

Submission DPC56/160

AGAINST PROPOSED CHANGE TO HIGH DENSITY FOR RAKEIORA GROVE

Who we represent ...

Rebecca Leask, Ben Young	38 Rakeiora Grove	Bob Williams	22 Rakeiora Grove	Myrrh Parlane	8 Rakeiora Grove
Mette Mikkelsen, Ben Steele	36 Rakeiora Grove	Duncan Watts	21 Rakeiora Grove	Corryn Elliott	10 Rakeiora Grove
Jane Anderson. Kevin Anderson	34 Rakeiora Grove	Dan Love	17 Rakeiora Grove	Alison Cossar	12 Rakeiora Grove
Alan Lee. Agnes Lee	32 Rakeiora Grove	Mary Wallis	9 Rakeiora Grove	Shamia Love	14 Rakeiora Grove
Dianne Keeman, Mark Keeman	31 Rakeiora Grove	Gavin Fitzgerald	7 Rakeiora Grove	Allison Ralph-Smith	16a Rakeiora Grove
Debbie Tse	29 Rakeiora Grove	Vivienne Mountier, Simon Miller	5 Rakeiora Grove	Keone Shelley-Lyons	16 Rakeiora Grove
Jena Oberg, Tim and Billy Miskimmin	27 Rakeiora Grove	Mountier Family	3 Rakeiora Grove	Anne Crivello	18 Rakeiora Grove
Mike Stewart, Kylie Barton	25 Rakeiora Grove	Denise Mendez-Kerr	2 Rakeiora Grove	Cherie Tidmarsh	20 Rakeiora Grove
Sally Gale, Nick Gale	24 Rakeiora Grove	Andy & Karen Forbes	6 Rakeiora Grove	Bridget & Jack Thompson	33 London Road
Heidi de Ronde	23 Rakeiora Grove	Julie Haggie, Local Environment Advocate	107A Maungaraki Road	... and Hami Love on behalf of the local Korokoro Love Whānau	

Our submission ...

Does not meet criteria for NPS-UD

- Not meet Policy 3 walkability requirements
- Filling the block is not appropriate
- Changing from Hill Residential to High Density Residential is arbitrary and inconsistent with surrounding areas

Rakeiora Grove should remain Hill Residential in line with neighbouring properties

Development should not occur

- Need to protect coastal character
- Protect natural features and landscapes
- Protect indigenous habitat and species
- Significant Natural Resource 27
- Significant natural hazard risk
 - Highest Wind Zone in New Zealand
 - Regular Landslides + Earthquake risk
- Historic Heritage
 - The Taumata Homestead at #38
 - Area is significant to Māori

