

Proposed District Plan Change 56

**Enabling Intensification in Residential and
Commercial Areas**

**Full Set of Submissions
(Volume 1 of 3 – Submissions 1 to 100)**

on publicly notified District Plan Change



First Schedule, Resource Management Act 1991

Chief Executive, Hutt City Council

This is a submission from:

Full Name	Parker Brett	
Company/Organisation		
Contact if different		
Address	Number	12 Harrison Crescent
	Street	
	Suburb	Avalon
Address for Service if different	City	Lower Hutt
	Postal Address	Courier Address
Phone	Home	Work
	Mobile	
Email	brettparkernz@gmail.com	

2. This is a **submission** on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3.a I could could not gain an advantage in trade competition through this submission
(Please tick one)

3.b If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that-

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Please give details:
Chapter 4G High Density Residential Activity Area
AMENDMENT 110 [Chapter 4G High Density Residential Activity Area (Objectives)]
Add new Objective 4G 2.4
Objective 4G 2.4

Recognise that the neighbourhood's planned urban built character is defined through the flexibility of individual developments to take:
i. Any low to medium density form of up to three storeys, or
ii. A form of up to six storeys that achieves, for that development, the best practicable amenity outcomes for adjoining sites, or
iii. A taller form if compatible with the amenity levels associated with high density residential development of six storeys

(Please use additional pages if you wish)

5. My submission is:

Please include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:
I oppose the provision to enable developments of up to six storeys. Experience of poorly designed and badly built apartment blocks in Wellington, is highly likely to lead to the construction of similar vertical slums in Lower Hutt. Given the climate crisis, there can be no case to enable the building of highly carbon-intensive concrete apartment blocks which require installation of imported building materials and amenities (for example, elevators). The latest information on very low population growth in New Zealand indicates there is no case to build unsustainable blocks for a lack of (future) customers.

(Please use additional pages if you wish)

6. I seek the following decision from Hutt City Council:

Please give precise details:


Retract the proposal to enable buildings of up to six storeys.
Maintain the existing density form of up to three storeys ONLY.

(Please use additional pages if you wish)

7. I wish do not wish to be heard in support of my submission
(Please tick one)

8. If others make a similar submission,
I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter
(or person authorised to sign
on behalf of submitter)


Date 18/8/2022

A signature is not required if you make your submission by electronic means

Personal information provided by you in your submission will be used to enable Hutt City Council to administer the submission process and will be made public. You have the right under the Privacy Act 1993 to obtain access to and to request correction of any personal information held by the Council concerning you.

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Wright First Stephen John	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 59 Street Major Drive	
	Suburb Kelson	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day (04) 4960633	Evening (04) 5650726
	Mobile 021 1818067	
Email	sjwrightdc@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

ENABLING INTENSIFICATION IN RESIDENTIAL AND COMMERCIAL AREAS

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Removal of requirement for notification and lack of opportunity for affected persons to make representation (on the basis that they have no visibility that a change to their current environment is planned)

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I do not support the proposal in its current form.

While understanding the need to intensify housing this should not be obtained at the expense of the basic right of affected persons to a) know that some property development next to them is planned, and what shape/size that development is planned to be, and b) have the right to submit any concerns and seek mediation or compensation accordingly.

My main concern relates to the height of buildings permitted without resource consent.

Many properties in the Western Hills suburbs are located to make maximum benefit of available views. In my own case our property has views to the South that span from Hutt Hospital, through Days Bay/Eastbourne, across the entirety of Wellington Harbour, ending at the Carrillon tower (Bell tower) at Pukeahu National War Memorial Park in Te Aro Wellington. In a word spectacular. The view was THE main reason we purchased the property, and paid accordingly for. Our property was purchased on the premise that the neighboring property had already been developed and that the view could be expected to remain in perpetuity accordingly i.e. what we saw was what we were getting.

If the down slope property from ours were to be sold to a property developer who then proceeded to place three three story dwellings on the section, blocking that spectacular view, it would have a significant impact on our property value, as well as adversely impact our quality of life - as the same big picture windows that enable the view would now mean our property would be overlooked by the occupants of, and visitors to, the new three story dwellings erected next door.

For properties located next to a vacant lot it is fair enough that a developer can erect dwellings in accordance with the proposed changes, as the neighboring property owners knew at time of purchase that this may be a possibility. For those who have purchased next to a property that already has a dwelling on it the same does not hold true; especially if purchased before PC56 as the dimensions/location of dwelling on the property already in place would have been the main inputs into the decision to purchase insofar as any views are concerned.

Any proposal to significantly change the height of any dwellings located on a property should at the very least be required to be notified to the neighboring properties/properties that may be impacted by the proposed developments (i.e. affected persons iaw the RMA) and given the right to seek changes to the proposed dwellings and/or enter mediation to come to an agreeable solution.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

That any proposed changes to building height on existing dwellings located within the proposed Medium Density/High Density Residential Zones are required to be notified to adjacent property owners, and those who may be adversely impacted by the proposed dwelling height change as affected persons iaw the RMA.

That the owners of those properties potential impacted have the right to have their arguments heard and considered by an independent mediator, who is suitably skilled, qualified and experienced to understand the impact of the proposed changes to the property value and health, wellbeing, and overall impact on the quality of life of affected property owners.

That the mediator is randomly selected from a panel of previously approved mediators who have been selected though a suitably robust and justifiable selection process (in order to prevent either party picking their 'pet' mediators who are known to be sympathetic to their particular view - independence and impartiality is key)

That the property developer proposing the changes to the height of any proposed dwelling in comparison to the height of existing dwellings on the property dwelling height is responsible for all costs associated with any mediation on the basis that they are the ones wanting to change the status quo.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	24/8/2022
	<i>Date</i>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Sullivan First Graeme	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 11 Street Grenville Sreet	
	Suburb Waiwhetu	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0275392055	
Email	sullyhq@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could **could not** gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am **am not** directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

The height limits on residential dwellings which allow 6 storeys.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I acknowledge we need more housing and believe the current restrictions up to 3 storeys should be the limit.

I object to 6 storey dwellings being built in residential zones on the basis they are not conducive to the environment or people's well being.

Objection points:

1. The infrastructure network particularly storm water is already over loaded. My street floods everytime there is heavy rain (Grenville Street-Waiwhetu) The vacant sections around the area I live could potentially have another 50 dwellings on them. Where is the sewer and storm water going to go? storage tanks fill and need to empty. This impacts the existing network.

2. A 6 storey dwelling has a massive impact on neighbours privacy and sunlight.

3. The assumption people living near public transport ie: train stations will use these facilities. Not all do. The fact is the majority of people own at least one vehicle and there is little or no allowance for parking with these developments. This is evident by the number of cars already parked on streets. Recent developments on Waiwhetu road and Collingwood streets illustrate my point.

I don't wish to talk to this submission and the cynical part of me thinks the council has already made this decision.

I wish to lodge a firm NO! to allowing this change to the district plan that allows 6 storeys to be built next to single dwellings.

Graeme Sullivan
Home owner

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Stay with the existing plan, limit building heights to 3 storeys.

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
 behalf of submitter)*

	24/8/2022 <i>Date</i>
--	---------------------------------

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Where to send your submission

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Warbrick First Tracy	
Company/organisation		
Contact <i>if different</i>		
Address	Unit 2 Number 14 Street Graham Street	
	Suburb Petone	
	City Lower Hutt	Postcode
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 022 695 0379	
Email		

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Proposed District Plan Change 56

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Objection to higher & denser housing - multi level dwellings.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

We are totally against the higher & denser housing of properties in our area as we deliberately purchased our property few years ago as a rental in the beautiful town of Petone which is full of special character homes and has a depth of history. It has always been our retirement plan to retire and live in our little home in Graham St which is sunny, quiet, near the sea, river and public transport, being close to hospitals and good shopping areas. Bob Scott Village was built just after we purchased our property and we have noticed the problems with lack of car parking availability and higher levels of traffic in Graham St already – people are known to park in our street to catch the train from Ava station or to visit/work at Bob Scott Village. Our rates are already horrendous and our area is known to flood and with oversized Pohutukawa trees we have issues with drainage and drains already- please don't mess this up even more with higher & denser housing!

We are a BIG NO to the Proposed Plan Change 56.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

To vote AGAINST the Proposed District Plan Change 56 - a big NO.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	24/8/2022
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Yssel First Melissa	
Company/organisation		
Contact if different		
Address	Unit	Number 1 Street Hill Road
	Suburb	Belmont
	City Lower Hutt	Postcode 5010
Address for Service if different	Postal Address	Courier Address
Phone	Day 021568530	Evening 021568530
	Mobile 021568530	
Email	melissaysssel@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in residential and commercial areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Medium density intensification proposed for area around the Grousell Crescent/Hill Road split - lot numbers 250-288 and 705.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

The area around the Grousell Crescent / Hill Road split is already congested by parked cars especially during peak morning and afternoon traffic. There is also a bus stop frequented by school children and many children are walking this route in the morning on their way to school. In the afternoon many elderly people walk their dogs and the odd time one would also find some horse riders on the road. If housing is intensified in this region, risk will increase for serious and deadly accidents (this is already a frequent "rat runner" route) due to the unavoidable increased vehicle activity increased housing will create. We are adjacent to a beautiful natural park and many houses are build in areas with protected species. Why would anybody want to destroy this by putting more people on top of each other - seriously?! Everybody complains about climate change but keep on destroying the little nature we have access to in our back yards.

The area around lot 705 should rather be developed into a park area with barbeque facilities next to the river for families to visit. I am surprised this area is included in the plans as it is also a high risk flood area.

These are all areas situated in or near beautiful natural bush - please just leave it as is.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

No further additional medium, or any other density residential development in the Grounsell Cresencet/Hill Road area and area next to Hutt River. Existing single houses here are almost already too much for the roads to carry. We already have plenty flats.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
behalf of submitter)*



24/8/2024
Date

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Hartzenberg First Gert	
Company/organisation		
Contact if different		
Address	Unit	Number 1 Street Hill Road
	Suburb	Belmont
	City Lower Hutt	Postcode 5010
Address for Service if different	Postal Address	Courier Address
Phone	Day 021568540	Evening 021568540
	Mobile 021568540	
Email	gphartzenberg@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in residential and commercial areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

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(a) adversely affects the environment; and
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(Please tick one)

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

Give details:

Medium density intensification proposed for area around the Grousell Crescent/Hill Road split - lot numbers 250-288 and 705.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

Grousell Crescent at the Hill Road split is already congested by parked cars from adjacent houses and flats especially during peak morning and afternoon traffic. School children are using this route to catch their bus or walk to school. It is used by horse riders and people waling their dogs. If housing is intensified in this region, risk will increase for serious and deadly accidents due to the unavoidable increased vehicle activity increased housing will create. We have abundant bird life - this will be destroyed by housing intensification.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

No further additional medium, or any other density residential development in the Grounsell Cresencet/Hill Road area and area next to Hutt River.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
behalf of submitter)*



24/8/2024
Date

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last OWENS First stephen	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 40 Street Fraser	
	Suburb Wainuiomata	
	City Lower Hutt	Postcode 5014
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 049717247	Evening 0210458458
	Mobile 0210458458	
Email	oggiowens@outlook.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Density of housing, specifically housing of two to four stories

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose the building of anything over 2 stories in the vicinity of Fraser street or in fact anywhere in Wainuiomata, The loss of views, the loss of privacy, the impact of parking, the impact of stress on current infrastructure which is already underfunded and in a poor state

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

A public polling of all residents whereby I think you will find 90% or more will oppose these changes, the oft cited need to help and provide more housing for the disadvantaged is subterfuge for the actual reason which is profiteering by developers and vis a vis council in increased revenue from rates, any altruism is met with extreme scepticism

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	24/8/2022
	<i>Date</i>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Jacobson First Arthur	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 34 Street Rona St	
	Suburb Eastbourne	
	City Lower Hutt	Postcode 5013
Address for Service <i>if different</i>	Postal Address As above	Courier Address
Phone	Day	Evening
	Mobile 021 800 555 (only number day and evening!)	
Email	arthur.jacobson@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change: +

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

The exclusion of the Hill Residential Area from the proposed changes; in particular the eastwards uphill section above 28 Rona Street.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I support this exclusion from PC 56.

In the past, we (34 Rona St) have experienced slips and flooding and have spent considerable amounts remedying these issues so that even in the recent climate change induced extreme rainfall, we have avoided recurrence of these issues.

The impact of these issues on various properties located below hillsides is unmissable by anyone driving around the eastern bays; or even reading the National News (the buried Tesla at Marina Bay et al). This is without even needing to refer to issues further afield such as The Terrace in Wellington, The Rocks Road and Tahunanui Hillside in Nelson, the Stokes Valley slips etc etc.

Allowing intensified development of the PC 56 type in the Hill Residential Area (on Rona Street at least) would inevitably increase the vulnerability of this Area to slips and floods due to the inevitable earthworks and other activity.

Also, it would greatly increase the financial and social consequences of any flood and/or slip.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I seek the decision that there will be no amendment/expansion of PC 56 to include any change to the current rules applying to the Hill Residential Area

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Maddox		First Helen	
Company/organisation				
Contact <i>if different</i>				
Address	Unit	Number 117	Street Maungaraki road	
	Suburb Korokoro Petone			
	City Lower Hutt		Postcode 5012	
Address for Service <i>if different</i>	Postal Address		Courier Address	
Phone	Day 021701592		Evening 04 586 0044	
	Mobile			
Email	Helenmaddox@xtra.co.nz			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Density of housing per property, lack of car parking per property, height of dwellings, inadequate infrastructure to support the population growth.

Lack of personal green spaces

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

Opposed this proposal.

Density of housing per property - Three houses per building site is excessive leading to unhealthy overcrowding, increased neighbour friction and a lack of vegetables and food sources which should be encouraged for self sufficiency in these tight economic times.
Townhouses per site which focus on tiny homes with a minimum of three metre clear space between boundaries would be a healthier solution

Lack of car parking per property will lead to crowding on the roads as people are forced to park on the roadside. Both New Zealand families have more cars than ever before and change as cars are required for transport outside of the public transport routes. Especially in our wet climate. A move to a no car society would require a significant change in infrastructure. This is already a known safety issue in Maungaraki where cars are being parked on the footpaths and obstructing the narrow roads.

Height of dwellings - three stories in most residential areas is excessive leading to a lack of privacy and blocking of sunlight and views. Natural light is essential for health and well-being. Ghetto type living where people are unsafe due to a lack of clear space to safely walk and maintain clear lines of sight.

The historic government housing blocks of three stories in the Hutt are a great example of unhealthy living and unsafe environments and most have been demolished.

Our geographical environment, especially in the hill areas and low lying flood prone sites are not suited to this housing of housing density.

Inadequate infrastructure to support the population growth. Current infrastructure is at peak and this housing density is not supportable without significant investment. Infrastructure has not been considered such as effluent management.

There should be a commitment to preserving / increasing the number of open green spaces and parks for public use to ensure the population has access to green spaces.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Decline this proposal, it is not compulsory for the council to adopt these measures

The council needs to focus on a model to promote healthy living and a desirable place to live.

Consider light filled properties, smaller or tiny homes concepts. Living green roofs, community gardens and a high minimum percentage green space per population per

The council has a commitment to the health and wellbeing of the population it represent and to protecting the ecological environment and these measures do not support these mandates.

Please properly consider the impacts on people and the environment rather than focus on profit as has been the case in the past. Let's not have another housing disaster such as the leaking home scenario where designs were ill suited to the New Zealand environment. This proposal will have far worse impacts as these will also be social impacts. Living in such close knit and cramped confinement is a serious loss of the kiwi lifestyle our society is based on.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

(a signature is not required if you make your submission by electronic means)


26/8/2022
Date

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last George First Olivia	
Company/organisation		
Contact if different		
Address	Unit Number 175 Street Muritai Road	
	Suburb Eastbourne	
	City Lower Hutt	Postcode 5013
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0274373508	
Email	libby@pumpdance.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Chapter 4G High Density Residential Activity Area

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose the proposed increased building height of 4 stories near the Eastbourne village. The majority of dwellings are 1 story and higher buildings all around would mean less sun, light and warmth for the smaller, more affordable houses. Also whenever there is a weather emergency or car crash, our only road in and out of Eastbourne gets closed, meaning the community is trapped here. If you introduce more high density housing, therefore more people, those issues will become more serious. People live in Eastbourne to escape the city, as it's known as as a seaside village. Bringing in 4 level housing would drastically change that and it would negatively affect the look and feel of the suburb but also the everyday experience of living in Eastbourne for the inhabitants.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I want Hutt City Council to keep the building restrictions at three stories in the Eastbourne Village area.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



26/08/22
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

From: [John Sheehan](#)
To: [District Plan Review Team](#)
Subject: [EXTERNAL] PC56
Date: Friday, 26 August 2022 4:36:24 PM
Attachments: [image001.png](#)

To: Hutt City Council

From: John Sheehan

This is a submission on the following proposed District Plan change: District plane Change PC56

I could not gain an advantage in trade competition through this submission.

I am directly affected by an effect of the subject matter of the submission that—

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

The specific provisions of the proposal that my submission relates to are:
Maintaining of Special Residential Areas

My submission is:

I am wondering about the rationale behind this proposal. There isn't a single great city in the world that doesn't have such special residential areas. These areas are notable for their historical importance, quality of houses, their gardens, and general 'character'. These areas add hugely to the look and feel of these cities. They are the suburbs that visitors talk positively about. Hutt City is no different.

Does Hutt City administration honestly believe that the eventual decimation of much of Hutt Central and Woburn due to some misguided, myopic bureaucratic vision, will somehow add to the City? Do they honestly believe this Government edict makes sense?

I'm afraid the total opposite will be delivered. High-income households will no longer see Hutt Central, or even Hutt City itself as a desirable place to live. Is that what we need, a conglomeration of high-rises and overcrowded developments being the 'showpiece' for the city? Potential residents looking for a high-end residence, buying elsewhere, whilst Hutt City gradually recedes into some sort of second-class residential backwater?

Is my concern generated by a NIMBY attitude? Absolutely 100%. But not because it's 'my' backyard. It's because every city needs these areas so that it doesn't lose its sense of history, or of having these 'character' suburbs that add to a city's overall environment. Why would you open these up for effectively unrestricted development (because this is exactly what PC56 is)? It makes no sense. There are huge areas outside these suburbs that have potential for intensification without destroying their character. So why bother destroying the character of these special suburbs for some misguided (almost Communistic) view that "if it's good for one, it's good for all"?

I am totally opposed to any District plan that would destroy the character of Woburn, and for that matter Boulcott, which shares similar characteristics.

Sincerely

John Sheehan

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

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Carthew First Henry	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 19a Street Montague Street	
	Suburb Alicetown	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0273470619	
Email	h.carthew@outlook.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Chapter 4G: High Density Residential Activity Area
Chapter 14H: Natural Hazards

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I generally support intensification in brownfield sites in Lower Hutt to enable more, better quality housing. However I oppose some of the locations which have been identified on the grounds that they will likely require significant investment in mitigation activities in the future to prevent climate change related issues. I do not think that there should be any further intensification in high hazard risk areas, in particular Petone, Alicetown and Moera without an accompanying action plan for mitigating these risks over the next 30 years.

I understand that the NPS-UD legislates minimum heights in certain situations in these areas, however I believe the hazards in these areas should be classed as qualifying matters and their hazard ranking given a greater priority. Over the next 30 years climate related hazards are going to have an increasingly large impact on people's lives. The Council should be looking to minimise further population growth in these areas to reduce the number of potential households impacted. Alternatively if an action plan is developed to identify climate related mitigation measures across the city and investment is allocated for these then intensification can be encouraged in appropriate locations.

Other than identified above, I support the remainder of the plan change.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Review the intensification locations and qualifying matters in relation to natural hazards. Significant portions of high density housing is being proposed in Medium and High Coastal Hazard Areas.

Produce a plan (including funding allocations/estimates and priority) for mitigation measures to protect the proposed rezoned areas from these hazards over the next 30 years.

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	27/8/2022
	<i>Date</i>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Jones First Karen	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 304 Street Oxford Terrace
	Suburb	Avalon
	City	Lower Hutt Postcode 5011
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	021 411 841
Email	kasa301@hotmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

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(Please tick one)

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

*Give details:***Higher and denser housing***(Please use additional pages if you wish)*

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I hereby make submission on the district plan PC56

I am against the current proposed district plan for the below reasons :-

I do not believe the development plan and the intensification has been well thought out for future issues.

I do not believe HCC records are accurate and up to date.

I have very major concerns there is no ability to appeal through environment court and that seems very contradictory with New Zealand Ideals of ecological care.

I believe the National Intensification plan this is based on has not been planned or thought out for future risk. The housing demand has slowed and will continue to do so.

There are real and major concerns over the city's infrastructure capacities already and signs of inability to cope have already occurred with sewage overflow in the streets of Naenae and many flooded streets in a deluge when the stormwater systems fail to cope.

The removal of green spaces including residential lawn areas and massively increased roof spaces will capture rainfall that would have otherwise gone straight to ground this has shown to increase risk and fail the aforementioned storm water system.

Medium density areas are being expanded to the entirety of the valley which is not already high density and this risks over development in what was quiet urban areas not everyone wants 200 neighbors within 100 meters.

Such intensification will have the exact adverse affect on cultural wellbeing and safety this has been seen time and again where the higher the density of population the higher the crime rate

Lower hutt CBD and Naenae are two local areas where this is already happening with young violent offenders increasing in numbers and hiding in the volumes of people.

** the opposite is also true when an area is left and ignored such as Naenae/Stokes valley precincts where gang and youth offending is on the rise. these types of area need development but not intensification.

The offset of development and provision of public spaces will not suit the greater majority of New Zealanders lifestyle the shrinking of back yards and land parcels is removing the ability to enjoy friends and family at home Many of the housing developments that are in existence simply have no play space and not suited to a family barbeque not everyone wants to go to a park nearby to relax when they should be able to at home.

The intensification does not take into account the increased noise pollution in such areas the build codes may demand double glazing but this does not equate to a quiet cup of tea on your back porch or such. Consideration also has to include the noise pollution during such developments and intensification in areas where there are many shift workers people working from home in the day young families and mothers/babies/carers require sleep during the daylight hours. No provision has been made to limit the volume of development only that of specific activities.

There is concern the historic streets have simply been cancelled and are no longer historic any registered historic buildings in these areas will face difficulties in planning etc . Historic areas such as Station village including the historic railway station building is at risk of being overdeveloped. The plan will now allow any type of development and does not ensure such development keeps to the character of the areas. Grand homes will have multi story apartments right next to them. Provisions are made in the plan however it still leave the ability to develop where not desired and no push back allowed by the private owners.

Development will be allowed with no reference to adverse affects on the amenity values this is highly unfair to those that have worked hard to raise those values.

Passive surveillance should ONLY be in the CBD areas and shopping precincts and only monitored by secure police personnel the bill of rights act and the privacy act must be adhered to camera systems in residential streets is not what most kiwis want. Big brother oversight is a huge negative at and even greater expense for a lack of functionality. current crime rates are poorly attend as it is and the intensification will make this worse cameras will not help.

The outlook space clauses are non sensible and will simply provide a view of the neighboring highrise or apartment minimum 1m from the next building face is not much of an outlook.

Many provisions have been made for control of the development via the term qualifying however this does not restrict nor does it ensure those qualifying consultations are not removed by significant contributions

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

For the Council to not let this happen. If it does I'd want to leave rather than live in a neighbourhood or neighbourhoods like that.

