

**RMA FORM 5****HUTT CITY. Submission on publicly notified proposed district plan**

To the Chief Executive, Hutt City Council: [district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz)

Submission from:

1 Fiona Christeller

[Fiona.christeller@gmail.com](mailto:Fiona.christeller@gmail.com)

18 Taungata Road, Lower Hutt 5013.



3 This is a submission on the Proposed Lower Hutt District Plan 2025

4 I could NOT gain an advantage in trade competition through this submission

5 NA

6 The specific provisions of the proposal that my submission relates to are:

A. District Plan / Part 3 – Zones – Residential Zones for Medium and High Density Residential.

Specifically, HRZ-P6, HRZ-P11 to P14 and MRZS-R1 to R4, supported by MRZ-S1 to S-11

B. PHS submission to the District Plan,

7 A My submission to support item A is:

I am ardently in favour of making our cities vibrant and live-able, including densification in appropriate areas. This is part of the District Plan's objectives: MRZ-04 and HRZ-04: to positively contribute to an urban environment which benefits residents with good quality housing, good access to infrastructure including public transport, commercial activities and the natural environment.

As an architect and urban designer, I suggest that, to achieve a positive urban environment and live-able city, cohesively over time, that developments need to consider both their site and their context, using the 5 basic design principles of: Planning; Placemaking; Public Spaces; Community and Sustainability.

**A-1 Design Guides.** Firstly, in my opinion, the most effective way to achieve a positive urban environment is to provide and use Design Guides and guidance / education to the designers by Council in their use. Giving advice at the front end of projects will encourage innovative and considered quality design solutions for denser developments, and is essential, for permitted developments as well as projects requiring resource consent. There are some well researched and published guides available, aimed at providing good housing for mixed communities, equally applies to both publicly funded and private developments:

[https://isoplاندocs.s3-ap-southeast-2.amazonaws.com/figures/wellingtonProposed/64/02\\_00\\_Design\\_Guides\\_Residential\\_V05.pdf](https://isoplاندocs.s3-ap-southeast-2.amazonaws.com/figures/wellingtonProposed/64/02_00_Design_Guides_Residential_V05.pdf)  
<https://kaingaora.govt.nz/assets/Publications/Design-Guidelines/Simple-Guide.pdf> ;  
<https://kaingaora.govt.nz/assets/Publications/Design-Guidelines/180730-HLC-AHPDG-Part-3-3a-Small-Homes-REV-A2.pdf> ; [https://kaingaora.govt.nz/assets/Publications/Design-Guidelines/Part-1b-The-Built-Environment\\_2021-06-03.pdf](https://kaingaora.govt.nz/assets/Publications/Design-Guidelines/Part-1b-The-Built-Environment_2021-06-03.pdf);

**A-2 Urban Design Panel.** Secondly, I suggest that as many developers and designers work across the TA boundaries of the Wellington region, that consistency of design approach would be beneficial to the urban environment and to infrastructure as these change over time. Part of this, with respect to design, would be to have an active urban design panel which advises across the Councils of the Wellington Region.

**A-3 Encroachment Licenses.** Thirdly the visual amenity and community use of street edges and communal spaces in our cities will become increasingly more important as outdoor living /open space and the amount of vegetation within sites decrease. With the removal of car-parking requirements in Plan Change 56, there is a high probability that developers will apply to Council for encroachment licenses to provide car-parking and garages on road reserve. This will adversely impact on the quality and amenity of the streetscape, remove trees (climate change degradation) and reduce pedestrian and cycle-ways safety. To promote mode-shift, the environments we walk or cycle through or wait for a bus in, are a critical factor in making the decision on which transport mode to use. Good edges and interfaces are essential in creating well-functioning communities.

7B My submission to support item B is:

During the 1980's and 1990's I worked with Hutt City Council to develop guidelines for the development of Jackson Street, to preserve the historic character of the street and to assist building owners in their designwork. The result of this work was to give Jackson Street, and as a spin-off, the rest of Petone, a new lease of life, making it the attractive and sought-after suburb in which to live and enjoy the quirky retail. The PHS submission aims to protect the Heritage values, in particular the amenity value of Jackson Street. To achieve this, it is important not to dilute these amenities by allowing mixed zone uses away from the main retail street. Keeping a compact city and having identifiable character areas will assist in its live-ability.