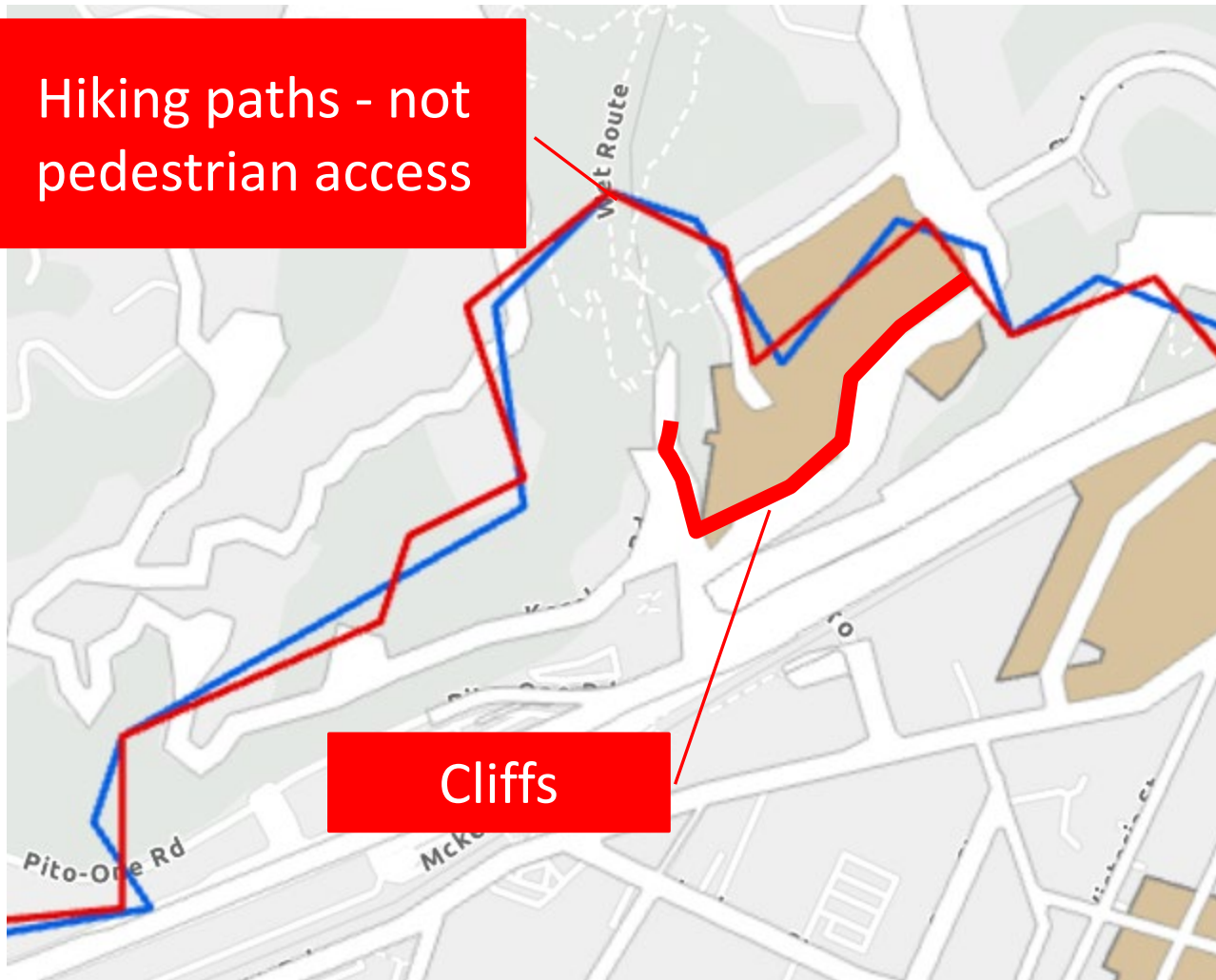
The Area

- 28 properties
- Steep terrain
- Unstable land
- Extreme wind
- Limited access
- Includes SNR 27
- Includes Heritage Listed “Taumata” Homestead



Does not meet criteria for NPS-UD

Hiking paths - not pedestrian access



Cliffs

- Walkable zone **does not consider cliffs** – property boundaries only
- Highlighted Rakeiora Grove area is **1.1km - 1.4km** without factoring steepness
- London Road very steep, rises **over 60 metres** to Rakeiora Grove.
- Steepness main limiter to public transport use – Engagement Survey
- London Road busy main road with multiple crossing points

The majority of Rakeiora Grove properties are not “walkable”, in fact less walkable than neighbouring streets that are remaining Hill Residential