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
behalf of submitter)*

	27/8/2022
	<i>Date</i>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

From: [Philip O'Brien](#)
To: [District Plan Review Team](#)
Subject: [EXTERNAL] Plan Change 56 - Submission
Date: Sunday, 28 August 2022 4:52:05 PM

To: Chief Executive
Hutt City Council

We own and live at 16 Brasell Street in Fairfield, being in the High Density area Proposed in District Plan Change 56.

High Density means six storeys.

We **oppose** this proposed change because it would completely change the neighbourhood we live in, and at some time directly detract from the amenity of our property.

Six storey buildings would attract far more road traffic into the neighbourhood, and our street is too narrow for two-way traffic if a car is parked. (We understand that little or no off-street parks would be required in the new developments).

Noise would increase in our street due to the greater traffic and to the increased population – especially from young people in rented flats.

When a six storey building is built next door, it will shade our established trees and gardens and our house, causing a loss of amenity. Similarly our privacy would be compromised by a multi-storey residential block next door.

We presume the adverse effects outlined above would apply to most neighbourhoods.

We ask that the Hutt City Council **prevent** this proposed change to the district plan from taking effect, and do whatever is possible to stop it.

We wish to be heard on this submission; willing to combine with other submitters to make a joint case.

Philip O'Brien and Glenys Barton
0274 220 242

Harbour View
30 August 2022

Kia ora Jo Miller,

I am writing in response to your letter dated 15 August 2022 regarding the proposed change to the Council's District Plan (PC56).

I am a resident of Harbour View, Lower Hutt. The proposed change would make the lower part of Harbour View a High Density Residential zone. Although on a map, the lower part of Harbour View may appear to be conveniently located near the city centre, the reality of the landscape makes this proposed zoning change far from suitable.

Steep slopes, ageing and fragile retaining walls, and often unstable land make-up much of the suburb. Recent extreme weather events should be a warning to the Government and councils about the need to acknowledge and prepare for the effects of climate change. The frightening slip which occurred on Harbour View Road on 20 August 2022 is an example of the natural hazard risks Harbour View faces.

We can build better, keeping in mind environmental limits and pressure points. Climate change is bringing more frequent extreme weather events to New Zealand and the world. Exhausting our land by unsuitable use would come at a great cost for local inhabitants, authorities, and future generations.

The pattern of the residential areas in the lower slopes of Harbour View (the area marked for high density), is generally dictated by the dissected and steep topography, leaving the steep vegetated gullies and escarpment faces undeveloped. This information comes from your own reports.

Sustainable development is crucial to councils and Government. Now is the time when we have the opportunity to make some accountable decisions about how we deal with increasing extreme weather events. It would be a costly mistake to densify housing on steep and unstable land. I think it would be more suitable to not only avoid high density in this area, but even protect the area from medium density and protect the zone because of the special hazards present (particularly landslide hazards). Development in this areas will probably lead to an increase in risk to the community. This will likely include risk to the health and safety of the community, as well as risk to property and infrastructure.

Thank you for your time and consideration. I do not wish to be heard in person, but am available if you have further questions.

Sincerely,

Lorna Harvey



15 Harbour View Road
Harbour View
Lower Hutt 5010
Phone: 022 599 2303

CC: jo.miller@huttcity.govt.nz
district.plan@huttcity.govt.nz
dax.harvey@gmail.com

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Fiona First Beals	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 332 Street Wellington Rd
	Suburb Wainuiomata	
	City Lower Hutt	Postcode 5014
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 0211210220	Evening
	Mobile	
Email	transform74@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Proposed Plan Change 56

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

- I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

The height and density of the proposed changes with regard to boarder infrastructural considerations

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

I would like to see a careful ammended with greater engineering/social development assessments released to the public before I fully support this proposal.

I am in support of increasing housing density (including multi-story). I understand the implications of not doing this in a region where population is growing.

I do not support a developer lead approach. This type of approach is profit before social benefit. Added to this, I want to see some information about how such structures can be built on hills (which erode in the rain) and swamps (Wainuiomata). Our LIM report to our property in Wainuiomata stresses that any height above one storey will need a careful engineering assessment.

In Northern Wainuiomata, I have a concern that basic infrastructure such as emergency exits (from Wise and Wellington Road (which are deadend roads beyond Norfolk st)) are not considered in developer lead planing, sewage, stormwater etc (I need more information on this as a ratepayer - not a generic report for the Wellington region) need to be addressed (in swamps, sewage systems can cause real issues). I also have massive concerns re public transport links.

If development was council lead then we would be seeing the plan put in place from the 1990s which had Wise St and Wellington Road joining, schools, shop redevelopment at Norfolk. All of this needs to be considered. I am fully in support in intensification through a social planning approach - not the current approach happening atm (and we haven't even got to four stories high).

If we cannot get some limits and social planning occurring here, I would recommend no more than two stories high and developers must include provision for off road parking - given public transport is terrible in Wainuiomata. I am fortunate that I live near a bustop, but I commute to Porirua or work from Petone and it is pointless adding so much time to get to work on a bus.

While I have not been a supporter of the need for a second access to Wainuiomata if population increases in the way that these plans suggest - a second access is going to be essential.

So please - bring some real social planning into this and show the public the actual risk assessments for their zones. It is unfair making an uninformed decision.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Restrictions put where possible to ensure that any development considers social impact, urban and social planning and infrastructure needs (including public transport accessibility)

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,
I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

(a signature is not required if you make your submission by electronic means)

Date

Privacy Statement

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Where to send your submission

- By email (preferred): district.plan@huttcity.govt.nz
- By post: Hutt City Council, Private Bag 31912, Lower Hutt 5040
- In person: At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Harborne First Daniel	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 28 Street Ludlam Cres
	Suburb	Woburn
	City	Lower Hutt Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	
Email	daniel@harborne.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No: **56**

Title of Proposed District Plan Change: **ENABLING INTENSIFICATION IN RE**

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

the new High Density Residential zone

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I support the proposal to create a new High Density Residential zone. I live within the High Density Residential zone.

We are unable to continue to sprawl, creating new infrastructure to eat away at our rate payments. By allowing the city to increase density, we are able to use the existing built infrastructure, but increase the amount of rates payments made. This provides the council with more income, but the same amount of infrastructure to maintain, or upgrade.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Higher densities will result in more people to transport, so the council need to reallocate the transport corridors to prioritise the movement of people and freight. On-street carparking from major routes, such as Ludlam Cres/Woburn Road, Knights Road, Victoria/Cuba Street should be removed in favour of bus-lanes.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	31/8/2022 <i>Date</i>
--	--------------------------

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

From: [Judith & Peter Feakin](#)
To: [District Plan Review Team](#)
Subject: [EXTERNAL] Submission re: pc56
Date: Tuesday, 30 August 2022 5:08:14 PM

I have read through pc56 and put forward the following submission points.

- 1 There is not the roading or inforstructure in the Waterloo area to handle such a proposal. Traffic along Waiwhetu Rd has built up in the last few years to a near maximum. The area proposed is too large and could, under the present proposal, end up with sporadic 6 story buildings shadowing and looking totally out of proportion alongside single story dwellings.
- 2 No consideration of unstable ground, slilage risk or aquifa penetration during construction under pc56 "building near or on natural hazards" has been considered.
- 3 Building residential above and in close proximity to existing commercial buildings close to railway stations so as to group high rise residential would be a more reasonable option.

Summary

The existing proposal is not an enhancement to the area and would be a massive degrading of suburban housing and living.

Multi 20 story highrise residential in the CBD would be more acceptable.

Thank you for considering my submission.

Peter Feakin
71b Wyndrum Ave
Waterloo
Lower Hutt.

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Knowles First Diane	
Company/organisation		
Contact if different		
Address	Unit Number 6 Street Manuka Avenue	
	Suburb Woburn	
	City Lower Hutt	Postcode 5010
Address for Service if different	Postal Address	Courier Address
Phone	Day 0274773515	Evening 0274773515
	Mobile 0274773515	
Email	dianeknowles.nzl@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Chapter 14F Heritage Buildings and Structures and the creation of 'heritage areas' to restrict development

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I am against the listing of private residential properties as heritage under the proposed heritage precincts included in this plan change, without homeowner consent.

These heritage precincts seem to have been randomly selected and contain many houses which seem to have no heritage value at all.

There is the potential for Heritage areas to become Ghetto's as development occurs in neighbouring areas and developers build up to three to six stories high either side of the heritage properties / precincts. This could cause significant disadvantage to heritage property owners. Negative impacts of this proposal include the devaluation of property, increased insurance, and inability to resell due to the restrictive nature of living in a heritage precinct.

Land which is outside the heritage precincts is likely to become worth more than heritage properties because of the scale of housing which can be built. This is not fair on heritage property owners who in most cases have heavily invested in the preservation of their property. The proposal to arbitrarily make homes heritage properties will cause significant disadvantage to heritage property owners and create enormous inequity.

I would like to have the choice as to whether my property is included in the Plan Change in a heritage area. The council should not be able to include the homes of local families as heritage without the agreement of the owner.

To encourage home owners to list their properties on the heritage register, Council needs to create a suite of benefits for heritage property owners. These benefits could include 50 % rates rebate, a rates cap, no resource or building consent fees, an annual contribution to maintenance, reduced insurance costs through council leverage. If Council make it attractive to own a heritage property then a lot of the current resistance will go away. The key issue at the moment is that there are currently no incentives for heritage property owners to opt in to classifying their properties as heritage. The council has allocated \$1.5 million for 10 years for this purpose which when distributed amongst the heritage property owners on an annual basis is completely insignificant.

The Council's current approach of removing the Special Residential status of some areas of the Hutt and permitting intensification is also likely to destroy the character of these areas. Council needs to take a more strategic view about which areas of the Hutt would most benefit from intensification. Areas like Taita and Naenae are areas that could significantly benefit from this investment.

It feels to us that the Council has adopted a somewhat lazy approach to trying to protect the various heritage properties in the Hutt.

Council already know specifically which properties in the Hutt are potential Heritage properties however instead of contacting each of these property owners individually and talking about the importance of their homes being classified as heritage Council have elected to create Precincts which encapsulate many homes which have no Heritage value and have completely ignored other properties saying they will be involved as part of next year's District Plan changes.

Council needs to adopt a strong value proposition for owners of potential Heritage properties and make it attractive enough for home owners to want to voluntarily list their homes.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I would like the council to adopt the following policy:

"That a property should only be classified as heritage in the District Plan with the express written consent of the property owner."

I would like the council to include the above in the propose Plan Change.

Property owners have much to lose from the imposition of unwanted heritage categorisation, as has the Hutt City from the costs of increased mangement, loss of resident goodwill and potential litigation. I believe a voluntary heritage policy is in the best interests of both the council and its residents.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	31/8/2022
	<i>Date</i>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	<i>Last</i>		<i>First</i>	
Company/organisation				
Contact <i>if different</i>				
Address	<i>Unit</i>	<i>Number</i>	<i>Street</i>	
	<i>Suburb</i>			
	<i>City</i>		<i>Postcode</i>	
Address for Service <i>if different</i>	<i>Postal Address</i>		<i>Courier Address</i>	
Phone	<i>Day</i>		<i>Evening</i>	
	<i>Mobile</i>			
Email				

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I **could** **could not** gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I **am** **am not** directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
 (Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
 (Please tick one)

Signature of submitter:
 (or person authorised to sign on
 behalf of submitter)



Date

(a signature is not required if you make your submission by electronic means)

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Drake First Kyn	
Company/organisation		
Contact if different		
Address	Unit Number 64 Street Hair St	
	Suburb Wainuiomata	
	City Lower Hutt	Postcode 5014
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0224175174	
Email	kyndrake@hotmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

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(b) does not relate to trade competition or the effects of trade competition:

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

Give details:

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I'm happy that changes have been introduced to increase the size of buildings, but I think it's not enough. I think the continuation of these restrictions is only holding Councils in a stall pattern because the population will continue to grow, and by continuing to build 'small', we are forced to go wide which puts massive pressure on infrastructure and increase costs to rate payers. We are losing too much green space!!!

I guess that issue is for central government, but I would ask that your Council lobbies the government to allow you to build higher, easier. Create a city with identity rather than one that looks like the rest in NZ.

I have looked at your maps, and the only comment I can really say, there should be more of the "High Density Residential", especially in places like Wainuiomata which have expanded so much. Concentrate more of the population around the shops, restaurants, and other businesses to help build back the local economy better. If you can apply more of the high density, please do. Building up is better than building out.

Hopefully these high-density areas will also encourage more/better public transportation in those areas too.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
 (Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
 (Please tick one)

Signature of submitter:
 (or person authorised to sign on
 behalf of submitter)

	2/9/2022 <small>Date</small>
--	--

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last CHEN	First JING
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 158 Street HUTT ROAD
	Suburb	PETONE
	City LOWER HUTT	Postcode 5012
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	
Email	jchenhutt@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

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

Give details:

Chapter 14F Heritage Buildings and Structures and the creation of 'heritage areas' to restrict development

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I am against the listing of private residential properties as heritage under the proposed heritage areas included in this plan change, without home owners consent.

Heritage listings can impose significant ongoing costs and problems for home owners. Insurance premiums will increase. The listing will also reduce the value of my property largely. Apart from that, my house and many others in the proposed areas, don't look like heritage at all. To me, it's not fair.

I want to have the choice as to whether my property is included in the Plan Change as now being in a heritage area. The Council must not be able to include the homes of local families as heritage without the agreement of the owner.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I want the Council to adopt the following policy:

"That a property should only be classified as heritage in the District Plan with the express written consent of the property owner."

I WANT THE COUNCIL TO INCLUDE THE ABOVE POLICY IN THE PROPOSED PLAN CHANGE.

Property owners have much to lose from the imposition of any unwanted heritage categorisation, as has Hutt City from the costs of increased management, loss of citizen goodwill and the likely litigation for its removal by informed property owners. I believe a voluntary heritage policy is very much in the best interests and for the benefit of Hutt City and its citizens.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



2 Sep 2022
Date

(a signature is not required if you make your submission by electronic means)

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Kusel First Stephanie Maria	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 41 Street Rossiter Avenue	
	Suburb Waterloo	
	City Lower Hutt	Postcode 5011
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 0272473933	Evening
	Mobile	
Email	stephaniekusel1@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
 (Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
 (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

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

Give details:

The extension of the boundary for allowing up to 6 storey buildings into the Waterloo area.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I understand that it is necessary to increase the availability of housing, and that it needs to be close to transport ie the rail and bus network.

However I feel that the proposed boundary extending to include Rossiter Avenue and in fact all the properties on the eastern side of Waiwhetu Road is a mistake. I would like to see the boundary kept to the railway line side of Waiwhetu Rd

As it stands now at school pick up time and peak traffic in the early morning and around 5 pm, trying to cross Waiwhetu Road is a nightmare. Increasing the number of pedestrians and also the number of parked vehicles is only going to aggravate the situation further. If 6 level housing is to be permitted I think it is important that car parking needs to be addressed. No matter how much we want people to move into public transport, the reality is that everyone has at least one vehicle and they need to be parked somewhere. Add to that the need for charging facilities and our suburban streets are just not designed to suit the needs for this increase.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Yes extend the boundary, but keep it close to the station, and definitely to the western side of Waiwhetu Rd in the Waterloo Station vicinity.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Marshall First Pauline	
Company/organisation	n/a	
Contact <i>if different</i>		
Address	Unit Number 414 Street Muritai Rd	
	Suburb Eastbourne	
	City Lower Hutt	Postcode 5013
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0274472062	
Email	paulinemarshall85@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling development in commercial and residential areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

New building heights and density are reduced in some areas of the city on sites with specific constraints to building. This means more development is still possible but consent from the Council will be required. Development will be constrained on sites:

At risk from natural hazards like flooding, tsunami, and coastal hazards (including climate change and sea level rise) and within 20m of the Wellington fault line

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

Winter 2022 has graphically illustrated the flooding impact of climate change in Eastbourne. The natural run-off from the hills has caused widespread flooding on the flat parts of the district and significant slips on the hills. Any increase in housing density in Eastbourne will simply compound these problems, cause further damage to the natural environment as well as considerable expense to council and individual ratepayers.

Sea level rise also presents huge challenges for Eastbourne and the Eastern Bays; increasing housing density will compound these problems, increasing the potential for loss of life simply because these communities will not be able to access emergency services during the now typical road closures during heavy rain events.

This nationally-mandated one size fits all policy could have catastrophic consequences unless the Plan change places greater emphasis on the "at risk from natural hazards" provision.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Greater emphasis on Eastbourne and the Eastern Bays as

"an area at risk from natural hazards like flooding, tsunami, and coastal hazards (including climate change and sea level rise) and therefore unsuitable for further development".

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	3/9/2022 <small>Date</small>
--	---------------------------------

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Gallen & Doyle First Joanne & Kevin	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 47 Street Oxford Terrace	
	Suburb Hutt Central	
	City Lower Hutt	Postcode 5011
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021 0694294	
Email	jgallen.nz@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

The whole of the proposal as it relates to the redesignation of medium-density residential activity areas to high-density residential activity areas.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

We would like to record our opposition to PC56 with regard to the provision of high-density residential activity areas throughout the whole of Lower Hutt.

Although Lower Hutt is a city in its own right, being a satellite city of Wellington we think many people still regard the lifestyle as suburban living. We choose to live in the suburbs for the benefit of space in our own property and in neighbouring properties, rather than living in built-up central city areas. The broad swathe of the city that is being redesignated as high-density residential could see the majority of the valley floor covered with six-storey buildings.

We have just been through a comprehensive revision of the District Plan (PC43) with regard to intensification, where there was already a high level of concern from the community. Most of the changes were approved, although we made a successful submission against one proposed change, which will be completely reversed by PC56.

A property we previously owned on a back section in Taita is bounded by nine other properties. It is conceivable that this single storey dwelling could be surrounded by nine six-storey buildings. Imagine living there.

This feels very much like a fait accompli; central government has dictated this and local government can do very little to mitigate or stop it. While we expect that the council might act to protect certain heritage areas, we can see that the rest of the city will be allowed multi-storeyed buildings. This is not the neighbourhood we want to live in.

We feel that the distance of 1200m from the CBD and 800m from commercial centres and train stations is too broad an area, for two reasons. Firstly, the shape of the valley and rail lines means that this metric would see almost the whole valley floor redesignated as high density residential. This affects Lower Hutt in a disproportionate way compared to other cities, and would see the majority of the city allowing six-storey buildings. Secondly, the distances are too large. Reportedly over 90% of New Zealand households have cars; however good the public transport intentions may be, connections are not good and our windy and wet weather is not conducive to walking much of the year.

Obviously we have no expertise in this area but would like to be sure that the effects of increased flooding, demand on infrastructure and possibilities of severe liquefaction in the event of a major earthquake are taken into account when considering this level of intensification.

We expect that our submission will have no effect on the outcome but feel that it is important to at least register our objection.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

1. Note our objection to the change from medium-density to high-density residential activity.
2. Reduce the size of the areas to be designated as high-density residential to areas within 500m of the CBD edge and railway stations.

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	4/9/2022 <small>Date</small>
--	--

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Bristow	First Grant
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 8 Street Ariki St
	Suburb	Boulcott
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021 1162938	
Email	louise.grant.bristow@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

- I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Proposed density of city suburbs.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

Good afternoon.

I wish to make a submission regarding the recent acknowledgement of Proposed Plan Change 56, Enabling Intensification in Residential and Commercial Areas.

Reading through the supporting documents and of hearing the proposals via colleagues who attended a local meeting meeting, I am disgusted as to how little exposure this has had, given the wholesale changes that are proposed to the city. I am active in following council matters, as well as central government, and was taken aback at how quietly this was potentially being rolled out, considering the large, long term impact it will have on people's lives. This will see wholesale destruction of people's neighbourhoods, of which many have historic and cultural value. The results of your own badly advertised survey showed in a snapshot, what residents DID NOT WANT.

I acknowledge that central government is currently working under UN policy which wishes citizens to live in more densely populated, condensed areas of cities. This may be an advantage for some citizens, but many will be forced to live in densely packed neighbourhoods of badly built "boxes", that will be detrimental in terms of health, mental health and wellbeing as well as an inability to live a desired lifestyle in the current area of their choice. Current mature areas/ streets of Lower Hutt will be destroyed by large 6 story boxes, packed into by many citizens living in each others pockets, many without parking or sufficient green space.

We are currently seeing this in effect as new builds across the city are being erected, many with very little space, outdoor areas, garaging or even parking for vehicles. Many are in areas already packed in regards to residential housing, schools and on street parking. There does not appear to have been any thought put into increased congestion.

These points are but a few that have caught my attention specifically but I can already see the damage being done and how it will multiply should this be allowed to continue unabated. For these reasons, I am AGAINST the proposals.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

To slow the current speed at which this city wide destruction is being carried out, and to implement better controls over where large developments may be erected. This would include proper consultation with communities affected by developments.

Higher density areas should be contained to main arterial routes and close to the CBD in the short term until such time this may be allowed to spread further.

High density areas should be only within or adjoining the CBD zone. Encourage more apartments within the CBD zone.

Medium density areas should only be along arterial routes or adjoining railway lines or within 100m of those areas.

Current residential areas may be subdivided as present, but with proper considerations being given in regards to heritage and character areas- once they are gone they cannot be rebuilt.

New build subdivisions such as Parkway, could be considered as medium density straight away as there would be no impact on any current neighbour character.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,
I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)


Date 4/9/2022

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Bura First Jane	
Company/organisation		
Contact if different		
Address	Unit Number 63 Street Hutt Road	
	Suburb Petone	
	City Lower Hutt	Postcode
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021577091	
Email	jane_bura@hotmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could **could not** gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I **am** **am not** directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Chapter 14F Heritage Buildings and Structures and the creation of 'heritage areas' to restrict development

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I am against the listing of private residential properties as heritage under the proposed heritage areas included in this plan change, without homeowner consent.

A heritage area imposes significant restrictions on what a home-owner can and can't do with their property. Once a property is in one of these areas, the owner will have to get the Council's consent to make any changes to their home, or if they want to change the number of stories or number of houses. The rules for when the Council may do this are very vague and leave a lot of discretion to the Council.

These heritage areas will not only have disastrous consequences for the families affected, but will drastically impact the layout and aesthetic of the Hutt. While neighbouring streets build up to three or six storeys high, these heritage areas will be forced into stagnation.

We know that heritage listings can impose significant ongoing costs and problems for property owners. Insurers will charge increased premiums (eg, 25% or more), increased excesses and refuse to provide cover for the additional costs in repairing to the original standard and to cover further Council Consent fees.

For example- we bought our house 5 years ago and now have saved a bit to replace windows and exterior boards - the exterior of our house is extremely rotten on several sides - we recently looked at replacing exterior boards and found the rot is right through the house - the windows need to be replaced as they are leaking and rotten - and being heritage would mean that we wouldn't be able to get double glazed windows but would have to replace with original type lead weight windows - the cost would be horrific !! We are very keen to go solar - but this wouldn't be allowed, On the plans there is no toilet inside the house - would have to put a long drop back to bring back to original. The work that needs to be done will cost well over one hundred thousand dollars for just the basics.

Evidence indicates heritage listing reduces the value of a property by 10 to 30%. Real estate agents have reported that many potential buyers lose interest when they learn that a property is heritage listed. It is unclear what the impact on value these new heritage area restrictions will have.

