

3.2 Key Details of the Proposed Plan Change

Access to the Site is via existing access from the end of Shaftesbury Grove. Figure 1 shows the site boundary in relation to Hutt City District Plan zoning and Figures 2 and 3 (oblique aerial views) showing site in context with the surrounding area. Under the Operative District Plan, the density of subdivision within the Hill Residential zone is for minimum lot size of 1000m^2, 35% site coverage and 8m maximum building height. Neighbouring residential streets bordering the site, Shaftesbury Grove and Fenchurch Grove are zoned General Residential Activity Area where lots sizes are typically around 500m^2.

The Plan Change at 12 Shaftesbury Grove seeks to make provision for future subdivision and roading. The location within the ridgetop is considered an appropriate location for medium density residential development that aligns with the surrounding zoning.

This Landscape and Visual Assessment has been prepared to provide guidance as a high-level assessment for future development within the Site. The Plan Change will enable future development of the site considering landscape and visual effects and existing site constraints such as the steep topography, landscape values and access.

The Assessment of Ecological Effects prepared by Frances Forsyth Consulting identifies vegetation types, terrestrial and aquatic habitats found within the Site. Overall, the vegetation found comprises a mix of regenerating bush such as Manuka, mixed broadleaf, Kamahi and wilding pines. Regenerating bush of better quality is generally restricted to gullies where future development will be avoided. The removal of individual and groups of mature pines is recommended as part of future development of the Site. Removal of pines will increase opportunities for distance outlooks from the ridgeline and generally help improve biodiversity within gullies and areas outside potential development areas.

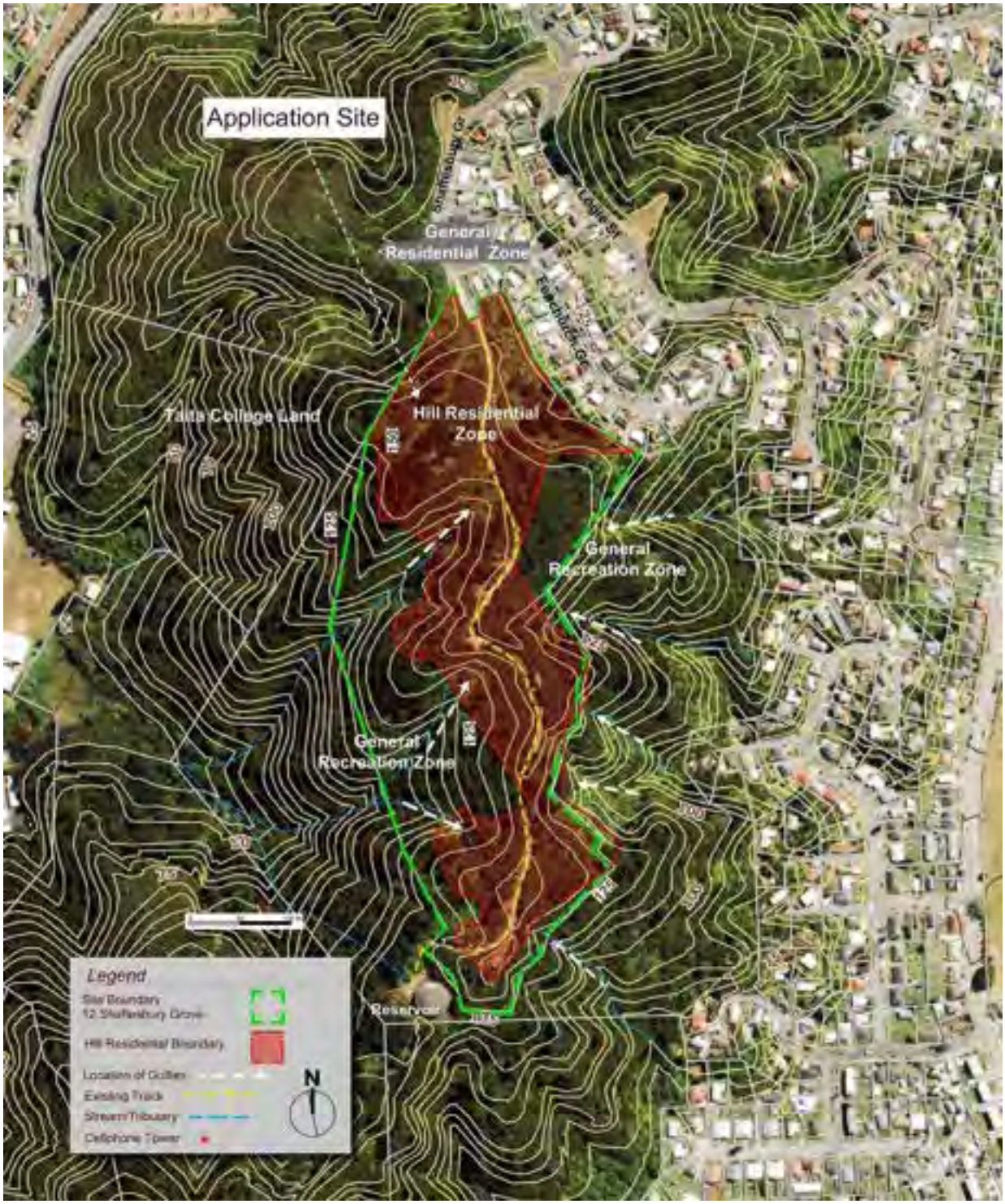

Figure 4. Site Location Plan -12 Shaftesbury Grove, Stokes Valley

4. Assessment Methodology

4.1 Methodology Guidelines

The New Zealand Institute of Landscape Architects (NZILA) provides guidance in *Te Tangi a Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines* dated May 2021.

I have adopted the following seven-point scale[1] for determining the level of landscape and visual effects for the Plan Change at 12 Shaftesbury Grove.

Level of Effects: Very High - High - Moderate to High- Moderate - Moderate to Low - Low - Very Low. A 'Moderate to Low' scale of effects would generally equate to 'minor' in RMA terminology.

Less than Minor		Minor	More than Minor			
Very Low	Low	Moderate –Low	Moderate	Moderate-High	High	Very High

A description of effects ratings or scale of adverse landscape and visual effects is shownin Table 1 and for adverse Visual Effects in Table 2, page 8 of this report.

Landscape effects are measured against the existing landscape values and potential effects and consequences of change on those landscape values. Landscape values relate to the physical, associative and perceptual attributes of a landscape. Landscapes are experienced visually.

Landscape Values associated with the Site are discussed in Section 5.3

Visual effects are a subset of landscape effects and relate to the change in landscape character or loss of landscape values as experienced in views by the viewer. Change itself does not necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and constantly changing over time both due to natural and human intervention.

The magnitude of visual effect(s) will depend on factors such as: the elevation, orientation, separation distance, background and foreground context, number of viewers, frequency of view and likely future character anticipated for the site. The degree or scale of an effect will be determined in consideration with design measures proposed to avoid, remedy or mitigate adverse effects and the outcomes sought in the statutory planning provisions.
In assessing the level of landscape and visual effects the nature of effects can be assessed in terms of whether this will be positive (beneficial) or negative (adverse) or neutral where landscape and visual change is benign.

Cumulative effects should also be considered in the overall assessment of landscape and visual effects. Additional landscape and visual effects on the wider character area and change over time is considered in helping the determine the overall level of effects.

[1] Te Tangi a te Manu – Aotearoa NZ Assessment of Landscape Guidelines, page 151 – Scale of effects and Determining 'Minor'

4.1.1 Table 1 – Description of scale of Adverse Landscape Effects

Effect Rating	Description of effect and Definition
Very High	The proposal will result in a **total** loss of key elements/features/characteristics/values ie. there will be a complete and negative change in landscape character and/or landscape values.
High	The proposal will result in a **major** loss of key elements/features/characteristics/values. ie. little of the pre-development landscape character and/or landscape values will remain.
Moderate - High	The proposal will result in modification of several key elements/features/characteristics/values. ie. the pre-development landscape character and/landscape values remain evident but materially changed.
Moderate	The proposal will result in a **partial** loss or modification of several key elements/features/characteristics/values. ie the pre-development landscape character and/or landscape values remain evident but are changed
Moderate - Low	The proposal will result in a **small** loss or modification to one or more key elements/features/characteristics/values .ie new elements are not uncharacteristic within the receiving landscape and do not disturb the pre-development landscape character and /or landscape values.
Low	The proposal will result in **very little** loss or modification to key elements/features/characteristics/values. ie. new elements integrate easily into or with the pre-development landscape character and/or landscape values.
Very Low	The proposal will result in **negligible** loss or modification to key elements/features/ characteristics/values of the existing and receiving landscape ie. new elements effects on landscape character and/or landscape values will be barely discernible.

4.1.2 Table 2 – Description of scale of Adverse Visual Effects

Effect Rating	Description of effect and Definition
Very High	The proposal will result in a **total** loss of key elements/features/characteristics. ie. the change will result in significant adverse visual amenity effects.
High	The proposal will result in a **major** loss of key elements/features/characteristics. ie. Little of the pre-development visual amenity will remain resulting in significant negative effects on visual amenity.
Moderate - High	The proposal will result in modification of several key elements/features/characteristics. ie. the pre-development visual amenity remains evident but is materially changed and will be prominent in views.
Moderate	The proposal will result in a **partial** loss or modification of several key elements/features/characteristics. ie the pre-development visual amenity remains evident but is changed within the receiving landscape
Moderate - Low	The proposal will result in a **small** loss or modification to one or more key elements/features/characteristics.ie new elements are not prominent within views or uncharacteristic within the receiving landscape.
Low	The proposal will result in a **very little** material loss of or modification to key elements/features/characteristics. ie. new elements integrate seamlessly into the pre-development visual environment and can be readily absorbed within the receiving landscape
Very Low	The proposal will result in **negligible** loss of or modification to key elements/features/ characteristics of the baseline ie. new elements are barely discernible/visible.

4.2 Assessment Process

To prepare the Landscape and Visual Assessment the following investigations were undertaken:

- Familiarisation with the application Site through desk top study using Hutt City District Planning Maps and Aerials
- Review of Operative and Proposed District Plan provisions including zoning, overlays and observation from site visits.
- I walked over the site with Frances Forsyth, ecologist for the Applicant, on 28 November 2022. I have since visited the surrounding area several times to observe the Site from different viewpoints and take photos to help determine scale of landscape and visual effects.
- Review of background reports relevant to this application.
- Preparation of Appendix 1, Site Character Photographs A - H and Appendix 2, Viewpoints Photographs 1 -16.
- Preparation of the assessment of landscape and visual effects
- Recommendations and Conclusions

5. Existing Environment

5.1 Site Location and Character

The extent of the Site is shown in Figure 4. The Site Location Plan. **Appendix 1: Site Character Photographs A – H** show existing character taken from the ridgeline track. **Appendix 2: Viewpoint Photographs 1 -16** show the Site in context with the surrounding area from a range of locations.
The Site is located within the Eastern Hutt Hills. The Eastern Hutt Hills form the ridgelines running from Upper Hutt in the north to Wainuiomata Road in the south. In the location of the Site the ridgeline forms a distinctive backdrop to Stokes Valley and the Hutt Valley.

Overall, the ridgeline is largely free from development apart in the vicinity of Stokes Valley where housing is well established along the ridgetop bordering the Site to the north. This is the situation within Shaftesbury Grove and Fenchurch Grove where property boundaries adjoin the northern Site boundary. Other isolated structures visible within the ridgeline to the south includes reservoirs and cell phone towers.

5.2 The Site

Originally the vegetation cover would have been dense beech and podocarp forest, however destroyed by fire, felled for timber and pasture by early settlers. Today the Site is undeveloped apart from the access track to the reservoir located within the site adjacent to the south and the two cell phone towers at the southern end. The Site has previously been cleared and vegetation cover is predominantly regenerating bush dominated by manuka and kamahi, weed species such gorse and broom and wilding pines. Regenerating vegetation visible from the track is typically 2 - 4m high. Pine trees area typically taller than 20m.

The total Site area is 12.55 Ha. Approximately 8 Ha of the Site is zoned as Hill Residential Activity Area and the balance land, General Recreation Activity Area. The Site is bounded to the east, west and south by land zoned General Recreation Activity Area, and to the north by General Residential Activity Area in the Operative District Plan. The Site is location within the ridgetop and upper slopes of the prominent north – south orientated ridge dividing Stokes Valley and Hutt Valley. The Site extends approximately 700m in length along the ridge within AMSL125m to150m. The highest points are located at the northern end of the Site.
The Site is accessed via the track from Shaftesbury Grove, following the ridgetop to a council reservoir located within council land adjacent to the Site southern boundary.

The ridgetop is flanked by spurs and intervening gullies. The landform is flat to rounded within the ridgetop and spur tops, becoming steeper within gullies back from the ridgetop.
From a distance, the ridgeline is distinctive and prominent in the wider area (See Appendix 2: Viewpoints 1-16)

5.3 Landscape Values

The Site is not identified in the Hutt City District Plan as an Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL) or as a Significant Amenity area.
However, a large part of the Site falls within Significant Natural Resource (SNR 50) overlay shown in the Operative District Planning Maps. SNR 50 is listed as 'Stokes Valley Bush' and described as *'lowland forest on hill county, containing the only Pukatea forest remnant in the region. Bird species include Whitehead. Common Green Gecko, and Kotukutuku plant species*[2]. In my view the SNR has reduced status given the existing Hill Residential zoning over the Site and the vegetation types found. The location of the potential residential development area proposed is similarly aligned with the existing Hill Residential area within the Site (See Figures 1 and 5). The private Plan Change seeks to avoid development within the bush clad lower slopes and gullies.

The consequences on landscape values also relate to associative and perceptual values and are described below.

Physical Values

The Site is located within the Eastern Hutt Hills and the ridgeline between Stokes Valley and the Hutt Valley. The topography and hydrology of the Site has affected the vegetation types and past uses of the land. Today the ridge landform remains intact apart from minor modifications due to the access track and past removal of the original forest vegetation. The Site is accessible from the north due to the rounded ridgetop landform which falls to the north meeting the valley floor at the entrance to Stokes Valley. Stream tributaries flowing either side of the ridge and vegetation within steeper slopes and gullies contribute to the landscape values found. Stormwater is currently managed via the natural watercourses and vegetation cover. Natural character values associated with the bush clad slopes is best described as predominantly regenerating bush such as manuka and kamahi, with weed species such as gorse and broom, and patches of wilding pines.

Perceptual Values

The Eastern Hutt Hills are an important geomorphological feature in the Hutt Valley. The ridge has aesthetic qualities and has importance in defining past patterns of settlement and today forms a backdrop to urban areas. However not all ridgelines and escarpments forming a backdrop to the Hutt Valley and Stokes Valley are devoid of housing. Currently the ridgeline to the north of the Site has extensive areas of housing straddling hillsides and ridgelines. The Western Hutt Hills is also generally covered with extensive areas of housing with the upper slopes.