I seek the following decision from Hutt City Council:

**A-1 Recommendation – create a combined medium and high-density residential design guide.**

- i. Make the design guide a statutory part of the District Plan rather than an optional extra.
- ii. Make compliance with the design guide a requirement for all projects which require a resource consent process.
- iii. Adopt the Wellington City Council Design Guides suite, which would then simplify compliance across Territorial Authority boundaries.
- iv. Undertake an active publicity campaign to inform and encourage all developers and designers to use the design guide as an aide memoir to create adaptable and live-able housing groups.

**A-2 Recommendation - create an urban design panel to assist developers and designers to produce good outcomes and encourage consultation as early as possible in the design process.**

- v. Make this consultation a resource consent requirement.
- vi. Offer this consultation process as a free option to all developments, whether requiring Resource consent or not.

**A-3 Recommendation – make all applications for encroachment licences require resource consent.**

- vii. The council set up objectives for retaining street and public space amenity as densification takes place.
- viii. Encourage the on-site planting of trees with expected heights of over 3m

B That Council accept the recommendations of PHS with reference to Heritage values and protection of character, specifically in Jackson Street.

9 I WISH to be heard in support of my submission

10 If others make a similar submission, I WILL consider presenting a joint case with them at the hearing

Signed: 

Fiona Christeller

02 May 2025

**RMA FORM 5****HUTT CITY. Submission on publicly notified proposed district plan**

To the Chief Executive, Hutt City Council: [district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz)

Submission from:

1 Fiona Christeller

[Fiona.christeller@gmail.com](mailto:Fiona.christeller@gmail.com)

18 Taungata Road, Lower Hutt 5013.



3 This is a submission on the Proposed Lower Hutt District Plan 2025

4 I could NOT gain an advantage in trade competition through this submission

5 NA

6 The specific provisions of the proposal that my submission relates to are:

District Plan Map: A: Property ID and B: Hazard and Slope Assessment Overlays for 18 Taungata Road, York Bay.

7 My submission is:

**A: Property ID.** When I type in 18 Taungata Road, the map zooms to 18A Taungata Road, and vice versa. This is a problem which occurred in Council in mid-2024 and which requires correction on your maps interface. The correction has been activated, at my request, within HCC rates department to facilitate payment of rates. Please note that the site areas of both properties are incorrect.

I have attached a print-out of the relevant property search on your Map and the CT's for both properties for your action (3 files)

**B: Hazard and Slope Assessment Overlays for 18 Taungata Road, York Bay.** I request that the flooding and slope stability assessment overlays are removed from the property at 18 Taungata Road.

With respect to the flooding overlay, the location of the stream, its depth and its distance from the boundary plus the general contours, would indicate that, should flooding from the stream occur, that the natural flood path would be directed down both driveways, over the road reserve and then down Taungata Road and across the stream continuation. We have checked levels and there is approx. 1m fall over this area. Additionally, the existing 3m high concrete block wall, planted vegetation and driveway kerb along the boundary between #20 and #18 would contain the water to flow along these routes. The existing property at #18 Taungata Road, built in 2011, has been designed and constructed with concrete floor and walls at ground floor level containing non-habitable rooms.

With respect to slope assessment, the area shown as having a hazard is almost completely built-on. The land is basically flat and there is no historical excavation in the immediate area of the stream. Between the stream and the area shown on the Map, a 3m high concrete block wall along the boundary prevents land subsidence of the property at #18. The distance of the stream from the property boundary and its depth shows the slope aspect at the front boundary it is 41° (due to the stream dropping to the culvert) however within the hatched area on the Map the slope aspect between the stream bed and boundary is 14 and 15°. This is substantially less than those quoted in a

HCC report: 'Slope Stability Susceptibility Assessment 2021': 5.1: Very high and high susceptibility slope failure assessment. Landslides caused by rain are unlikely to affect the property and there is no historic evidence of one in the vicinity.

