

## Submission on Proposed Plan Change 40 – Wallaceville

Submitted by Nick Saville  
4 Chatsworth Rd,  
Upper Hutt  
Ph: 0226778930

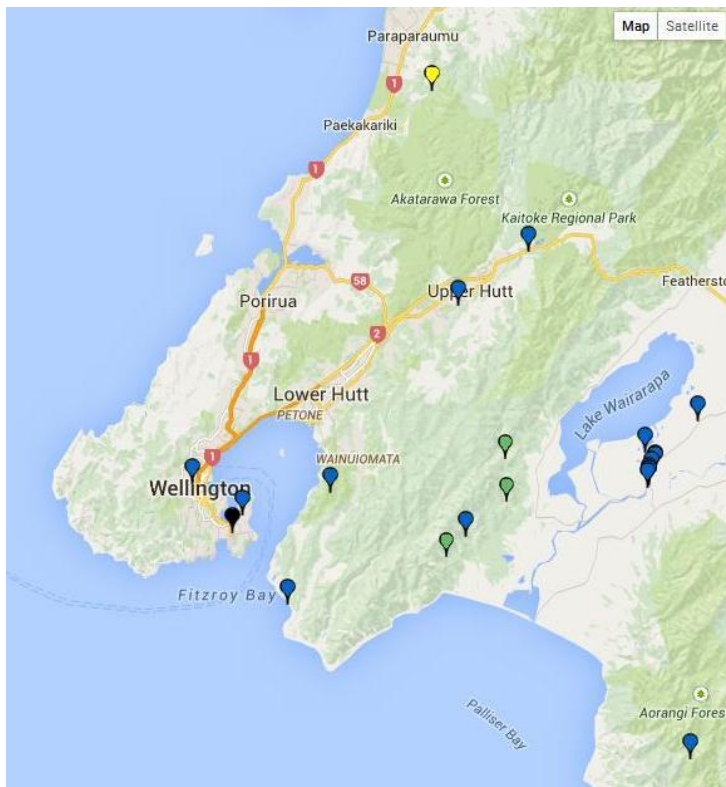
No, I could not gain an advantage in trade competition through this submission.

I do not want to be heard in support of my submission.

### Grant's Bush and the Totara remnant in context

The Wallaceville development contains land where two significant native bush remnants occur, those being Grant's Bush and a Totara remnant. Grant's Bush was outlined in the *Hutt Landscape Study (GWRC 2012, pg.20)* as one of only two major indigenous remnant forests surviving on the main basin of the entire Hutt Valley, the other being Barton's Bush. Lower Hutt has no representative native forests remnants left on the valley floor, making these two forest remnants all the more vital to define a pre-european landscape and history of the Hutt Valley. They must be preserved, protected and respected.

Grant's Bush contains healthy populations of the native plant *Meliccytus micranthus*, commonly known as swamp mahoe. The map below shows where swamp mahoe has been recorded in the wild in Wellington, it is a very rare native plant for Wellington as the map indicates. *Source: New Zealand Plant Conservation Network: Flora - Distribution Database.*



## **Grant's Bush**

1. Grant's Bush has a Department of Conservation covenant over it. The covenanted area is NOT to be used for general recreation purposes (*see Covenant - Schedule 3, point 3*). Therefore there is no way a playground can be allowed within its boundaries. The developer needs to set aside a separate area for reserve and recreation for the development.
2. A cycleway/pedestrian connection through Grant's Bush is not permitted, see above point, and would contradict the purposes of the covenant.
3. A significant threat to remnant patches of bush near habitation is weed dumping by residents. Buffer open space needs to be put around Grant's bush to prevent dumped garden weeds spreading into the bush. Having roads right beside Grant's Bush as proposed threatens it with dumped garden waste.
4. The Urban Precinct bordering Grant's Bush is labelled as being development 3 storeys high or up to 11 metres high. If that height is taller than the canopy of Grant's Bush then it does not fit in with the covenanted values of the bush. It should not have a greater scale than the bush, otherwise it makes a mockery of the covenant trying to protect its landscape values.
5. Grant's Bush should be fully fenced with at least a wire and mesh fence similar to how Barton's Bush is fenced. This will prevent a lot of extra damage by deterring people from entering the bush and trampling plants, vandalising, and dumping rubbish. This will also stop people's dogs wandering through the bush.
6. All Boulevard and local roads running adjacent to Grant's Bush should be planted with relevant native street trees such as lowland ribbonwoods, matai, maire or totara that fit in with the covenanted back drop of Grant's Bush. Planting oak trees as proposed could mean they create a new weed problem in the bush. Barton's Rd and Palfrey St in Upper Hutt already successfully use totara as street trees in a similar manner, accentuating both area's native and leafy aspects.
7. The covenant document state that cats should not be introduced to the covenanted areas. With this development building hundreds of homes they are potentially introducing hundreds of cats at the same time. As cats aren't controlled by their owners, I think this needs to be a cat-free subdivision. Cat-free subdivisions have been successfully introduced in Ruby Bay - Nelson, Waihi Beach and the Otago Peninsula to protect special wildlife areas.
8. The hillside land labelled as "Rural Lifestyle Zone" south of Alexander Rd should be put into reserve. This land is identified in *the Southern Hills Environmental Management Study, (2008)* as having "High Landscape Values" (see pg.23), probably due to this hillside protruding prominently into the valley of Upper Hutt. The Study also states: "*The key value of the Southern Hills landscape is to provide a largely undeveloped, 'green' backdrop to the city*". Development would contradict this.

## **Sustainability**

1. With Wellington receiving severe droughts in the last couple of summers it's now more important than ever to think about our water management. Do we want to exacerbate the water shortage problems by not future proofing new developments or make sure they are more self-sufficient? This large development should be using grey water recycling systems and rainwater tanks as much as possible.
2. Solar hot water heating and photovoltaic power should be endorsed or made compulsory. This will save new homeowners and renters considerable money, meaning they have more to spend in the local economy.
3. Sustainable materials should be used as much as possible, for example, timber buildings instead of concrete and brick. Timber, especially stained or natural timber claddings also fits in with the character of the conservation areas.