Associative Values

The Site is located adjacent to Hutt City Council owned reserve land bordering lower boundaries of the Site to the east and west. While the track from the end of the Shaftesbury Grove is primarily for access to the reservoir and cell phone towers, it also provides access for recreational users and connection to the wider track network beyond the reservoir. The Applicant is happy to maintain access for recreational users and connections to tracks within reserve areas adjoining the Site.

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[2] Hutt City ODP Chapter 14E 'Significant Natural Resources

5.4 Site Visibility and Context

The extent and degree that the Site is visible from surrounding areas was carefully considered on visits to the Site and surrounding areas. Visibility is restricted to eastern and western viewpoints due to the orientation of the ridgeline. Visibility will range from open views, partial views through to glimpses. The northern end of the Site only, is visible at close range for road users and from the rear of Fenchurch Grove properties abutting the Site.

Appendix 1: Site Character Photographs A - H have been taken to illustrate existing site character and visibility from within the Site. Photographs were taken from the ridgetop where views out are currently restricted by vegetation.

Appendix 2: Visual Supplement – Viewpoints 1 – 16 shows the Site from a range of viewpoints. Figures 1 and 2 identify the locations of photographs taken from western and eastern locations.

Viewing audiences include:

Public Locations:

- Views at close range from adjacent streets such as Shaftesbury Grove and Fenchurch Grove. (Appendix 2: Viewpoints 8-11)
- Open to partial views at distance for recreational park users along the Hutt River, local roads and State Highway 2. (Appendix 2: Viewpoints 1-7, 12-16)

Private Locations:

- Open to partial views of the Site potentially from residential properties to the west and east of the ridge. Views of the upper ridge more obvious from a distance.
- Residential areas where the Site is most visible include:
  - Fenchurch Grove – close range views from the rear of properties bordering the Site
  - (Appendix 2: Viewpoints 8,9,10,11);
  - Stokes Valley locations with views into the eastern side of ridge and foreground context (Appendix 2, Viewpoints 12 -16);
  - Pomare locations with views towards western side of ridge and foreground context (Appendix 2 Viewpoints 6,7);
  - Kelson and Western Hutt Hills locations with views towards western side of ridge and wider context including higher hills in the background (Appendix 2 Viewpoints 2, 4,5)

Analysis of potentially affected properties is discussed further in Section 7.2.3.

In summary close range views are restricted to the views from the end of Shaftesbury Grove and Fenchurch Grove bordering the northern end of the Site. From other locations the Site is viewed at distance and seen in the context of the wider ridgeline, foreground urban form, reserve land, and a background of the higher hill country.

6. Relevant Planning Matters

Relevant planning matters in relation to landscape and visual effects relate to potential loss of landscape values, maintaining natural character and visual amenity values, and the quality of the environment.

6.1 Resource Management Act (RMA)

Relevant Part 2 Matters of the Resource Management Act

Section 7 Matters

(c) the maintenance and enhancement of amenity values

(f) the maintenance and enhancement of the quality of the environment

6.2 Regional Policy Statement of the Wellington Region (RPS)

6.2.1 Chapter 3.7: Landscape

The RPS Landscape chapter refers to landscape values and recognising that some landscapes in the Wellington Region tend to be modified urban and rural areas within prominent hilltops and ridgelines. The Site is not within an ONL or Special Amenity Landscape. While the ridgeline is a prominent feature and backdrop to urban areas of the Hutt Valley and Stokes Valley contributing character and visual amenity, the plan change will have no significant adverse effects at a regional level.

6.2.2 Chapter 3.9: Regional Form, Design and Function

The chapter refers to well designed and compact urban form. The Site is already zoned for residential development within a location close to Stokes Valley urban centre, the local road network and public transport routes. As described above the proposed plan change will make provisions for additional housing consistent with the surrounding residential character that is close to existing community, public transport and commercial facilities.

6.3 National Policy Statement – Urban Development

Relevant Objectives and Policies NPS

Objective 4 of the NPS – UD refers to outcomes and impacts on existing amenity values and the impact of increased built development and taller buildings on existing amenity values on adjoining sites. The proposed plan change anticipates changes in built development under proposed District Plan Change 56 and NPS-UD. It states:

> *New Zealand's urban environments, including their amenity values, will develop over time in response to the diverse and changing needs of the people, communities and future generations.*

6.4 Hutt City Operative District Plan

The Site is currently zoned Hill Residential and General Recreation under the Operative District Plan. Under Hutt City Proposed District Plan Change 56[3] the Hill Residential Zoning does not change. The Applicant seeks to rezone the land to enable medium density residential activity under Operative District Plan and in line with proposed District Plan Change 56 where issues relating to housing affordability and supply in the area can be better addressed.

6.4.1 Hill Residential Zone

Existing Zoning

Objective

To maintain and enhance the distinct characteristics and amenity values associated with the hillside residential areas of the City.

Policy

- *a) That the visual appearance and nature of earthworks be managed to minimise the adverse effects on the visual amenity values of the hillside environment.*
- *b) That the clearance of vegetation be managed to avoid, remedy or mitigate any adverse effect on the visual amenity values of the hillside environment, slope stability, indigenous biodiversity or the intrinsic values of ecosystems.*
- *c) That where practicable, the natural appearance of the skyline be preserved from development to maintain its visual appearance.*

[3] (The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act)

d) *To ensure residential amenity values are maintained, protected and enhanced through the establishment of a net site area.*

Currently the Site is underutilized as vacant land. While the above policy of the Hill Residential Activity Area encourages the preservation of the skyline the rules do not include provisions to restrict visual appearance of buildings and are largely the same as the General Residential Activity Area apart from the large lot size requirement.

The impact of taller buildings located along the ridgetop under the proposed Medium Density Residential Zone will potentially have additional visual impacts, however given the context of the surrounding residential activity area, medium density residential development will be consistent with the existing urban form.

Controlling the location of developable and non-developable areas will assist in maintaining existing natural character and visual amenity values found within the bush-clad lower slopes of the Site.

Figure 5, The Draft Potential Development Areas Plan (Section 8, Recommendations) shows the potential development area and protected areas where bush clearance and earthworks should be avoided. The bush clad slopes to the east, west and south or the Site will help integrate and reduce the impact of taller buildings within the ridgetop. Presently, the Site is seen in context of higher hills to the east and west and surrounding ridgelines with housing (See Appendix 2. Viewpoints 1 -16).

Hutt City Proposed District Plan Change 56

Chapter 4F: Medium Density Residential Activity Areas.

Relevant Objectives

Objective 4F 2.3 - The Medium Density Residential Activity Area provides for a variety of housing types and sizes that respond to:

i. Housing needs and demand, and

ii. The neighbourhood's planned urban built character, including three-storey buildings

Objective 4F 2.3A - Recognise that the neighbourhood's planned urban built character is defined through the flexibility of individual developments to take any low to medium density form of up to three storeys

Objective 4F 2.4 - Built development is consistent with the planned medium density built character and compatible with the amenity levels associated with medium density residential development.

Objective 4F 2.5 - Built development is of high quality and provides:

i. appropriate on-site amenity for residents,

ii. appropriate residential amenity for adjoining sites, and

iii. a high level of amenity for the street.

Chapter 14H: Natural Hazards.

Objective 14H 1.1 - To avoid or reduce the risk to people, and their property, and infrastructure from natural hazards and coastal hazards.

The proposed Plan Change will provide for future subdivision and development within the Site where outcomes can be considered through the resource consent process. Impacts of development, including effects on landscape values can be considered at the time of the resource consent.

6.4.2 General Recreation Zone

7A 1.1.2 Recreation Activities Needs to be Compatible with the Characteristics of the Land

Issue

The type of activities carried out should be compatible with the physical characteristics of the land. Areas which are generally flat and not covered with bush should be developed for more active and formal recreation purposes. Areas covered in bush and steeper areas should be protected from inappropriate use and development.

Objective

To ensure that recreation activities carried out are compatible with the physical characteristics of the land.

Policy

a) *To encourage land of suitable topography to be developed and used for formal and active forms of recreation.*
b) *To avoid bush-clad areas of high amenity values from being used and developed for formal and active forms of recreation.*
c) *To ensure that bush-clad areas are protected from inappropriate use and development.*
d) *To ensure that recreation activities carried out in bush-clad areas do not compromise visual amenity values.*

Explanation and Reasons

Formal and active recreation activities should be encouraged in those areas where visual amenity values will not be affected detrimentally, and topography is suitable. It is considered that those areas of high visual amenity values, such as bush-clad areas, should be protected from inappropriate use and development.

The area of the Site zoned as General Recreation is in private ownership and not suitable for any type of formal or active recreation. General Recreation Objective and Policies encourage development within suitable land and to avoid bush-clad areas having high visual amenity.

7. Assessment of Landscape and Visual Effects

The assessment of landscape and visual effects is based on a combination of the landscape's sensitivity and visibility together with the nature and scale of development. A more detailed description of the landscape assessment methodology is found in Section 4. The scale of landscape and visual effects has been determined by the seven-point scale ranging from very low to very high. A description of each scale of effect is shown in Section 4 on **Table 1** (Scale of Adverse Landscape Effects) and **Table 2** (Scale of Adverse Visual Effects).

Effects considered relate to changes in natural and landscape character, and visual amenity values. The proposed plan change has the potential for additional adverse landscape and visual effects due to potential for future taller buildings along the ridgetop. With careful management of vegetation clearance, earthworks and stormwater, the consequences of rezoning to Medium Density Residential Activity Area will primarily be visual amenity effects due to greater impact of buildings within the ridgetop environment.

7.1 Landscape Effects

Under the proposed Plan Change and the existing Hill Residential zoning, landscape effects are anticipated due to clearance of vegetation, earthworks for roading and building areas. While these activities reflect what is required for residential development, effects of these activities will be limited to the ridgetop and upper slopes where modification of contours is required to prepare the land for residential development. In my view, considering the presence of established residential development adjacent there is capacity to absorb change as proposed.

7.1.1 Landscape Character Effects

The total Site area is 12.5 Ha. Approximately 5.1 Ha of the Site is suitable for residential development as shown on Figure 5, The Draft Potential Development Area Plan. The Plan Change will lead to a change in character within the ridgetop. Sensitivity to change in character is low given the existing residential development already established within the ridgeline.
The Site is not identified as a ONL or having Special Amenity features; and borders General Residential Activity Areas within Shaftesbury Grove and Fenchurch Grove. The bush clad lower slopes will be protected and enhanced by the future management of pines and weed species. The proposal will not change the broader landscape characteristics of the area due to the existing residential areas already found within the ridgeline bordering the Site. The Plan Change will extend the development area for Medium Density Residential zoning proposed under Hutt City proposed District Plan Change 56.

7.1.2 Summary of Landscape Effects

Adverse landscape effects will be **moderate to low** where there will be a small loss or modification to key natural features and landscape characteristics within the ridgeline, While the undeveloped character of the ridgeline will change the Site borders existing suburban development and the residential zone. Overtime with protection of vegetation within lower slopes and appropriate buffer planting and street trees, medium density development will integrate with the wider landscape character.

7.2 Visual Effects

Visual amenity contributes to amenity values associated with the Site. Visual amenity effects are dependent on factors including visibility of the viewer, the nature of the proposal and the wider landscape context. Visual effects and loss of visual amenity are considered in terms of potential effects on the public viewer, ie. road and park users, and private viewers who are primarily residents. The degree of visual effects will depend on a nature of the view, orientation, separation distance, foreground and background context and elevation.
The visual catchment is extensive and includes viewers from eastern and western vantage points with outlooks towards the site. Generally, open views over the Site are from elevated vantage points within Kelson in the Western Hutt Hills and eastern parts of Stokes Valley. From this distance the Site is seen in context of the wider ridgeline, foreground urban development and background higher hills.
Visibility at close range is restricted to the northern end of the Site for road users and residents located at the end of Shaftesbury Grove and Fenchurch Grove.
Adverse visual effects expected will include some loss of visual amenity due to the change from the current residential zoning to the proposed medium density zone. However, this would be seen within the context of the adjacent established residential zone. While the Plan Change will enable taller residential development, it will appear consistent with the anticipated form of development within the established residential zone.

The nature and scale of potential adverse visual effects for the viewing community are assessed in Table 3, Section 7.2.3.

7.2.1 Road and Recreational Users

Appendix 2, Viewpoints 8,9,10 and 11 show that the northern end of the Site is visible at close range from the end of Shaftesbury Grove and Fenchurch Grove. From Fenchurch Grove, the Site is seen in the background with existing foreground houses which dominate the view from the street. Adverse visual effects for road users there will be slight loss of vegetated outlook currently available looking into the site from these streets however due to the transient nature of the viewer overall adverse effects will be **low**.

Appendix 2. Viewpoints 1 - 7 and 12 -16 show the Site at distance from local roads and public areas. Adverse effects on visual amenity for road users and the public will be **low** due to the transient nature of

viewers and distance from the Site. The additional effects of the future urban form anticipated due to the proposed plan, can be readily absorbed within the receiving landscape.

7.2.2 Private Locations - Resident Viewers

Appendix 2. Viewpoints 1 -16 show the Site in Context from a range of vantage points showing likely views from adjacent private properties. The closest residents within view of the Site are located at 11 Shaftesbury Grove/36 Fenchurch Grove and at the southern side of Fenchurch Street where rear boundaries border the Site.

7.2.3 Summary of Visual Effects – Resident Viewers

Table 3. Summary of Visual Effects
Visibility Analysis from Private Locations – Resident Views into building area + potential 3 level buildings

Address	**Distance from Site (Approx)**	**Nature of View**	**Description and Assessment of Potential Visual Effects**
Fenchurch Street Viewpoints 8,9,10,11		Partial Views	Properties bordering the Site to the north have close range views into the northern edge of the site only. The Site rises moderately towards the ridgetop towards the rear of these properties and is generally overgrown with regenerating natives and weed species such as blackberry and pines. Resident views are generally orientated towards the street and the northern aspect away from the Site. Rear views into the Site are restricted due to the elevation and boundary vegetation. Vegetation clearance and subdivision is currently allowed within this area of the Site under the Hill Residential zoning. Boundary fencing and screening trees is recommended to manage the change in landscape character and maintain privacy for these residents. Overall adverse visual effects will be **low** where buildings of greater density can in my view be readily absorbed within the receiving landscape.
Kelson Locations – Western Hutt Hills Viewpoints 2,4,5	1.7 kms to 3.2 kms	Open Views	Elevated locations within Western Hutt Hills with views towards the western part of the Site. The Site is seen in the wider context of the ridgeline, foreground urban development and higher background hills. From these distances taller buildings of greater density will constitute a minor component of the wider view, will appear consistent with surrounding residential development to the north within the ridgeline and can be readily absorbed with the receiving landscape. Overall adverse effects will be **low**.
Hutt Valley - Stop Bank Hutt River, opposite 1236 Taita	1.2 kms	Open to Partial	Locations close to river corridor. Views into the western side of the Site. Taller buildings of greater density will be noticeable but not dominant within the wider view for these residents.