I have attached a plan showing levels, cross sections and photos to illustrate my comments above (3 files).

8 I seek the following decision from Hutt City Council:

That Council re-evaluate the property with a site visit by appropriate specialists and then remove the overlay hazard of flooding and slope assessment layers from the property at 18 Taungata Road.

9 I WISH to be heard in support of my submission.

10 If others make a similar submission, I WILL consider presenting a joint case with them at the hearing

Signed: 

Fiona Christeller

02 May 2025

Attached:

CT 472255

CT 472226

HCC proposed DP Map 1 – Property ID

HCC proposed DP Map 2 – Hazard Overlays

2x Photo of properties from Taungata Road



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
 R.W. Muir  
 Registrar-General  
 of Land

**Identifier** **472255**  
**Land Registration District** **Wellington**  
**Date Issued** 11 September 2014

**Prior References**

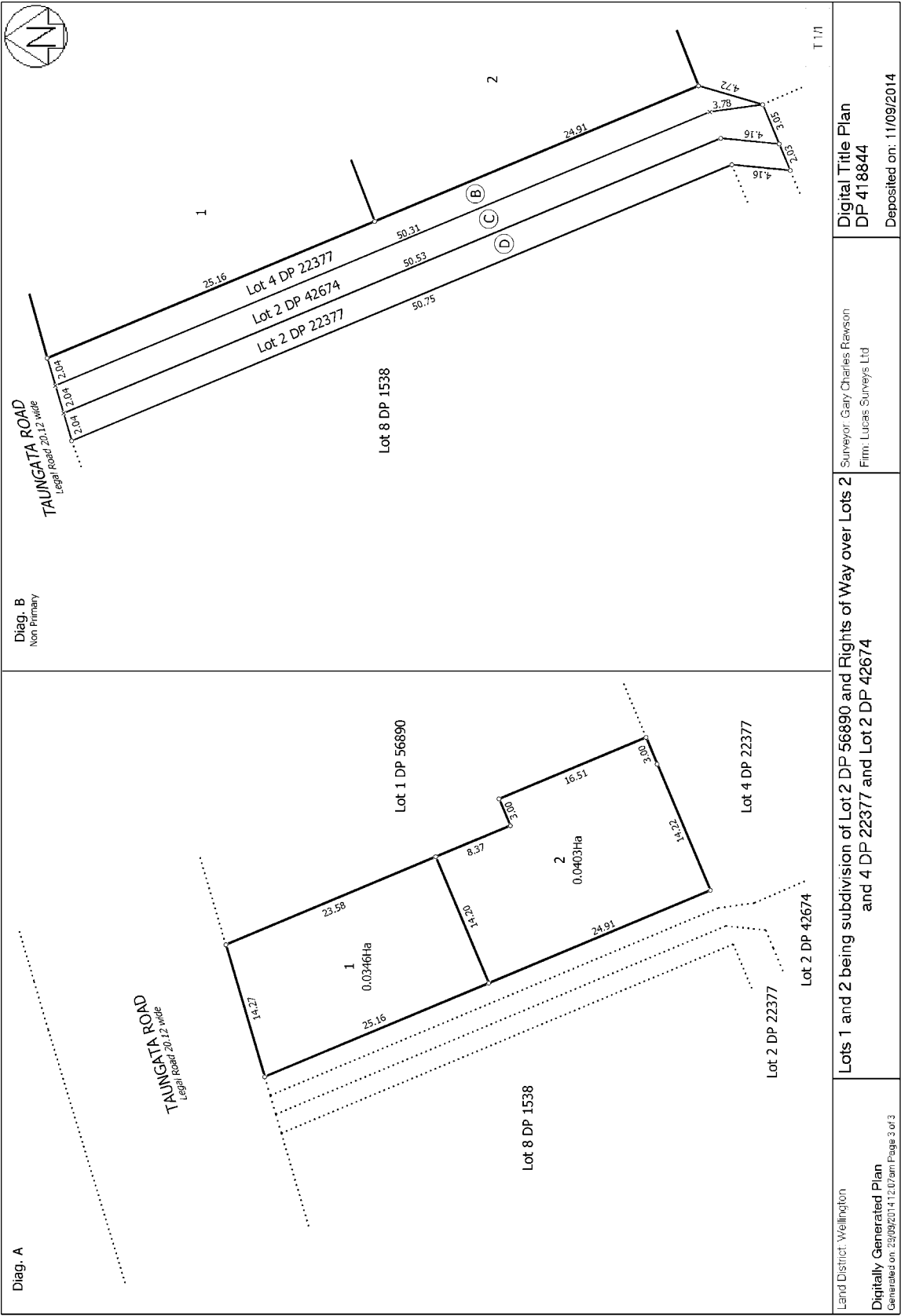
WN29B/955

---

**Estate** Fee Simple  
**Area** 346 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 418844  
**Registered Owners**  
 Fiona Marie Queree Christeller and Nigel Antony Oxley

---

**Interests**





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
 R.W. Muir  
 Registrar-General  
 of Land

**Identifier** **472256**  
**Land Registration District** **Wellington**  
**Date Issued** 11 September 2014

**Prior References**

WN29B/955

---

**Estate** Fee Simple  
**Area** 403 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 418844  
**Registered Owners**  
 Fiona Marie Queree Christeller and Nigel Antony Oxley

