

Submission on publicly notified proposed district plan

Clause 6 of Schedule 1, Resource Management Act 1991

Privacy Statement

Your submission must include your name, and an address for service (preferably email, but you can use a postal address). All information you include in this submission, including your name and address for service, will be provided to other submitters and published on Hutt City Council's website. Paper copies may also be made available. Hutt City Council is required to collect and publish this information to carry out its functions under the Resource Management Act 1991 and to enable others to take part in the district plan process. The Council, other submitters, and the Environment Court may need to contact you during this process.

If your submission does not include your name and an address for service, it will be rejected.

While the Council will retain all information provided in your submission in secure council systems, all contact details will be removed from any documents published on Council's website once the district plan process is complete. However, your name and the contents of your submission will still appear in these documents.

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 contact@huttcity.govt.nz, call 04-570-6666, or write to us at Private Bag 31912, Lower Hutt 5040.

To: Chief Executive, Hutt City Council

Via email to district.plan@huttcity.govt.nz.

1. This is a submission from Eli Gilfedder on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is eligilfedder@gmail.com. Home Address: 114 Cheviot Road Lowry Bay.
3. I [REDACTED] could not gain an advantage in trade competition through this submission.
4. The specific provisions of the proposal that my submission relates to, my submission on those provisions, and the decisions I seek are shown in the below table. I also seek all further, alternative, necessary, or consequential relief as may be necessary to fully achieve the relief sought in this submission.
5. I [REDACTED] do not wish to be heard in support of my submission.
6. If others make a similar submission, I will [REDACTED] consider presenting a joint case with them at the hearing.

Introduction

We are residents of Lowry Bay and have been so for the past eight years. After moving from Australia, we enrolled our children in the local schools and redomiciled our business to Lower Hutt. We have invested interest in our surrounds, independence and democratic processes and on a whole, oppose the proposal set forth in the recently publicised district plan. As such, through the purchase of free hold land as zoned by the constituent council, one would not expect caveats to be later registered against the development of said property. We urge you to re-consider this application and acknowledge the boarder impacts the district plan may have both directly and indirectly.

Decisions Requested

	Site or area of significance to Maori	Known as a place for harvesting Whio (Blue Duck)	Oppose	<p>I oppose the notion that cultural groups maintain control and bearing over the development of land and property which may serve their own interests and not that of the wider community. Further, property owners, be it Maori or otherwise, perceive their properties as investments and often come at great financial risk and stress. Limiting one's ability to utilise their properties as envisaged when they were purchased has the potential significantly impact property value if plans were rejected by the cultural group empowered.</p> <p>The fundamental argument for imparting limitations or obstacles on the residents in questions, is largely based around the historical presence of the Blue Duck (Whio etc.) and the cultural significance therein. Having researched the ecological requirements for Blue Duck habitats, the areas in and around Lowry Bay don't appear to exhibit many, if any of these characteristics. Those being, they require fast flowing, fresh water rivers, forested margins and a diet subsisting of invertebrates.</p> <p>As such, other than hearsay, what evidence exists that supports these claims? And if there is evidence, what bearing does this have on the broader spatial surrounds of the Lowry Bay suburb? This district plan is proposing limitations on areas from the bottom of Cheviot through to the top. I can only assume these are founded on the cultivations associated with Waiwhetū and Hikoikoi Pā; which is rather ambiguous and far reaching (spatially distanced quite far away)</p>	Delete Provision or limit to the immediate area in question. One which does not impact on people's homes and livelihoods.
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1	Site or area of significance to Maori	The area inland also held cultivations associated with Waiwhetū and Hikoikoi Pā.	Oppose	As residents of Lowry Bay, we oppose the notion that a Pa situated in Waiwhetū and Hikoikoi Pā extend to such an degree that cultural groups are now empowered with the rights to approve or deny property owners the ability to manage land in a manner they see fit (and have purchased the rights for). Where does one draw the line in regards to these geographic boundaries?	Delete provision
2	Site or area of significance to Maori	shoreline and bay was also an important fishing site	Neutral	The provision of this clause has little bearing on people and place. The shorelines have and always will be considered a resource for all. How these resources are managed is an important aspect for environmental preservation and as such, might be well managed by the hands of the first inhabitants.	NIL
3	Slope Assessment Overlay	Elevated risks from slope instability	Opposed	Our property at 114 Cheviot Road is built on flat land which was designed and profiled over 25 years ago. The properties adjacent and behind have also been levelled and flattened more than 25 years ago. There is no slope on our property, and minimal slope on the dwellings behind. Of course there are properties in Lowry Bay that are built in the hills and/or canter-levered over steep elevations, however, this is not the case in many situations. We believe the council need to be more selective in their approach to imparting limitations on properties which are unjustified.	Be more selective in terms of identifying properties of high terranean and subterranean risks.