Drive. Viewpoints 6			While existing development is 1-2 storeys and detached, proposed DPC56 will allow for 3 storey multi-unit development. The proposed Plan Change will align with the anticipated and planned character provided for in the Medium Density Zone. From these viewpoints taller buildings of greater density will result in new elements of greater in intensity however not uncharacteristic of what will be seen in the receiving landscape including within the ridgetop. Overall adverse visual effects will be **low.**
Hutt Valley - Watkins Grove, Pomare (off High Street) Viewpoint 7	0.8 km	Open views	Location closer to toe of hill and Railway line. While existing development is predominantly1-2 storey and detached, PC 56 will allow for 3 storey multi-unit development. Taller buildings of greater density will be noticeable but not dominant. The Site is semi enclosed from this viewpoint and the wider ridgeline not visible. Overall adverse visual effects will be **moderate - low**.
Lord Street, Stokes Valley Viewpoint 12	2 kms	Open to partial	Elevated locations northeast of the Site. Views toward eastern and northern edge of Site. Adverse visual effects will be **low** where taller buildings of greater density will be noticeable however seen as a component of the wider view and in context with surrounding residential areas and more distance hills.
Stokes Valley - Valley basin locations Viewpoints 13,14	0.5 kms to 1 km	Open to partial	Location within Stokes Valley basin. Visual effects due to taller buildings of greater density will be noticeable however seen as an extension of, and consistent with existing residential areas within hillside and ridgetop locations. Intervening urban fabric and existing vegetation within the Site will help reduce effects of development within the ridgetop. Overall adverse visual effects will be **low.** From these viewpoints taller buildings of greater density will result new elements of greater intensity however not uncharacteristic of what will be seen in the receiving landscape including within bordering residential areas within the ridgetop.
Stokes Valley - elevated locations [Kennedy Grove, Manuka Street] Viewpoints 15,16	0.8 kms to 1.5 kms	Open to Partial	Locations above valley floor. Visual effects due to taller buildings of greater density will be noticeable however will appear in context of foreground urban fabric, the wider ridgeline and background of higher hills. Overall adverse visual effects will be **low.**

The visual effects assessment has determined that the Site is mainly visible at distance seen in the context of wider views of the ridgeline and existing residential areas. Taller buildings of greater intensity will not appear dominant or prominent in views from any location. The additional visual impact resulting from 3 storey buildings (up to 12m) and medium density residential development can be readily absorbed within the receiving landscape.

No subdivision scheme or residential activity is proposed as part of the proposed Plan Change however, Medium Density Residential scale development within suitable locations is considered appropriate from a landscape and visual perspective.

8. Recommendations

It is recommended that the following guidelines and provisions be adopted as part of any future subdivision consent application.

Adoption of **Figure 5, The Draft Potential Development Area Plan** showing the potential area suitable for development and areas to protect from development. Bush clearance, earthworks, housing and roading will be restricted to the area shown as 'Potential Development Area'. All other areas within the Site will be protected from development.

Management of protected areas will be dealt with at the resource consent stage as part of the subdivision application. A Vegetation Management Plan (VMP) would be required for the subdivision application. The (VMP) would provide protection measures to avoid damage and removal of vegetation outside the approved development area. The VMP would also provide details for ongoing control of weeds and pests, management of human use and access, and ongoing monitoring and maintenance within protected areas of the Site.

To help manage the potential change in landscape character and to maintain privacy for residents within properties bordering the Site along Fenchurch Grove consideration should be given in the Landscape Plan to boundary fencing and planting at the time of the future subdivision.

The following provisions are recommended:

Plan Change Stage

1. Figure 5, Draft Potential Development Area Plan showing:
    - Areas potentially suitable for development as Medium Density Activity.
    - Areas of the Site to be avoided and protected from development.

Subdivision/Resource Consent Stage

1. A Vegetation Management Plan (VMP) detailing measures to protect areas to be avoided from development. The VMP will provide details of protection measures to avoid damage and removal of vegetation outside the development area. The VMP would also provide details for ongoing control of weeds and pests, management of human use and access, and ongoing monitoring and maintenance within protected areas of the Site.

2. A Landscape Plan showing proposed landscaping details for the following:
    - Street trees and amenity planting
    - Fencing and planting treatments at the boundary with Fenchurch Grove properties
    - Planting to mitigation earthworks and retaining structures
    - Reserve and open space design
    - Roads, pedestrian and cycle linkages
    - Stormwater design and associated planting

Figure 5. Draft Potential Development Area Plan

[Potential Development Area aligns with the area shown in Drawing 29437SK5, August 2023 - 'Proposed Subdivision Lot 1, DP507600 12 Shaftesbury Grove, Stokes Valley Development Plan prepared by Cuttriss Consultants Ltd].

9. Conclusion

The Plan Change will lead to a change in character within the ridgetop. The sensitivity to change is low given the Site is not identified as a ONL or having Special Amenity features within the wider area. The Plan Change Site borders the existing General Residential Activity Area along Shaftesbury Grove and Fenchurch Grove. The proposed potential development area is similarly aligned with the existing Hill Residential Activity Area shown in the Operative District Plan (See Figure 5, Draft Potential Development Area Plan).

While the Plan Change will enable taller residential development, it will appear consistent with the anticipated form of development within the adjacent established residential zone.

The visual effects assessment has determined that the area of the site proposed for increased residential density within the ridgetop, is primarily visible at distance and is seen in the context of wider views of the ridgeline and existing residential areas.

Future potential development due to rezoning would not appear dominant or prominent in views from any location and would appear as an extension to established residential development.
The additional visual impact resulting from higher density 3 storey buildings (up to 12m) under proposed District Plan Change 56 can in my view be readily absorbed within the receiving landscape.

Adverse landscape effects will be moderate to low where there will be a small loss or modification to key natural features and landscape characteristics within the ridgeline. Overtime with protection of vegetation within lower slopes and appropriate subdivision landscaping, higher density development will become integrated with the wider landscape character setting.

Angela McArthur - Eco-Landscapes & Design Ltd
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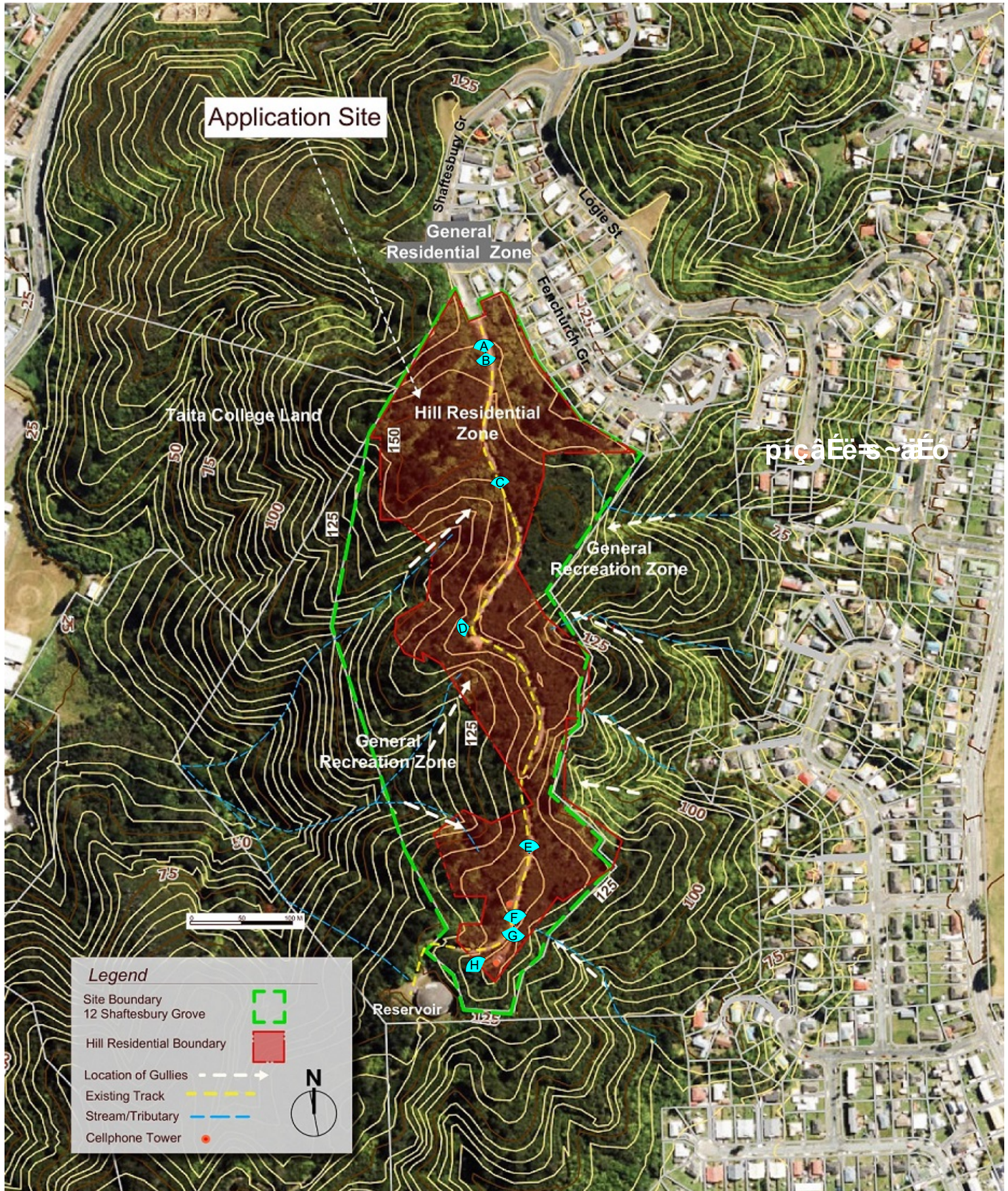

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At
12 Shaftesbury Grove
Stokes Valley, Lower Hutt

For
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Date: 19 June 2023

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1. Figure 1 - Site Location Plan
2. Site Character Photographs A - H A

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Figure 1- Site Location Plan

Site Character Photograph A. View from 200m inside site, outlook towards end of Shaftesbury Grove

Site Character Photograph B. View from 200m inside site, looking south west into site.

Site Character Photograph C. View from midway in Site looking north; Haywards Hill in distance.

Site Character Photograph D. View from track regenerating bush in gully to the west

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Site Character Photograph E. View from southern end of Site looking north

Site Character Photograph F. View from track looking north, northern cellphone tower in view

Site Character Photograph G. View from track looking south; southern cellphone tower above steep slope to the east.

Site Character Photograph H. View flooking north from highest point near southern cellphone tower.

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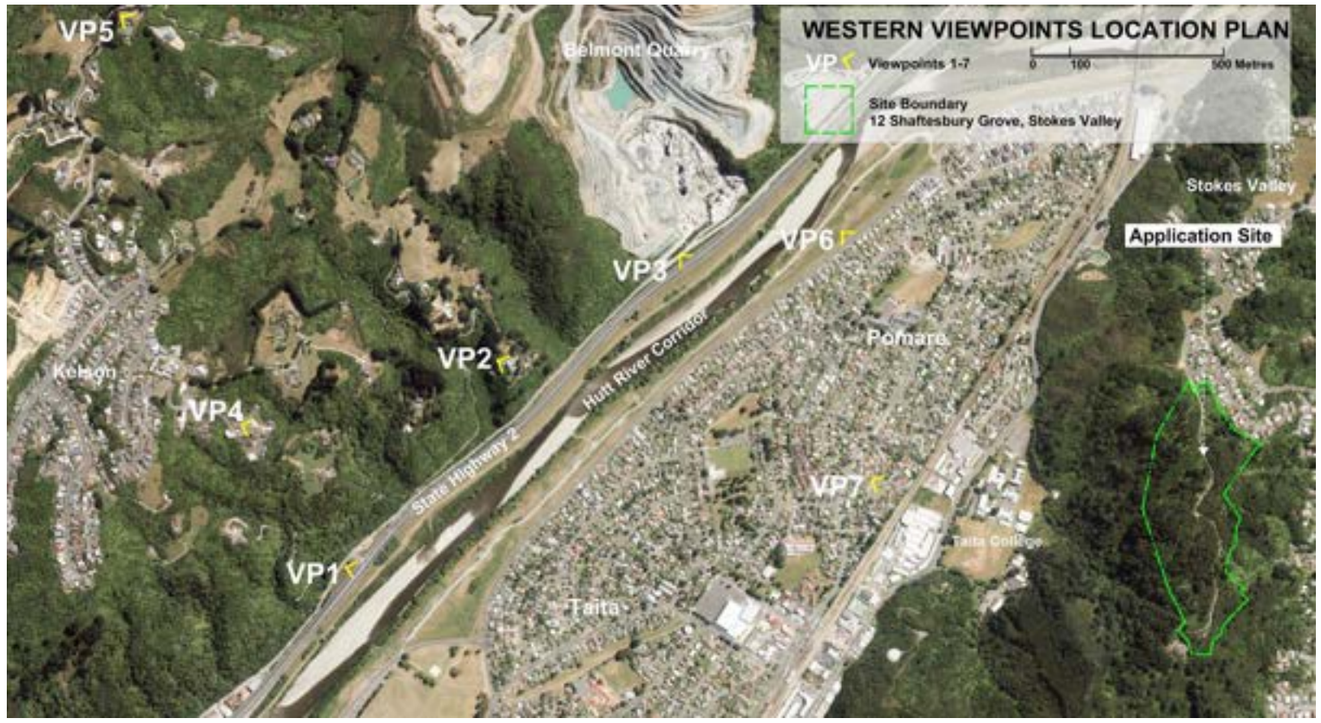
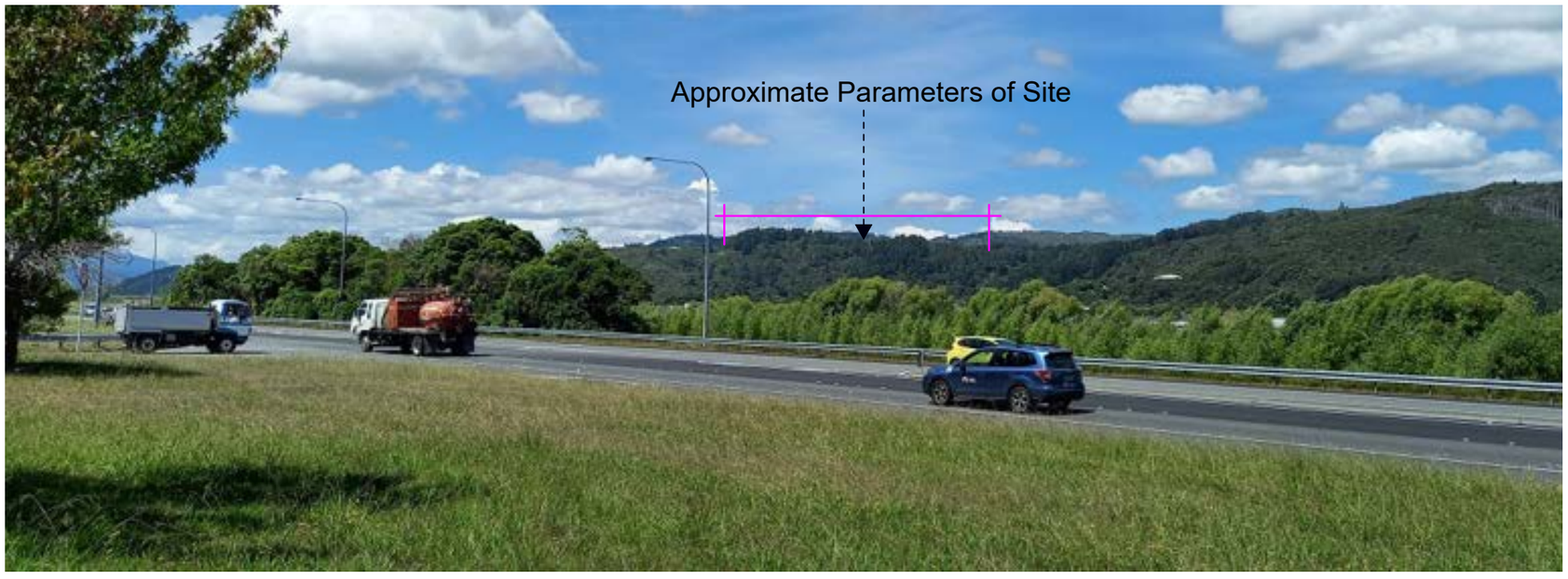