Is the money we have to put in worth it when we will never get it back if heritage listed.

Furthermore, the houses in the proposed areas vary drastically in their quality and type. Many don't look like heritage at all. Others are unlikely to meet healthy homes standards. Yet they will all be included in the same umbrella of rules, forced into stasis while the rest of the Hutt modernises. To me, that is not fair.

Some of the areas, such as Hardham Crescent or the Petone State Flats, are of the type and location perfectly fitting what I imagine the Government had in mind for intensification. To me and many others living in the area, these places do not hold any sentimental or heritage value.

I want to have the choice as to whether my property is included in the Plan Change as now being in a heritage area. The Council must not be able to include the homes of local families as heritage without the agreement of the owner.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I want the Council to adopt the following policy:

“That a property should only be classified as heritage in the District Plan with the express written consent of the property owner.”

I want the Council to include the above policy in the proposed Plan Change.

Property owners have much to lose from the imposition of any unwanted heritage categorisation, as has Hutt City from the costs of increased management, loss of citizen goodwill and the likely litigation for its removal by informed property owners. I believe a voluntary heritage policy is very much in the best interests and for the benefit of Hutt City and its citizens.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	4/9/2022 <small>Date</small>
--	--

(a signature is not required if you make your submission by electronic means)

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Ferguson First Karen	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 30 Street Plunket Avenue	
	Suburb Petone	
	City Lower Hutt	Postcode 5012
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 0220430403	Evening 045894219
	Mobile	
Email	karen_reon@yahoo.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

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

Give details:

We are within 800 metres of the Ava Train Station.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

We oppose the height levels of new builds and wish them to be amended to a maximum 2 levels. After 22 years in our property with established fruit trees and vegetable gardens we will lose privacy, sun for the garden and our overall health.

Parking in our area is already an issue and we have previously had to call the Council to get vehicles removed from blocking our driveway access.

The proposed rules will significantly devalue our property that we have lovingly restored and there will be a massive impact on the wider Petone character and village feel that Petone is well known for. We have ongoing issues with neighbours due to the property next door being rented to people by the room (boarding house) and if this particular property at 32 Plunket Ave was built higher the thought is sickening as we have already had to have someone trespass for theft. The more people you add into an inner city section the more chances there will be for further theft and disruption (thinking of the Bronx in Petone and the previous beheading!)

While we appreciate the need for housing it seems that this is an opportunity for developers to make significant money while individual existing property owners are left to suffer the consequences. We have a number of green spaces around Petone - Sladden Park, the golf course, Petone Rec, Hikoikoi Reserve to name a few where intensification could happen without a massive impact on current owners. While it would be a shame to lose these we would rather lose them than our property and current lifestyle that we love in Petone.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

A decrease in the height of new buildings to 2 stories within Petone area due to historical significance to this region.

A greater consideration to the impact on individuals living in current dwellings particularly related to privacy, no sun and impact on the ability to grow existing gardens.

Parking will be a disaster and parking spots need to be included in any plans.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	4/9/2022 <small>Date</small>
--	--

(a signature is not required if you make your submission by electronic means)

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Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Kelvin First Maxwell	
Company/organisation		
Contact if different		
Address	Unit Number 95A Street Wyndrum Ave	
	Suburb	
	City Lower Hutt	Postcode 50110
Address for Service if different	Postal Address	Courier Address
Phone	Day 02102064366	Evening
	Mobile	
Email	kelvinmaxwell@hotmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

DISTRICT PLAN CHANGE 56: ENABLING INTENSIFICATION IN RESIDENTIAL AND COMMERCIAL AREAS

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

The height which may influence light, property values and nature of existing environment.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

This ammendment.change is does not take into account the following.

1. The height which may influence light and impact sites adjacent to existing properties
2. The change in proerty values due to high density housing
3. The natural state of the exsisting environment.
- 4 The lack of infrastructure to support increase in population. These include parking, public transport routes, drainage and swerage systems, schooling

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Not to proceed.

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
 behalf of submitter)*



Date **5/8/2022**

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Davies First Brendon	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 57 Street Hutt Road	
	Suburb Petone	
	City Lower Hutt	Postcode 5012
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0272941810	
Email	illbero@hotmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Residential Heritage Precinct

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Support for the updated Residential Heritage Precinct. HA-03

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I am in support as an owner within the Residential Heritage Precinct. HA-03 Hutt Road Railway Heritage Area of the district plan changes.

I completely support the inclusion of the this new area within the Residential Heritage Precinct. to retain and respect historic value.

The plans, proposals and areas are all well thought out and valuable to Aotearoa and this areas history.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Continue with clasifacation as outlined of HA-03 Hutt Road Railway Heritage Area

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
behalf of submitter)*

	5/9/2024
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last PARRY First Richard	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 35 Street Woodvale Grove	
	Suburb Fairfield	
	City Lower Hutt	Postcode 5011
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021 032 7005	
Email	richard.parry@mondegreen.co	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could **could not** gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I **am** **am not** directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

1. Accessibility to a non-professional audience
2. Provisions for developments/developers to make adequate "make good" on core infrastructure and local amenities
3. The Council's potential interpretation of the plan change that adversely effect the local outlook of neighbourhoods.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

1. The plan change 56 is some 436pp of content designed by professional policy makers. It is ... opaque. I would strongly recommend a plain English, scenario-based interpretation of this for residents so they can have fully informed consent. The density of the documentation is a barrier to many people having their fair say. Inclusion of scenarios such as, "A typical 800m2 section with a four-story building would have XYZ noise impact on surrounding neighbours and create potential 123 impacts to parking," would provide a no-nonsense way of understanding what it means. It's not clear whether I will face a four-story monstrosity blocking out my daylight recession plane, and it'd be nice to material impacts like that presented to non-technical audiences.
2. Possibly within the 436pp of content that I missed, is whether developers will carry the burden of make good on local environments. How will matters like increased water supply, routing of traffic, sewage/waste management and landfill be catered to? There is some potential increased Council revenue through rates (taxation) but it's not clear as to whether this projected future income would offset the cost of core upgrades. This should be made clear so residents are aware of whether they'd being asked to cater for future cost by way of rates hikes.
3. By example of outlook: trees. I canvassed my local neighbourhood and there is a quality of trees and subsequent birdlife. In more densley packed areas of the Hutt there is not the same bird life and there is a significant potential environmental impact of any proposed changes to the neighbourhood's outlook. These impacts make areas less "livable" and are a detriment to people who've made choices about where to life based on this. While I appreciate the PC56 is a central government initiative there are aspects the local council can put into the implementation plan that assure residents of the same level of existing outlook. This also includes things like street parking; there is little available and slapping up a new high density condominium is going to impact supply. So, a plain English proposal that shows developers' and the Council's obligations that would provide certainty for residents that they'll not have their neighbourhood become a concrete wasteland, lack basic courtesies like parking (no, not by way of additional taxation through resident's parking, but by developers ensuring off street parking).

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

1. A resubmission to residents with a plain English version of the works that are clear for laypeople.
2. Provisions for developers to carry cost burdens associated with infrastructure and upgrades, and/or the Council to demonstrate this is well-served by projected tax take from new residents.
3. Provisions for developers to reduce impact on existing residents through off street parking in new developments, and provisions for existing green area density / volume to be preserved.

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last McLaren First Reon	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 30 Street Plunket Avenue	
	Suburb Petone	
	City Lower Hutt	Postcode 5012
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 027 3148772	Evening 045894219
	Mobile	
Email	reon.mclaren@impbrands.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

We are within 800 metres of the Ava Train Station.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

We oppose the height levels of new builds and wish them to be amended to a maximum 2 levels. After 22 years in our property with established fruit trees and vegetable gardens we will lose privacy, sun for the garden and our overall health.

Parking in our area is already an issue and we have previously had to call the Council to get vehicles removed from blocking our driveway access.

The proposed rules will significantly devalue our property that we have lovingly restored and there will be a massive impact on the wider Petone character and village feel that Petone is well known for. We have ongoing issues with neighbours due to the property next door being rented to people by the room (boarding house) and if this particular property at 32 Plunket Ave was built higher the thought is sickening as we have already had to have someone trespass for theft. The more people you add into an inner city section the more chances there will be for further theft and disruption (thinking of the Bronx in Petone and the previous beheading!)

While we appreciate the need for housing it seems that this is an opportunity for developers to make significant money while individual existing property owners are left to suffer the consequences. We have a number of green spaces around Petone - Sladden Park, the golf course, Petone Rec, Hikoikoi Reserve to name a few where intensification could happen without a massive impact on current owners. While it would be a shame to lose these we would rather lose them than our property and current lifestyle that we love in Petone.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

A decrease in the height of new buildings to 2 stories within Petone area due to historical significance to this region.

A greater consideration to the impact on individuals living in current dwellings particularly related to privacy, no sun and impact on the ability to grow existing gardens.

Parking will be a disaster and parking spots need to be included in any plans.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

(a signature is not required if you make your submission by electronic means)

4/9/2022
Date

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last	TAYLOR	First	Michael
	Company/organisation			
Contact if different	family			
Address	Unit	Number	3	Street
	Massey Avenue			
	Suburb			
	Woburn			
Address for Service if different	City		Lower Hutt	Postcode
				5010
	Postal Address		Courier Address	
Phone	Day	021630647		Evening
	Mobile			
Email	miketaylor.ortho@gmail.com			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential & Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

- I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

1: The proposal mandates that virtually the whole of Lower Hutt City be Zoned "HIGH DENSITY"

This because virtually the whole of the city is within 800m of a rail or other transport hub, or within 1.2km of the City CBD

2. We oppose the listing of residential "Heritage Properties" without the consent of the owners.

3. We propose also that "Heritage" status should be available to Property Owners at their discretion (subject to sensible, publicly published conditions)

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

(Please use additional pages if you wish)

We object to the blanket changes in Intensification in Proposed Plan Change 56.

Hutt City had very sensible Residential Zones,

- a) General Residential - Most of the city
- b) Medium Density Residential: around transport hubs, CBD, etc.
- c) Special Residential: (Woburn, Boulcott, etc)

The Proposed Plan Change deems all these areas to be "High Density": The Hutt City was already well advanced in what most residents regard as "Good Intensification", & which had general citizens' approval prior to the Govt's mandate. Virtually the whole of the city from Petone Foreshore to north of Taita become "High Density" - 6 story buildings etc.

The Proposed Plan change also Arbitrarily, without consultation, creates "Heritage Areas" - which include many properties that are, to almost any eyes, nothing short of "Blights on the Land"

The proposed Plan Change takes no account of the fact that for well over 100 years, much of Lower Hutt has consisted of leafy residential suburbs, with many moderately ample section sizes, containing large quantities of Trees & shrubs, many of them mature, & dwellings ranging from modest to large.

Woburn was Wellington's original "Garden Area" (the Bellevue Gardens Hotel! The US embassy!!)

The Special Residential areas of Woburn & Boulcott were recognised having Special Value & Significance, with the high density in the areas of Trees, Shrubs, & green spaces, both on private & public land.

Most of the rest of Lower Hutt City was classified General Residential, which was a sensible recognition of the character of the city: some areas were zoned "Medium Density".

It is generally accepted that Some intensification was both acceptable & desirable, & we submit that the **PREVIOUS ZONING** of the city is more than adequate for the city's needs.

TREES & GREEN SPACES:

Throughout most of our city we have mature Trees & shrubs in abundance.

Especially in the former "Special Residential Areas"

We need to **"PRESERVE THE TREES & SHRUBS WE HAVE"** (They are already responsible for much of our country's existing contribution to Carbon Credits.)

(Forest & Bird Wholeheartedly recommend maintain the green corridors already present.)

They are also the habitat for significant populations of our Birdlife: Our property in Woburn (built 1920s, owned almost 50 years), regularly houses up to 10 Tuis, also, Bellbirds, Silvereyes, Fantails, Korero, a Morepork, native parakeets, as well as blackbirds, thrush, starlings, finches & sparrows.

It is a well known fact that Developers almost universally have a "Scorched Earth" policy to any land they plan to re-develop: all trees & shrubbery vanish!

We oppose the whole idea of imposing High Density on our beautiful City: We suggest a return to the previous zones & district plan.

7. I seek the following decision from Hutt City Council:

Give precise details

1: Abandon the whole of the Plan 56: Reinstate the previous Residential Areas as described in the previous plan.

2: Include Extensive Preservation of Trees, Shrubs, & Green spaces in the District plan: In Any Redevelopment of any property in the city, where existing Dwellings are being removed/demolished, or new dwellings are being added to an existing site:

- a) ALL Trees & shrubs over 2m high within 2 metres of the boundary to be preserved
- b) ALL Trees & shrubs 3 m high within the property to be preserved.

(A Council review committee will be required to manage this & approve any exceptions)

3: In consultation with residents explore further suitable Intensification areas, either by creation or expansion of existing zoning, including both High & Medium Density areas, as has been the Government's aim.

4: get serious about "Heritage", but:

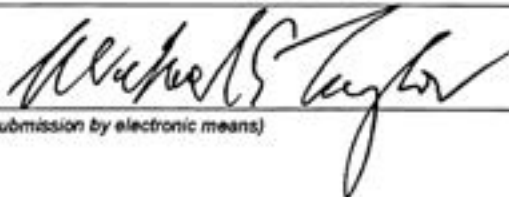
- a) Proceed in consultation with Residents
- b) Have well defined & published specifications about what can & cannot be considered "Heritage"
- c) Be realistic about what can & cannot be done to modernise/alter/improve Heritage properties: the existing rules are far too restrictive & impinge seriously on property owner's rights

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission, **NOTE AMENDMENT.**
I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



6-9-22
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Sears First Darren	
Company/organisation		
Contact if different		
Address	Unit	Number 25 Street Mahoe Street
	Suburb	Hutt Central
	City Lower Hutt	Postcode 5010
Address for Service if different	Postal Address	Courier Address
Phone	Day 04 4788105	Evening 04 5685042
	Mobile 027 2789029	
Email	darren.sears@abodehomes.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

I Strongly oppose the new District Plan Change 56: Enabling Intensification in Residential and Commercial Areas. These changes will impact, Sun Shading, Privacy, aesthetic appearance, Lose of Heritage.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I STRONGLY oppose the new Plan changes as the will impact the Greater Hutt Central area and adversely impact all current residents.

Aesthetically 4 - 6 storey developments will destroy the current environment and outlook of Hutt City. Sun and Shading will dramatically be impacted on all neighbouring properties of any new dwelling build over 2 storeys. Privacy will be impacted with numerous neighbours viewing over other properties, similar to inner city living.

The community feel would be lost with the area turning into inner city apartment dwelling. Loss of Heritage Building and zoning, for example the Petone Area. There would be cars everywhere and the volume of residents would be overwhelming, It is unnecessary to pursue high density living so far away from the City Centre.

I strongly advice that HCC review the new plan changes and consider how they would impact on the current residence. I personally have lived in Lower Hutt for the majority of my life (40 years +) I an a Site 2 Licenced and Registered Master Builder for over 15 years and can only build up to 3 Storey Timber Framed building. There would only be a small percentage of Licenced Builders that could potentially build three Storey or higher building requiring Commercial companies to build any Four storey plus development, draining current resources and also adding considerable more complex engineering impacting on build times, cost as well as additional concern for a current unstable ground (soft ground) on the Valley floor.

I am not against development of Hutt City but the New Proposed High Density Mapped area is vastly too large and imposing. The Valley Floor outside Central precinct only should be Standard Residentially Zoning and Medium in specific areas only. If this Plan change 56 progresses, I would be put off continuing to live and support Hutt City and would want to move out of Central Hutt where I have resided, represented and supported the majority of my life.

I highly recommend that the honourable Mayor Campbell Barry, Deputy Mayor Tui Lewis, Councillors and any potential Review Panel reconsider the proposed plan changes and reduce the footprint of High and Medium Density Building for all of Hutt City.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

--

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

Lauren Lee

06/09/2022
Date

(A signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Taylor First Angela	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 35a Street St Ronans Ave	
	Suburb Waterloo	
	City Lower Hutt	Postcode 5011
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 04 9704103	Evening
	Mobile 0276349680	
Email	angbryce.taylor@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

The area being made to High Density allowing 6 storeys to be built and/or Medium allowing up to 3 storeys

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

Oppose this change:

- * High density will put demand on the infrastructure on the plumbing which is already not up to scratch and we constantly have 'leaks' in our street
- * Parking - our street is not adequate for 2 way movement currently. Having more built up housing will put added pressure on the street.
- * Possibility of looking at putting it to a re-zone of Medium density as opposed to high - although this still isn't ideal
- * Could cause issues with 'sun/privacy', no protection on value for outlook

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I don't understand what this means?

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Kirker First Peter	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 2 Street St Columbans Grove
	Suburb	Boulcott
	City	Lower Hutt Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	0278860918 Evening
	Mobile	0278860918
Email	pckirker@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

High Density Residential Zoning

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I wish to have amended the proposal to zone St Columbans Grove as a High-Density Residential area. I would prefer that St Columbans Grove is zoned only as Medium-Density Residential, similar to the nearby Allen St for the following reasons:

1. The street has within the last 5 years already seen significant residential expansion with the selling of land by the St Columbans Mission and the addition of 9 new residential private properties in the street which has required new access ways - Bobbio Crt and Francis Douglas Way off St Columbans Grove. This has substantially added to the road traffic in St Columbans Grove, which has resulted in added road noise, more concern for the road safety of the local children, and increased traffic congestion and delays caused by more vehicles trying to merge into the busy High St traffic flows. The new residential properties have also caused a reduction in available street parking as there is no parking provided on the access road for Bobbio Crt. The resulting reduced street parking options have made it difficult for visitors, friends and family now coming to visit the existing property owners in St Columbans Grove. The street parking congestion will only be made worse under the proposed district plan change due to abolition of any off-street minimum car parking requirements under the change.
2. The residential infill and redevelopment with higher and densing housing makes no allowance or provides no compensation for the potential reduction in property values for existing home owners in the street as their house becomes less appealing due to loss of privacy caused by multi-story dwellings next door, and the increased noise caused by congested living conditions. There is also no consideration for how high-density housing will affect the character of the street. Many people bought into the street because it was a relatively quiet and safe street for raising their fanmilies and retiring to, being a dead-end grove. This street enjoyment aspect and appeal will effectively be lost if high-density housing is allowed.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Amend the proposed district plan change so that St Columbnas Grove is zoned Medium Density Residential, similar to the adjoining road at Allen Street.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	8/9/2022
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt



HERITAGE NEW ZEALAND
POUHERE TAONGA

Tairangahia a tua whakarere;
Tatakihia nga reanga o amuri ake nei
Honouring the past; Inspiring the future

File ref: 33002-082

8 September 2022

District Plan Team
Hutt City Council
PO Box 31912
Wellington 6140

District.plan@huttcity.govt.nz

Dear Sir or Madam

SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA ON PROPOSED PLAN CHANGE 56

Heritage New Zealand Pouhere Taonga (HNZPT) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage.

- 1. This is a submission on Proposed Plan Change 56 to the Hutt City District Plan.**
- 2. Heritage New Zealand Pouhere Taonga could not gain an advantage in trade competition through this submission.**
- 3. The specific provisions of the proposed plan that the HNZPT submission relates to are detailed in the attached table (Attachment 1).**
- 4. The reasons for the HNZPT submission are detailed in Attachment 1.**
- 5. HNZPT seeks the decisions as described in the table in Attachment 1.**
- 6. HNZPT wishes to be heard in support of its submission.**

7. If others make a similar submission, HNZPT will consider presenting a joint case with them at a hearing.

Yours sincerely



Jamie Jacobs
Kaiwhakahaere Matua / Director Takiwā o Te Pūtahi a Māui /Central Region
Heritage New Zealand Pouhere Taonga

Attachment:

1. Heritage New Zealand Pouhere Taonga Submission Table on Proposed Plan Change 56

Address for service

Heritage New Zealand Pouhere Taonga

Takiwā o Te Pūtahi a Māui

PO Box 2629

Wellington 6140

Ph: 04 494 8325

Contact person: Dean Raymond, Kaiwhakamāhare

Email: draymond@heritage.org.nz

Attachment 1 Submission of Heritage New Zealand Pouhere Taonga on Hutt City Proposed Plan Change 56				
Plan Change Amendment	Specific Provision	Support or oppose	Reasons for submission	Relief sought Strike: abc = delete Underline: <u>abc</u> = addition
Amendment 5	Chapter 1 Urban Environment - Policy 2	Support	The policy includes historic heritage as one of the qualifying matters which allows for the modification of the height and density provisions promulgated in the plan change.	Retain as notified
Amendments 15, 46, and 52	Delete references to Historic Residential Activity Area	Support	The plan change proposes to delete references to 'Historic Residential Activity Area' in the Plan. HNZPT supports this change, as the same areas will instead be covered by provisions relating to 'Heritage Precincts'.	Retain as notified
Amendment 27	Chapter 1 Heritage Proposed Policy (c)	Support	This proposed policy addition to limit building heights and densities within areas of significant heritage value is supported.	Retain as notified
Amendment 92	Chapter 4F Medium Density Residential Activity Area: Residential Heritage Precinct	Support (partial)	<p>The proposed Residential Heritage Precinct is supported by HNZPT. All the proposed precincts are supported, as listed below:</p> <ul style="list-style-type: none"> • Moera Railway • Wainuiomata Terracrete Houses • Hardham Crescent • Petone State Flats • Hutt Road Railway • Petone foreshore <p>However it is noted that several of these precincts are located in the High Density Area and are also included</p>	Delete reference in Chapter 4F to the following precincts which are located in the High Density Residential Activity Area: <ul style="list-style-type: none"> • Hardham Crescent • Petone State Flats • Hutt Road railway • Petone foreshore

Attachment 1 Submission of Heritage New Zealand Pouhere Taonga on Hutt City Proposed Plan Change 56				
Plan Change Amendment	Specific Provision	Support or oppose	Reasons for submission	Relief sought Strike: abc = delete Underline: <u>abc</u> = addition
			<p>in Amendment 171.</p> <p>HNZPT submits that specific references to the precincts located in High Density areas should be contained in the appropriate chapter (4G) and do not need to be repeated in this section.</p>	
Amendment 98	Chapter 4F: Building height and density in the Residential Heritage Precinct	Support	<p>Proposed rule 4F 5.1.3.1 limits the height and density of new buildings to the height and density existing in August 2022. This is supported by HNZPT.</p> <p>It is noted that building to a higher density or greater height will have Restricted Discretionary activity status, with discretion limited to impacts of heritage values of the area.</p> <p>It is also noted that there are no other development controls in relation to the Residential Heritage Precinct, i.e. alterations, additions and demolition of buildings is not limited in these precincts. There is also no design control over new development in these precincts.</p> <p>HNZPT acknowledges that this limitation is prescribed in the intensification provision of the RMA. However, as referred to in Page 56 of the Section 32 Report, it would be desirable if additional protection for historic heritage values of buildings in these areas is provided through a separate plan change.</p>	<p>Retain as notified</p> <p>Prioritise a plan change to include additional provisions for the protection of the heritage values of the identified Residential Heritage Precinct, or incorporate into the upcoming District Plan review.</p>