---

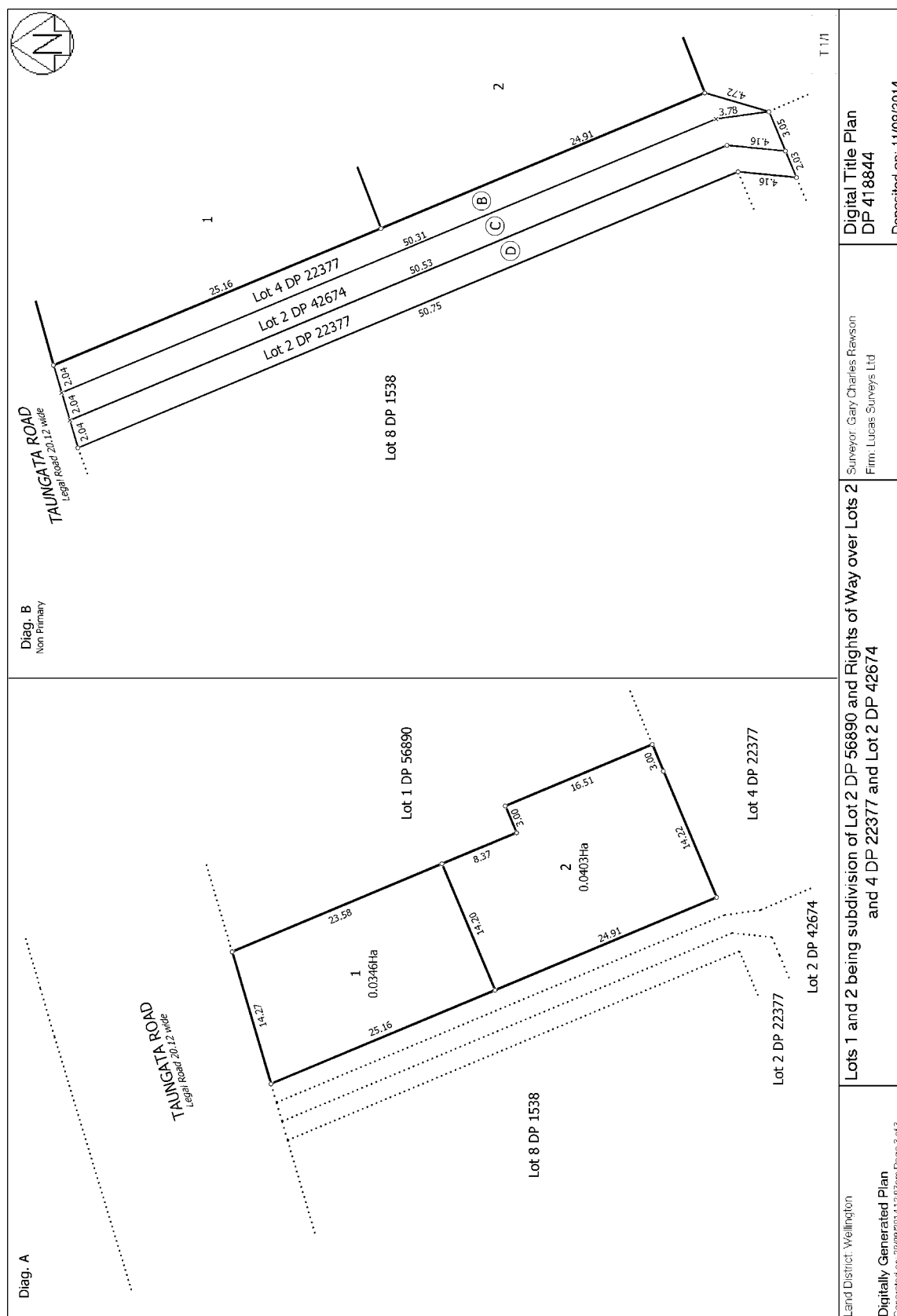
**Interests**

9634953.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.9.2014 at 3:24 pm

Appurtenant hereto is a right of way, water supply, telecommunications, sewage and water drainage, electricity and gas supply easements created by Easement Instrument 9634953.5 - 11.9.2014 at 3:24 pm

The easements created by Easement Instrument 9634953.5 are subject to Section 243 (a) Resource Management Act 1991