Need to Protect Galbraiths Gully - SNR 27



Galbraiths Gully and Tuara-what-i-o-te Mana stream

Impacts #22 #24 #36 #38
Rakeiora Grove

Currently “healthy”
freshwater scientist
Amanda Valois

Native fish, eels and
freshwater crayfish

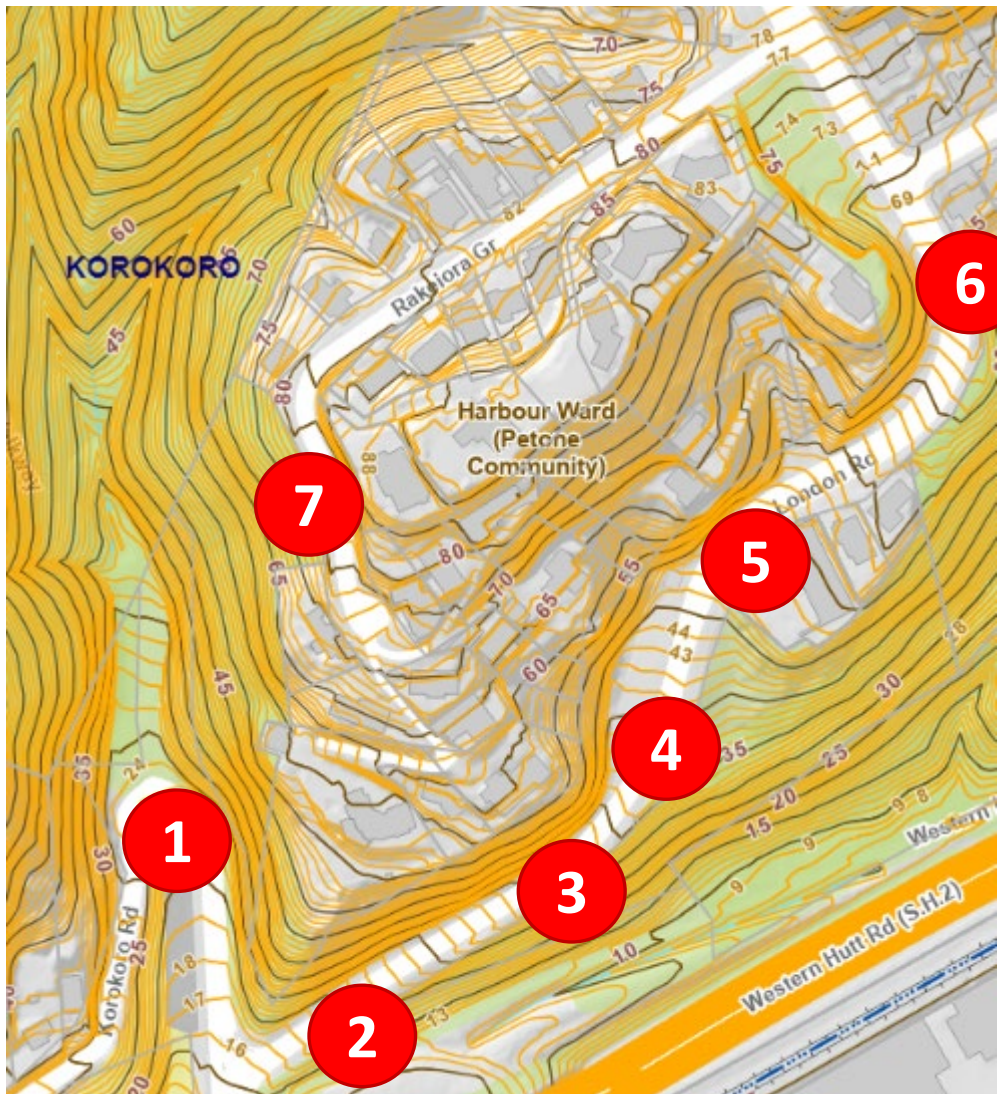
Threats of development

- habitat loss
- natural water run off
- pollution

“Regionally representative as one of the few examples of coastal Kohekohe-Karaka forest. Rich bird, fish and invertebrate diversity.”