Attachment 1 Submission of Heritage New Zealand Pouhere Taonga on Hutt City Proposed Plan Change 56				
Plan Change Amendment	Specific Provision	Support or oppose	Reasons for submission	Relief sought Strike: abc = delete Underline: <u>abc</u> = addition
			<p>As the heritage values of these areas are largely derived from the actual buildings design features, and not just building heights and density, demolition or inappropriate additions have the potential to undermine the collective integrity of historic areas.</p> <p>HNZPT submits that additional provisions for the protection of the heritage values of the identified Residential Heritage Precinct should be included as a priority plan change, or incorporated into the upcoming District Plan review.</p>	
Amendment 171	Chapter 4G 5.2 High Density Residential Activity Area Residential heritage precinct	Support	<p>The proposed Residential Heritage Precinct is supported by HNZPT. All the proposed precincts are supported, as listed below:</p> <ul style="list-style-type: none"> • Moera railway • Wainuiomata Terracrete Houses • Hardham Crescent • Petone State Flats • Hutt Road railway • Petone foreshore <p>However it is noted that several of these precincts are located in the Medium Density Area and are also included in Amendment 92.</p>	<p>Delete reference in Chapter 4G to the following precincts which are located in the Medium Density Residential Activity Area:</p> <ul style="list-style-type: none"> • Moera Railway • Wainuiomata Terracrete Houses

Attachment 1				
Submission of Heritage New Zealand Pouhere Taonga on Hutt City Proposed Plan Change 56				
Plan Change Amendment	Specific Provision	Support or oppose	Reasons for submission	Relief sought Strike: abc = delete Underline: <u>abc</u> = addition
			HNZPT submits that specific references to the precincts located in Medium Density areas should be contained in the appropriate chapter (4F) and not repeated in this section.	
Amendment 177	Chapter 4G 5.2.3 rules for building height and density	Support	The proposed rule limits the height and density of new buildings to the height and density existing in August 2022. This is supported. The comments made in relation to Amendment 98 apply equally to this section.	Retain as notified
Amendments 178 to 192 (inclusive)	Heretaunga Settlement and Riddlers Crescent Heritage Precincts	Support	These two heritage precincts are both significant heritage areas. The Heretaunga Settlement Worker's Dwellings has been recognised as a Heritage Area in the New Zealand Heritage List / Rārangī Kōrero (List number 7028). HNZPT supports the inclusion of these two precincts in the Plan Change. All the proposed Restricted Discretionary standards and matters of discretion are supported.	Retain as notified
Amendments 258 to 260 (inclusive)	Chapter 5B Petone Commercial Activity Area	Support	HNZPT supports the recognition of the significant heritage values of the Jackson Street Heritage Precinct.	Retain as notified

Attachment 1 Submission of Heritage New Zealand Pouhere Taonga on Hutt City Proposed Plan Change 56				
Plan Change Amendment	Specific Provision	Support or oppose	Reasons for submission	Relief sought Strike: abc = delete Underline: <u>abc</u> = addition
Amendment 343 and 344	Chapter 11 Subdivision – special areas	Support	HNZPT supports the proposed objectives and policies relating to identified heritage precincts.	Retain as notified
Amendment 347	Chapter 11 Subdivision Rules	Support (partial)	The proposed change (heading or title of section) refers to ‘Historic Residential Precinct’, which is elsewhere referred to as ‘Residential Heritage Precinct’. This needs to be amended for consistency.	Amend as follows: Historic-Residential <u>Heritage</u> Precinct
Amendments 375 to 378	Chapter 13 Network utilities	Support	HNZPT supports the special consideration given to network utilities, including cabinets, masts, and antennae in the Heretaunga Settlement and Riddlers Crescent Heritage Precincts.	Retain as notified
Amendment 391	Chapter 14F Heritage Buildings and Structures	Support	This amendment changes the description and naming of the proposed heritage precincts, and introduces a new appendix for the heritage precincts. HNZPT supports this amendment.	Retain as notified
Amendment 392	Chapter 14F explanation and reasons	Support	The amended wording is supported by HNZPT	Retain as notified
Amendment 395	Chapter 14F Rules	Support	HNZPT supports the changes to this rule	Retain as notified
Amendment 396	Chapter 14F Appendices	Support	The plan change proposes to delete the listed heritage areas from Appendix Heritage 1. This is supported, as these areas will be included in a different section of the appendix.	Retain as notified

Attachment 1 Submission of Heritage New Zealand Pouhere Taonga on Hutt City Proposed Plan Change 56				
Plan Change Amendment	Specific Provision	Support or oppose	Reasons for submission	Relief sought Strike: abc = delete Underline: <u>abc</u> = addition
Amendment 397	Chapter 14F Appendices	Support (partial)	<p>HNZPT supports the inclusion of Appendix Heritage 3 – Heritage Areas, and specifically the three heritage areas included in the appendix – Heretaunga Settlement, Jackson Street, and Lower Hutt Civic Centre.</p> <p>These three are all listed by HNZPT as Heritage Areas. It may be beneficial for plan users to know that these three areas have been recognised in the New Zealand Heritage List / Rārangī Kōrero.</p> <p>The Riddlers Crescent Heritage Precinct is included in the Plan Change, with the same set of policies and rules as the Heretaunga Settlement Precinct. Riddlers Crescent should also be included in Appendix 3 as a Heritage Area.</p> <p>Regarding Jackson Street Heritage Precinct, the description states that the area is located ‘between the intersection with Victoria Street in the west and Tory Street in the east’.</p> <p>It is noted that both the Operative District Plan Historic Area and the Heritage New Zealand Heritage Area (List number 7369) extend as far as Cuba Street in the east. While this block between Tory and Cuba Streets has seen substantial modification in recent years, there are still two buildings which are recognised as ‘contributing</p>	<p>Add the following to Appendix Heritage 3:</p> <p><u>Riddlers Crescent Heritage Precinct, Petone</u> <u>Riddlers Crescent is characterised by many examples of Victorian villas and cottages, erected at the turn of the century by early settlers to Petone.</u> <u>The boundaries are shown on the district plan maps as the Riddlers Crescent Heritage Precinct, HA-06</u></p> <p>Consider whether the section of Jackson Street between Tory Street and Cuba Street meets the criteria for being included in the Jackson Street Heritage Precinct.</p>

Attachment 1				
Submission of Heritage New Zealand Pouhere Taonga on Hutt City Proposed Plan Change 56				
Plan Change Amendment	Specific Provision	Support or oppose	Reasons for submission	Relief sought Strike: abc = delete Underline: <u>abc</u> = addition
			<p>buildings' (358-360 Jackson Street and 362-364 Jackson Street).</p> <p>Council should consider and clearly articulate whether this section of Jackson Street meets the criteria for inclusion in the Heritage Precinct.</p>	

From: roseqw31@gmail.com
To: [District Plan Review Team](#)
Subject: [EXTERNAL] Plan change 56 submission
Date: Thursday, 8 September 2022 1:07:38 PM
Attachments:

Please see attached photos of my form. If you have any trouble reading these files please let me know and I will re send them.

Cheers



Rose

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last	WATERS		First	ROSEMARY GRACE		
	Company/Organisation						
Contact if different							
Address	Unit	Number	351		Street	MURITAI RD	
	Suburb						EASTBOURNE
	City			LOWER HUTT		Postcode	5013
Address for Service if different	Postal Address			Courier Address			
Phone	Day					Evening	
	Mobile						0224544231
Email	rose.gw.31@gmail.com						

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in residential or commercial areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that-

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

I support this plan change.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your view:

Lower HUTI suffers from a housing shortage. Immigration levels to our district have been faster than the rate of new ~~det~~ dwelling completion and that, I believe, is the root cause of the shortage.

New Zealand as a whole has the highest percentage of its lowest 20% of income earners spending more than 40% of their wages of any OECD country.

I feel your submission request will be flooded with people who don't want intensification to impact on their lives, but the alternatives, which impacts the poor the worst, should be unacceptable to any compassionate and community-minded individual.

I am a homeowner and I support this change.

The council is compelled under the Local Govt. Act to plan for growth and this plan change is necessary, in my view, to meet your statutory obligations.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details

Please pass this plan change -
 Please consider adding future amendments to allow intensification on other similarly zoned land, such as Hill Residential. Protections for the environment on Hill Residential Zoned land will be retained by virtue of the need to obtain Resource Consent for Earthworks. This expansion of your scope will create more sections in elevated Eastern and Western Hill areas which are well protected from climate-change induced sea level rises as well as flooding.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

Rae Watcay

8/9/22

Date

(A signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- By email (preferred): district.plan@huttcity.govt.nz
- By post: Hutt City Council, Private Bag 31912, Lower Hutt 5040
- In person: At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

[EXTERNAL] Submission on publicly notified proposed district plan change No.56**Martyn Robey <martynrobeynz@gmail.com>**

(a) Areas to be included in the proposal for High Density Residential Development Zone

(b) Impact of six and three storey dwellings on existing dwellings, with particular reference to the proposed changes to the recession plane rules.

6. Our submissions are:

(a) We recognise that the rules relating to high density housing have been mandated by the government in its National Policy Statement on Urban Development.

The HCC does, however, have discretion about where to apply these new rules within Hutt City. We note the HCC states it can place limits on certain areas such as those with natural hazards. It is these areas of natural hazards we wish to address in this submission.

The Hutt valley floor is already the most densely populated flood plain in New Zealand. The HCC has undertaken major work to minimise flood risk within its boundaries. The Christchurch earthquake in 2011, however, resulted in identification of further natural hazards to Lower Hutt. Following this event, extensive work was done, scoping the risk of inundation caused by a tsunami and the risk of liquefaction of soils, following a severe earthquake. Maps produced in 2012 show the risk of liquefaction to be high in the southern area of Hutt City. The HCC has now established blue, demarcation lines, indicating the areas at risk of tsunamis within its boundaries.

The proposal to allow six-storey buildings within 800 metres from all train stations would include Petone, Ava and Woburn stations, all of which fall within both the liquefaction and tsunami zones. We note that such buildings would be subject to planning permission but in our view these areas should be excluded completely, on the grounds of the natural hazards, from the areas zoned for high density development. Given that the information regarding risks following an earthquake or a tsunami has been publicly available since 2012, we believe it would be irresponsible for HCC to allow such developments in these areas. Doing so would expose HCC and its ratepayers to future legal action following either a tsunami or severe earthquake which resulted in damage to such buildings and their residents.

(b) The second part of our submission relates to the impact which six and three storey dwellings would have on existing buildings in the street on which they are built. The most serious impact would be the loss of sunlight, as a result of the proposed change to the rules regarding the recession plane. Under previous regulations, buildings could not be erected that broke a recession plane of 45 degrees at a height of 2.4 metres at the boundary. This was done so there was not excessive shading of a neighbour's property. The new rules allow a recession plane of 60 degrees at a height of 4 metres at the boundary. For most existing properties in the Hutt area this would mean a complete loss of sunlight. The effect of this cannot be overstated. Lack of sunlight has a negative effect on mental health and well-being. We recognise the need for new housing but it seems to us innately unfair that new housing could be built which would have such negative effects on the people living in the predominantly single-storey homes around it.

The visual impact of high buildings, 'pepper-potted' in streets of single-storey dwellings would be ugly, particularly given the HCC's proposed minimum landscaping and outlook rules for such high buildings. In our view these rules are inadequate. They do not provide enough green space or room for trees to absorb carbon and rainfall, or to offset some of the effect of increased heat build-up from solid structures and concrete paving. The lack of off-street parking presents other problems.

7. I seek the following decisions from Hutt City Council:

(a) All areas contained in the identified tsunami and liquefaction risk zones to be excluded in those areas marked for high density housing.

(b) A reversion to the previous recession plane rules for new three and six storey developments.

8. We do not wish to be heard in support of our submission.

9. If others make a similar submission we will consider presenting a joint case with them at the hearing.

Martyn and Stephanie Robey

8th September, 2022

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

Received by Customer Service Centre

To: Chief Executive, Hutt City Council

on 8.9.22 Time 3.42

1. This is a submission from:

Full name	Last <u>Wingard</u> First <u>Steve</u>
Company/organisation	
Contact if different	
Address	Unit Number Street
	Suburb
	City Postcode
Address for Service if different	Postal Address Courier Address
	<u>8 Frickleton</u> <u>Gr Waterloo L/H</u>
Phone	Day Evening
	Mobile <u>0274677213</u>
Email	<u>earthquakecool@yahoo.com</u>

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

I am very dissatisfied with six story houses being built because they block the view.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I do not want the old houses to be replaced with six story houses, apartments

The issue I have is that six story apartments have no back or front sections like the house back in the day.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I like to see a stop
put to PC 56

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on
behalf of submitter)

BL Wingard

Date *8/9/22*

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Eastwood First Clive & Shelley	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 27 Street Buick Street	
	Suburb Petone	
	City Lower Hutt	Postcode 5012
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 027 373 0843	Evening 027 373 0843
	Mobile 027 373 0843	
Email	Shelleyclivee@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and commercial areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Chapter 14F Heritage Buildings and Structures and the creation of heritage areas to restrict development

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I am against the listing of private residential properties as heritage under the proposed heritage areas included in this plan change, without homeowner consent.

We represent two properties within one of the 'Potentially Affected' heritage areas being 27 & 29 Buick Street. I've written "Potentially Affected" as there is nothing specifically in the plan change that directly shows we are affected. Only vague implications. The plan states 'Foreshore Heritage Precinct' in the document but shows no reference to it on the map nor does it specify what streets are affected.

My first point is that the consultation on this for those in our proposed precinct has been totally inadequate. We were first notified of an intent back in 12/11/21 and then had a follow up letter from the council 4/3/22 stating it was now on hold whilst they work on the district plan change 56. We were never advised that we would be gaining a designated label of 'Heritage' during that process and have restrictions placed on us. And as there is no direct correlation to Buick Street on the document as stated above I suspect there is large number of home owners in our precinct that are blissfully unaware of these restrictions being imposed.

Secondly the two properties that we represent are old, photos attached, however certainly not heritage though. We have held 27 Buick for 33 years and 29 Buick Street for 12 years, they are both in far better condition than when we purchased them. We do not see any justification why others should be imposing restrictions on the free use we have of our assets. There is absolutely no advantage to us and strong indications that we stand to lose considerable financial benefit. In fact some industry analysts suggest our insurance premiums are likely to rise by 25% or more and our capital value could decrease as much as 30%. As we are now both retired and have no opportunity to rebuild our losses the imposing of a heritage designation can directly affect our ability to have the retirement we saved for all our lives.

We are keen to continue to improve both our properties however if restrictions are placed on us either through this plan change or the next review it is highly likely that we just won't bother. Going through extra consenting processes for relatively small improvements will make life too difficult for us. As our properties are old and not heritage then it is doubtful we would be able to apply for any Heritage funding so we really are in a loose loose situation. The rules around what we could get assistance for is very vague.

PS.. I cant understand question 4 above seems like gobble de gook to me. These things should be written in plain English not legal speak.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I want the Council to adopt the following policy:

That a property should only be classified as heritage in the District Plan with the express written consent of the property owner.

I want the Council to include the above policy in the proposed Plan Change.

Property owners have much to lose from the imposition of any unwanted heritage categorisation, as has Hutt City from the costs of increased management, loss of citizen goodwill and the likely litigation for its removal by informed property owners. I believe a voluntary heritage policy is very much in the best interests and for the benefit of Hutt City and its citizens.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Miller First Jennifer	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 8 Street Palm Grove	
	Suburb Belmont	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 045651229	Evening 045651229
	Mobile	
Email	jmillerlh@hotmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Intensification in Western Hills

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I strongly oppose intensification in the Western Hills because it seems extremely unwise. The whole area is slip prone, as the recent high rain event has just emphasised. Replacing vegetation, which binds the hills together and absorbs run off, with roofing iron and concrete at a time of Climate Change intensification is simply creating a bigger problem as a solution to a smaller one. Climate Change solutions MUST drive our future. This proposal for this area is ecological stupidity. Please, see the elephant in the room and recognize climate change as our TOP priority. Sustainability must be our guide. A few of the present generation may thank you. The future one will not.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Removal of Western Hills from the Intensification proposal.

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
 behalf of submitter)*

Date 10/9/2022

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last BYRNE First Mike	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 6 Street Manuka Ave	
	Suburb Woburn	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0212492162	
Email	mikebyrne.nzl@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Special Residential Areas
Singular Heritage properties

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

- 1) For decades successive councils have protected the special character of Woburn, Lowry Bay and Boulcott through the provision of Special Residential Areas in the District Plan. It is incredulous that this council could propose to remove Special Residential Areas from the District Plan and put in place a regime that may well dessimate the character and value of these special suburbs of the Hutt
- 2) The Council has proposed Heritage precincts which it seems they have put very little effort into analysing as they contain many houses which appear to have no heritage value at all
- 3) The council has a list of single properties that are outside the proposed heritage precincts. Council says they will deal with this next year. This will significantly disadvantage those property owners as by then the intensification rules will be in place. All heritage properties need to be included as part of this current change.
- 4) Everybody currently sees Heritage status as a negative thing. Council have received considerable feedback about the need for them to put in place initiatives that make owning a heritage property a thing of prestige that his highly sort after. I have personally provided council with significant feedback on this topic and its pretty dissapointing that it seems to have been completely ignored and Council have chosen not to engage at all. The current heritage fund council have established is completely inadequate.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

- 1) Keep Woburn, lowry Bay and Boulcott as Special Residential areas where intensification is not permitted.
- 2) Engage with individual property owners about there properties being heritage. Drawing a circle of the map to establish heriatge areas is lazy.
- 3) Develop a portfolio of benefits to incentivise heritage property owners. This could include - dsicounted rates, no cost resource consents and building consents, financial support for essential maintenance, rates caps for high value properties.

Bottom line is that Councild communication in all of this has been terrible. We have reached out to the mayor on several occasions and have had no response.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
behalf of submitter)*

	10/9/2022
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Skilton First Laura	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 27 Street Bay Street	
	Suburb Petone	
	City Lower Hutt	Postcode 5012
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021929201	
Email	lauraskilton@hotmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

The Petone Foreshore Heritage Precinct needs to be enlarged to protect the Petone character housing. While large areas of Petone have been identified as areas of heritage significant, Hutt City Council has been extremely slow in adding this to the District Plan, and individual houses are already been demolished to make way for housing that is out of character in this important historic area.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

As a transport planner, I support high intensity housing if it is undertaken well, as it reduces reliance on cars and can assist in public transport usage. Plan Change 43 was undertaken by Council to do exactly this. As part of PC43, Petone did not have and areas rezoned to Suburban Mixed Use Activity Area or Medium Density Residential Activity Area despite being close to public transport hubs and commercial activity due to its historic character, potential sea level rise and being in a Tsunami zone.

The new Government legislation requires all Councils in Tier 1 to update their District Plans to allow for high density housing, but allows areas to be exempt for heritage, natural hazards and iwi significance.

Council has established six new residential heritage precincts which includes a small area of Petone, but does not include other areas that have similar housing. It also includes Coastal hazard areas.

My submission seeks Council to enlarge the new heritage precinct in Petone to preserve and protect a unique area that is already being destroyed due to poor planning regulations. This rot will not only continue but will be accelerated if Council does not act now. We can not wait 18 months for the full District plan review to occur.

My detailed submission is attached. It discusses the importance of Petone, the heritage values that Council state on their website but have not carried this through within this proposed plan change, the analysis of heritage areas undertaken, how heritage can be maintained but still allow for intensification at a reduced scale within the existing rules, the Napier model, and includes a discussion on the Volunteer Heritage Group, as I do not agree with their views, as their view will also result in the loss of cohesive character streets.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I seek that the Petone Foreshore Heritage Precinct is extended to include Bay Street and Beach Street as a minimum, as this was recently reviewed by Council, and that consideration is made for thee area covered in Figure 2.1.5 of the Petone 2040 Spatial Plan (provided in the attachment).

I also seek that the Rules for the Coastal Hazard Areas are adjusted to be better in line with the Policies. I recommend adjusting these rules to allow a maximum of 2 stories in these areas.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	11/9/2020
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on Plan Change 56

Laura Skilton

27 Bay Street

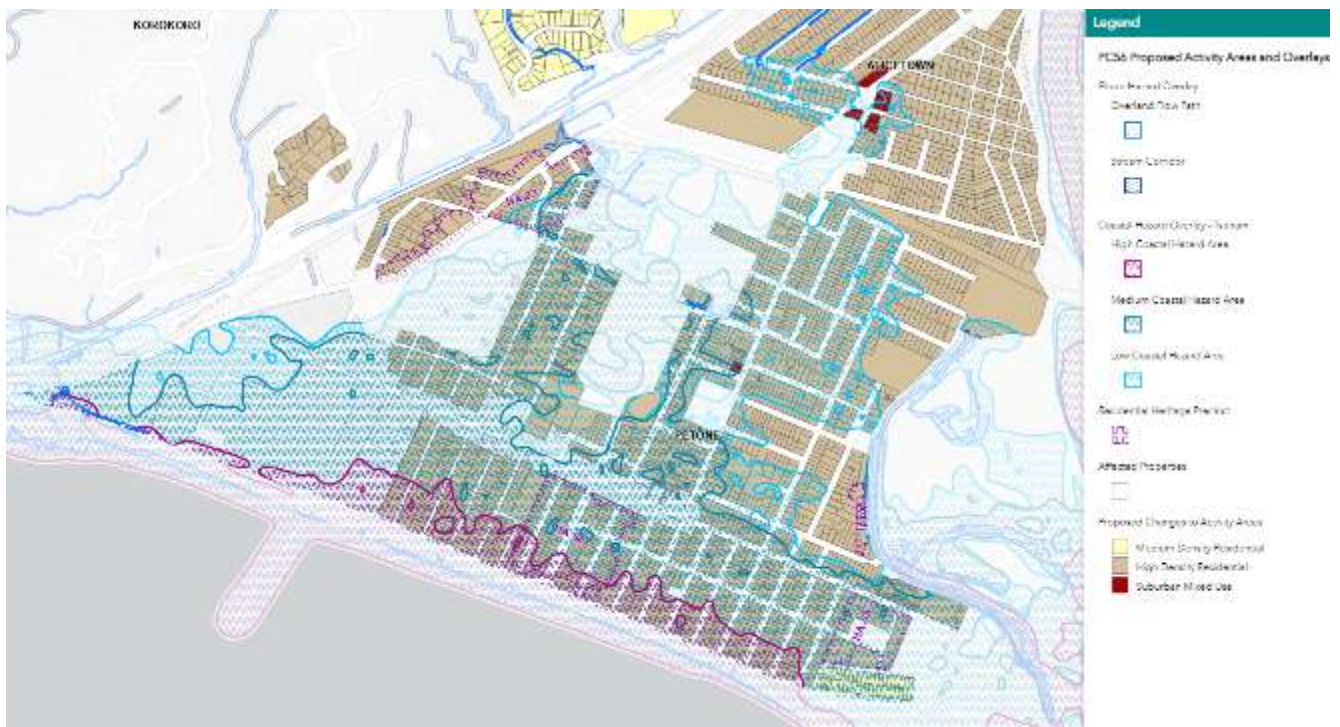
Petone

lauraskilton@hotmail.com

As a transport planner, I support high intensity housing if it is undertaken well, as it reduces reliance on cars and can assist in public transport usage. Plan Change 43 was undertaken by Council to do exactly this. As part of PC43, Petone did not have and areas rezoned to Suburban Mixed Use Activity Area or Medium Density Residential Activity Area despite being close to public transport hubs and commercial activity due to its historic character, potential sea level rise and being in a Tsunami zone.