Figure 1. Western Viewpoints Location Plan



Viewpoint 1 - View from State Highway 2 (SH2) close to intersection with Hebden Crescent Lower Hutt

Appendix 2

Visual Supplement
Viewpoints 1 - 16

Private Plan Change Proposal

At

12 Shaftesbury Grove
Stokes Valley, Lower Hutt

For

J & M Walsh Partnership Ltd

Date: 19 June 2023

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Prepared by Eco-Landscapes & Design Ltd
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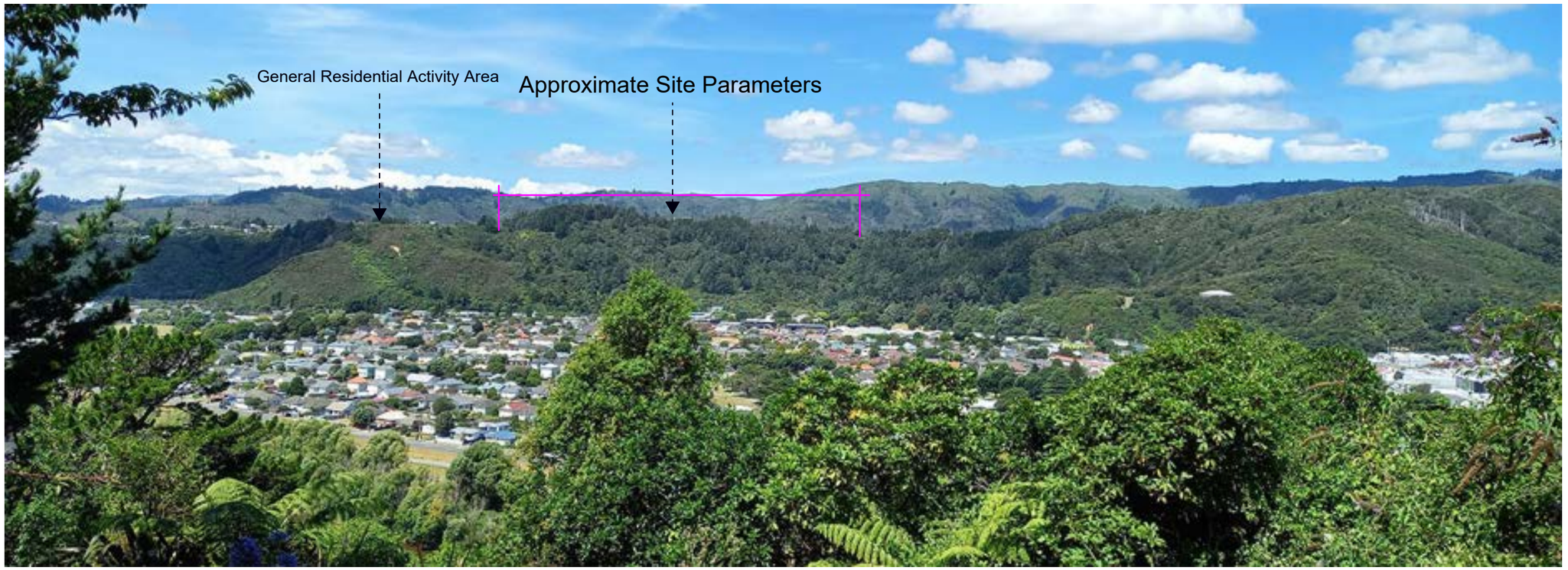
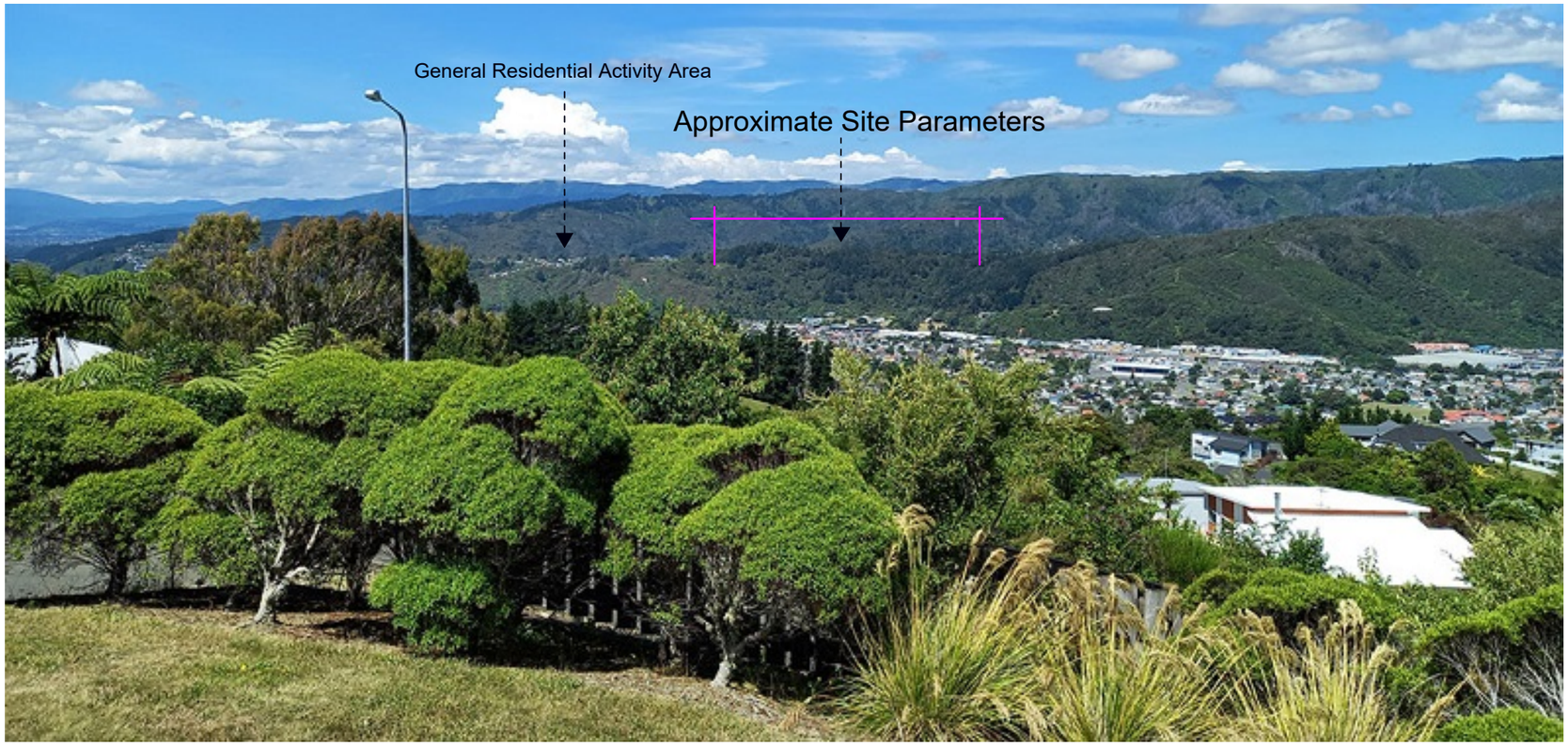
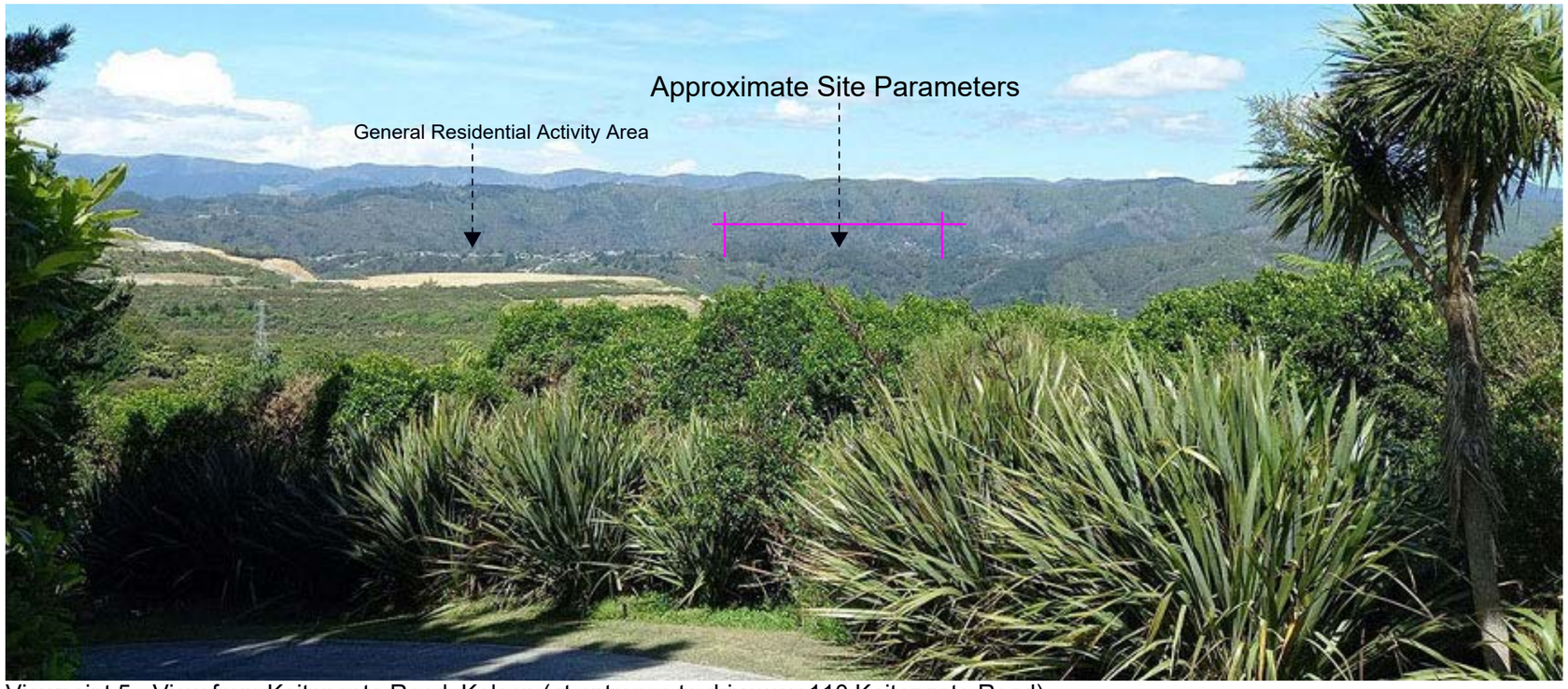


Viewpoint 2 - View from Liverton Road (at entrance to 92 Liverton Road)

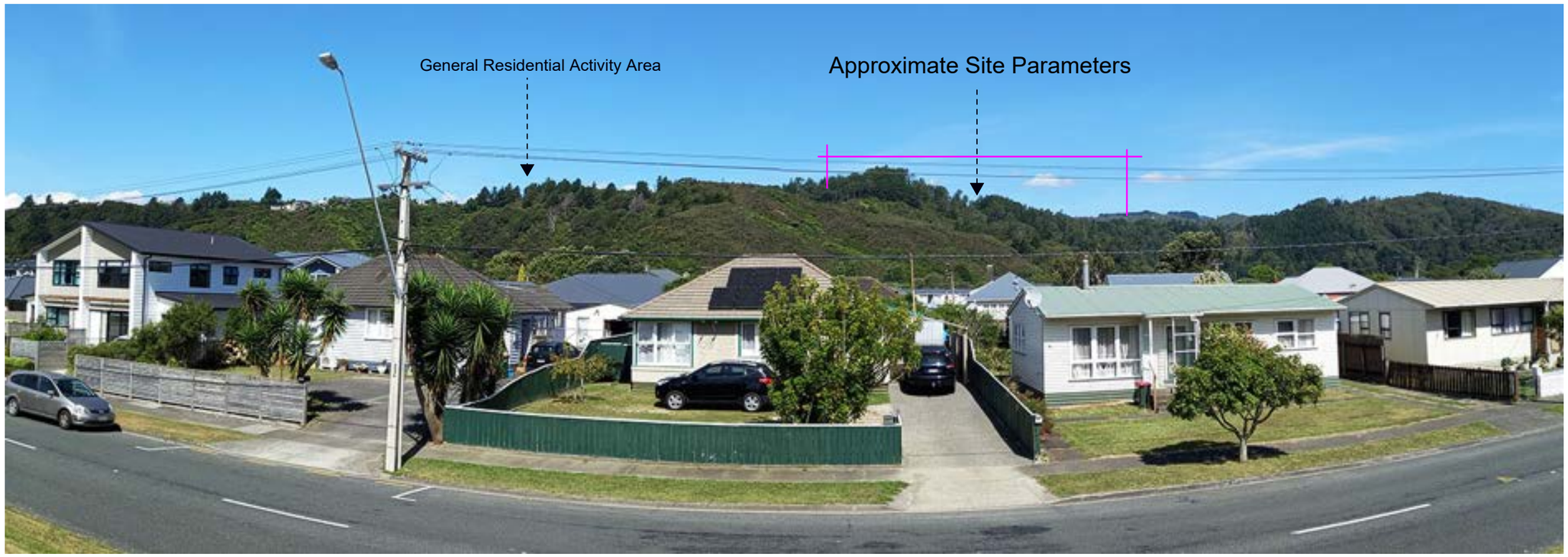
Viewpoint 3 - View from Hebden Crescent north of quarry entrance