Special Natural Resource Area 27 - Lower Hutt City Council

Must manage Landslide Risk

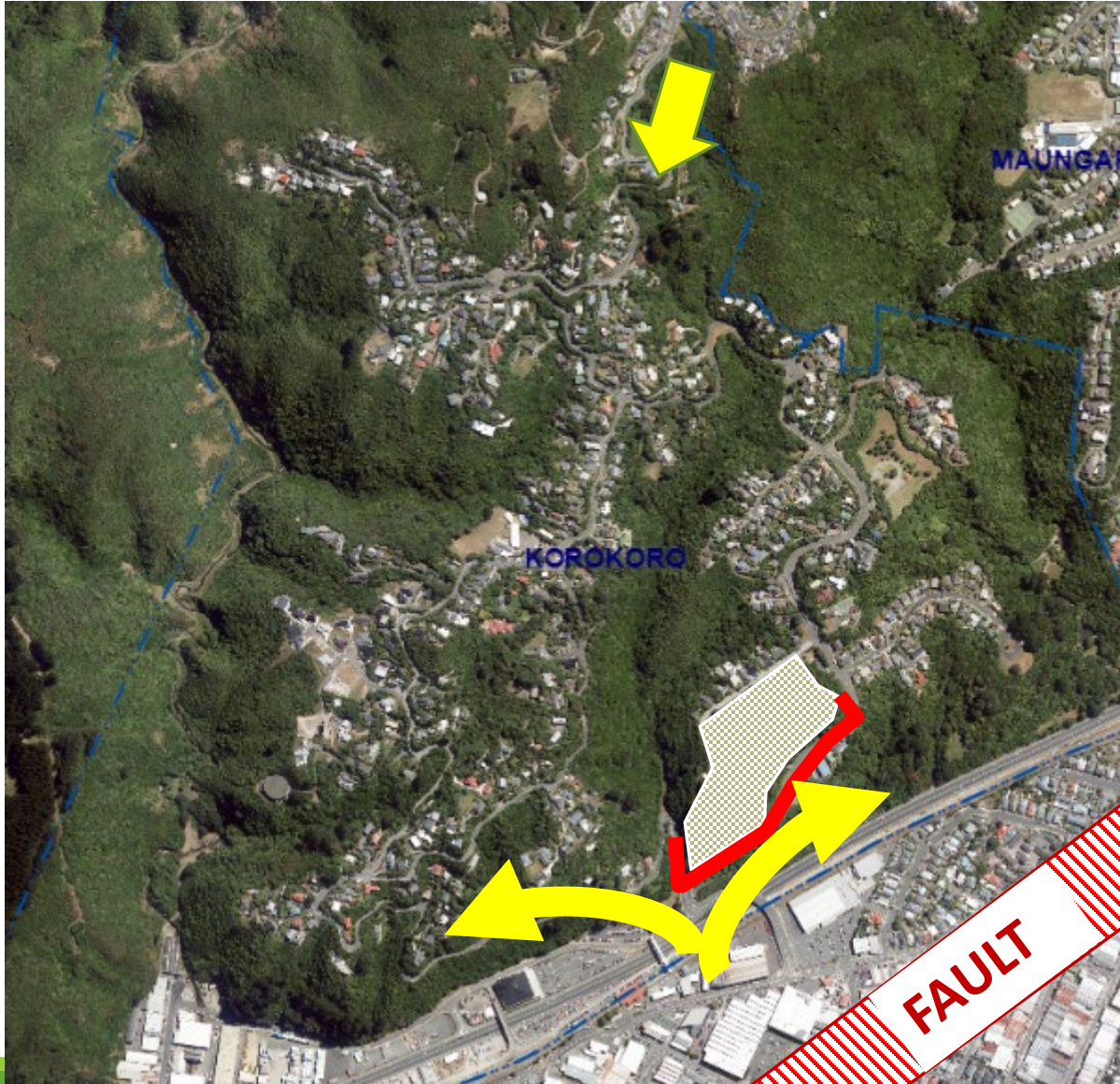


Significant risk to all properties bounding London Road

- Very steep hillside **45 to 90 degree slopes**
- Land slippage a constant problem
- Council crews constantly cleaning up
- upzoning is not managing the risk
- upzoning ignores the topology
- upzoning ignores climate change
- development will cost ratepayers