The new Government legislation requires all Councils in Tier 1 to update their District Plans to allow for high density housing, but allows areas to be exempt for heritage, natural hazards and iwi significance.

Council has established six new residential heritage precincts which includes a small area of Petone but does not include other areas that have similar housing. It also includes Coastal hazard areas. The areas are shown below:



My submission seeks Council to enlarge the new heritage precinct in Petone to preserve and protect a unique area that is already being destroyed due to poor planning regulations. This rot will not only continue but will be accelerated if Council does not act now. We can not wait 18 months for the full District plan review to occur.

Petone

Petone is an area of significance in the greater Wellington region. The first European sailing ships to Wellington landed at Petone, with local Maori assisting them in finding shelter. To show this heritage, Council has identified points of interest on the street names, such as the streets named after settler ships.



The Hutt City Council web site showcases the Petone Settlers Museum and states that the museum “collect, care for and share our social history”, however this vision does not appear to be reflected in the heritage zoning in Plan Change 56.

The Hutt City Council website also includes the Petone 2040 Spatial Plan and states “*Petone is a unique fusion of heritage buildings, character housing, cafes and restaurants, specialist retail, large format shopping and industry, through to coastal environments.*”

The Petone 2040 Spatial Plan states “*identification of particularly cohesive residential streets that have remained relatively intact since they were first laid down in the late 1800s and early to mid 1900s. These areas provide significant townscape value for Petone, establishing its identity as one of the earliest settled parts of the Wellington Region. It is proposed that the areas specifically identified has having a ‘Constant’ or ‘Critical’ townscape sensitivity and quality should be identified for special protection within the District Plan. The diagram at Figure 2.1.5 therefore proposes an additional layer to the DP List that identifies traditional housing that is cohesive and intact and which forms the majority of Petone’s heritage.*”

While the Hutt City Council web page refers to the spatial plan and the cohesive and intact traditional housing, this has not been reflected in Plan Change 56. Figure 2.1.5 of the Petone 2040 Spatial Plan is repeated below with the shaded areas being identified as areas of cohesive and intact traditional housing.

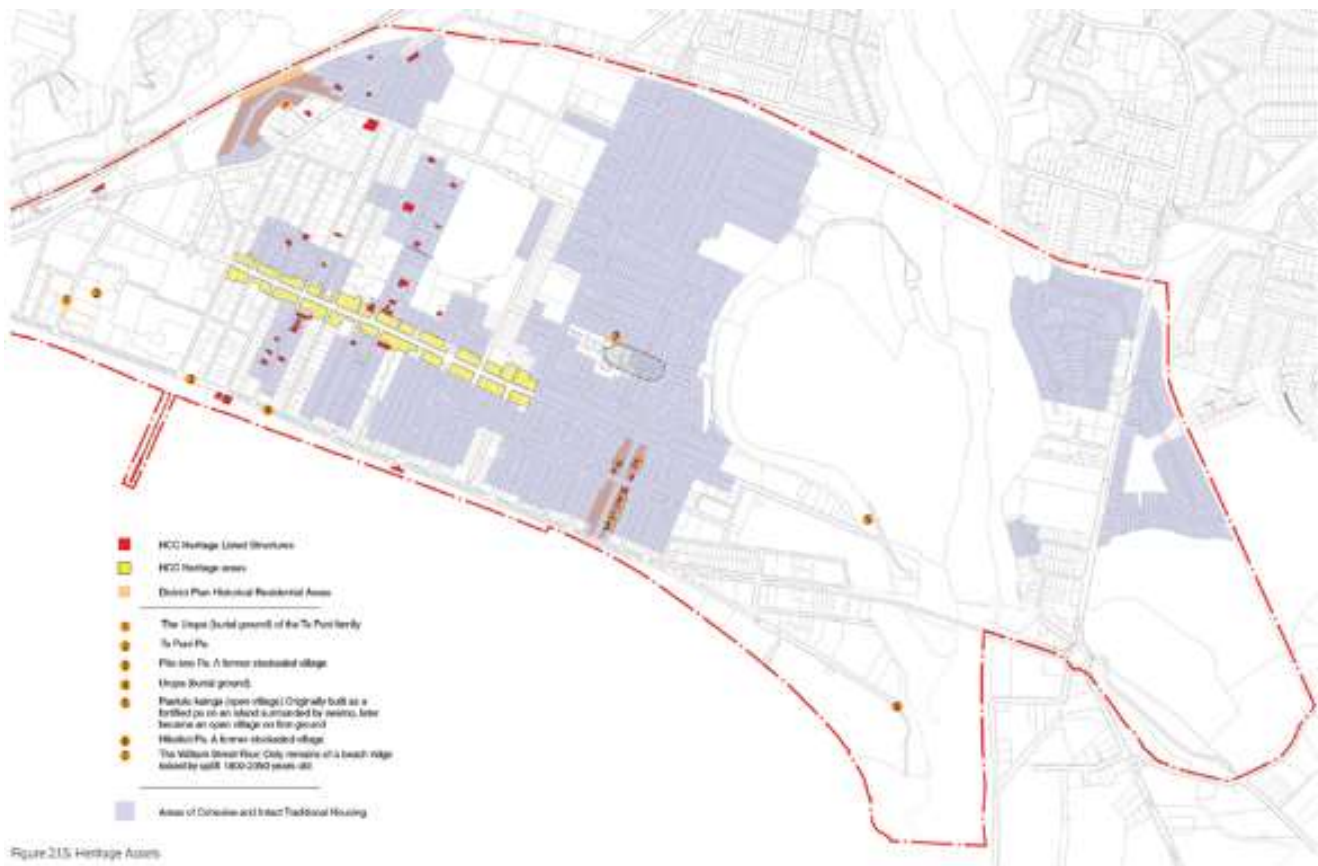


Figure 2.1.5 Heritage Assets

In circa 2011, the former District Plan Manager identified an intention to investigate whether parts of this area should form an identified precinct with special controls, such as a ‘conservation area’ or ‘area of special character’. This investigation has never come to pass, despite multiple documents referring to the heritage feeling of the area – Petone Vision Statement 2007, An Integrated Vision for Hutt City 2014 and Petone 2040 Spatial Plan 2016.

Residential Heritage Precincts

Six new heritage precincts have been identified in PC56 and these are protected from new development with inappropriate building heights and density by limiting building heights and density to

the extent necessary to protect the historic heritage. The Petone Foreshore Heritage Precinct was identified as an area with a largely intact grouping of stylistic housing from early European settlement in Petone. The area only includes three streets in Petone (Queen Street, Buick Street and Bolton Street), and does not include other areas that have very similar characteristics.

Appendix A contains photos of various streets in Petone and based on these, I consider that the Petone Foreshore Heritage Precinct should be enlarged to include Bay Street and Beach Street to the west. Other areas should also be considered being Richmond and Nelson Street between Udy Street and Hutt Road, and areas east of Cuba Street.

While not all the streets in the enlarged area I have suggested has continuous character homes, the same applies to Queen Street, Buick Street and Bolton Street in the Petone Foreshore Heritage Precinct. While I am no expert in heritage, I question how Council advisors have suggested some streets but not others for the heritage precincts when they are not substantially different. I strongly recommend that the hearings commissioners walk around the streets of Petone to see that the traditional housing extends beyond the area identified and that both within and beyond the continuous traditional housing is slowly being eaten away due to poor planning regulations and a failure to recognise that we must preserve our history before we lose it.

I have read the analysis of the Beach and Bay Street area. The summary even states that "Consistency of building styles, verandas and roof forms along the street frontages contribute positively to the overall street character" and "A relatively low degree of building modification, reinforcing the intactness and consistency in character present". However they argue that this area should not be included because it does not meet Policy 21 of the Regional Policy Statement. I do not understand how the Council's advisors can claim that the small area identified as a heritage precinct meets the requirements of Policy 21, while those in the surrounding streets do not. In Appendix B I have responded to the criteria of Policy 21.

The Demise of Character

Council has allowed the demolition of homes and the construction of out-of-character homes. The two photos below are both taken on Bay Street. The one on the left is a two-story concrete block home constructed in 2020 and is completely out of character with the rest of the street (refer to Appendix A) while the one on the right is being renovated in 2022 with a second story being added while maintaining the traditional frontage and respecting the character of the area.



Napier

Napier is known as the art deco capital of the world. Napier City Council recognises its unique character and rather than allowing the art deco buildings to be demolished and replaced, it embraces the architecture and promotes the uniqueness and even financially supports the Art Deco Trust. While Hutt Council has repeatedly stated within their web site that Petone has a unique character, this is not reflected in PC56.

When tourists go to Napier, they do not want to see one or two art deco properties – they want to see continuous street frontages. This applies to Petone also. As a visitor to Amsterdam I took many streetscape photos as the architecture is unique and consistent. However as a tourist in Berlin I found the street scape very disappointing due to the mish-mash of pre WWII buildings mixed with 1950's rebuilds and then 2000's skyscrapers.

Volunteer Heritage Group

I am aware of a campaign by the volunteer heritage group of Petone that does not agree with the additional heritage precincts that Council has created and considers that a property should only be within this zone on a volunteer basis. I totally disagree.

The reason for the heritage precincts is to keep intact the cohesive streets of traditional housing that is special and unique. If the precincts are to be voluntary, they may as well not exist at all as the street scape will be not be continuous. At the public meeting on 29 August 2022, those opposing the heritage precincts consider that their homes will reduce in value as a result of the precincts. They want to be able to sell their home to a developer to demolish it and shade their southern neighbours' property, but they don't want their northern neighbour to do the same. They want their cake and eat it too.

I do not believe that these people fully understand the proposed rules. In fact I want to go further to say that I think the rules proposed by Council Officers is a good compromise to maintain the street frontages and character of the area but still allowing a reasonable level of flexibility. It is my understanding of the proposed rules that extensions can still occur at the rear, a second dwelling can still be constructed, and that a second floor can still be constructed, but within a smaller building envelope. The example above shows how owners can still improve their homes without significantly altering the streetscape.

Coastal Hazard Areas

PC56 creates three coastal hazard areas, which overlap some of the other zones. This is potentially confusing, particularly as there are small "bubbles" that are not consistent. For example a small bubble of Medium Coastal Hazard Area within the High Coastal Hazard Area between Bay Street and Richmond Street effecting the rear of 4 properties, with the actual zone boundary not identified by any physical means. It would be better if the zones followed property boundaries.

The areas that I consider should be included in the historic precincts are all either in the High or Medium Coastal Hazard Areas. The new Policy in section 1.10.11 includes

- (ca) To avoid subdivision, development and use in high flood hazard areas.
- (cb) To manage subdivision, development and use in medium flood hazard areas.
- (da) To manage subdivision, development and use in medium and high coastal hazard areas.
- (db) To limit the density of development in medium and high coastal hazard areas.

Section 11.1.3 includes the following policy:

- (bd) Subdivision where the building platforms are within the Medium and High Coastal Hazard Overlays shall include mitigation measures to avoid any increase in risk to people or property, including neighbouring properties.

However, it does not matter what the policy states, as it is the rules that trigger the use of a policy. The rules still allow up to 6 stories, but only 2 houses per section, not three. These rules are not reflected in the policy.

If we are to limit the density of development in these Coastal Hazard Areas, they could be better preserved by making them heritage precincts.

The Alternative

Once something goes, you can never get it back. If the Petone Foreshore Heritage Precinct is not extended, the Hutt Valley will lose part of its history.

Do we want to demolish these homes:



And replace them with this?



I wish to be heard at the hearing.

Regards,

Handwritten signature of Laura Skilton in blue ink.

Laura Skilton

Appendix A – Petone Street Frontages
Beach Street



Bay Street



Queen Street (within proposed heritage precinct)



Buick Street (within proposed heritage precinct)



Bolton Street (within proposed heritage precinct)



Appendix B – Regional Policy Statement – Policy 21

The policy is copied below, with my annotations shown in italics, noting that only one of the criteria needs to be met..

Policy 21: Identifying places, sites and areas with significant historic heritage values – district and regional plans

District and regional plans shall identify places, sites and areas with significant historic heritage values that contribute to an understanding and appreciation of history and culture under one or more of the following criteria:

(a) historic values: these relate to the history of a place and how it demonstrates important historical themes, events, people or experiences.

(i) themes: the place is associated with important themes in history or patterns of development. *Many of the streets were laid out before the car became common place which is reflected as part of the character, including narrow streets. Due to the age of the area and the time of subdivision, when Petone was earmarked to be the centre of Wellington, the street network has a linear character and the lot sizes are very consistent along both Bay and Beach Streets. The report states that the majority of the sites on Bay and Beach Streets have a site coverage between 40% and 50%, resulting in a relatively high perceived density compared to the average in Lower Hutt. The consistency in height and setback in these two streets make a significant contribution to their character, with a consistent setback of approximately 6 metres from the street edge.*

(ii) events: the place has an association with an important event or events in local, regional or national history. *The area was where the first sailing ships landed in Wellington. Many of the streets are named after these ships. The local museum celebrates this.*

(iii) people: the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation. *The area of Petone represents where the first settlers arrived in Wellington. Most of them arrived to see a densely forested area and had to mark out the land they had purchased from a plan in the UK. The reason why there is some variation in the buildings, is because not all the settlers could build a house immediately upon arrival. When you look closely, you can see similar housing styles from one street to the next based on what was in fashion at the time. Single bay windows, double bay windows, the style of veranda.*

(iv) social: the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation. *The houses in Petone reflect the culture of the early 1900's. Generally, the most ornate rooms are at the front of the house, where the owners would receive guests. The rear of the houses contain the working areas of the house – kitchen, laundry. Many of the houses contain a wide hallway adjacent to the front door and an archway where the hall reduces in width. Curtains used to hang at the arch to represent the divide between where guests would be entertained, and children could not enter.*

(b) physical values: these values relate to the physical evidence present.

(i) archaeological: there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation. *On the nearby Petone foreshore, Hikoikoi pā and Pito-one pā are identified as mana whenua sites of significance to Taranaki Whānui ki te Upoko o te Ika a Maui*

(ii) architectural: the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values. *The summary document states that Bay Street and Beach Street contain a high number of 1900's villas, including bay villas and square villas "The consistency of building styles, verandas and roof forms along the street frontages contribute positively to the overall street character.*

(iii) technological: the place provides evidence of the history of technological development or demonstrates innovation or important methods of construction or design. *The construction of houses in Petone is significantly different to those that are being built today. They were all built with studs and sarking, with no dwangs. The roofs also have solid sarking underneath them. While they do not meet the existing building codes, they have stood up better in recent earthquakes than many modern homes. The technology of construction in the early 1900's has proven the test of time. It is unlikely that a house built today will still be here in 100 years. These buildings, and building construction, is special and unique and needs to be preserved.*

(iv) integrity: the significant physical values of the place have been largely unmodified. *The analysis stated that: "A relatively low degree of building modification is evident in the area, reinforcing the intactness and consistency in character present".*

(iv) age: the place is particularly old in the context of human occupation of the Wellington region. *The houses are some of the oldest houses in the area, with some dating back to the late 1890's*

(v) group or townscape values: the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark. *The residential areas are an extension to the commercial historic area of Jackson Street and the historic areas of Riddlers Cres and Patrick Street that have been identified in the District Plan since 2003. The areas in question are therefore strongly associated with other townscapes of heritage value.*

(c) social values: these values relate to the meanings that a place has for a particular community or communities.

(i) sentiment: the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons. *I bought my house in Petone because I love character houses and I wanted to be part of a character area. For me the area has a community and cultural feel.*

(ii) recognition: the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss. *The Hutt City Council web site repeatedly refers to the character area of Petone.*

(d) tangata whenua values: the place is sacred or important to Māori for spiritual, cultural or historical reasons. *On the nearby Petone foreshore, Hikoikoi pā and Pito-one pā are identified as mana whenua sites of significance to Taranaki Whānui ki te Upoko o te Ika a Maui.*

(e) surroundings: the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development. *Petone includes plaques of historic significance and memorials on the foreshore.*

(f) rarity: the place is unique or rare within the district or region. *Petone is unique within Lower Hutt as the area was one of the first to be established. While there are other old houses in the Hutt Valley, many were on larger sections that have since been subdivided so no longer have the consistent street frontages. I believe this makes Petone rare.*

(g) representativeness: the place is a good example of its type or era. *The area is a good example of pre 1920 houses. While some houses date back to 1890's, the majority of houses are the first house to be constructed on the site.*

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Wysocki	First JOHN
Company/organisation		
Contact if different		
Address	Unit A Number 115 Street EPUNI STREET	
	Suburb	
	City LOWER HUTT	Postcode 5011
Address for Service if different	Postal Address 115A EPUNI STREET LOWER HUTT	Courier Address 115A EPUNI STREET LOWER HUTT
Phone	Day 04-5699932	Evening 04-5699932
	Mobile 021-569993	
Email	John@Wysocki.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

INTENSIFICATION IN RESIDENTIAL AND COMMERCIAL AREAS

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

HIGH DENSITY RESIDENTIAL ZONE
MEDIUM DENSITY ZONE EXTENTION

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

OPPOSE PROVISION FOR SIX STOREY HOUSING
OPPOSE EXTENTION OF EXISTING MEDIUM DENSITY ZONE

Reasons:

- 1) Lack of car parking
- 2) Storm water and Sewage infrastructure
- 3) Traffic management problems
- 4) Foot paths NOT secure - UNEVEN
- 5) Power Supply - overload of current Street Transformers

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

CONSIDER FEEDBACK FROM RATEPAYERS OF
EXISTING ESTABLISHED HOUSING.
REVISE THIS PLAN TO EXCLUDE SIX STORY AND
FOUR STORY HOUSING.

(Please use additional pages if you wish)

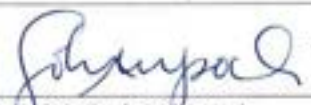
8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:

(or person authorised to sign on behalf of submitter)



6/09/2022

Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last <u>Wysocki</u> First <u>Anna</u>	
Company/organisation		
Contact if different		
Address	Unit <u>A</u> Number <u>115</u> Street <u>Epunī Street</u>	
	Suburb <u>Epunī</u>	
	City <u>Lower Hutt</u>	Postcode <u>5011</u>
Address for Service if different	Postal Address	Courier Address
Phone	Day <u>463 7029</u>	Evening <u>—</u>
	Mobile <u>027 3434 203</u>	
Email	<u>anna@wysocki.nz</u>	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Intensification in residential and commercial areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

The high density residential zone +
Medium density zone extension

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

- I oppose both the high + medium density extensions.
- Lack of parking already in the street I live in and the surrounding streets. Oxford Tce in particular has already become very congested from existing redevelopments and will only get worse.
 - Inability of wastewater and other services to cope with the increased volume/use. The current upgrade will not alleviate this situation.
 - Risk of some areas becoming 'ghetto' like with huge amounts of infill housing.
 - Lack of green spaces close by - eg: parks for families to access.
 - Fix existing infrastructure first before more people come - eg: street lights out, pot holes in roads, broken footpaths that cause injury.
 - Health systems can't cope with the number of people living here at present.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Consider all feedback received + undertake to ensure the core facilities/infrastructure is functioning perfectly before deciding to go ahead with this proposal.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

A Niyacku

11/9/22
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Griffith First Sandra	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number Street 35 York Street
	Suburb	Moera
	City	Lower Hutt Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 027 378 1685	
Email	sandybeach73@xtra.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change: +

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Chapter 14F Heritage Buildings and Structures and the creation of 'heritage areas' to restrict development

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I am 100% against the listing of private residential properties as heritage under the proposed heritage areas included in this plan change, without homeowner consent.

These heritage areas will not only have horrendous inter-generational consequences for the families affected, it also will prevent families from helping children or elderly parents from adding additional floor area to the current dwelling or an additional dwelling on to the section to accommodate them.

It seems ludicrous to me that neighbouring streets could have properties built up to three to six storeys high, with heritage areas forced into stagnation and will drastically impact the layout and aesthetic of the Hutt.

The proposed heritage precincts impose significant restrictions on what a home-owner can and can't do with their property. Once a property is "Frozen in time" in one of these areas, the owner will have to get the Council's consent to make any changes to their home, or if they want to change the number of stories or number of houses. The rules for when the Council may do this are simply too very vague and leave a lot of discretion to the Council.

I am privy to the impacts a heritage listings can have, and know that it will impose significant ongoing costs and problems for property owners. Case in point, I know Insurers will charge increased premiums (eg, 25% or more), imposed increase excesses and refuse to provide cover for the additional costs in repairing to the original standard and to cover further Council Consent fees. This is with out even considering the imminent future costs that will be involved around Geotechnical / Liquefaction investigations.

Real Estate data and reports have shown heritage listing reduces the value of a property by 10 to 30%, further too that Real estate agents have been pretty honest in their take saying many potential buyers immediately lose interest when they learn that a property is heritage listed.

When you combine these 2 financial factors together the net negative impact over the lifetime of the property would be astronomical.

And when you apply that financial impact overlay in a lower socio-economic area such **+**

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I want the Council to adopt the following policy:

“That a property should only be classified as heritage in the District Plan with the express written consent of the property owner.”

I want the Council to include the above policy in the proposed Plan Change. Property owners have much to lose from the imposition of any unwanted heritage categorisation, as has Hutt City from the costs of increased management, loss of citizen goodwill and the likely litigation for its removal by informed property owners.

I believe a voluntary heritage policy is very much in the best interests and for the benefit of Hutt City and its citizens.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	11.9.2022
	<small>Date</small>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt



Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

Received by Customer Service Centre

To: Chief Executive, Hutt City Council

on 9.9.22 Time 9.05

1. This is a submission from:

Full name	Last	<u>WALKER</u>	First	<u>RUSSELL</u>
	Company/organisation			
Contact if different				
Address	Unit	<u>2</u>	Number	Street
	<u>163 THE ESPLANADE</u>			
	Suburb <u>PETONE</u>			
	City <u>LOWER HUTT</u>		Postcode	
Address for Service if different	Postal Address		Courier Address	
	<u>AS ABOVE</u>			
Phone	Day		Evening	
	Mobile <u>0221392439</u>			
Email	<u>fourwayenthd@gmail.com</u>			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No: 56

Title of Proposed District Plan Change: ENABLING INTENSIFICATION IN RESIDENTIAL AND COMMERCIAL AREAS

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Chapter 14F HERITAGE BUILDINGS AND STRUCTURES AND THE CREATION OF "HERITAGE AREAS" TO RESTRICT DEVELOPMENT.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

I am against the listing of Private Residential Properties as heritage under the Proposed heritage Areas included in the Plan change, without home owner consent.

It will cause disastrous affect, and heritage housing will stagnate.

Significant restrictions will be imposed, and making changes to ones homes will be out of the question.

Cost to comply with the Proposed change for heritage Residents will be significant.

Heritage homes has evidence of reduced Property values

* I want to have a choice as to whether my property is included in the Plan change, as now being in a heritage area. The Council must not be able to include the homes of local families as heritage without the agreement of the owner.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I want the council to adopt the following Policy.

" That a property should only be classified as heritage in the district plan with the express written consent of the owner.

I want the council to include the above Policy in the proposed plan change. Property owners have much to lose from the imposition of any unwanted heritage categorisation, as the Hutt City from the costs of increased management, loss of Citizen Goodwill and the likely litigation for its removal by informed property owners. I believe a voluntary heritage policy is very much in the best interests and for the Benefit of Hutt City and its citizens.

