

OBJECTION TO:

Hutt Heritage Zone Proposed by Plan Change 56 By The Hutt City Council.

**SUBMISSIONS OF AND
TWO OBJECTIONS BY**

1. Mrs SE Walker

AND

2. Mr RJ Walker

Property owner's of:

163 The Esplanade Petone.

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18th April 2023 at 9.15am and 1.25pm respectively.

Handwritten signature and dates:
19th

There are several potential arguments against Hutt Heritage Zone proposed by Plan Change 56, by Hutt City Council:

1. Restricting Development:

The Hutt Heritage Zone would limit the ability of property owners to develop their land or make changes to their property. This can be seen as unfair and infringing on property rights, especially if the zone, results in a decrease in property values.

2. Economic Impacts:

Limiting development in the Hutt Heritage Zone could have negative economic impacts, both for the property owners affected and for the wider community. Restrictions on development could lead to a decrease in job opportunities or business growth, which could harm the local economy.

3. Preservation costs:

The cost of maintaining and preserving historically significant buildings or areas within the Hutt Heritage Zone could fall disproportionately on property owners within the zone, who may be required to bear additional expenses associated with preservation requirements.

4. Flexibility:

Plans change, and the designation of a Heritage Zone could limit the ability of local authorities to make changes in response to new economic or social requirements. A Heritage Zone may offer protections for the future, but it could also bind communities to the past, or limit their options going forward.

Overall, the Hutt Heritage Zone may be seen as an unfair limitation on property rights and a possible economic burden, which may not offer enough flexibility to respond to changing circumstances.

5. Closing argument:

We strongly believe that the Council is using heritage protection as an excuse to pursue its own agenda. As citizens, we must unite and

prevent the Council from dictating what we can or cannot do with our own homes and properties.

*** Heritage protection should be an option for homeowners who want it, but should not be forced upon those who do not. The Council must prioritize the livelihood of its citizens and ensure that they have freedom of choice regarding their most significant asset.**

It is imperative that the Council considers the views of ratepayers, who are the ones funding the city. The Council's attempt to limit intensification through heritage zones is unfair, and undemocratic, and it will have severe consequences if allowed to continue.

We must not allow the Council to proceed with their reckless laws. The Council must be reminded that the people they serve need to have a strong say in the way the city is run.

Hutt Heritage Zone Proposed by Plan Change 56 By The Hutt City Council should not be allowed in its proposed form.

Thanking you,

Mr RJ Walker

And

Mrs SE Walker.