Seven slips just last winter alone

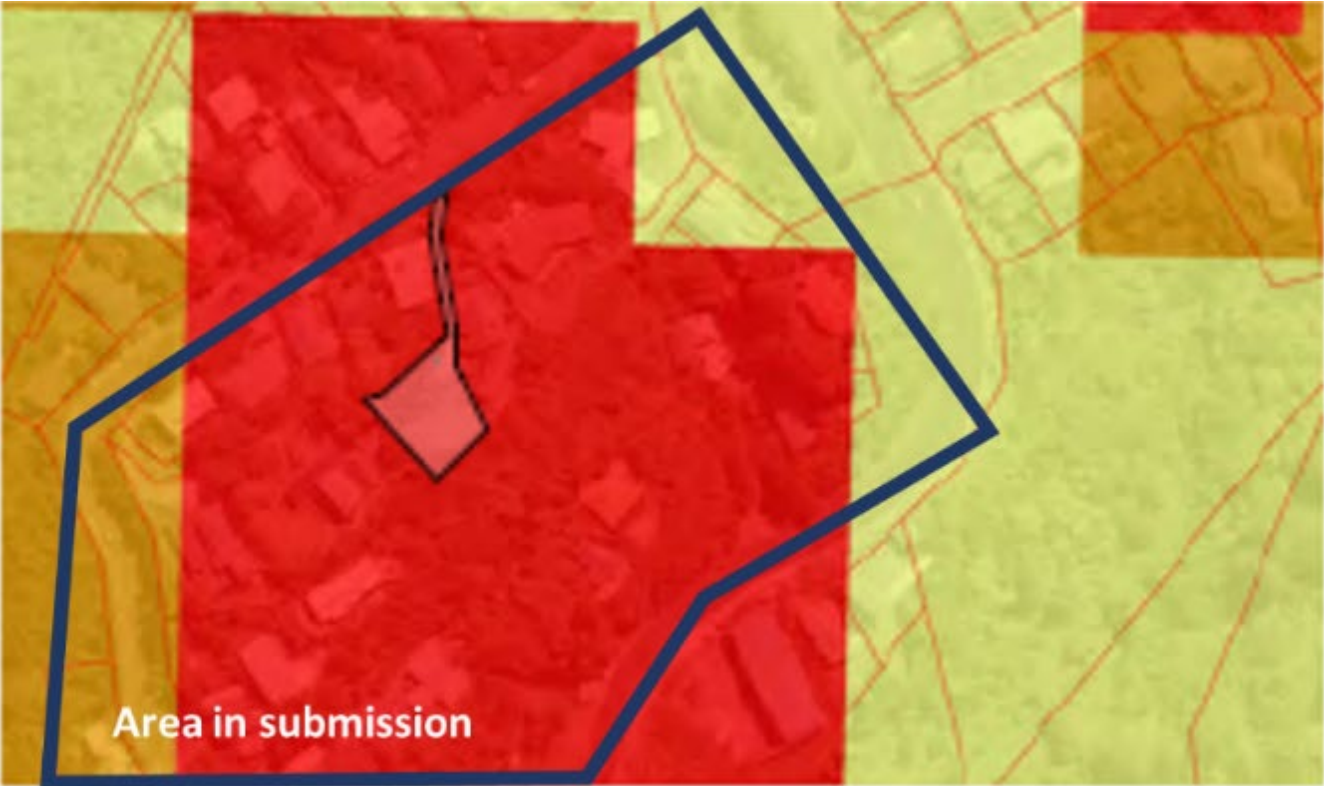
Manage Earthquake Risk



- Wellington Fault only **320m** away
- London Road important access for the suburb
- Only three ways into Korokoro – all prone to slippage
- Road blockages are common just from rain events

Development threatens emergency access for over 500 dwellings

Manage Extreme Wind Risk



Wind Zone Legend

- Low 
- Medium 
- High 
- Very High 
- Extreme High 
- SED 

SED > 60m/s
Highest wind
zoning in
New Zealand

Analysis from recent new dwelling building consent. SED under NZS3604.

SED = “Special Engineering Design”

Substantial engineering costs for just a single storey dwelling

Development threatens residents. High Density misleads developers.

Need to protect the ridgeline



The **hills**, the river and the valley define the Hutt Valley **landscape**

Auckland Council added a **Ridgeline overlay** as a Qualifying Matter within **PC 78 Section 32** “**Ridgeline Protection**”

Properties on the ridge not appropriate for development due to impact on the landscape

- Impact visual amenity (including the coastal area of Petone beach)
- Cast significant shade for western Petone residents

Hutt Council should add a ridgeline overlay.

Need to Protect Heritage

“a High level of significance in relation to: people (association with Ripeka Love); architectural style including a marae incorporated into the house; **surroundings of the building are important to understanding the significance of the place**; integrity and authenticity; and being a good representative of its type.”