(Please use additional pages if you wish)

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

(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.

(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)


8/9/2022

Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- By email (preferred): district.plan@huttcity.govt.nz
- By post: Hutt City Council, Private Bag 31912, Lower Hutt 5040
- In person: At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

HUTT CITY COUNCIL

12 SEP 2022

1. This is a submission from:

Full name	Last <u>Hepburn</u>	First <u>Christine</u>
Company/organisation	<u>n/a</u>	
Contact if different		
Address	Unit <u>C</u> Number <u>477</u> Street <u>Riverside Drive</u>	
	Suburb <u>Fairfield</u>	
	City <u>Lower Hutt</u>	Postcode <u>5011</u>
Address for Service if different	Postal Address	Courier Address
Phone	Day <u>577-3332</u>	Evening
	Mobile <u>027-485-5169</u>	
Email	<u>christinehepburn47@gmail.com</u>	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

hutt.city

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. (If you could gain an advantage in trade competition) through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Your preparedness of the future, of a ghetto for 'Lower Hutt' 'City'.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and (reasons for your views):

'Oppose' the 'specific provisions',
 The 'Reserve' is a super outlook.
 Lots of people walk.
 Walk their dogs.
 Children play.
 'Friends of Waiwhetu' stream have put a
 lot of effort in and ongoing.
 To bring back the birds.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Given first hand, knowledge when you decide to change your mind, How 'Lower Hutt' 'Reserves' will be in the future.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,
I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



6.9.22
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

Received by Customer Service Centre

To: Chief Executive, Hutt City Council

on 9.9.22 Time 9.45

1. This is a submission from:

Full name	Last Walker	First Sandra
Company/organisation		
Contact if different		
Address	Unit 2	Number Street 163 The Esplanade
	Suburb	Petone
	City	Lower Hutt
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	0221-392439 any time.
Email		

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in residential and commercial areas.

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

7. I seek the following decision from Hutt City Council:

Give precise details:

- I want Council to adopt the following policy
- A. That a property should only be classified as heritage in the District Plan with the EXPRESS WRITTEN CONSENT OF THE PROPERTY OWNER.
- B. I want the council to include the Above Policy (A.) in the Proposed Plan change.
- C. Property owners have much to lose from the imposition of any unwanted heritage categorisation, as has Hutt City, from the costs of increased management, loss of citizen goodwill and the likely litigation for its removal by informed property owners. I believe a voluntary heritage policy is very much in the best interests and for the benefit of Hutt City and its Citizens
- D. Commonsense is the order of the day.

(Please use additional pages if you wish)

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

(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.

(Please tick one)

Signature of submitter:
(or person authorised to sign on
behalf of submitter)



Date 10/9/2022

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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- By post: Hutt City Council, Private Bag 31912, Lower Hutt 5040
- In person: At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

Received by Customer Service Centre

To: Chief Executive, Hutt City Council

on 9.9.22 Time 9.37

1. This is a submission from:

Full name	Last	SHORT	First	MARGARET
Company/organisation	-			
Contact if different	-			
Address	Unit	Number	Street	20 KAURI ST
	Suburb EASTBOURNE			
Address for Service if different	City		LOWER HUTT	
	Postal Address		Courier Address	
Phone	Day	562 742 5		Evening
	Mobile			
Email	-			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in Residential and Commercial areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that-

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

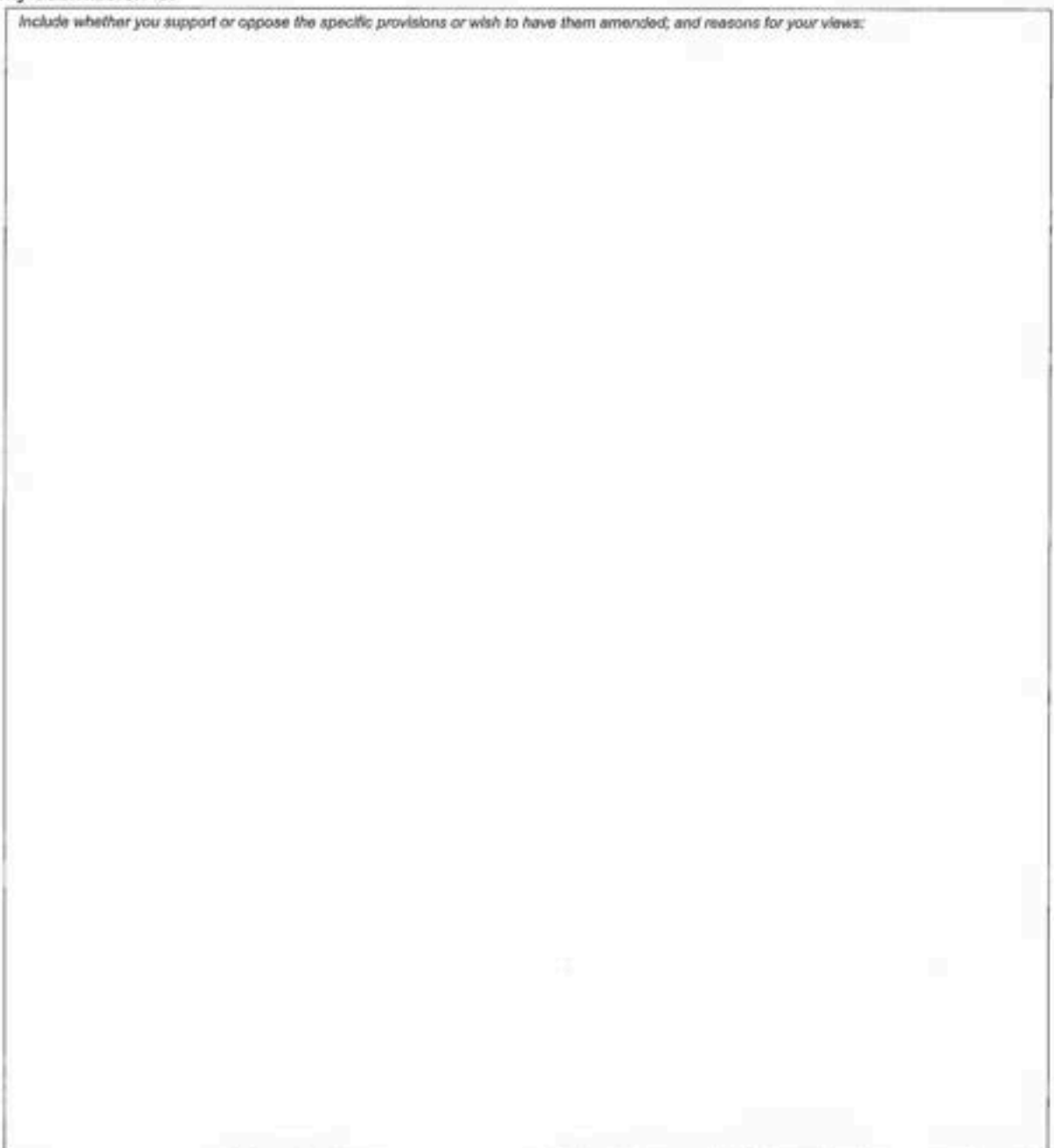
Give details:



(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:



(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

That the Hutt City Council reconsiders the possibility of intensification of housing (as required by the Government) by means of 4-storey buildings in the coastal areas of Lower Hutt & especially around the village area (Rimua Street) of Eastbourne.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,
I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

M.E. Short

5/9/22
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

5. Specific provision of the proposal that my submission relates to are:

1. Intensification of residential housing in coastal areas.
2. Effects of building tower blocks in Eastbourne.

6. My submission is that I do not agree with the proposal to intensify housing in Coastal areas of Lower Hutt with special reference to the Eastbourne Community

1. Coastal Areas

Intensification of residential housing in Lower Hutt coastal areas, such as Petone and Eastbourne does not seem advisable with the forecasts of sea level rising, due to climate change, and the possible flooding of housing in those areas.

2. About Eastbourne.

Eastbourne has only one road in and out and in an emergency such as road closures, due to earthquake or storms damaging or blocking the road, it will be difficult to get the present population to safety. With the increased numbers caused by the new housing blocks, it will only compound the problem. In the past there have been hillside fires as well.

3. With the possibility of housing flooding often in this area, it raises questions regarding home insurance. Something that buyers of the proposed new tower blocks should be warned about.

4. With regard to areas of intensification in the proposed legislation, Rimu Street and a small part of Ouroua Street in Eastbourne can hardly be described as a "Commercial Centre". It has no bank, no supermarket, no big chain store, no clothes shops, no stationers, not

even a book shop. It has a few essential food shops and a few other amenities providing for a community a 20 minute car / bus ride away from a real commercial centre.

5. Rona House (built 1965) is the one tower block in Eastbourne. At first the idea of tower blocks was welcomed until the disadvantages of highrise buildings became 'glaringly apparent, not only denying sun, view and privacy to surrounding properties'. The Borough Council at the time, decided that no more tower blocks would be built in Eastbourne. Not only that, but on a windy day, it can be very difficult to walk around the area because of the northerly wind blowing around it. Does the council want to create similar problems with more tower blocks? The 'Eastbourne Village' is the heart of a good, helpful friendly, community. Surrounding it with tower blocks, shading it from the sun and possibly creating draughty wind flows does seem to be destructive.

1. Thankyou to the council for letting me have my say.

M.E. Stark

[EXTERNAL] Proposed District Plan submission

Amos Mann qmos@yahoo.com

11 9 2022

Proposed District Plan submission of:

Amos Mann (Pākehā)

2 The Parade

Paekākāriki

Kāpiti

Qmos@yahoo.com

I declare no advantage to be gained in trade or investment.

I do not want to heard at a submission hearings.

District Plan Submission

The District Plan must empower the development of a wide range of diverse and varied housing types in all residential zones, including Papakāinga and Co-housing.

More then ever before we need to re-invent how we house ourselves. We are in an exciting transformative time discovering what works best for our people, our well-being, our climate, our environment, and our wealth as we go.

We cannot know exactly what flavour of new housing approaches will come to the fore over this period of change, but we do know that what we have now isn't working for 90% of our community members throughout the majority of their lives.

At this time, our community members have a wide and expanding range of needs across their life-stories: from childhood, to teenage-hood, to student-hood, to adult-hood, and into old age and retirement, we each have a tremendous range of different community needs, environment needs, transportation needs, well being needs, and wealth creation needs. Housing solutions that are flexible enough to meet these needs look nothing like those from over the past 50 years.

We must not continue to work harder and harder to try and meet the needs of only a very few people and only for a relatively short period of their lives. We must be accountable to the diverse and many throughout their life-stories.

We need the District Plan to support the change that is happening now, to be flexible and open enough to promote the change that we are faced with - it's no longer a choice whether our housing will change, it must change and it will change.

Therefore, in regards the District Plan, leadership is needed, and therefore, broadly I support and request:

- Accessibility and Universal Design requirements in the Design Guides and in incentives.
- Easier consenting and incentives for accessible and eco-friendly developments
- Providing incentives for lifts in multi-storey developments
- Working with central government to improve accessibility and building performance requirements in the Building Code.
- Prioritising emissions reduction, better quality of life, and community cohesion and resilience.
- Work closely with Waka Kotahi to make a more liveability-focused and climate-focused road and street network, especially where intensification is happening.
- Multifunctional community spaces within centres as Climate Action Hubs to support the circular economy, provide space for innovation, education and behaviour change and create a tangible vision of a low carbon future.
- Circular economy principles being integrated into the district plan so that waste is minimised and designed out of construction projects, and that resource recovery infrastructure is put in place to manage any remaining waste.
- Green spaces that are recreational, food producing, and support biodiversity. Community gardens and green stormwater infrastructure should maximise their value across all these outcomes and the District Plan should support the creation of a sustainable and resilient local food and biodiversity network system.
- The new bicycle and micro-mobility device parking requirements for commercial and community facilities in the Centres and Mixed Use zones.
- Centering Tangata Whenua and placing Te Tiriti at the core of planning.

And specifically:

Medium density residential zones

I support larger walking catchments for intensification around centres and mass transit hubs.

Where building height limits and recession planes and setbacks are mentioned, I want to see these made universally consistent with the Coalition for More Homes' Alternative MDRS.

Please add a permeability standard, such as that minimum 30-40% of sites should be permeable (incl permeable pavers / gravel etc).

I support the Coalition for More Homes' Alternative MDRS recommendations for outdoor living space and green space and suggest these are added.

https://img.scoop.co.nz/media/pdfs/2111/12_11_2021_The_Coalition_for_More_Homes_Alternative_Medium_Density_Residential_Standards.pdf

Small-scale commercial activity should be controlled or permitted or restricted discretionary, rather than the proposed discretionary.

The scale of commercial activities that are permitted in these zones should be increased where it's activities that involve people spending time together, such as daycares.

We need to enable larger, more comprehensive developments in our centres, so I wish to see height limits increased in the 15-minute walking catchments to rail stations.

High density zones

I wish to see a standard added, requiring that developments adequately accommodate active travel as the building users' first-best choice for accessing it, with universal accessibility as a non-negotiable.

I want to see the zone more enabling of small-scale public-facing commercial activities.

I support larger walking catchments for intensification around centres and mass transit hubs.

Co-housing, Tiny housing, Papakāinga

The District Plan has a tremendous causal effect on housing affordability and housing/transport economics. Increasingly, in large part to combat housing/transport affordability barriers, we are seeing larger number of people turn to alternative housing solutions that include co-housing, tiny-housing, long-term flatting and group-purchasing, and Papakāinga.

These alternatives are not only excellent viable solutions to housing affordability barriers, but also, if well planned for by council, are solutions to reducing the climate change and environmental impacts of single family traditional housing because these alternatives can use much less land per occupant and less building materials per occupant.

In addition, well-planned co-living is a viable solution for increasing social-cohesion, with residences providing multi-generational support networks for each other in good times, and providing vital care at times of natural disaster and emergency.

Tiny-housing also has a resiliency advantage over single dwelling permanent housing, in that a tiny-housing community can relocate relatively easily as climate change impacts increase.

However, to realise these benefits, and plan inclusively for a greater diversity of housing solutions, the District Plan must support a diverse range of housing alternatives more fully with specific planning that incentivises and attracts co-housing, tiny-housing, and Papakāinga projects.

Transport

Universal accessibility, and active and sustainable travel must be prioritised for access to public transport so that people don't need to drive to stations, nor traverse inhospitable park-and-rides once they get there.

Council teams

These teams need proper resourcing, otherwise any the good changes to the District Plan won't be able to be put into practice. I support more rates being used for resourcing these teams.

I also support combined / pooled resources for consenting, design review, and other permitting functions, that mean multiple small councils can enjoy high-calibre expertise and economies of scale.

Ngā mihi nui,

Amos Mann (Pākehā)

2 The Parade

Paekākāriki

Kāpiti

Qmos@yahoo.com

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Wilkshire First Jo	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 6 Street Massey Ave	
	Suburb Woburn	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0274710700	
Email	wilkshires@xtra.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I **could** **could not** gain an advantage in trade competition through this submission.
 (Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I **am** **am not** directly affected by an effect of the subject matter of that submission that—
 (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

1. Chapter 4B Special Residential Activity Area - retain this chapter
2. Chapter 14F Heritage Buildings and Structures - create voluntary 'heritage areas' to restrict development

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

1. Chapter 4B Special Residential Activity Area

This submission strongly opposes the removal of this Chapter 4B Special Residential Activity Area for Lower Hutt City.

The objectives, policies and density standards of Chapter 4B ARE NOT in contravention to Medium or High density housing objectives. They are NOT mutually exclusive.

The legislation has effectively given developers access to the whole valley floor, subject to a few heritage areas, with no regard for previous special character areas, (subject to some heritage areas, many of which do not hold any sentimental or heritage value)

2. Chapter 14F Heritage Buildings and Structures

This submission strongly opposes the listing of private residential properties as heritage under the proposed heritage areas included in this plan change, without homeowner consent.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Where is the plan?

1. First and foremost how many houses/dwellings are required?
- why is key information being withheld?
2. Where's the agreed infrastructure plan to support the intensification?
3. Why not start in the inner city where more economic activity and civic centre vibrancy is so desperately needed?
-high density belongs in the inner city NOT in the suburbs
-only if inner city high density developments fail to fulfill the quantum then, and only then the council could give developers the approval to move progressively into suburbs were old, cold and damp houses could be demolished for new warm, energy efficient replacements, supported by infrastructure requirements.
4. Why has high density been allowed in previous special character areas?
- to allow 6 storey developments 'carte blanche' more or less across this whole city infringes on homeowners right to enjoy peace, privacy and sun in their own back yard.
- residents have a right to certainty without threat of sporadic high rise developments, blocking sun.
- the alternative is simply to sell to the highest offer and move to a city where special character is valued and protected.
- Lower Hutt will simply be abandoned by proud property owners who have worked and toiled on their properties to enjoy now and for future generations to enjoy, we are afterall only custodians for a short period of time.
5. Why has the council agreed to no requirement for off street parking without following their own planning due process?
- ultimately this will degrade our city.
6. Why are we sacrificing effectively the whole valley floor (subject to some heritage areas, many of which do not hold any sentimental or heritage value) for unquantified housing requirements?
7. Not that long ago this council sought to increase Lower Hutt's heritage housing stock. Now, merely a few years later these can be demolished.
- To suggest a city doesn't need to protect it's historic and special character areas is a deprivation of duty.
- Lack of a well thought out and controlled plan echos this governments need to implement policy 'at pace'.
8. Why has the council done nothing to protect Lower Hutt's special character areas?
- removing planning controls and 'intensifying' the city is Labour Party policy. "It will surprise most people to learn that the Labour Party requires that candidates using the Labour logo sign a pledge to support and implement Labour policy irrespective of the views of local residents. Further, all Labour candidates pledge to block vote on issues of Labour policy."

I am very concerned about party involvement in local body politics. Campbell Barry has duly toed the party line, demolishing character protections demonstrates his intention to put Labour Party objectives ahead of the concerns of his community.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on
behalf of submitter)

(a signature is not required if you make your submission by electronic means)

11/9/2022

Date

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

[EXTERNAL] Proposed District Plan Submission

PDPsubmissions@wcc.govt.nz

District Plan Review Team <district.plan@huttcity.govt.nz>

Henry Zwart henrybzwart@gmail.com

Name: Henry Bartholomew Nankivell Zwart

Address: 7 Upoko Road, Hataitai, Wellington 6021

Address (2): 2 Roxburgh Grove, Petone, Lower Hutt 5012

Email: henrybzwart@gmail.com

No advantage to be gained in trade.

Medium Density Residential Zones

I support larger walking catchments for intensification around centres and mass transit hubs.

Where building height limits and recession planes and setbacks are mentioned, I want to see these made universally consistent with the Coalition for More Homes' Alternative MDRS.

Please add a permeability standard, such as that minimum 30-40% of sites should be permeable (incl permeable pavers / gravel etc).

I support the Coalition for More Homes' Alternative MDRS recommendations for outdoor living space and green space and suggest these are added.

Small-scale commercial activity should be controlled or permitted or restricted discretionary, rather than the proposed discretionary.

The scale of commercial activities that are permitted in these zones should be increased where it's activities that involve people spending time together, such as daycares.

We need to enable larger, more comprehensive developments in our centres, so I wish to see height limits increased in the 15-minute walking catchments to rail stations.

Shading as a qualifying matter should be reduced from what's proposed, with a policy for providing popup nearby public realm for development-shaded homes.

High Density Zone

I wish to see a standard added, requiring that developments adequately accommodate active travel as the building users' first-best choice for accessing it, with universal accessibility as a non-negotiable.

I want to see the zone more enabling of small-scale public-facing commercial activities.

I support larger walking catchments for intensification around centres and mass transit hubs

Other Comments

I support more rates being used for resourcing these teams vs for maintaining large sections of road seal to a high standard for driving and parking private vehicles.

I also support combined / pooled resources for consenting, design review, and other permitting functions, that mean multiple small councils can enjoy high-calibre people and economies of scale.

I wish to see changes to council's Network Operating Framework, Parking Policies, street maintenance systems and so forth that actively support, and definitely don't undermine, the better places created by more density done well and proximity to daily amenities.

Universal accessibility, and active and sustainable travel, must be prioritised for access to public transport so that people don't need to drive to stations, nor traverse inhospitable park-and-rides once they get there. This is vital.

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

Received by Customer Service Centre

on 13.9.22 Time 9.05

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last MAURIRERE First PEGGY	
Company/organisation		
Contact if different		
Address	Unit	Number 5A Street HECTOR Str.
	Suburb	Petone
	City	Lower Hutt.
Address for Service if different	Postal Address	Courier Address
Phone	Day	045701214
	Evening	
	Mobile	0274980952.
Email	pegmaca@xtra.co.nz.	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56.

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas.

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Changes to the HCC Ruling on
Heritage

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose to my home being listed
as a heritage property.

This will not prevent homes
around me from going 3-4
stories high.

My Insurance payments may
increase, as a pensioner I
can't afford.

No one should be able to Tell
me what I can or can't do
to my own Home !!

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

To Remove my home from the
List of heritage Properties.

(Please use additional pages if you wish)

8. I ~~wish~~ **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,
I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on
behalf of submitter)

P. Mauswera

Date *06/09/22*

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Magan	First Balvant (Bill)
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 3 Street Green Street
	Suburb Epuni	
	City Lower Hutt	Postcode 5011
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 027 226 9970	
Email	bmagan17@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Chapter 14F Heritage Buildings and Structures and the creation of "heritage areas" to restrict development

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

I am against the listing of private residential properties as heritage under the proposed heritage areas included in this plan change, without homeowner consent.

These heritage areas will not only have disastrous consequences for the families affected, but will drastically impact the layout and aesthetic of the Hutt. While neighbouring streets build up to three or six stories high, these heritage areas will be forced into stagnation.

A heritage area imposes significant restrictions on what a home-owner can and can't do with their own private property. Once a property is in one of these areas, the owner will have to get the Council's consent to make any changes to their home, or if they want to change the number of stories or number of houses. The rules for when the Council may want to do this are very vague and leave a lot of discretion to the Council.

We know that heritage listings can impose significant ongoing costs and problems for property owners. Insurers will charge increased premiums (eg 25% or more), increased excesses and refuse to provide cover for the additional costs in repairing to the original standard and to cover further Council Consent fees.

Evidence indicates heritage listing reduces the value of a property by 10 to 30%. Real estate agents have reported that many potential buyers lose interest when they learn that a property is heritage listed. It is unclear what the impact on value these new heritage area restrictions will have.

Furthermore, the houses in the proposed areas vary drastically in their quality and type. Many don't look like heritage at all. Others are unlikely to meet healthy homes standards. Yet they will all be included in the same umbrella of rules, forced into stasis while the rest of the Hutt modernises. To me, that is not fair.

Some of the areas, such as Hardham Crescent or the Petone State Flats, are of the type and location perfectly fitting what I imagine the Government had in mind for intensification. To me and many others living in the area, these places do not hold any sentimental or heritage value.

I want to have the choice as to whether my property is included in the Plan Change as now being in a heritage area. The Council must not be able to include the homes of local families as heritage without the agreement of the owner.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I want the Council to adopt the following policy:

"That a property should only be classified as heritage in the District Plan with the express written consent of the property owner."

I want the Council to include the above policy in the proposed Plan Change.