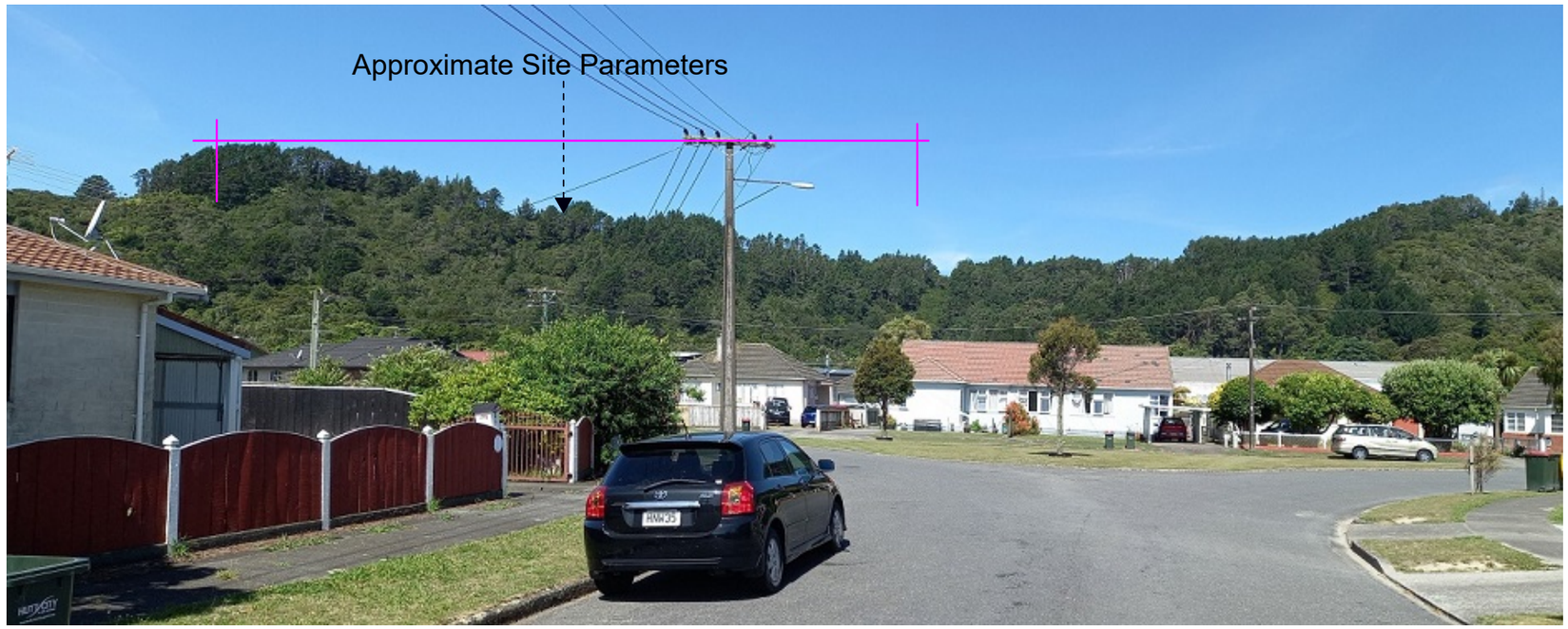
Viewpoint 4 - View from top of Lindis Lane, Kelson



Viewpoint 5 - View from Kaitangata Road, Kelson (at entrance to driveway 110 Kaitangata Road)



Viewpoint 6- View from Hutt River stopbank - Taita Drive, Lower Hutt



Viewpoint 7 - View from Watkins Grove, Pomare (off High Street)

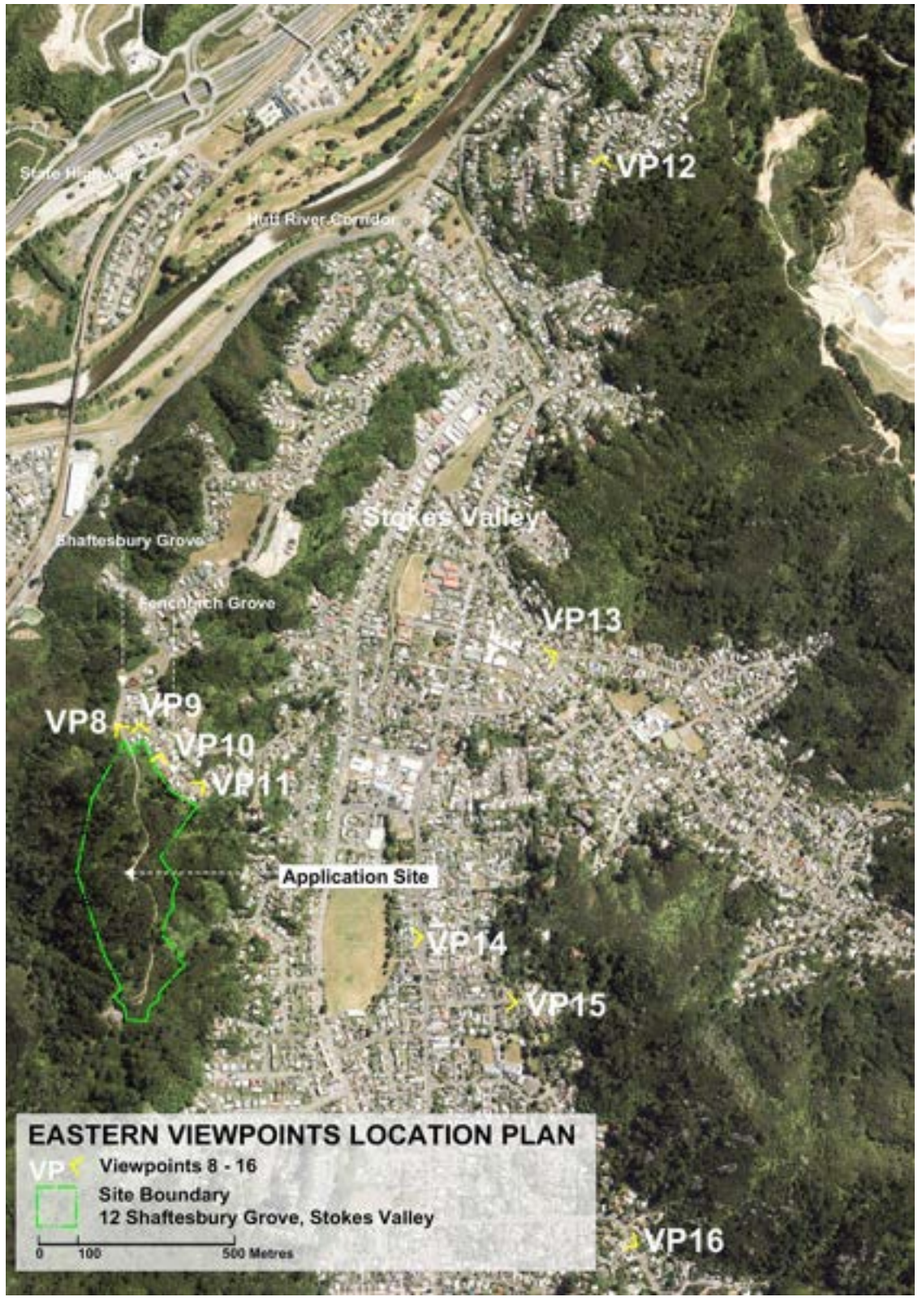


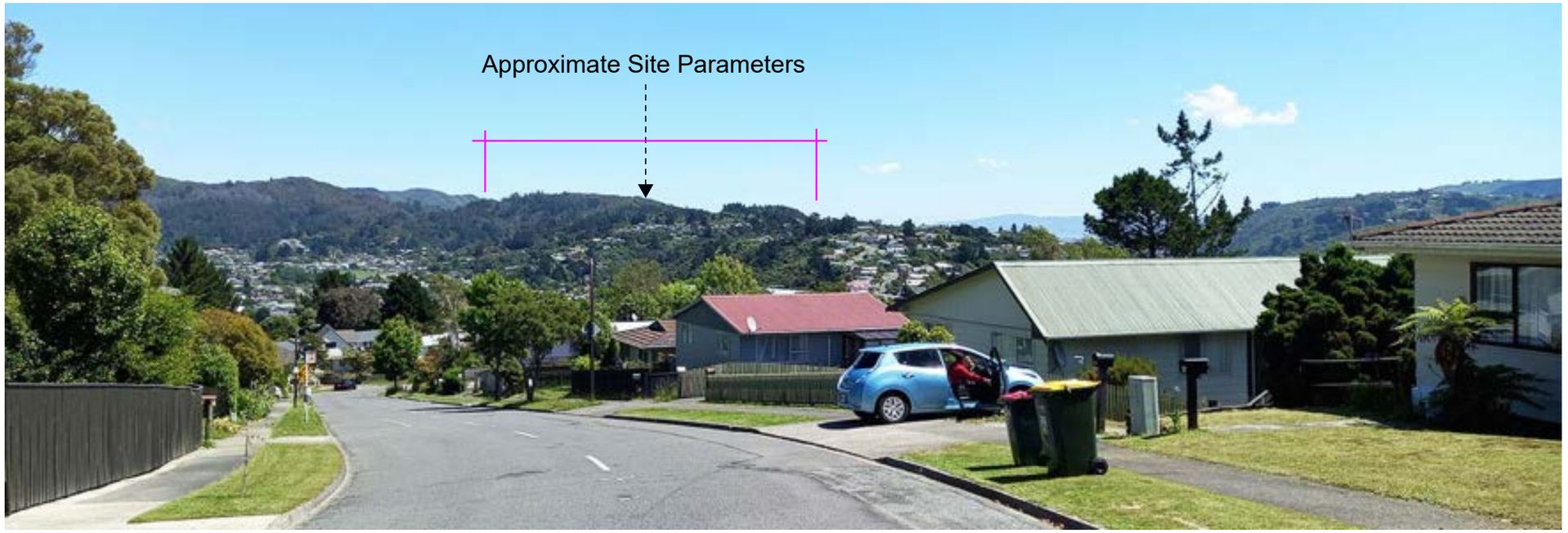
Figure 2. Site Context - Eastern Viewpoints Plan

Viewpoint 8 - View from end of Shaftesbury Grove into Site. House at corner of Fenchurch Grove in view.

Viewpoint 9 - View from end of Fenchurch Grove at rear of neighbours at 35,36 Fenchurch Grove (in foreground view).

Viewpoint 10 - View from road, opposite 32 Fenchurch Grove looking south towards Site. Site boundary borders rear boundaries of 23 to 36 Fenchurch Grove.

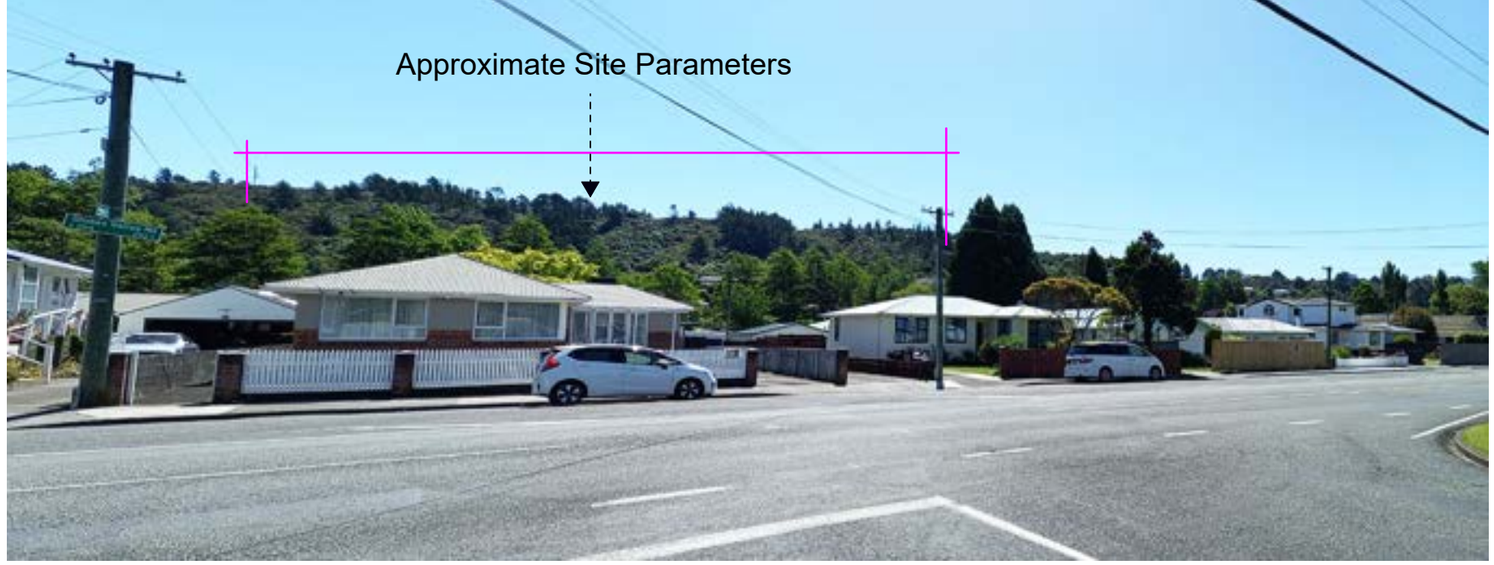
Viewpoint 11 - View from road opposite 25 Fenchurch Grove, looking borth into Site. Site boundary borderis rear boundaries of 23 to 36 Fenchurch Grove.

