

## Development not small

*Dear Ed,* in response to Christine Swift's letter (CSN, February 16), the housing development at the lower end of Houghton Bay is not "small" and that is why there is so much opposition to it.

This development would be appropriate in a 'growth zone' where the infrastructure is adequate to provide for the needs of its 69 or more residents; maybe Kilbirnie, Berhampore or Newtown.

Houghton Valley sections that were developed mindful of the neighbouring scenic and marine reserves have been available for sale over the last three to four years; and development

is sure to happen on the proposed site but needs to be in keeping with its surroundings.

Ten years ago, it was suggested to the folk at Haewai Meadery that they would increase profits by supporting the proposed aquarium on Te Raekaihau Point.

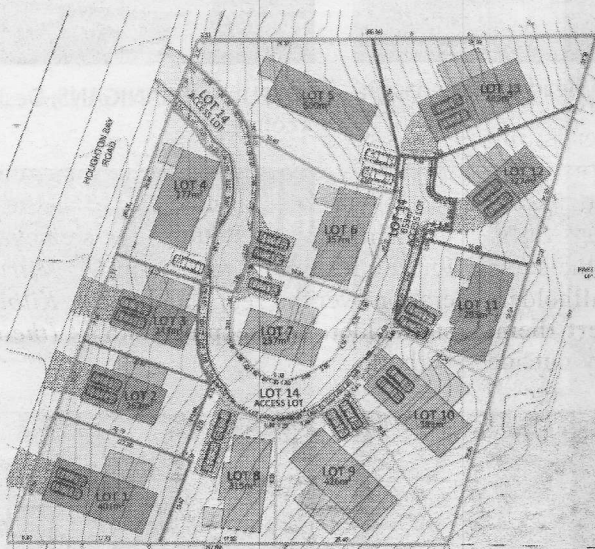
We didn't support that either.

We prefer developments that are sensitive to the character of the wild south coast and surrounding open bush spaces, which is now protected scenic reserve.

Visitors to the meadery love the unique local character.

*Coral Hyam, Houghton Valley*

**PROPOSED:**  
The Friends of Houghton Valley Incorporated Society was recently formed to discuss the building of 13 new homes on Houghton Bay Road.



## Houghton Valley development unsustainable

*Dear Ed,* calling Smith Guersen's crowded 13 house development at the bottom of Houghton Bay Rd a 'sustainable development' (CSN, February 23) is incorrect.

I think Oliver Townsend should understand that this development is totally unsustainable being completely dependent on all town supply services.

The development will also hinder those who use this route as a short cut to Lyall and Island Bays.

If it was a sustainable development

it would treat its own grey water, have composting toilets for sewage, have solar or wind energy, work with the land and you wouldn't have to hop into your car every time you want to go shopping.

Possibly 69 people could live here in 13 three and four bedroom houses, with their cars etc. Friends of Houghton Bay seek only to reduce the number of houses so that it fits into the landscape character of the area which borders onto a scenic reserve.

*Jacob De Ruiter, Houghton Valley*

# Houghton Bay Homes

This subdivision is a little different from the norm.

Most of the open space on each section is devoted to self-sufficient native planting rather than grass or concrete.

The planting has been specified by an ecologist to recreate what was once on the site. This means that the development won't just look green, it's an ecological improvement.

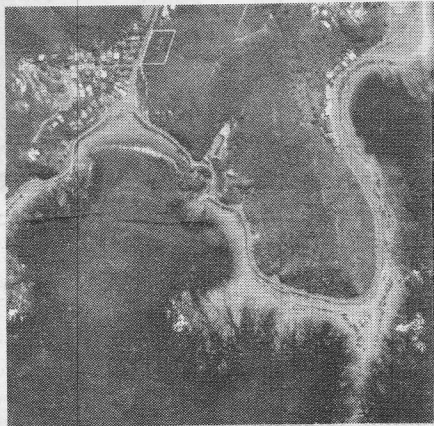
The houses are architecturally designed to be cut back into the hill so that they sit down amongst the native planting.

The growth of the vegetation has been computer modelled (not just artistically drawn) so that people can see what the houses will look like when the planting has grown in.

The houses themselves are registered with the Green Building Council's 'Homestar' programme. This means that people can choose to have a house that is more sustainable than other new houses.

Each section will be sold with concept plans for the house that is to go on that site. This means the owner can confirm details to their taste, while everyone can remain confident of what will be built nearby.

The sections are 100m from the surf beach on the sunny side of the residential area. It's a five minute walk to



**Subdivision location shown in yellow**

the scenic headland and Princess Bay swimming beach.

The houses cover less than 1/3 of their section which means they are low density, brand new homes only 15 minutes from the city.

If needed, council infrastructure will be upgraded which is a bonus to existing residents. A new water main has already been installed for the street.

This smart green subdivision is a great addition to one of Wellington's hidden gems; Houghton Bay.

■ Visit the website for more information and contact details.  
[www.houghtonbay.co.nz](http://www.houghtonbay.co.nz)

## It is our turn now to sustain civic processes

*Dear Ed,* Smith Guersen (CSN, March 2) only engaged with us after he realised the widespread concern arising from the lack of communication on both their part and the Wellington City Council. There was also understandable anger at their perceived greed and deceit.

So organisers of the public meeting carefully designed it so that all statements were reframed as questions, all present could ask a question (most did) and then the questions were prioritized by a voting system.

Smith was the only one allowed to make statements, he was permitted to answer every question uninterrupted and nearly all the time of the meeting was given to ensuring he enjoyed a civic platform.

The argument for eternal expansion of humans espoused by WCC and some of your correspondents is fatally flawed- it is a reason why much of the planet is now becoming a toxic dump like Houghton Valley.

As soon as the HV dump closed in 1970 WC Councillors began agitating to turn the valley into a Light Industrial Zone like Maupuia.

This expensive folly was prevented by local residents insisting the WCC honour its 1940s deal to transform the valley into a recreational zone for the city after the dump closure.

It is our turn now to sustain civic processes.

*Dave McArthur,  
Houghton Valley (abridged)*