

RMA Form 5

Submission on publicly notified proposed district plan

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

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

1. This is a submission from the York Bay Residents' Association on the Proposed Lower Hutt District Plan 2025.
2. Our email address for service is yorkbayresidents@gmail.com.
3. We could not gain an advantage in trade competition through this submission.
4. The specific provisions of the proposal that this submission relates to, this submission on those provisions, and the decisions we seek are shown in the below table. We also seek all further, alternative, necessary, or consequential relief as may be necessary to fully achieve the relief sought in this submission.
5. We do not wish to be heard in support of this submission.
6. If others make a similar submission, we will not consider presenting a joint case with them at the hearing.

Introduction

7. This submission seeks to amend the plan to remove the Medium Density Residential Zone provision from the Eastern Bays and Eastbourne properties, OR to at least amend it as regards certain properties in York Bay.

Decisions Requested

		Chapter	Provision	Position	Reasons	Relief sought
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1	Medium Density Residential Zone	<p>Part 3 – Area-Specific Matters / Zones / Residential Zones / Medium Density Residential Zone</p> <p>Also Proposed Lower Hutt District Plan Maps</p>	Oppose	<p>The draft District Plan proposes extending the Change 56 provisions for medium density housing in York Bay to more properties, despite a number of all the properties being quite unsuited to such development.</p> <p>The properties at Numbers 303, 305, 307A and 307 Marine Drive, and Numbers 1, 2, 3, 4, 6 and 8 Taungata Road are all within the tsunami zone. The Council has a responsibility to consider the potential effects of tsunami and how to avoid or mitigate them. As such, it should not be potentially increasing the number of homes exposed to this risk.</p> <p>Numbers 5A, 7, 11, 13 and 15 Kaitawa Road and Number 2/22 Taungata Road are all steep hillside sections, most unsuitable for such development as indicated by their slope assessment overlay. They were caught up by the blanket nature of Change 56 (to the current District Plan) because of an anomaly that saw them zoned general residential instead of hillside residential like the rest of York Bay. They should not be</p>	<p>Amend provision to exclude medium densification to any of the Eastern Bays and Eastbourne.</p> <p>OR</p> <p>At least, amend provision to exclude those properties in York Bay within the tsunami zone or which are too steep to be suitable for inclusion, as identified in the submission.</p>
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				<p>included in medium density housing zoning.</p> <p>In general, York Bay does not have the water infrastructure to support such intensification. We continue to have a large number of water outages in York Bay – one in January 2025 lasted 26 hours – because the pipes are failing. Ad hoc repairs simply put pressure elsewhere on the system.</p> <p>And, with no requirement for off-road parking for medium density housing, York Bay's narrow roads, which have no footpaths, could not support the on-road parking that such densification would lead to.</p> <p>The Council has a responsibility to avoid further development in areas with coastal hazards. Marine Drive provides the only access to the Eastern Bays/Eastbourne. Accelerating sea level rise, land subsidence and increased storm surge activity, with its associated coastal erosion and inundation, will continue compounding to seriously jeopardise this access, despite the development of Tupua Horo Nuku and its improved resilience.</p>	
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				<p>There is a projected sea level rise of at least 1 metre within the next 100 years – that is within the average lifetime of most housing stock. This, combined with land subsidence, would make Marine Drive impassable and lead to the whole Eastern Bays/Eastbourne suburb becoming untenable as no one would be able to access their homes. As there are no access alternatives, some form of managed retreat would be the only realistic and cost-effective option. It is irresponsible of Council to increase its potential liability in this respect by allowing greater housing densification.</p>	
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