

SUBMISSION ON
HUTT CITY COUNCIL - PROPOSED DISTRICT PLAN

To: Chief Executive, Hutt City Council
Via email to: district.plan@huttcity.govt.nz

Submission on: Proposed Lower Hutt District Plan 2025

Name of Submitter: **M & J Walsh Partnership Ltd – Theresa Walsh**

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- This is a submission by M & J Walsh Partnership Ltd concerning the Proposed District Plan as notified by Hutt City Council on 6 February 2025.
- The specific provision of the Proposed District Plan that this submission relates to is the proposed zoning of the site at 12 Shaftesbury Grove, Stokes Valley as Large Lot Residential Zone.
- M & J Walsh Partnership Ltd could not gain an advantage in trade competition through this submission.
- M & J Walsh Partnership Ltd wish to be heard in support of this submission and will consider presenting a joint case if others make a similar submission.
- **M & J Walsh Partnership Ltd seek the zoning of the site at 12 Shaftesbury Grove, Stokes Valley as Medium Density Residential Zone and any necessary consequential changes to reflect the outcomes of Plan Change 58.**

SITE CONTEXT

This submission relates to the site at 12 Shaftesbury Grove, Stokes Valley.



Figure 1: 12 Shaftesbury Grove, Stokes Valley (Source: GRIP)

The site can be described as follows:

| | |
|--|---|
| Address | 12 Shaftesbury Grove |
| Size | 12.6 ha |
| Title / Parcel ID / Legal description | 771535 / 7810360 / Lot 1 DP 507600 |
| Location | At the end of Shaftesbury Grove |
| Operative District Plan Zoning | Hill Residential Activity Area and General Recreation Activity Area |
| Operative District Plan Overlays | Significant Natural Resource (SNR 50 – Stokes Valley Bush) |
| Proposed District Plan Zoning | Large Lot Residential Zone |
| Proposed District Plan Overlays | Slope Assessment Overlay |
| Private Plan Change 58 (PC58) | <p>PC58 sought the rezoning of the site to Medium Density Residential Zone with site specific subdivision provisions</p> <p>The recommended decision of the hearing panel was released in December 2024 and the plan change has been approved by Council in March 2025. The plan change is expected to become operative after the close of the appeal period in May 2025.</p> |

PLANNING CONTEXT

Operative District Plan

Under the Operative District Plan the site at 12 Shaftesbury Grove is zoned as Hill Residential Activity Area and General Recreation Activity Area. The site is also partially covered by SNR50.