Property owners have much to lose from the imposition of any unwarranted heritage categorisation, as has Hutt City from the costs of increased management, loss of citizen goodwill and the likely litigation for it's removal by informed property owners. I believe a voluntary heritage policy is very much in the best interests and for the benefit of Hutt City and it's citizens.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

B. Magan

13/09/2022

Date

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Spedding First (Norman) Bruce	
Company/organisation	Private resident	
Contact if different		
Address	Unit Number 13 Street Konini Street	
	Suburb Eastbourne	
	City Lower Hutt	Postcode 5013
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 02102974741	
Email	winzurf@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

District Plan Change 56: Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

- A new High Density Residential zone.
- No maximum building height limit in the Lower Hutt CBD and the western part of the Petone commercial area,
- Developers will be required to pay financial contributions for infrastructure and reserves, based on the number of dwellings created, not per subdivision.
- Introduce minimum landscaping, outlook and façade glazing rules

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

In the Wellington region wind is a significant factor. In Eastbourne there is one anomalous 8 storey building at the foot of Rimu Street (village) - Rona House. There is significant turbulence around this building that is especially notable if on foot or cycling. This effect will be significant around any additional multi-storey buildings, so it would be essential to model and measure this for any building over 3 stories. The proposed unlimited heights in Petone and Hutt CBD could result in significant issues if this is not done.

The Eastern Bays are already vulnerable from sea-level and extreme climate events. Population density will place additional pressure on a vulnerable access route, and increase the population at risk in the event of an emergency. It will make the community more vulnerable if the population increases significantly through development. As someone who has significant involvement in community resilience I am concerned that we are already unprepared for emergency situations without amplification being added.

It is totally unfair that the community should have to pay for infrastructure costs as a result of developments. New developments should pay the cost not only of any local infrastructure that may be needed, but also a proportion of the estimated repair costs that are now envisaged to get the current infrastructure to an appropriate and sustainable standard. This includes not only the various water services, but also projected needs for developing water supplies, waste management and recycling, and transport infrastructure.

It makes no sense to allow development of new structures and increased density in areas that are now or in the future predicted to be at risk from inundation or damage through earthquakes or extreme weather events (ie rainfall). There should be a focus on developing marginal land with no agricultural value in areas outside the at-risk zones to avoid the need for managed retreat in the not so distant future. In those areas at risk of inundation by sea level rise related factors the requirements could be changed to allow transportable buildings to be used on the condition they can be simply relocated as and when the need arises at little cost. This would create more opportunities for affordable housing while avoiding the future cost of compensation and relocation.

Areas like Eastbourne and the Eastern Bays are valuable for their natural assets including the sea-side village context. This has commercial benefit both locally and city-wide, a recreational destination which will be amplified by the completion of the Great Harbour Way, continued development of the cross-harbour ferry service, and connection to the Remutuka Rail Trail. Unfettered development will damage this aspect of the area, changing the character and appeal of the suburb significantly.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

That limits are set for wind loadings and amplification around high rise developments, and that modelling is required prior to approval of any development, not only on that development but in the context of other buildings (existing, proposed or predicted).

Any new development pays not only for the immediate additional infrastructure required but also for a proportion of future infrastructure needs including water, waste, transport and community facilities. Developments that do not include parking should also pay a proportion for the probable increase in demand for parking they will place on the community.

That population density limits are set for areas where services and access are restricted by geography. That existing properties must retain a proven minimum level of access to natural sunlight all year round. That land be designated as at risk (from inundation for sea-level rise or tsunami) be zoned for relocatable housing (possibly "tiny homes") to mitigate future impacts of having to retreat from these areas (and making more affordable housing possible at the same time).

Recognise the importance of some areas for recreational (and hence commercial) value and preserve the features that make it so, including lower density housing.

Recognise that access to active recreation and active modes of transport such as cycling and walking must be included as a priority in any development, that new commercial buildings have facilities such as bike secure storage and showers etc., to support this.

Require new developments to meet minimum standards of efficiency and sustainability, and include carbon offsets in the cost of construction.

Any new buildings are in keeping with the character of the location and existing buildings (where these are considered significant)

*(Please use additional pages if you wish)*8. I wish do not wish to be heard in support of my submission.*(Please tick one)*

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.*(Please tick one)*

Signature of submitter:

*(or person authorised to sign on behalf of submitter)**(a signature is not required if you make your submission by electronic means)*

13/9/2022

Date

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last	GRESHAM		First	BRAND	
	Company/organisation	—				
Contact if different	—					
Address	Unit	Number 96B Street PRATORIA ST				
	Suburb	HUTT CENTRAL				
	City	LOWER HUTT		Postcode		
Address for Service if different	Postal Address				Courier Address	
	Phone	Day	04 5696433		Evening	04 5696433
Email	Mobile					
	gresham@xtra.co.nz					

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

THE NEGATIVE IMPACTS OF THE LEGISLATION
GIVING RISE TO PC 56 ON THE
INTEGRITY, CHARACTER AND AMENITY
OUR MUCH LOVED CITY.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

THIS SUBMISSION COMES FROM AN INDIVIDUAL
WHO HAS HAPPILY LIVED WITH MULTIPLE CHANGES
IN LOWER HUTT SINCE 1951.
LOWER HUTT WAS A GARDEN CITY AND HAS
DEVELOPED IN ACCORDANCE WITH SOUND
TOWN PLANNING PRINCIPLES.
THERE HAVE BEEN A NUMBER OF CENTRAL
GOVT AND LOCAL GOVT INITIATIVES,
INCLUDING JOINT ONES, WHICH WERE
GOOD AND A NUMBER WHICH WERE BAD
- WHERE LESSONS SHOULD HAVE BEEN
LEARNED.
PC 56, EMBRACED BY A COMPLIANT COUNCIL,
HERALDS THE UGLY.
COLLABORATIVELY I COULD PREPARE A
PAPER FOR COUNCILLORS IDENTIFYING THE
GOOD AND THE BAD TO SHOW HOW MORE
RESIDENTIAL DWELLINGS COULD BE BUILT
IN HUTT CITY IN WAYS TO AVOID THE UGLY.
I WOULD BE PREPARED TO UNDERTAKE
THE FORGOING EXERCISE IF I WERE GIVEN
THE OPPORTUNITY TO APPEAR IN PERSON.
I WOULD SUMMARIZE MY PAPER IN THE
TIME ALLOCATED AND MAKE IT AVAILABLE
TO COUNCILLORS.
MY GOAL IS TO ENSURE MORE RESIDENCES
ARE BUILT WHILST PRESERVING INTEGRITY, CHARACTER
AND AMENITY.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

THE OPPORTUNITY TO ATTEND AND
BE HEARD AS REQUESTED.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,
I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorized to sign on
behalf of submitter)

13 SEP 20
Date

(A signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Herron	First Brian
Company/organisation		
Contact if different		
Address	Unit	Number 7 Street Bolton Street
	Suburb Petone	
	City Lower Hutt	Postcode 5012
Address for Service if different	Postal Address	Courier Address
	7 Bolton St petone	
Phone	Day	Evening
	Mobile 0226955291	
Email	brianherron100@yahoo.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in residential and commercial areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

- I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Chapter 14F Heritage Buildings and Structures and the creation of "heritage areas" to restrict development

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

I am against the listing of private residential properties as heritage under the proposed heritage areas included in this plan change without homeowner consent.

Furthermore the houses in the proposed areas vary drastically in quality and type many are not heritage at all. Lots will not meet healthy homes standard.

I want to have the choice as to whether my property is included in the proposed plan change.

I do not believe the council has the right to change the status of our homes and inflict extra rules and costs to us as the owner of the house without our consent.

Furthermore i would suggest that the council needs to look at the method used in selecting houses as i do not believe that a number of the houses chosen for the proposed heritage area would meet even the loose definition that the council of heritage. I would ask that the council looks more carefully at the "experts" advise not just take their word i note that even the mayor was surprised by their choices and yet still accepted without question their selection (WHY).

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

That you rethink your absurd decision and do not inflict your will on my house but leave it up to the owner of the house and get back to the basics of your job running the city as the people want not as you feel

In short

That a property should only be classified as heritage in the district plan with the express written consent of the property owner.

I believe Voluntary Heritage is very much in the best interests of the Hutt City and its home owners.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:

(or person authorised to sign on behalf of submitter)



Date 13/9/2022

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Hamer	First Carolyn Anne
Company/organisation	Private home owner	
Contact if different		
Address	Unit	Number 499 Street Riverside Drive
	Suburb	Faifield
	City	Lower Hutt
Address for Service if different	Postal Address	Postcode 5011
	Courier Address	
Phone	Day	Evening
	Mobile	0211737498
Email	carolynahamer@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No: 56

Title of Proposed District Plan Change: Proposed District Plan Change 56

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Concern about the geographical extent of PC56 impact through out the Hutt Valley
 Concern about height of buildings
 Concern about number of buildings per section with no redress by neighbours

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I do NOT support the PC56.

1. Houses are our Main investment

Many of us as home owners have this as our principle investment. (Plus we might have kiwi saver.) That is it. So the PC 56 makes us much more vulnerable to loss of capital in our main investment. We are not rich, we are slowly paying off a mortgage while living pay day to pay day. To have a six storey building put beside our house will markedly impact on the value of our property and impact our future financial security.

2. Quality of Life/ wellbeing

We appreciate having an outside area, privacy and sunshine: this is apart of our quality of life and why we live in the "Suburbs" If we didnt care about this we could live in an apartment building. PC 56 will impact our hauora/ wellbeing. A 3 or 6 story building can block out our sun, and mean that our outside area is overlooked by many eyes.

3. Lack of redress by citizens

- control has been taken out of the individual homeowner and given to property developers. They can now put in very profitable 3 or 6 storey buildings and walk away from them - we are left to live in homes that do not provide us with the lifestyle we spent alot of money to purchase. (and we dont live in a flash home or suburb)

4. Geographical extent of PC56

The sheer extent of this plan means you can't choose to live in a suburb that is protected from PC 56. At least the old district plan you could choose to not live on some streets which you knew were zoned as high or medium density.

5. Parking !! or Lack of on
 Suburban Road.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

REJECT PC56 - Go back to the old/ existing district plan, where high density homes can be built in some areas only.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

 Date 8/9/22

(a signature is not required if you make your submission by electronic means)

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt



Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Cummns First Byron	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 8 Street Frethey Grove	
	Suburb Naenae	
	City Lower Hutt	Postcode 5011
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0211391337	
Email	byron@howardmaterialhandling.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and commercial areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Proposed District Plan Change 56 Volume 1
 Proposed District Plan Change 56 Volume 2
 Wholistically the document as an entirety in its relation to NPS-UD and the RMA 1991
 NPS-UD Policies 3 and 4

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

The suite of central Gvt NPS that forms this change was not put for public consultation sufficiently, nor has the resource Management Act 1991 changes been sufficiently publicly consulted on.

Lower hutt council has not provided sufficient peer reviewed detail and data on the impacts the changes proposed will make to the surrounding areas and resources, flora and fauna, civil and civic infrastructure impacts and seems to have unilaterally accepted the NPS-UD as a whole instruction of must do.

The RMA 1991 has been already altered but allows review and rejection by all local body councils and calls for the above planning and information to have been done before the implementation of any NPS. LHCC have not published such peer revied data and seeks only the intensification which I believe has been poorly planned for the below reasons.

I do not believe HCC records are accurate and up to date.

I have very major concerns there is no ability to appeal through environment court and that seems very contradictory with New Zealand Ideals of ecological care.

I believe the National Intensification plan this is based on has not been planned or thought out for future risk. The housing demand has slowed and will continue to do so.

There are real and major concerns over the city' s infrastructure capacities already and signs of inability to cope have already occurred with sewage overflow in the streets of Naenae and many flooded streets in a deluge when the stormwater systems fail to cope.

The removal of green spaces including residential lawn areas and massively increased roof spaces will capture rainfall that would have otherwise gone straight to ground – this has shown to increase risk and fail the aforementioned storm water system.

Medium density areas are being expanded to the entirety of the valley which is not already high density – and this risks over development in what was quiet urban areas – not everyone wants 200 neighbors within 100 meters.

Such intensification will have the exact adverse affect on cultural wellbeing and safety – this has been seen time and again where the higher the density of population the higher the crime rate –

Lower hutt CBD and Naenae are two local areas where this is already happening with young violent offenders increasing in numbers and hiding in the volumes of people.

** the opposite is also true when an area is left and ignored such as Naenae/Stokes valley precincts where gang and youth offending is on the rise. – these types of area need development but not intensification.

The offset of development and provision of “ public spaces” will not suit the greater majority of New Zealanders lifestyle – the shrinking of back yards and land parcels is removing the ability to enjoy friends and family at home – Many of the housing developments that are in existence simply have no play space and not suited to a family barbeque – not everyone wants to go to a park nearby to relax when they should be able to at home.

The intensification does not take into account the increased noise pollution in such areas – the build codes may demand double glazing but this does not equate to a quiet cup of tea on your back porch or such. Consideration also has to include the noise pollution during such developments and intensification in areas where there are many shift workers – people working from home in the day – young families and mothers/babies/carer' s require sleep during the daylight hours. No provision has been made to limit the volume of development only that of specific activities.

There is concern the historic streets have simply been cancelled and are no longer historic – any registered historic buildings in these areas will face difficulties in planning etc . Historic areas such as Station village including the historic railway station building is at risk of being overdeveloped. The plan will now allow any type of development and does not ensure such development keeps to the character of the areas. Grand homes will have multi story apartments right next to them. Provisions are made in the plan however it still leave the ability to develop where not desired and no push back allowed by the private owners.

Development will be allowed with no reference to adverse affects on the amenity values – this is highly unfair to those that have worked hard to raise those values.

Passive surveillance should ONLY be in the CBD areas and shopping precincts and only monitored by secure police personnel – the bill of rights act and the privacy act must be adhered to – camera systems in residential streets is not what most kiwis want. Big brother oversight is a huge negative at and even greater expense for a lack of functionality. – current crime rates are poorly attend as it is and the intensification will make this worse – cameras will not help.

The outlook space clauses are non sensible and will simply provide a view of the neighboring highrise or apartment – minimum 1m from the next building face is not much of an outlook.

Many provisions have been made for control of the development via the term “ qualifying” however this does not restrict nor does it ensure those “ qualifying” consultations are not removed by significant “ contributions”

Last and not least – I submitted against the three waters proposal and I believe this current plan is based on use of three waters development without further public consultation.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I seek a full review by HCC of the NPS-UD and for it to be submitted with the appropriate peer reviewed information of how the proposed changes will affect the existing infrastructure and its relationship to the specific parts of the RMA 1991 and the appropriate peer reviewed research and data congruent to the RMA 1991 that proves any intended changes are valid.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	13/9/2022
	<i>Date</i>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

VOLUNTARY HERITAGE - HUTT AND PETONE

CONTACT: SECRETARY@VOLUNTARYHERITAGE.ORG.NZ PH: PHIL BARRY 021 478 426

Plan Change 56: VHG Submission Guide

29 August 2022

This is a step-by-step guide on how to fill out the submission form on Plan Change 56, the Council's intensification planning instrument. The plan will see much of the Hutt open for intensification, and importantly, will lock around 270 extra private homes into heritage areas. This will significantly restrict the development of those houses.

If you'd like a digital copy of this guide, email secretary@voluntaryheritage.org.nz.

The submission form (attached) can be downloaded at hutt.city/PC56. Once completed, email your form to district.plan@huttcity.govt.nz.

Question	Answer
2. Proposed District Plan Change No	56
2. Title of Proposed District Plan Change	Enabling Intensification in Residential and Commercial Areas
3. Advantage in trade competition	Answer accordingly
4. Advantage in trade competition 2	Answer accordingly
5: The specific provisions of the proposal that my submission relates to are:	Chapter 14F Heritage Buildings and Structures and the creation of 'heritage areas' to restrict development

Question 6. Your submission:

We have written some excerpts you can use as starting points for your submission. We encourage you to include any personal experiences you may have with heritage restrictions, and to explain what a loss in your property value/increased insurance costs/increased maintenance costs/strict building rules would mean for your personal circumstances.

I am against the listing of private residential properties as heritage under the proposed heritage areas included in this plan change, without homeowner consent.

These heritage areas will not only have disastrous consequences for the families affected, but will drastically impact the layout and aesthetic of the Hutt. While neighbouring streets build up to three or six storeys high, these heritage areas will be forced into stagnation.

A heritage area imposes significant restrictions on what a home-owner can and can't do with their property. Once a property is in one of these areas, the owner will have to get the Council's consent to make any changes to their home, or if they want to change the number of stories or number of houses. The rules for when the Council may do this are very vague and leave a lot of discretion to the Council.

We know that heritage listings can impose significant ongoing costs and problems for property owners. Insurers will charge increased premiums (eg, 25% or more), increased excesses and refuse to provide cover for the additional costs in repairing to the original standard and to cover further Council Consent fees.

Evidence indicates heritage listing reduces the value of a property by 10 to 30%. Real estate agents have reported that many potential buyers lose interest when they learn that a

Received by Customer Service Centre

on 13/9/22 Time 11:02am

VOLUNTARY HERITAGE - HUTT AND PETONE

CONTACT: SECRETARY@VOLUNTARYHERITAGE.ORG.NZ PH: PHIL BARRY 021 478 426

property is heritage listed. It is unclear what the impact on value these new heritage area restrictions will have.

Furthermore, the houses in the proposed areas vary drastically in their quality and type. Many don't look like heritage at all. Others are unlikely to meet healthy homes standards. Yet they will all be included in the same umbrella of rules, forced into stasis while the rest of the Hutt modernises. To me, that is not fair.

Some of the areas, such as Hardham Crescent or the Petone State Flats, are of the type and location perfectly fitting what I imagine the Government had in mind for intensification. To me and many others living in the area, these places do not hold any sentimental or heritage value.

I want to have the choice as to whether my property is included in the Plan Change as now being in a heritage area. The Council must not be able to include the homes of local families as heritage without the agreement of the owner.

Question 7. I seek the following decision from Hutt City Council:

I want the Council to adopt the following policy:

"That a property should only be classified as heritage in the District Plan with the express written consent of the property owner."

I want the Council to include the above policy in the proposed Plan Change.

Property owners have much to lose from the imposition of any unwanted heritage categorisation, as has Hutt City from the costs of increased management, loss of citizen goodwill and the likely litigation for its removal by informed property owners. I believe a voluntary heritage policy is very much in the best interests and for the benefit of Hutt City and its citizens.

Question 8. Speaking in support of my submission

If you are able, we strongly encourage you to tick yes. The Council places more emphasis on submissions that are spoken to, and we will have a better chance of Council changing the Plan to reflect our feedback.

9. If others make a similar submission, will you present a joint case?

This is up to you, and whether you'd rather speak by yourself or in a group. We would encourage you to make your own case, as the more hearings the Council has to do, the harder it is for them to ignore these points being made.

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last TUPUIVAO First OLIVE	
Company/organisation		
Contact if different	OLIVIA TUPUIVAO	
Address	Unit	Number 23 Street BUICK STREET
	Suburb PETONE	
Address for Service if different	City LOWER HUTT	Postcode 5012
	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 027 568 6985	
Email	oliviaturpuivao@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

**ENABLING INTENSIFICATION
IN RESIDENTIAL & COMMERCIAL
AREAS**

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

CHAPTER 14F HERITAGE BUILDINGS & STRUCTURES AND THE CREATION OF 'HERITAGE AREAS' TO RESTRICT DEVELOPMENT

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

I AM AGAINST THE LISTING OF PRIVATE RESIDENTIAL PROPERTIES AS HERITAGE UNDER THE PROPOSED HERITAGE AREAS INCLUDED IN THIS PLAN CHANGE, WITHOUT HOMEOWNER CONSENT.

THE PROPERTY WE ARE IN. HAS BEEN OUR FAMILY HOME SINCE 1974. MY PARENTS ARE LOOKING AT ^{EITHER} SELLING THE PROPERTY AS IS THEREFORE IT WILL REDUCE THE VALUE AS INDICATED AND WILL LOSE INTEREST BY POTENTIAL BUYERS.

OR WE ARE LOOKING INTO RENOVATING THE PROPERTY AND WILL BE RESTRICTED WITH WHAT WE CAN DO, AND WILL NOT BE ABLE TO ^{POTENTIAL} SELL THE PROPERTY LATER ON FOR ITS TRUE ^{POTENTIAL} WORTH.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

TO RE-EVALUATE THE CHANGES REGARDING COUNCIL CONSENT FOR CHANGES TO THE PROPERTY AND THAT A PROPERTY SHOULD ONLY BE CLASSIFIED AS HERITAGE IN THE DISTRICT PLAN WITH THE EXPRESS WRITTEN CONSENT OF THE PROPERTY OWNER.

I BELIEVE A VOLUNTARY HERITAGE POLICY IS VERY MUCH IN THE BEST INTERESTS AND FOR THE BENEFIT OF HUTT CITY AND ITS CITIZEN.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



12-09-22
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last hodge First shayne	
Company/organisation		
Contact if different		
Address	Unit	Number 25 Street Buick
	Suburb	petone
	City	lower hutt Postcode
Address for Service if different	Postal Address	Courier Address
	222 Marine drive lowry bay lower hutt	same as postal
Phone	Day	Evening
	Mobile	0274548881
Email	shayne@thehodgegroup.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

enabling intensification in residential and commercial areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

- I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

chapter 14f heritage buildings and structures and the creation of "heritage areas" to restrict development

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I am against the listing of private residential properties as heritage under the proposed heritage areas included in this plan change, without homeowner consent.

Background

In Feb 2021 our family trust purchased 25 buick street petone to assist our daughter into her first home. We conducted extensive due diligence including visiting the hut city council to determine what, if any, impediments would be to extend the home by a further storey to potentially incorporate a master bedroom, ensuite and wardrobe.

Council officers proffered no information into any limitations and prima facie on the proposed addition would comply subject to town planning requirements ie setbacks etc and the issuance of a building consent.

In Nov 2021 we received the attached flyer saying our property at 25 buick street had been assessed as heritage.

Whilst the covering letter indicated no final decisions had been made and appeared to confirm that the council would be "engaging with the community seeking feedback". Nonetheless we were concerned with the statement that council could restrict our ability to do undertake modifications or additions.

On contacting the letter writer - the councils policy planner, he was unable to articulate what these measures might mean and very much gave the impression this was a draft only and that more consultation would take place. This has not occurred.

He also indicated that the current district plan was still operable so the proposed extension to our daughters home could occur subject to the various town planning and building consent requirements.

As a result we engaged an architect to commence working drawings for lodgement for a building consent.

They were only able to commence work in late April 2022 due to existing workload commitments.

Over \$10,000 in fees was expended during this process. We were anticipating lodging around late August early September.

In August 2022 the council released this plan 56 which confirmed that 25 buick street along with all our neighbouring properties in buick, bolton and queen were being mandated as a heritage area along with 5 other new heritage zones.

Further homes in these new heritage zones were prevented from doing any extensions or additional home units eg granny flat from the 18 August. It appears a resource consent would be required. That would impose significant costs, time and uncertainty prior to any lodgement of a building consent. In addition it would be unlikely that the new heritage rules would not be incorporated into the new district plan - some 18 -24 months time. Effectively freezing our home in time.

Lack of consultation

Our only advice from council was that we should make this submission.

There has been no consultation as promised.

We are now in the envidious position of having to argue for the removal of this significant imposition of our private property rights (solely through this submission process) in order to get back to the position where we were prior. A process that provides a very truncated and uncertain outcome.