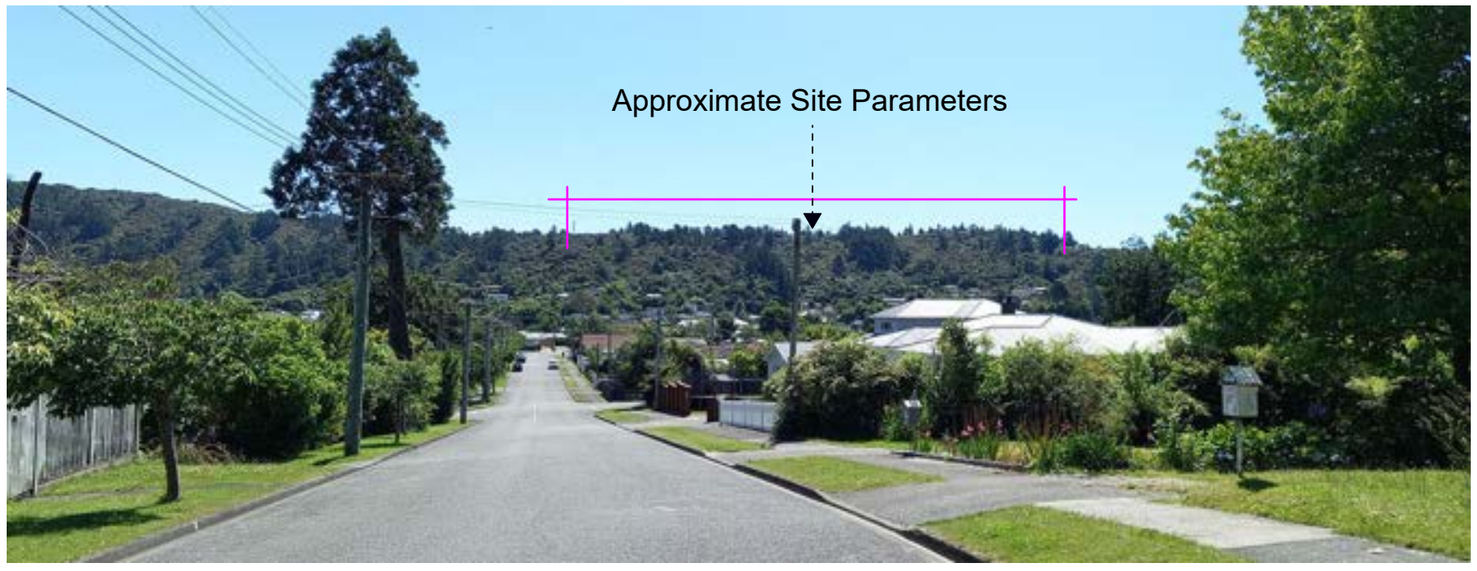


Viewpoint 12 - View from Lord Street (location at 55 Lord Street)

Viewpoint 13 - View from corner of Glen Road and Horoeka Street, Stokes Valley

Viewpoint 14
View from corner of Stokes Valley Road and Milson Street





Viewpoint 5
View from Kennedy Grove, Stokes Valley (adjacent to 17 Kennedy Grove)

Viewpoint 16
View from Manuka Street, Stokes Valley
(Adjacent to 103 Manuka Street)

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Appendix 5 – Transportation Impact Assessment

Transportation Impact Report

Shaftesbury Grove Plan Change

Shaftesbury Grove

Stokes Valley

Hutt City

August 2023

Prepared by

Gary Clark

NZCE (Civil), REA, MIPENZ, CPEng

1 INTRODUCTION

This report has been prepared as supporting material for an application for a Plan Change (**PC**) to the Hutt City Council under Schedule 1 of the Resource Management Act. The proposed private plan change seeks to rezone Hill Residential and General Recreation Activity Area at 12 Shaftesbury Grove into Medium Density Residential with site specific provisions which will allow for an increase in density and the number of houses that will have access onto Shaftesbury Grove.

The purpose of this report is to provide a traffic and transportation assessment to assist in the planning analysis of the environmental risks, opportunities, costs and benefits of the Plan Change site. This report also enables the development of planning provisions or the use of existing Plan provisions to avoid, remedy or mitigate any effects appropriately for the development site.

This assessment is sufficient for its intended purpose and will appropriately enable an analysis under the Resource Management Act and the Section 32 analysis.

At the end of this report is a concluding analysis of the anticipated transportation effects of the development site in light of the Plan provisions that will form part of the application.

It is considered the transportation analysis provides an accurate statement of the anticipated effects relevant to the environmental effects addressed in this report. It is recognised that some of the effects generated by the development site will be addressed at resource consent stage. The report author considers that this is the appropriate time and process by which those effects will be addressed.

The development site has a total land area of around 12 hectares and, once rezoned, is expected to allow for the development of around150 homes. The development site is located at the end of Shaftesbury Grove next to the existing residential areas. The shopping centre of Stokes Valley is less than 1.5 kilometres to the east of the site which provides an excellent opportunity to encourage walking/cycling and passenger transport as a preferred transport mode.

The proposed Medium Density Residential zoning will provide for a variety of section types. The development of the land is likely to be completed over a number of different stages which will be required to go through the subdivision and land use consenting process prescribed by the District Plan.

2 SITE LOCATION AND DESCRIPTION

The site is located at the cul de sac end of Shaftesbury Grove (number 12) in Stokes Valley, Hutt City.

Figure 1 shows the site location and the surrounding road network.

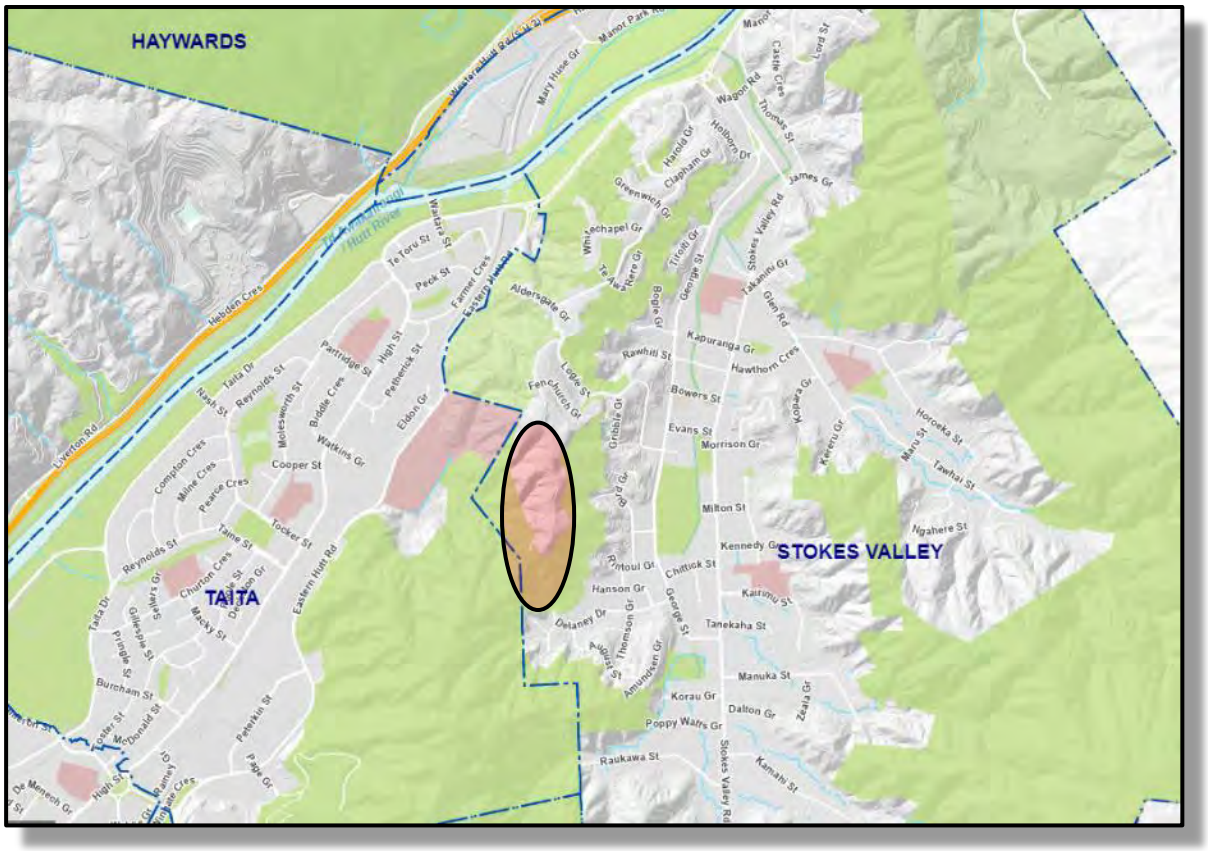

Figure 1: Site Location. (Source: Hutt City Maps)

As shown the site is located on the hills overlooking the Hutt Valley and Stokes Valley Basin. The land uses in the area include residential and recreational in the immediate area with the Stokes Valley shopping precinct nearby.

The site is located at the end of Shaftesbury Road which is a cul de sac that comes off Holborn Drive and Logie Street. Holborn Drive and Logie Street connect to the wider road network via George Street and Stoke Valley Road. The route via Logie Street is slightly quicker (2.6 kms) than via Holborn Drive (2.3 kms). This is due to the more direct route provided by George Street and it being a less winding route than Holborn Drive.

Stoke Valley Road is the main road for the valley and links to Eastern Hutt Road which provides strategic connection to the north and south.

All the adjacent roads have a posted speed limit of 50 km/h with the operating speeds on Logie Street and Holborn Drive being less and estimated to be around 40 km/h. George Street has a higher operating speed due to the wide and straight nature of the road.

There is a bus route that runs along Holborn Drive and Logie Street with a bus stop located at the intersection of Shaftesbury Grove, Holborn Drive and Logie Street. This bus stop is around 300 metres from the plan change area. The Pomare and Taita Railway Stations are located nearby.

There are informal paths that connect the plan change area to Eastern Hutt Road and Stokes Valley Road. These paths traverse the adjacent bush covered hillside.

Figure 2 shows a closer aerial view of the plan change area and adjacent roads.

Figure 2: Plan Change Area. (Source: Hutt City Maps)

As shown, the plan change area is located on a hillside. There is a track from Shaftesbury Grove to a Council water reservoir that is on land to the south of the site.

3 TRANSPORT ENVIRONMENT

This section provides information about the existing road network. The development site has access to the wider road network from Shaftesbury Grove.

Shaftesbury Grove is a 300-metre long cul de sac with houses along the eastern side of the road and bush covered hills on the western side.

Figure 3 shows the typical road environment along Shaftesbury Road

Figure 3: Shaftesbury Grove looking at the entrance to the plan change area.

As shown, there is a footpath along the eastern side of the road with kerb and channel along both sides of the carriageway. The road is around eight metres wide and has no road markings along its length.

Traffic flows along Shaftesbury Grove are estimated to be around 350 vehicles per day based on the number of homes and typical trip rates for residential land use. The on-street parking demand is low, with all houses on Shaftesbury Grove having off-street car parking for at least two vehicles.

There are eleven homes that have access on Shaftesbury Grove.

The intersection of Fenchurch Grove is around 50 metres north of the site. The intersection is uncontrolled and is a short cul de sac providing access to around 35 dwellings.

The intersection of Shaftesbury Grove, Holborn Drive and Logie Street is located on the inside of a moderate curve. The T intersection is uncontrolled with a bus stop located at the head of the T intersection. A solid centreline is marked on Holborn Drive which assists motorists identifying the Shaftesbury Grove intersection.

Figure 4 shows the sight lines to the north of the intersection for drivers exiting Shaftesbury Grove.

Figure 4: Looking north from Shaftesbury Grove towards Holborn Drive.

As shown drivers exiting Shaftesbury Grove are provided a sight line of around 50 metres across a grassed area on the inside of the curve.

Figure 5 shows the sight line to the south along Logie Street.

Figure 5: Looking south from Shaftesbury Grove towards Logie Street.

The sight lines to the south are around 70 metres. One of the bus stops can be seen in the photograph.

The sight distances at the intersection are sufficient for vehicles to enter and exit Shaftesbury Grove safely based on the operating speed along the section of the road.

Holborn Drive connects Shaftesbury Grove with George Street and Stokes Valley Road.

Figure 6 shows the typical road environment along Holborn Drive.

Figure 6: Holborn Drive north of George Street

Holborn Drive provides for two-way traffic with the width of the road being around eight metres, with a footpath along one side of the road. There is kerb and channel along both sides of the road.

The road is painted with a centreline along its length with white solid white lines at intersections. The first section of Holborn Drive is marked with broken yellow lines along both sides of the road.

Holborn Drive forms part of a bus route with bus stops along both sides of the road. Generally the on-street parking demand is low except for some isolated locations.

Data obtained from Council data estimates the traffic flows along Holborn Drive are around 1200 vehicles per day.

Logie Street connects Shaftesbury Grove with George Street and also provides a connection to the Stokes Valley Shopping Precinct, local schools and other services.

Figure 7 shows the road environment along Logie Street.

Figure 7: Logie Street south of Shaftesbury Grove.

As shown the two-way road is marked with a dashed white centre line and has a width of around eight metres. There is a bus stop shown in the photograph. As with Holborn Drive there are some isolated locations where on-street parking occurs on the road.

The lower section of Logie Street is straight with the intersection of Logie Street and George Street being controlled by give way signs. There are some isolated sections of the road painted with broken yellow lines on this part of the road.

The traffic volume from council data shows flows being estimated at around 250 vehicles per day.

George Street provides the strategic connection from both Logie Street and Holborn Drive to Stokes Valley Road. At the intersection of George Street and Holborn Drive, priority is given to George Street with Holborn Drive motorists being controlled by stop signs.

Figure 8 shows the typical road environment along George Street.

Figure 8: George Street looking towards Stokes Valley Road

George Street is a two-way road with a width of around 11 metres. There are footpaths and kerb and channel along both sides of the road. As shown the on-street parking demand is higher along this road.

The road is marked with a dashed centre line with standard solid white line markings at the intersections along the road. An edge line is also painted along the road which acts as a parking lane or an area where cyclists can ride along.

George Street has an estimated traffic volume of around 4,000 vehicles per day at its eastern end near Stokes Valley Road.

There are a number of public transport services near the site which include a bus route on Holborn Drive and Logie Street and Pomare and Taita Railway Stations on Eastern Hutt Road. The bus services link to the train stations that provides an alternative to private vehicle use.

Figure 9 provides the diagrammatic public transport network in the area.

Figure 9: Public Transport Services (Source: Metlink)

Bus route 121 provides a loop service that uses Holborn Drive and Logie Street and connects this area with the shopping precinct, train stations, the Hutt Central area and Seaview. This service provides excellent transport connections between the new residential area and employment zones and schools. This service runs from around 7.00am at 30-minute intervals in the peak and then every 60 minutes off peak up to 6.00pm.

Route 120 provides the main public transport spine route travelling along Stokes Valley Road and linking through to the Hutt Central area. This service runs approximately every 15 minutes during the day and 30 minutes at other times from 6.00am to 10.30pm.

There are also limited school bus services that are provided for Stokes Valley.

