

STATEMENT OF EVIDENCE

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21 September 1978

HUTT COUNTY DISTRICT SCHEME REVIEW NO.2
PT.IIB HERETAUNGA RIDING - SUBMISSION
IN SUPPORT OF OBJECTION NO.299 BY THE
UPPER HUTT CITY COUNCIL AND OPPOSITION
BY THE COUNCIL TO OBJECTION NO.293 BY
GUILDFORD TIMBER COMPANY LIMITED RELAT-
ING TO TOWNBELT ZONING AT SILVERSTREAM

1. My name is Rex Hannam and I hold the position of Town Planner with the Upper Hutt City Corporation. I hold the Diploma in Town Planning and I have had some 15 1/2 years practical experience. This Statement of Evidence relates to Council's objection seeking a change in zoning from Special Residential to Townbelt and its designation as Scenic Reserve as well as to the Council's opposition to the objection by Guildford Timber Company Limited seeking a change in zoning from Townbelt to Special Residential of certain adjoining land.
2. The Mangaroa Hills form an important natural back-drop to the urban development in the Upper Hutt Valley and is regarded as a form of townbelt. In both the Hutt County and Upper Hutt City District Schemes those portions of the Mangaroa Hills not already in public ownership are subject to special protective measures under the District Schemes and there seems to be a strong community preference within the Upper Hutt Valley for the skyline at least to be protected from urban development.
3. The large spur behind Silverstream forms a significant feature of the Mangaroa Hills townbelt and in my view the bluff above the Silverstream Quarantine Station is especially important. Currently undeveloped, this bluff together with the Keith George Memorial Park on the other side of the valley constitutes a natural break between the urban areas in the Upper and Lower Hutt Valleys, so allowing housing on this prominent feature as currently provided for under the District Scheme would tend to bring about a merging of the two urban areas. That such a merging would significantly detract from the amenities of the area and any housing on such a prominent natural feature would be particularly disruptive. It is noted that the bulk of the ~~spur~~ ^{spur bluff} is owned by the Crown and it is understood will be vested as Reserve so in this regard the Council supports the objection by the Ministry of Works and Development to the zoning of the land.
4. With regard to the land owned by the Guildford Timber Company Limited, either already zoned Special Residential or for which such zoning is sought by objection, there are a number of factors which should be borne in mind. Firstly, any development on the lower portion of the spur should not be permitted where it would detract from the effectiveness of the reserve being established by the Crown over the important bluff discussed above and in this regard I would suggest that some extension of the reserve to include part of the company's land would be appropriate. Secondly, any development ~~they did~~ on the balance of the company's land should be located so as not to be visible on the skyline of the spur behind Silverstream as viewed from either the Western Hutt motorway or Fergusson Drive and also any development permitted close to the crest of the spur should be carefully controlled to avoid any buildings being obtrusively visible and to prevent excessive earthworks. Thirdly, the suitability of the land having regard to slope stability problems and the nearby Silverstream tip need to be taken into account. In the light of this, it would seem that any changes to the present zoning of the company's land would require more detailed investigation and in any case the retention of a townbelt zone over at least some of the land would seem essential if the Mangaroa Hills townbelt concept is to be realised.

5. In conclusion, it is submitted that as the bluff immediately above the Silverstream Quarantine Station constitutes such an important amenity feature, it should be designated as Scenic Reserve in the District Scheme. It is further submitted that any changes in the zonings over the balance of the spur behind Silverstream as currently provided in the District Scheme, should not be made without a full evaluation of the visual impacts any development might have.