

## Stephen Davis

**From:** Pro Embco <info@proembco.co.nz>  
**Sent:** Thursday, 3 April 2025 1:46 PM  
**To:** District Plan Review Team  
**Subject:** [EXTERNAL] Submission

**Categories:** Steve

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To: Chief Executive, Hutt City Council

Via email to [district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz)

- (1) This is a submission from David J Grant on the Proposed Lower Hutt District Plan 2025
- (2) My email address for service is [info@proembco.co.nz](mailto:info@proembco.co.nz)
- (3) I will not gain an advantage in any trade competition through this submission
- (4) The decisions I seek are or consequential relief as may be necessary to fully achieve the relief sought in my submission
- (5) If others make a similar submission I may consider presenting a joint case with them

#2 Hautonga Street, Petone

This address has 5 units incorporated on this site, 3 of these are owner/operated by our family. We have owned these properties for a significant period of time, whilst running and operating our businesses from them. Recently we were contacted regarding an intention to identify our premises/buildings as a "Site or area of significance to Māori-Hikoikoi Pa"

If this was to be adopted it will have a significant /detrimental affect on further potential development within the area being 2 Hautonga Street, Petone

We ask that LHCC uphold the sanctity of private property rights and remove all private properties from being identified and included as a SASM under the Proposed District Plan

MY REASONS FOR SUPPORTING THIS SUBMISSION INCLUDE THE FOLLOWING:

1. The area shown on the Planning Maps as the "Site or Area of Significance to Māori - Hikoikoi Pā" covers some sixty-three acres (25.5 hectares) compared to the 3 acres (1.2ha) understood to be occupied by the historic Hikoikoi Pā (Note: the Council's s32 Evaluation report at page 76 states about the Hikoikoi Pā that in "1847 Colonel McClevery estimated that it covered an area of over three acres"). There is no evidence, including any physical remains and/or archaeological evidence, justifying the close-on twenty-fold extension of the area deemed to be an area of significance to Māori. The area of significance should much more closely represent/be aligned with the actual location of the historic Pā.
2. If the Council has relied principally (if not solely) on iwi and hapu to identify the extent of the Sites and Areas of Significance to Māori, there is in the opinion of **[Enter name]** an inherent 'conflict of interest' on the part of iwi and hapu, especially given such a significant increase in the area that, through District Plan regulation ('regulatory take'), could in the future result in unreasonable constraints on the legitimate development expectation of owners of sites now potentially subject to the SASM provisions, including:
  - SASM-O3 which states that Tangata whenua have "self-determination" over sites and areas of significance to Māori; and
  - the requirement for resource consent for a Restricted Discretionary activity under Rule SASM-R4.2 for any new building with a floor area exceeding 200m<sup>2</sup>.

3. 2 Hautonga Street, Petone is historically and geographically disconnected from the original Pā. Any natural features that contributed to the cultural context and significance that previously existed have long since been lost, either by natural processes or by urban development approved under previous operative town plans/district plans.

In summary, the principal point of this opposing submission is the lack of specific, verifiable evidence connecting the property at **2 Hautonga Street Petone**, to support/justify its inclusion within the Category 2 Site and Area of Significance to Māori - Hikoikoi Pā, to the significant detriment of the reasonable and legal expectations of the property owner to develop/redevelop 2 Hautonga Street, Petone in accordance with the provisions for the General Industrial Zone. The onus of proof should fall on Hutt City Council to establish much more precisely where the Pā was located, and not on private property owners in the very approximate vicinity of the Pā site to prove that it was not located on their property.

Signed

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**David/Glenda Grant**  
**Property Owners**  
**Tudor Distributors Ltd**  
**Proembco Limited**  
 Owner of **2 Hautonga Street, Petone**

King regards,

Dave Grant



Pro-Emb Co  
 2/2 Hautonga Street  
 Petone

[info@proembco.co.nz](mailto:info@proembco.co.nz)  
[www.proembco.co.nz](http://www.proembco.co.nz)