# Proposed Lower Hutt District Plan

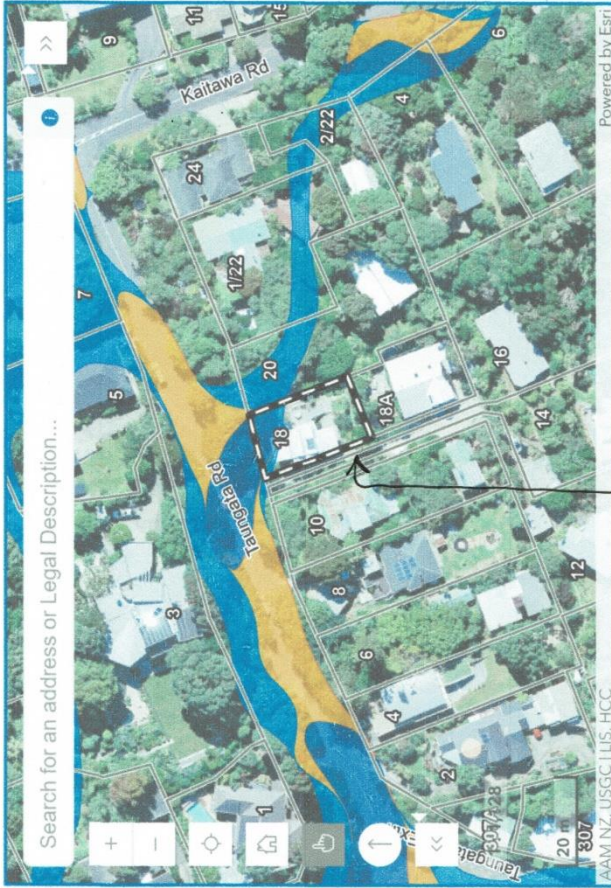


**18A Taungata Road YORK BAY**  
 Property Key 9004619  
 Area 4,030,000 m<sup>2</sup> ← incorrect  
 Legal Description LOT 2 DP  
 418844 CT 472256



- Property Specific District Plan Chapters
- View Full District Plan
- View Property Report (PDF)
- Zoom to selected property
- Clear selected property

this property is  
 at the rear of 18 →  
 see map at right.