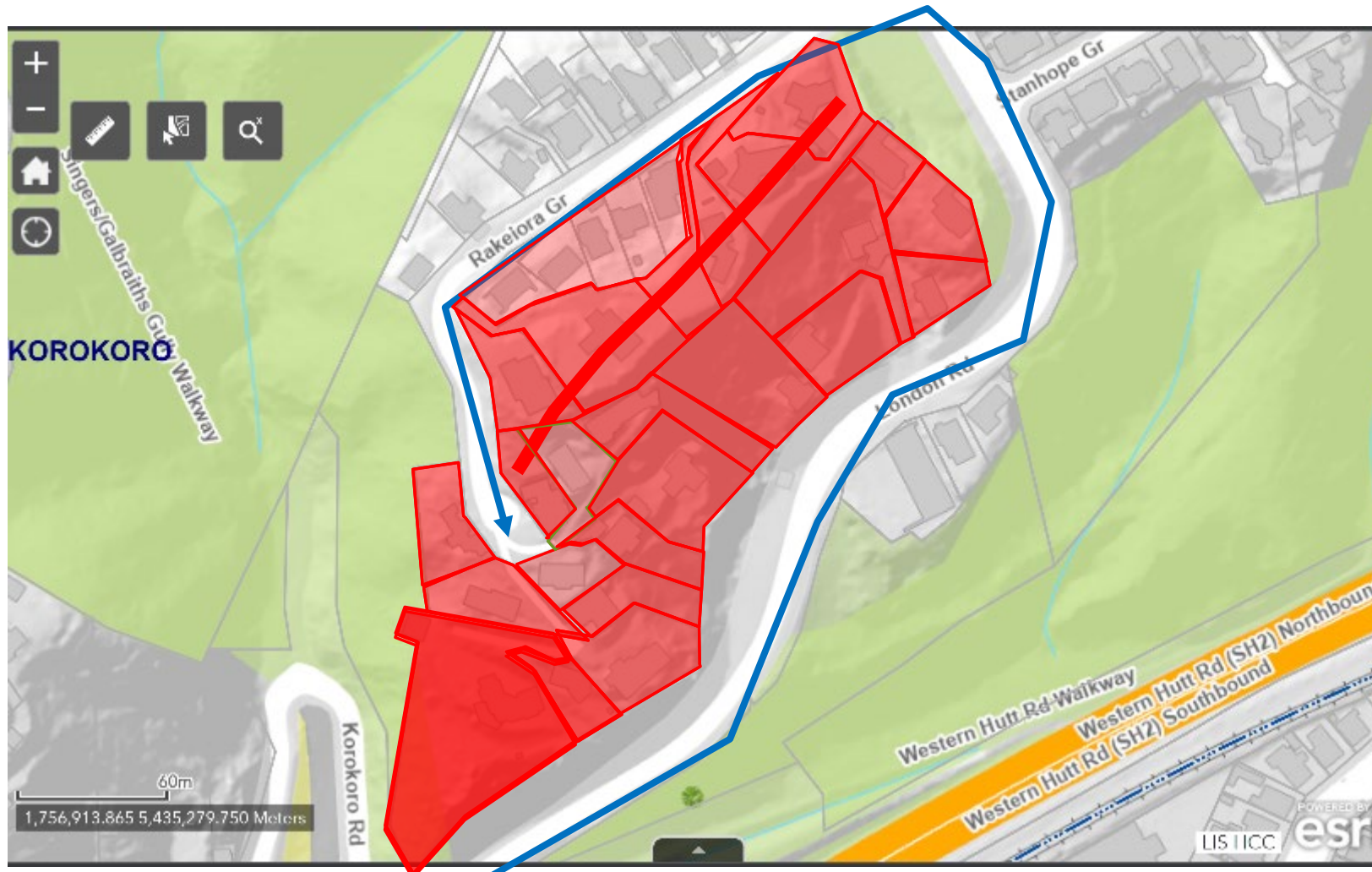
(November 2021) Heritage Inventory Assessment



Development would significantly impact heritage value. Substantial negative impact to amenity. Negatively impact view from Petone.

- #38 Taumata heritage listed dwelling
- circa 1916 by Rīpeka Wharawhara Love and Wī Hapi Pakau Love, descendants of two prominent Te Ati Awa families
- Love whānau remain in the area, active in the community and support this submission
- neighbouring properties all above on steep slope
- situation is visible from Petone

Block does not meet criteria and is not appropriate for high density development



Does not meet NPS-UD criteria

Not walkable from Petone station or CBD

Protect Galbraiths Gully SNR 27

*Protection of coastal areas,
Protection of areas of significant
vegetation and habitat*

Protect Landscapes - Ridge Line

*Protection of outstanding
natural features and landscapes*

Protect Heritage - #38 Taumata

Protection of historic heritage

Manage Natural Hazard Risks

Landslide, Earthquake, Wind
*Management of significant risks
from natural hazards*

Almost all properties are impacted under qualifying matters

Area should remain Hill Residential

Source: Council Officers Report – Appendix 1 – Policy 1 Residential Activity

(c) Apply the Hill Residential and Landscape Protection Residential Activity Areas to areas with significant topographic constraints or amenity landscape values

Hill Residential Activity Area:

This Activity Area consists of significant amounts of land in the hillier parts of the City. The topography of these areas is such that individual sites have characteristics of slope, are often above or below road level, have a different relationship with neighbouring sites to those on the flat, and have views.

- Does not meet criteria for NPS-UD
- Significant loss of amenity sun, privacy, views etc due to topography that would not apply elsewhere
- Large cost to develop with significant impacts but minimal benefits
- Consenting complexity for residents and council - misleading zoning for developers
- Significant risk of costs to ratepayers – service maintenance and land maintenance
- Inconsistent with neighbouring zoning and elsewhere