4 CRASH HISTORY

This section provides details of the crash history for the key roads related to the Development Site. A detailed search of the Waka Kotahi crash database was carried out for the five-year period from 2018 to 2022, along with the part year of 2023. The search included all crashes on Holborn Drive and Logie Street.

Table 1 provides details of each of the reported crashes that have occurred on these two roads and the adjacent intersections.

Road	Location	Date	Collision Reference	Accident Description	Severity
Logie Street	At Gribble Grove	11/11/2021	2021204782	A motorist heading towards George Street lost control of the vehicle, mounted kerb and hit pole.	Non-Injury
	Outside 61	05/11/2021	201953138	A motorist heading towards George Street has collided with a parked car on the left-hand side of the road.	Non-Injury
	Outside 32	18/11/2019	201985614	A motorist heading towards George Street has collided with a car that is making a left turn into a driveway.	Non-Injury
	Outside 34	11/08/2019	201977559	Motorist heading towards George Street has lost control and collided with two parked cars. Driver left the scene of the crash.	Non-Injury
	Outside 12	01/12/2018	201820194	Motorist heading towards George Street has lost control of their vehicle hitting a parked car. Vehicle was stolen and driver was heavily intoxicated.	Minor

Holborn Drive	Outside 85	28/03/2018	201835656	A bus driver has swung wide on a corner to negotiate bend and a motorist heading north has hit the bus.	Non-Injury
	Outside 85	23/04/2022	2022220165	A motorist heading north has lost control on a sharp bend and has hit a parked car. The driver was blinded by bright sunlight.	Non-Injury
	Outside 85	04/09/2022	2022234226	Motorist heading north has hit a parked car. Possible medical event.	Minor
	Outside 99	07/03/2021	2021180864	Motorist heading north has lost control of their vehicle while testing the car.	Non-Injury
	Outside 99	16/09/2021	2021223203	A motorist heading toward Shaftesbury Grove has lost control of their vehicle and hit a parked car. Driver left the scene of the crash.	Non-Injury
	Outside 115	30/07/2020	2020160187	A motorist heading south has lost control of their vehicle and hit a tree. Inexperienced driver.	Non-Injury
	Outside 117	12/10/2017	201718179	A motorist heading south has lost control of their vehicle and hit a tree. Shoe got jammed between pedals.	Minor
	Outside 126	12/03/2017	201734039	A motorist heading north has lost control of their vehicle and hit a parked car. Driver fled the scene and vehicle was green stickered.	Non-Injury

George Street	At Holborn Drive	06/05/2018	201839037	A motorist turning right into Holborn Drive has failed to give way to a vehicle heading north on George Street.	Non-Injury

Table1: Crash History 2017 – 2023: (Source: Waka Kotahi)

There have been 11 non-injury and three minor injury crashes since 2017 on Holborn Drive and Logie Street. There have been no reported crashes on Shaftesbury Grove. There have been no serious or fatal crashes on these roads.

The crash history shows that there are no inherent safety deficiencies with the road in the search area. Notably a number of reported crashes involved illegal actions or careless behaviour. There have been a number of crashes in very isolated locations involving parked cars which would suggest there would be some benefit in implementing no stopping restrictions on some parts of Holborn Drive and Logie Street.

The low severity crash types suggests that the road environment of Holborn Drive and Logie Street provides a safe environment for the users of these roads. The alignment and general road geometry of these roads encourages drivers to be more alert and drive carefully.

5 THE PLAN CHANGE

The proposed private plan change seeks to rezone Hill Residential and General Recreation Activity Area at 12 Shaftesbury Grove into Medium Density Residential with site specific provisions. The proposed rezoning will allow for an increase in density and the number of houses that will have access onto Shaftesbury Grove. Any future development will be subject to the various Policies, Objectives, Rules and Standards as set out in the Hutt City District Plan (HCDP).

The Plan Change site is expected to provide for around 150 lots for the construction of new homes. The layout of the subdivision will be subject to separate consenting processes and the actual number of houses could be more or less than 150 over time, depending on opportunities and constraints. For the purpose of the assessment below a maximum figure of 200 homes has been used for the high-level analysis.

The Plan Change area is likely to be developed in stages and will provide for a variety of lot sizes.

Future development of the land will be required to meet the provisions of the HCDP. Where the requirements of the HCDP cannot be met, a resource consent will be required for any non-compliances. The infrastructure required to address any of the effects relating to the development of the land will rest with the future subdivision applications and requirements of the HCDP.

An indicative concept plan has been developed showing the area that is suitable for development.

The current concept plan has all access to the wider road network via Shaftesbury Grove. The development of the land will provide new roads that are expected to be vested with Council and will allow for and retain pedestrian connections to the adjacent land to the south.

Figure 10 shows the concept residential subdivision layout plan.

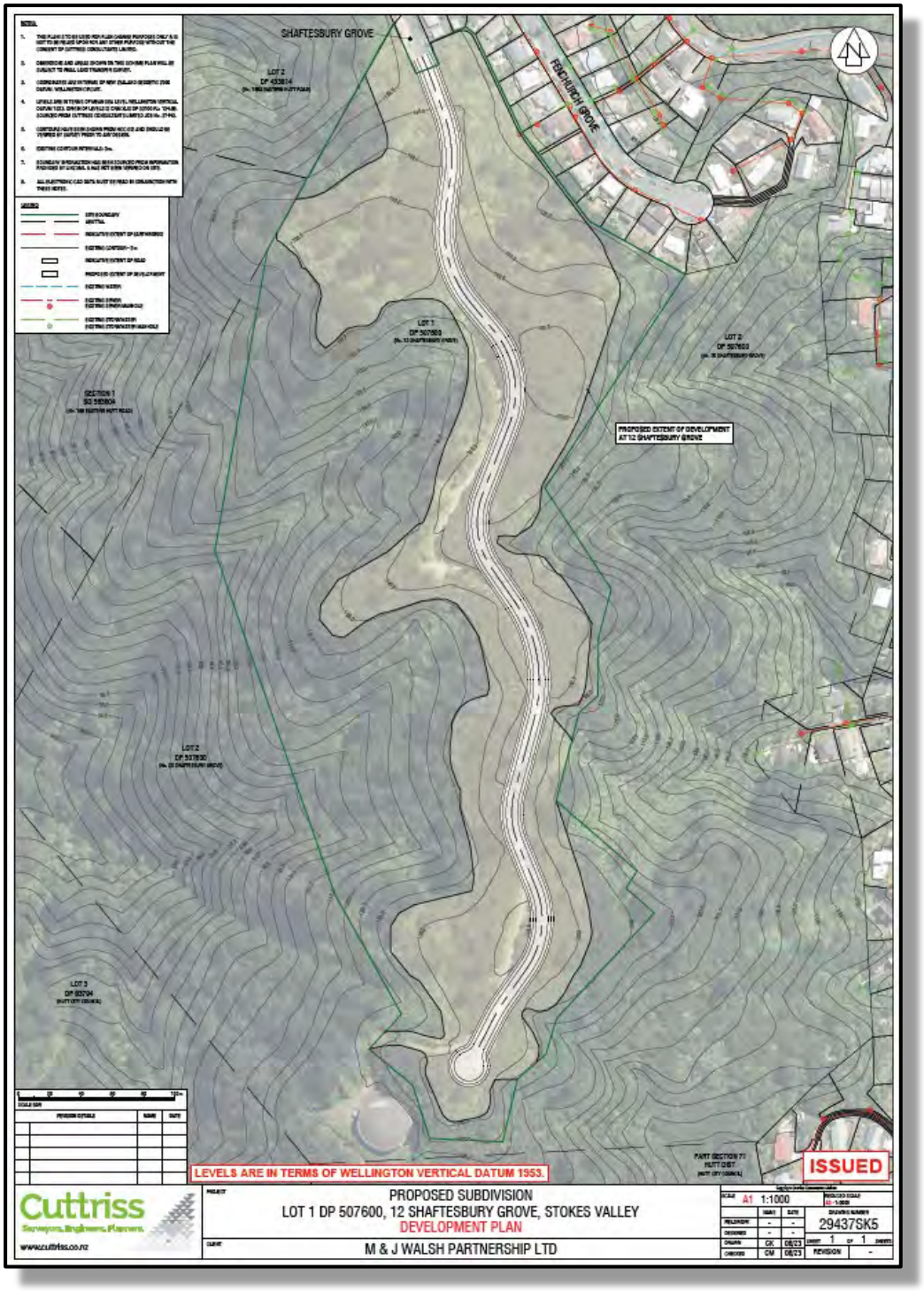

Figure 10: Concept Lot Layout Plan. (Cuttriss)

For the purpose of the analysis of the potential traffic effects of the plan change area it has been assumed that 200 new residential units for traffic generation, trip distribution and any other network implications may need to be considered. It should be noted that the plan change area is likely to yield a lower number of units, but a conservative approach to the traffic analysis has been taken. This approach will therefore, most likely, overstate any effects of the proposed plan change.

6 NETWORK ANALYSIS

6.1 General

This section considers the network issues in the existing network that may require some attention by way of improvements or some other form of mitigation, whether that is immediately or sometime in the future. It should be noted that some of the gaps in the network may be existing deficiencies that need to be addressed regardless of this PC. That said the Plan Change site will add traffic volumes and so depending on the timing of stages may well require some mitigation measures to address any effects.

It should be noted that the assessment looks at the impacts which will form the framework for future development of the Plan Change area. Appropriate analysis and assessment will be prepared as part of the future subdivisions consent which will include an assessment of the traffic impacts, road layouts and any measures required to address any adverse effects. The consent process is the planning mechanism to achieve future needs of the development and managing the effects.

The key aspects of the Plan Change site will be the traffic generated from the site, the connections to the wider road network, the cycle and pedestrian linkages and its proximity to other services.

In terms of the Plan Change Site the most likely route choices for future residents will be either via Holborn Drive or Logie Street. Due to the nature of the road environment and expected driver route choice, the new trips are likely to be split evenly between Holborn Drive and Logie Street.

Accordingly, it is expected that around 50% of the traffic will use one of the two roads (Holborn Drive and Logie Street) to access the wider road network. Cyclists are expected to use Holborn Drive because of its long down grade to head north. George Street and Logie Street are likely to be used when returning home. This is due to the route being mostly flat with a relatively short steep hill at Logie Street. As traffic moves further from the site, traffic will become more dispersed with any impacts being immaterial against the network as a whole.

Figure 11 shows the typical routes residents may use to and from the development site.

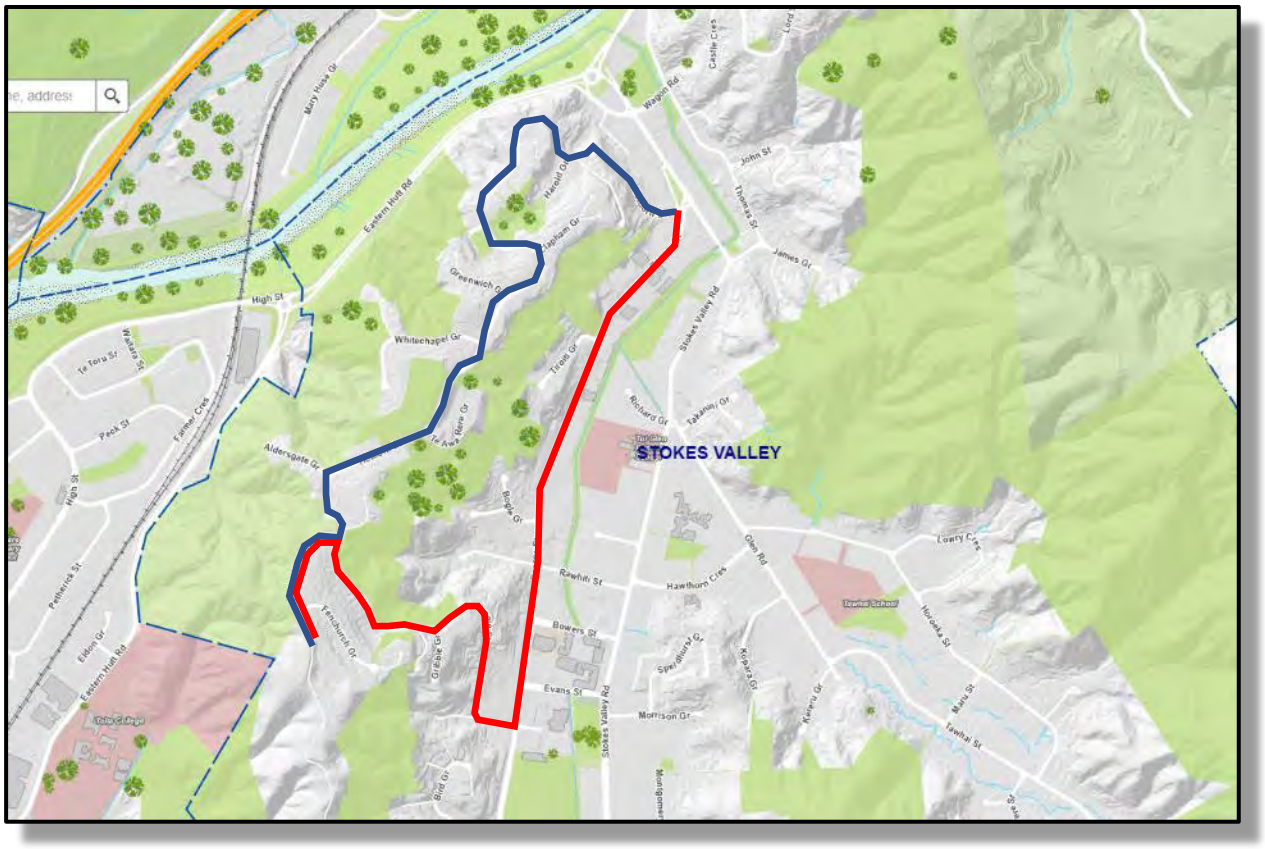

Figure 11: Trip routes. (Source: Hutt City Maps)

Holborn Drive is shown in blue with Logie Street/George Street shown in red.

It should be noted that most of the daily trips are likely to be out of Stokes Valley and to the employment areas of Wellington, Hutt City and Upper Hutt City. Stokes Valley is typical of a dormitory suburb. There are a few different employment and service areas within Stokes Valley.

This includes the Stokes Valley Shopping Precinct, industrial area at the northern end of George Street and the various schools in the area.

The potential negative and positive impacts of the Development Site on the wider road network are likely to be most evident at the intersection of Holborn Drive and George Street. The adjacent immediate road network is operating below its potential operating capacity except for some intersections with Stokes Valley Road. The impacts of the Development Site become less noticeable as you move further from the site and with different trip destinations.