## Map Tools

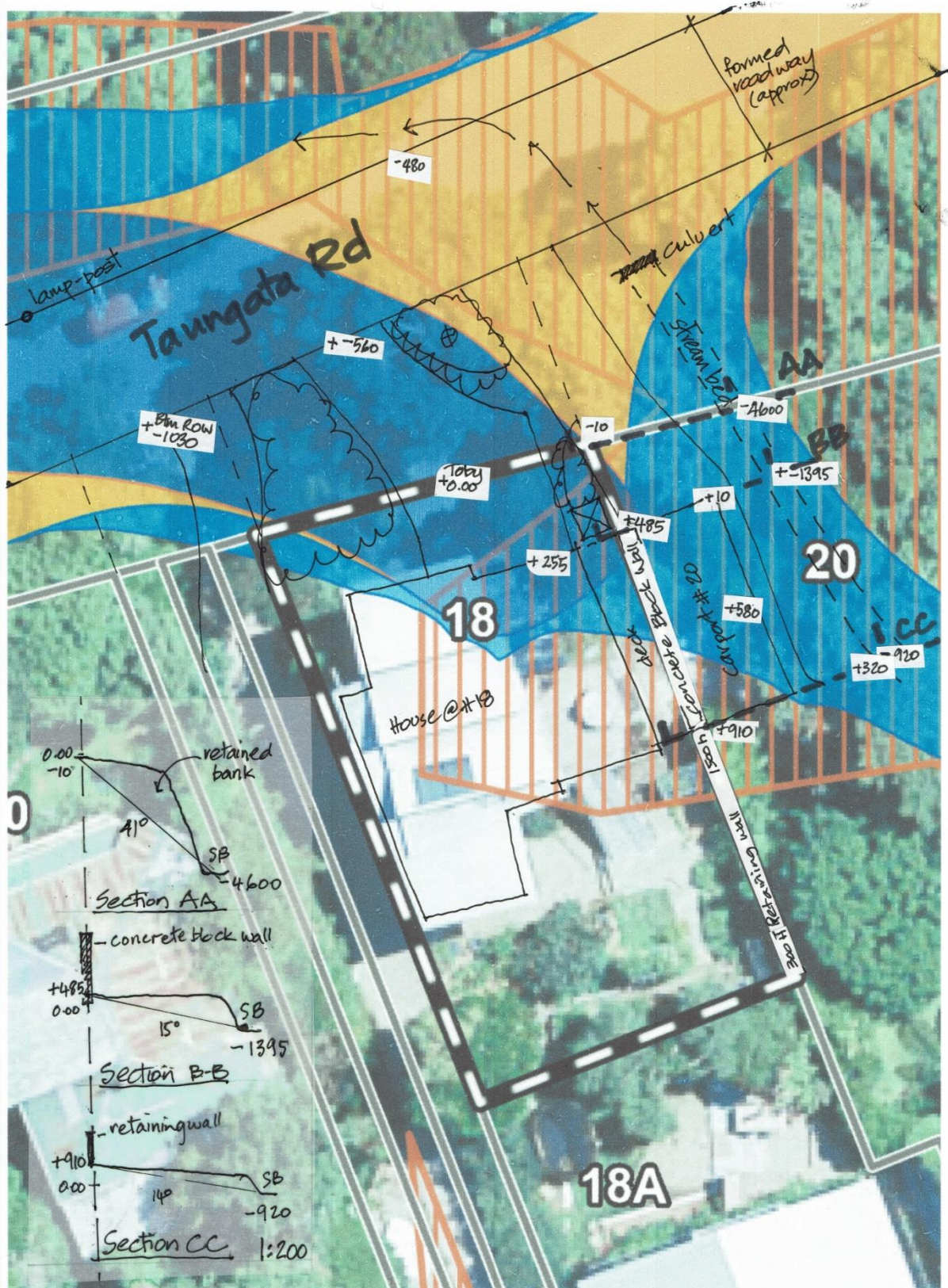
- Informational
- Hazards and Risks
  - Flood Hazard Overlays
    - Low Flood Hazard Overlay
    - Medium Flood Hazard Overlay
    - High Flood Hazard Overlay
  - Coastal Inundation
  - Fault Location Area

## Legend

## Help

18 Taungata Road  
 Property Key 9004620  
 Area: 346 m<sup>2</sup>  
 Legal Description: Lot 1 DP 418844  
 CT 472255









View of driveway:  
#20 and  
boundary btm  
#20 & #18  
Taungata Road