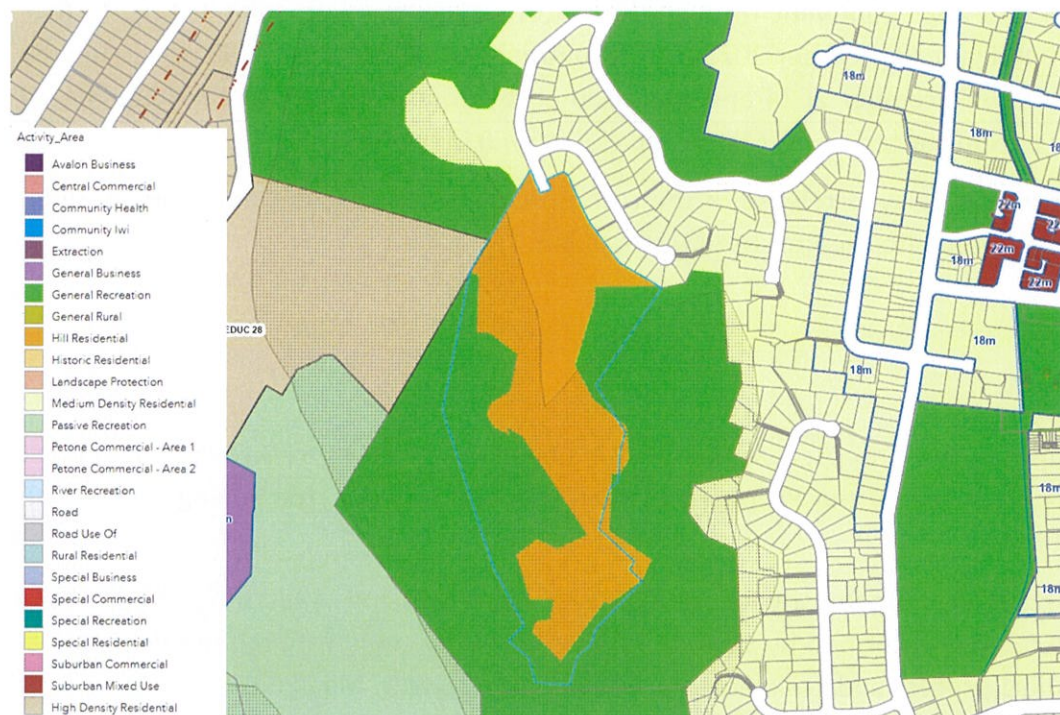


Figure 2: ODP Zones and Overlays (Source: HCC GIS Viewer)

Proposed District Plan

The Proposed District Plan shows the site at 12 Shaftesbury Grove as Large Lot Residential Zone with the Slope Assessment Overlay applying to parts of the site.



Figure 3: PDP Zones and Overlays (Source: HCC Proposed District Plan Viewer)

Private Plan Change 58 (PC58)

Private Plan Change 58 sought the rezoning of the site at 12 Shaftesbury Grove from Hill Residential and General Recreation Activity Area to Medium Density Residential with site specific subdivision provisions.

PC58 was lodged in late 2023 and went through the statutory process with submissions, further submissions and a hearing in September 2023. The recommended decision for PC58 was issued by the hearing panel on 16 December 2024 and was adopted by Council on 11 March 2025. The 30 working day appeal period started on 20 March and closes on 6 May 2025.

Unfortunately, due to the delayed release of the recommended decision, the outcomes of PC58 have not been incorporated into the Proposed District Plan.

SUBMISSION

Submission

This submission opposes the proposed zoning of the site at 12 Shaftesbury Grove as Large Lot Residential Zone as proposed by the Proposed District Plan and requests the zoning as Medium Density Residential Zone.

The requested zoning as Medium Density Residential Zone aligns with and reflects the zoning of the site as sought by PC58 and confirmed by Council. PC58 is currently going through the final appeal stage of the Schedule 1 process and is expected to become operative in May 2025.

The property at 12 Shaftesbury Grove 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.

The site is surrounded by Council reserves to the west, south and east and residential to the north and east and shares a short length of boundary with Taitā College to the west.

Plan Change 58 rezones the site from Hill Residential and General Recreation Activity Area to Medium Density Residential Zone and introduces site specific subdivision provisions.

It is noted that some of the site specific provisions and information requirements will no longer be required under the revised provisions and framework of the Proposed District Plan since they are now sufficiently addressed by new district-wide provisions. For example:

- The PDP introduces a Slope Assessment Overlay which requires any subdivision that creates new building platforms to provide a geotechnical assessment and thereby duplicates one of the site specific provisions introduced by PC58.
- The PDP introduces a Three Waters chapter that addresses the same issues as the site specific provisions introduced by PC58.

Furthermore the matters of discretion introduced by PC58 should be reviewed and shortened to better align with and reflect the format and style of the Proposed District Plan and avoid unnecessary duplication.

M & J Walsh Partnership Ltd therefore requests the zoning of the site at 12 Shaftesbury Grove as Medium Density Residential Zone and any necessary consequential changes to the subdivision chapter to reflect the intentions of Plan Change 58.

This would provide for the development of the site at a density level that aligns with the development anticipated and enabled in surrounding residential areas while addressing any site specific issues.

DECISION SOUGHT

M & J Walsh Partnership Ltd seek the following decision from Council:

- **Zoning of the site at 12 Shaftesbury Grove, Stokes Valley from Large Lot Residential Zone to Medium Density Residential Zone.**
- **Any consequential changes necessary to reflect the intentions and outcomes of Plan Change 58.**
- **Any further consequential changes or alternative relief required to achieve the intended outcomes sought within this submission.**

Theresa Walsh 15/7/25

Theresa Walsh

M & J Walsh Partnership Ltd

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