6.1 Traffic Generation

The calculation of trip generation for the developments are usually based on research undertaken by Waka Kotahi and is set out in Research Report 453 (RR453). While this document has been updated recently to reflect changes in travel choice that has occurred

for a number of reasons, it is still useful as a conservative assessment tool for calculating the trip generation that could occur at the upper limits. The document RR453 provides figures of 10.7 per dwelling per day or around 1.3 trips per home in the peak hour.

More recent traffic count data for residential development shows that trip rates have reduced from this high figure of 10.7 per day. Even some of the more recent information from Waka Kotahi research shows trip rates between six and eight movements per household. This aligns well with surveys conducted on urban developments that show similar rates.

An analysis of the effect of trip rates on traffic flows has been carried out to better understand the potential effects on the adjacent roads. The analysis included using trip rates of 6.0, 7.5 and 10 movements per dwelling per hour. This provides an indication of lower and upper thresholds for the number of vehicle trips that could be generated by the new homes within the Plan Change site.

Table 2 shows the expected traffic volumes for different trip rates.

Street	Trip Rate 6.0	Trip rate 7.5	Trip 10.0
Holborn Drive	66	83	110
Logie Street	54	67	90
Total	120	150	200

Table 2: Trip Rate Analysis

The table above shows the different flows for different trip rates.

For the purpose of analysis, the number of new trips from the Development Site (200 residential units) is expected to fall within the range of 120 to 200 vehicles per hour in the peaks. This is based on trip rates of six to ten, respectively. Based on these assumptions above, a trip generation rate of around 7.5 vehicles per day per dwelling has been used for the analysis of the potential effects. The 200 homes are expected to generate around 1,500 vehicles per day or 150 vehicles in the peak hour.

6.2 Trip Distribution

As shown above, the Plan Change site is well located to take advantage of the connections provided by the adjacent road network and in particular Holborn Drive and Logie Street.

It is assumed that some of the residents of the Plan Change site will work and require goods and services from the Shopping Precinct. It is noted that with dormitory suburbs the employment opportunities near homes are usually small with most residents travelling

outside the immediate area for work. Public transport services are provided to assist in the reduction of private vehicular travel.

The following simple assumptions have been made for the purpose of analysis. Most of the residents from the Plan Change site will work or have business outside Stokes Valley.

The traffic generated by these residents is expected to be almost equally split between Holborn Drive and Logie Street. The split of the development traffic between Holborn Drive and Logie Street is expected to be around 55% and 45% respectively. This equates to around 80 vehicles per hour using Holborn Drive at peak times with 70 vehicles per hour using Logie Street.

The flows from the Plan Change site are considered to fall between low and moderate with one vehicle every 45 seconds accessing the adjacent road network via Holborn Drive and Logie Street onto George Street and then onto Stokes Valley Road.

Holborn Drive carries around 4,000 vehicles per day with the Development Site adding around 825 vehicles per day. Logie Street will see an increase of around 675 vehicles per day on top of its existing 300 vehicles per day. While this is a noticeable increase in terms of percentage, the adjacent network is able to accommodate this increase, as the total flows are below the operating capacity of roads.

6.3 Holborn Drive

Holborn Drive is well designed with a road width that can accommodate much higher volumes of traffic both safely and efficiently.

The development of the Plan Change site will increase the use of this road but will be still well below the operational capacity of this road. In reviewing the road geometry, alignment and other factors such as on-street parking it is expected that no major changes will be required.

There is the potential for some isolated locations to need some attention which is based on the past crash history which showed parked vehicles being a contributing factor to some of the crashes. For example, outside 99 and 117 Holborn Drive. It may be prudent as a precautionary approach to investigate and implement no stopping restrictions in these locations.

It has also been noted the lack of side road control for intersections along Holborn Drive. Again, as a precautionary approach and for good traffic management reasons, all side roads should have some form of control to guide and indicate to road users the appropriate priority route. The intersection of Shaftesbury Grove/Holborn Drive/Logie Street should have give way signs as a minimum treatment.

6.4 Logie Street

As with Holborn Drive, Logie Street is well designed with excellent road widths and good alignment noting that it is moving onto hillside topography. The road is operating well below its functional capacity and is able to accommodate the expected traffic flows from the Plan Change area.

Again, as with Holborn Drive the crash history shows crashes involving parked vehicles and in one particular location being in the vicinity of 85 to 99 Logie Street. The moderate curve in this location appears to create some of these crashes and some investigation into these existing deficiencies warrants further work. Such measures might include a solid white centreline, more no stopping restrictions and better road signage. All of these treatments are relatively simple to implement and do not pose an impediment to the management of traffic from the Plan Change site.

It is also suggested that Logie Street is reclassified within the Hutt City Road Hierarchy as its current "Access Road" designation it out of step with regard to its function. The road forms part of the public transport route that provides important connectivity across Stokes Valley Heights and is important for providing a resilient road network. Accordingly, it is recommended that it should be a Secondary Arterial Road and is a continuation of the designation for Holborn Drive.

6.5 Intersections of George Street/Holborn Drive and George Street/Stokes Valley Road

The effects of traffic generated by the Plan Change site are expected to be most visible at these two intersections. Most of the new vehicular movements from the Plan Change site will have to travel through these intersections. It should be noted however as these intersections become busier some motorists may use one of the many other routes such as Evans Street to access Stokes Valley Road. Also, some residents may change their route to access schools and services which would again reduce the loadings at the two intersections.

Further investigations will be needed to test the operational capacity of these two intersections as the development of new lots and subsequent increases in traffic movements occur, as part of the subdivision within the Plan change site.

Operationally the intersections are expected to accommodate the increase in traffic flows, however the intersection controls may need to change to manage the constraints that exist at the two intersections. For example, the right turn queue into Holborn Drive in the evening may extend back to Stokes Valley Road intersection in the evening peak. This could then extend on Stokes Valley Road within the right turn bay. There is sufficient room within the right turn bay to accommodate traffic flow increases. This could be addressed if it became an issue by the introduction of a small roundabout at the intersection of Holborn Drive and George Street.

Any changes to the intersection of Holborn Drive and George Street should be considered as part of the subdivision process for the Plan Change site as the need for any change, if required will be towards the later stage of the development of the Plan Change area.

6.6 Wider Road Network

As noted above the flows as you move away from the Plan Change site start to disperse fairly quickly with multiple route choices depending on the user's origin and destination.

There are some key intersections that will see more traffic at peak times including the following junctions:

- Intersection of Wagon Road/Stokes Valley Road/Stokes Valley Link
- Intersection of Stokes Valley Link/Eastern Hutt Road

These intersections at peak times have Levels of Service (LoS) being within normally acceptable thresholds (better than LoS D) for an urban arterial junction. The relatively small increases in additional traffic across the road network and through these intersections is likely to be indiscernible to road users, with the LoS remaining within the acceptable LoS thresholds.

It should be noted that the Eastern Hutt Road towards Taita currently has temporary lane closures as a result of a large slip on the hill side of this road. The Eastern Hutt Road normally has two traffic lanes in both directions, and it is expected that this will be the case in the future.

6.7 Cyclists and Pedestrians

The Plan change site is located close to the shopping precinct and schools. This will allow the possibility of increased use of alternative transport as the preferred form of transport for work and recreational trips. This aligns well with the current government's focus on promoting more sustainable transport modes.

That said it should be noted that the topography may create challenges for walking and cycling to be a popular transport choice. However, the rapid increase in the use of e bikes makes cycling a very viable alternative transport option.

The location of the Plan Change site, due to its proximity being less than 1.5 kilometres from these services, is still ideally placed to reduce overall vehicle travel distances.

6.8 Road Safety

Generally, the road network that will be used by road users from the Plan Change site is operating safely. There may be a couple of isolated locations within the wider road network

that could require minor improvements to address existing problems that may need attention with increased traffic flows.

PLANNING

6.1 General

This section provides information relating to the Hutt City District Plan and in particular the key outcomes which the PPCR needs to meet. There are various sections in the HCDP that set direction for development. The parts relevant to Transportation matters are found in Section 14A of the HCDP along with its references to other parts of the Plan.

The development of the plan change area is expected to meet the Policies and Objectives as well as the Transport Rules and Standards contained in Section 14A – Transport of the District Plan.

Where particular provisions, rules or standards are not met, that particular development will need to apply for resource consent and provide the appropriate assessment of effects due to those non-compliances. Any non-compliances will come out of the consequential subdivision consents should the plan change be granted.

6.2 Objectives and Policies

In regard to the Objectives (14A 3) and Policies (14A 4) contained within Section 14A of the District Plan the following analysis of the relevant parts has been provided below.

Objective 14A 3.1

A safe, efficient, resilient and well-connected transport network that is integrated with land use patterns, meets local, regional and national transport needs, facilitates and enables urban growth and economic development, and provides for all modes of transport.

The private plan change site is located on the fringe of the urban area in Stokes Valley. The design of Shaftesbury Grove and the stub end of the road suggest that this area was intended to have a more intensive use. Shaftesbury Grove is well connected to the wider road network via Holborn Drive and Logie Street.

Holborn Drive is listed as a Secondary Collector Road with Logie Street being an access road. It should be noted that from a road environment perspective the two roads are very similar in terms of road width with Logie Street being slightly less winding than Holborn Drive.

George Street links with both Logie Street and Holborn Drive. George Street is listed as a Primary Collector Road in the HCDP.

Bus Routes 120 and 121 link the Plan Change site and Stokes Valley with the wider region providing connections to services, schools and employment zones. These two routes also link to the Wellington train network.

The plan change area is well connected to the wider road network with different transport options and a high level of resilience with two well-constructed transportation routes.

Objective 14A 3.4

Adverse effects on the safety and efficiency of the transport network from land use and development that generate high volumes of traffic are managed.

The development of the plan change area could generate up to 200 vehicle movements in the peak hour. Both Holborn Drive and Logie Street are functioning well below the operational capacity.

As traffic moves further from the development area, the traffic flows get spread further across the road network in time. It should be noted that while new residents can take Holborn Drive or Logie Street, they are likely to converge at the George Street/Holborn Drive intersection depending on the trip destination.

The expected flows from the plan change can be accommodated and managed on the adjacent road network with no noticeable changes in the level of service relating to safety or efficiency.

Objective 14A 3.5

Adverse effects on the safety and efficiency of the transport network from on-site transport facilities (vehicle access, parking, manoeuvring and loading facilities) are managed.

The site accesses and internal roads will be required to meet best practice guidelines with regard to sight distances and their formation. All access points will be able to meet these guidelines.

All parking and manoeuvring for the new lots will be provided within the site boundaries and there will be no effects on other road users.

These will be assessed as part of the subdivision process and subsequent resource consent applications.

Policy 14A 4.1

Additions and upgrades to the transport network should seek to improve connectivity across all modes and be designed to meet industry standards that ensure that the safety, efficiency and resilience of the transport network are maintained.

Shaftesbury Grove is a cul de sac that links to Holborn Drive and Logie Street. Both Holborn Drive and Logie Street have excellent connections to the wider road network and offer a resilient road network for the Plan Change site.

Public transport services are already available in the immediate area and connections to other transport modes are also provided.

Any future additions, changes or upgrades to the road network will be done to the appropriate standards where possible. Where these cannot be completed to the appropriate standards, an assessment will be carried out as part of any future consenting process.

Policy 14A 4.2

Land use, subdivision and development should not cause significant adverse effects on the connectivity, accessibility and safety of the transport network, and, where appropriate, should:

- *seek to improve connectivity within and between communities; and*
- *enable walking, cycling and access to public transport.*

The development of the private plan change area will not adversely affect connectivity, accessibility or safety of the transport network. Opportunities may exist to improve walking path connections from Shaftesbury Grove to Eastern Hutt Road.

Policy 14A 4.3

The transport network should be located and designed to avoid, remedy or mitigate adverse effects on the adjacent environment.

The development of the private plan change area will not adversely affect the adjacent environment and will be managed through the Plan Change and Resource Consenting processes.

Policy 14A 4.4

Land use, subdivision or development containing noise sensitive activities should be designed and located to avoid, remedy or mitigate adverse effects which may arise from the transport network.

The private plan change seeks to increase the development potential of the existing residential area and will not provide for any noise sensitive activities that wouldn't be expected in this zone. New roads will not generate any unexpected noise that would normally be expected in residential areas.

Policy 14A 4.5

Any activity that is a High Trip Generator must be assessed on a case by case basis. Adverse effects of High Trip Generators on the safety and efficiency of the transport network should be managed through the design and location of the land use, subdivision or development.

The private plan change seeks to change the zoning of the land to provide for residential activities. Residential activities are not high traffic generators and individually the new lots will not be high traffic generators. Multi-unit developments can be high traffic generators. However, due to the nature of the topography of the Plan Change area it is unlikely for larger multi-unit developments to occur.

If any high traffic generating activities were to be proposed, then these would require a consent and the effects can be addressed and managed through that process.

Policy 14A 4.6

Vehicle access, parking, manoeuvring and loading facilities should be designed to standards that ensure they do not compromise the safety and efficiency of the transport network.

The site accesses for the new lots along with any parking and manoeuvring will be able to meet best practice design guides. Any effects on the transport network will be indiscernible.

Policy 14A 4.7

The transport network, land use, subdivision and development should provide for all transport modes.

The private plan change area will provide for all appropriate transport modes.

7 CONCLUSION

The proposed private plan change seeks to rezone Hill Residential and General Recreation Activity Area at 12 Shaftesbury Grove into Medium Density Residential which will allow for an increase in density and the number of houses that will have access onto Shaftesbury Grove.

The Plan Change site is ideally suited to use existing road infrastructure provided by Holborn Drive, Logie Street and George Street with the development area being around 1.5 kilometres from the centre of the shopping precinct.

There are bus services near the Plan Change site that link the development area to the wider Stokes Valley basin and other parts of the Hutt Valley. The bus routes also link the Plan Change area to the nearby train services.

The adjacent road network is operating below capacity with some intersections along Stokes Valley Road having some congestion at peak times. While the Plan Change site will add new trips to the road network, these are expected to disperse across the various routes reducing the impacts at these locations.

There may be the need for some improvements/changes to the intersection of George Street and Holborn Drive. Any future works can be considered as part of the future subdivision process. It is also likely some minor works may be required on Holborn Drive and Logie Street which will mostly take the form of new road markings and intersection signage.

Overall, the Plan Change site is considered to be a logical extension to the existing urban edge that uses existing road infrastructure. The roads in the area have sufficient operating capacity to accommodate the expected increases in traffic flows. Any potential adverse effects can be managed through the subdivision and resource consenting processes under the RMA.

Part 5: Submission Form

RMA FORM 5

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*	*First*
Company/organisation		
Contact *if different*		
Address	*Unit* *Number* *Street*	
	Suburb	
	City	*Postcode*
Address for Service *if different*	*Postal Address*	*Courier Address*
Phone	*Day*	*Evening*
	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:

(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:

(Please use additional pages if you wish)

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

Give precise details:

(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