The period for submissions (1 calendar month) makes it difficult for most residents to engage with the detailed Proposed Plan Change and understand the detail of the changes for their properties.

In designing the consultation, HCC has failed to take in to account the mandatory considerations of section 82(4), namely:

- The extent to which the current views and preferences of the persons who will be affected by the matter; and
- The nature and significant of the decision, including its likely impact from the perspective of the persons who will be affected.

Volume 2 of PCS6 makes a number of references to " heritage values " and the retention of heritage being of value to the community. However, it does not define what these " heritage values " are nor who values this particular heritage and to what extent.

Given the significant restriction of use of our private property, the comparison to our neighbours who could now enjoy significantly more freedom to develop their properties, and the expected financial impact on their properties as a result of this, the lack of consultation from HCC as to whether property owners wish to have their properties heritage-zoned fails the legislative test.

These heritage areas will not only have disastrous consequences for the families affected, but will drastically impact the layout and aesthetic of the Hutt. While neighbouring streets build up to three or six storeys high, these heritage areas will be forced into stagnation.

A heritage area imposes significant restrictions on what a home-owner can and can't do with their property. Once a property is in one of these areas, the owner will have to get the

Council ' s consent to make any changes to their home, or if they want to change the number of stories or number of houses. The rules for when the Council may do this are very vague and leave a lot of discretion to the Council.

We know that heritage listings can impose significant ongoing costs and problems for property owners. Insurers will charge increased premiums (eg, 25% or more), increased excesses and refuse to provide cover for the additional costs in repairing to the original standard and to cover further Council Consent fees. See attached advice from our insurance broker.

Evidence indicates heritage listing reduces the value of a property by 10 to 30%. Real estate agents have reported that many potential buyers lose interest when they learn that a property is heritage listed. It is unclear what the impact on value these new heritage area restrictions will have.

Furthermore, the houses in the proposed areas vary drastically in their quality and type. see attached photos.

Many don ' t look like heritage at all. Others are unlikely to meet healthy homes standards. Yet they will all be included in the same umbrella of rules, forced into stasis while the rest of the Hutt modernises. To me, that is not fair.

Some of the areas, such as Hardham Crescent or the Petone State Flats, are of the type and location perfectly fitting what I imagine the Government had in mind for intensification. To me and many others living in the area, these places do not hold any sentimental or heritage value.

I want to have the choice as to whether my property is included in the Plan Change as now being in a heritage area. The Council must not be able to include the homes of local families as heritage without the agreement of the owner.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I want the Council to adopt the following policy:

" That a property should only be classified as heritage in the District Plan with the express

written consent of the property owner. "

I want the Council to include the above policy in the proposed Plan Change.

Property owners have much to lose from the imposition of any unwanted heritage categorisation, as has Hutt City from the costs of increased management, loss of citizen

goodwill and the likely litigation for its removal by informed property owners. I believe a voluntary heritage policy is very much in the best interests and for the benefit of Hutt City and its citizens.

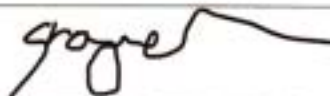
(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



15/9/22

Date

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6666.

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

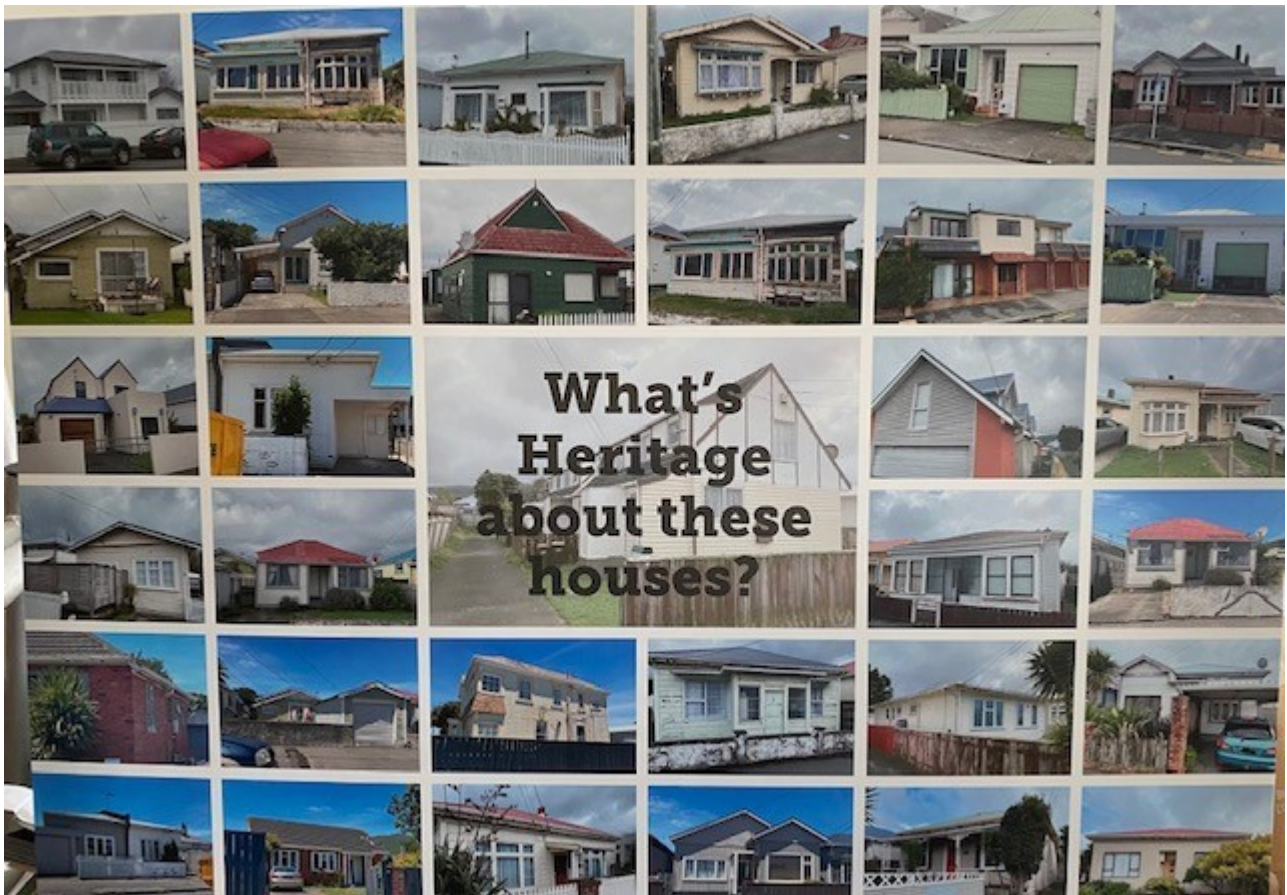
SECTION 6 MY SUBMISSION IS: I am against the listing of private residential properties as heritage under the proposed heritage areas included in this plan change, without homeowner consent.

Background In Feb 2021 our family trust purchased 25 Buick street Petone to assist our daughter into her first home. We conducted extensive due diligence including visiting the Hutt City Council to determine what, if any, impediments would be to extend the home by a further storey to potentially incorporate a master bedroom, ensuite and wardrobe. Council officers proffered no information as to any limitations and prima facie on the proposed addition would comply subject to town planning requirements ie setbacks etc and the issuance of a building consent. In Nov 2021 we received the attached flyer saying our property at 25 Buick street had been assessed as heritage. Whilst the covering letter indicated no final decisions had been made and appeared to confirm that the council would be "engaging with the community seeking feedback". Nonetheless we were concerned with the statement that council could restrict our ability to do undertake modifications or additions. On contacting the letter writer - the council's policy planner, he was unable to articulate what these measures might mean and very much gave the impression this was a draft only and that more consultation would take place. This has not occurred. He also indicated that the current district plan was still operable so the proposed extension to our daughter's home could occur subject to the various town planning and building consent requirements. As a result we engaged an architect to commence working drawings for lodgement for a building consent. They were only able to commence work in late April 2022 due to existing workload commitments. Over \$10,000 in fees was expended during this process. We were anticipating lodging around late August early September. In August 2022 the council released this plan 56 which confirmed that 25 Buick street along with all our neighbouring properties in Buick, Bolton and Queen were being mandated as a heritage area along with 5 other new heritage zones. Further homes in these new heritage zones were prevented from doing any extensions or additional home units eg granny flat from the 18 August. It appears a resource consent would be required. That would impose significant costs, time and uncertainty prior to any lodgement of a building consent. In addition it would be unlikely that the new heritage rules would not be incorporated into the new district plan - some 18-24 months time. Effectively freezing our home in time. Lack of consultation Our only advice from council was that we should make this submission. There has been no consultation as promised. We are now in the invidious position of having to argue for the removal of this significant imposition of our private property rights (solely through this submission process) in order to get back to the position where we were prior. A process that provides a very truncated and uncertain outcome. The period for submissions (1 calendar month) makes it difficult for most residents to engage with the detailed Proposed Plan Change and understand the detail of the changes for their properties. In designing the consultation, HCC has failed to take into account the mandatory considerations of section 82(4), namely: a. The extent to which the current views and preferences of the persons who will be affected by the matter; and b. The nature and significance of the decision, including its likely impact from the perspective of the persons who will be affected. Volume 2 of PC56 makes several references to "heritage values" and the retention of heritage being of value to the community. However, it does not define what these "heritage values" are nor who values this particular heritage and to what extent. Given the significant restriction of use of our private property, the comparison to our neighbours who could now enjoy significantly more freedom to develop their properties, and the expected financial impact on their properties because of this, the lack of consultation from HCC as to whether property owners wish to have their properties heritage-zoned fails the legislative test. These heritage areas will not only have disastrous consequences for the families affected but will drastically impact the layout and

aesthetic of the Hutt. While neighbouring streets build up to three or six storeys high, these heritage areas will be forced into stagnation. A heritage area imposes significant restrictions on what a homeowner can and can't do with their property. Once a property is in one of these areas, the owner will have to get the Council's consent to make any changes to their home, or if they want to change the number of stories or number of houses. The rules for when the Council may do this are very vague and leave a lot of discretion to the Council. We know that heritage listings can impose significant ongoing costs and problems for property owners. Insurers will charge increased premiums (eg, 25% or more), increased excesses and refuse to provide cover for the additional costs in repairing to the original standard and to cover further Council Consent fees. See attached advice from our insurance broker. Evidence indicates heritage listing reduces the value of a property by 10 to 30%. Real estate agents have reported that many potential buyers lose interest when they learn that a property is heritage listed. It is unclear what the impact on value these new heritage area restrictions will have. Furthermore, the houses in the proposed areas vary drastically in their quality and type. See attached photos. Many don't look like heritage at all. Others are unlikely to meet healthy homes standards. Yet they will all be included in the same umbrella of rules, forced into stasis while the rest of the Hutt modernises. To me, that is not fair. Some of the areas, such as Hardham Crescent or the Petone State Flats, are of the type and location perfectly fitting what I imagine the Government had in mind for intensification. To me and many others living in the area, these places do not hold any sentimental or heritage value. I want to have the choice as to whether my property is included in the Plan Change as now being in a heritage area. The Council must not be able to include the homes of local families as heritage without the agreement of the owner.

SECTION 7 I SEEK THE FOLLOWING DECISION FROM HUTT CITY COUNCIL:

I want the Council to adopt the following policy: "That a property should only be classified as heritage in the District Plan with the express written consent of the property owner." I want the Council to include the above policy in the proposed Plan Change. Property owners have much to lose from the imposition of any unwanted heritage categorisation, as has Hutt City from the costs of increased management, loss of citizen goodwill and the likely litigation for its removal by informed property owners. I believe a voluntary heritage policy is very much in the best interests and for the benefit of Hutt City and its citizens.



From: Shayne Hodge <shayne@thehodgegroup.co.nz>
Sent: Wednesday, 9 February 2022 3:45 PM
To: Phil Barry <phil.barry@tdb.co.nz>
Subject: Fwd: 25 buick street Petone insurance re heritage

Phil
See advice below Re insurance challenges on heritage property

Regards
Shayne hodge
Director
The Hodge Group
0274 548881

Begin forwarded message:

From: David Chow <David@icib.co.nz>
Date: 30 November 2021 at 4:02:58 PM NZDT
Subject: RE: 25 buick street Petone

Hi Shayne

I assume your building is also subjected to heritage status.

1. Some Insurers will charge slightly more premiums, but I don't believe that they can justify that. See point 2
2. All the Insurers will apply a Historic Places Endorsement. Attached is wording from AIG. Other Insurers will have wording that may not follow word for word, but the effect is the same.
3. It does make the risk less attractive to Insurers as an overall risk because the likelihood of claim dispute. See below.
4. On high earthquake risk areas, Insurers tends to shy away from it.

In a real life, situation, I arrange insurance on a building in Mt Eden built in 1930's . A drink driver ploughed through junction and damaged it. The claim was settled on 70/30 (client pays) basis and easily settled given it was around \$20K, but could be tricky if it is a sizeable claim. The tricky bit is which part is deemed historic that is subjected to the endorsement. The higher the specification of historic elements in the building the larger proportion you will need to bear.

Trust the above helps.

David Chow ANZIIF (Snr Assoc) CIP AIBANZ
Executive Broker

M +64 27 482 6832
D +64 9 307 9877
E david.chow@icib.co.nz
www.icib.co.nz

Level 7, 26 Hobson Street
Auckland 1010
PO Box 3174 Shortland Street
Auckland 1140, New Zealand

[Disclosure Statement](#)

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IMPORTANT REMINDER

ICIB has a new bank account number for invoice payment.

The new bank account is shown below. Please ensure to update your records accordingly.

From: Shayne Hodge <shayne@thehodgegroup.co.nz>

Sent: Tuesday, 30 November 2021 3:26 pm

To: David Chow <David@icib.co.nz>

Subject: 25 buick street Petone

David

The Hutt city council is proposing to include Buick street as heritage area. In your experience would this status have any financial impact on either ability to get insurance or cost of premiums.

Regards

shayne



Endorsement SME Combined Policy

This endorsement, effective 4:00 PM <> forms part of
 Policy Number: SBS
 Issued to:
 By: **AIG Insurance New Zealand Limited**

Historic Places Endorsement

It is understood and agreed that in the event of damage to the building, the materials that will be used in the repairs or reconstruction will be modern, equivalent materials.

This policy will not provide an indemnity in respect of costs or losses incurred directly or indirectly as a result of a need for compliance with the requirements of the Cultural Heritage status or registration with the New Zealand Historic Places Trust.

All other terms, conditions and exclusions remain unchanged.



AIG Insurance New Zealand Limited

The AIG Building, Level 19

PO Box 1745

Shortland Street

Auckland 1140

T +64 9 355 3100

F +64 9 355 3135

www.aig.co.nz

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RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Patchett		First Bruce	
Company/organisation				
Contact if different				
Address	Unit	Number 9	Street St Columbans Grove	
	Suburb Boulcott			
	City Lower Hutt		Postcode 5010	
Address for Service if different	Postal Address		Courier Address	
Phone	Day	045662680		Evening
	Mobile	021832085		
Email				

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

High density rating for my area

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

That St Columbans Grove should be re zoned to Medium Density

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

That Coumbans Grove be zoned to Medium Density Housing

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

(a signature is not required if you make your submission by electronic means)

14/9/2022

Date

Privacy Statement

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Where to send your submission

- By email (preferred): district.plan@huttcity.govt.nz
- By post: Hutt City Council, Private Bag 31912, Lower Hutt 5040
- In person: At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Molloy First Deborah	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 47A Street Britannia St
	Suburb	Petone
	City	Lower Hutt Postcode 5012
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 027 5226042	
Email	dbb.molloy@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Plan Change 56

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Buildings up to six storeys, subject to planning permission, 800m from the Petone commercial centre and all train stations

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I strongly oppose the building of 6 story buildings in residential Petone without resource consent.

Whilst I support more housing this should not be at the expense of good planning and informed community collaboration and consent.

Houses are built to last - what do you want Hutt City to look like in the future? What measures are in place to control and keep the housing to a recommended standard. Do we have the infrastructure to support increased housing in the areas proposed?

My concerns are:

Not having a say in what might be built on the property next to me especially if it might block my sun which is important to me and may devalue my own property. Resource consent ensures some measure of accountability and planning and I believe the council should still maintain control of this.

Car parking. It is foolishness to think that people are not going to have cars in these high density areas. This must be taken into account with the plans and off road parking must be a requirement of new buildings.

Petone streets are busy particularly along the Old Hutt Road, can our roads support an increase number of cars in terms of traffic?

Safety of high density 6 story buildings built on a fault line in an earthquake.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I wish that Hutt City Council would retain some level of resource consent that enables residential home owners to be informed and have a say in what buildings might be built next to their properties especially when sun and value of property will be affected by the new dwellings.

I would like Hutt City Council to ensure that car parking is considered in the planning process of new buildings.

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	<i>Date</i>
--	-------------

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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Where to send your submission

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Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last	SELLARS		First	JOHN CHRISTOPHER			
	Company/organisation							
Contact if different								
Address	Unit	Number	25				Street	BOLTON STREET
	Suburb							PETONE
	City				LOWER HUTT			Postcode
Address for Service if different	Postal Address			Courier Address				
	Phone							
Phone	Day			Evening				
	Mobile							0274-431-395
Email	johnsellars@xtra.co.nz							

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in residential + Commercial areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

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(Please tick one)

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

Give details:

Chapter 14F Heritage buildings and structures and the creation of "heritage areas" to restrict development.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

- I am against the listing of private residential properties as heritage under the proposed heritage areas included in this plan change, without homeowners consent.
- Insurance premiums + Insurance excesses could significantly increase for heritage listed property.
- A heritage listed property will impact on the sale of the house. I viewed a heritage listed house in Patrick Street, Petone + lost interest in possible purchase when I discovered it was a heritage listed house. Other potential buyers also would lose interest.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I want the council to adopt the following policy:

- That a property should only be classified as heritage in the District Plan with the express written consent of the property owner.
- I believe a voluntary heritage policy is very much in the best interests and for the benefit of Hutt City and its citizens.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,
I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



Date

12/9/22

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-6668.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last	RALTON	First	Brenda Irene	
	Company/organisation				
Contact if different					
Address	Unit	Number	25	Street	Bolton Street
	Suburb				Petone
	City		Lower Hutt	Postcode	5012
	Postal Address		Courier Address		
Address for Service if different					
Phone	Day	Evening			
	Mobile				027-738-6123
Email	brendaralton@icloud.com				

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in residential + Commercial areas.

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

chapter 14F Heritage buildings and structures and the creation of "heritage areas" to restrict development.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

- I am against the listing of private residential properties as heritage under the proposed heritage areas included in this plan change, without homeowners consent.
- I am concerned that heritage listings could significantly increase my insurance premiums and increase excesses.
- I know for a fact that heritage listings can impact on the sale of the house. I myself viewed a house in Patrick Street, Petone. When I was advised it was a heritage listed house I was no longer interested in the possible purchase. Proving that many potential buyers can lose interest also.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I want the council to adopt the following policy:

- That a property should only be classified as heritage in the District Plan with the express written consent of the property owner.

I believe a voluntary heritage policy is very much in the best interests and for the benefit of Hutt city and its citizens.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,
I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

Z. Kauer

12/9/22
Date

(a signature is not required if you make your submission by electronic means)

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last LOGAN First CAMPBELL
Company/organisation	SPENCER LOGAN VALUATIONS LIMITED
Contact <i>if different</i>	
Address	Unit B Number 39 Street OROVA STREET
	Suburb EASTBOURNE
	City LOWER HUTT Postcode 5013
Address for Service <i>if different</i>	Postal Address
	Courier Address
Phone	Day
	Evening
	Mobile 0220938090
Email	Admin@Spencerlogan.co.nz

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

56: Enabling Intensification

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

See attached letter

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views

See attached letter

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

*See attached letter**(Please use additional pages if you wish)*

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,
I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on
behalf of submitter)



15/9/2022
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

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- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

PC56:Why Are We Here?

Property prices have been rising over the last 10 years in New Zealand, with the three months of September, October and November 2021 quite possibly being the absolute 'peak' of the surging prices.

The New Zealand property market can almost be categorised as an 'Auckland Market' and the 'Rest of New Zealand Market'. In Lower Hutt and Upper Hutt, there was absolutely no 'housing crisis' from 2012 to 2015, with house prices beginning to steadily rise from early 2016. To say there was 'nine years of neglect' (towards housing) by the Labour government under the then National government is somewhat misleading.

There are countless reasons for the rise in property prices over the last 10 years, but none more pivotal than interest rates. From 24 April 2014 (with an OCR of 3.0%) up until 6 October 2021 (OCR change from 0.25% to 0.50%), there was no increase in the OCR, meaning interest rates became increasingly lower over the course of 7.5 years. More importantly, having an OCR of 0.25% for more than 18 months for most of 2020 and 2021, lead to a monumental boost to property prices that was not only utterly obscene, but irresponsible.

This graph is quite telling to see the relationship between the OCR and property prices in the country:



Changes to Regulations:

In October 2021, Megan Woods (Housing Minister) and both Judith Collins and Nicola Willis (National Party) jointly announced a new housing policy. Nearly 12 months on, the housing landscape has changed quite dramatically after, as stated, the peak of the market.

The announcement appeared to showcase a lack of planning, consequence and general knowledge of housing and property in this country. A case of: a) identifying a problem, b) not looking at the root cause of the problem and c) coming up with quick-fire solutions to the problem with no real substance.

The idea was to:

- Build more houses
- Build higher houses
- Less restrictions

The belief was that building more houses would simply solve the housing crisis.

How does the government expect this change to play out? Have they looked at scenarios or examples of how they want to see the change? More importantly, what's the ideal scenario?

For example: a site of 500-600 square metres in Waterloo with a single-storey house in the middle of the section. Is the current owner expected to demolish the house and build three three-storey (possibly four level) dwellings on the site? Or, does a developer buy up sections around the district and develop them him/herself?

More specifically:

Has anyone worked out a simple idea of where:

- *affordable housing is created and a profit is made, so that both parties win?*

Furthermore:

a) the newly created housing is affordable, rather than being \$850,000-\$1million for a compact three-bedroom two-bathroom townhouse and b) the individual(s) developing the site can make a profit.

The above figures are simply NOT affordable! So many scenarios were achievable and affordable in 2020 and even 2021, but not 2022.

On top of that, the new regulations create several issues:

Land Values:

Increased overnight? Will property owners expect a premium for land values based on new regulations? If the sites could formerly be developed into only two sites maximum and now they are three, will there be unrealistic expectations for land values? Has the government thought of the consequences of a sudden rise in land values?

Character/Aesthetics:

Governments – central and local – do not seem to be interested in keeping the character or aesthetics of a street, neighbourhood or suburb.

Petone, for example, now has many character single-storey bungalows and villas that have been enhanced significantly over the last 20-25 years; these could possibly be surrounded by three or six-storey townhouses/apartment blocks.

The same could be said for quiet residential streets in Woburn, Waterloo or Waiwhetu. This shouldn't be an issue with ex-state housing in Taita or Naenae, as this has been the case over the last 18 months.

Building Costs:

The whole purpose of this district plan change is to create 'affordable housing'. In the midst of soaring inflation, how does the government expect builders, developers or construction companies to sell their properties at 'low or affordable' prices when general costs, labour and materials have skyrocketed over the last few years?

The government has never come out and said what 'should be' affordable in terms of housing, or more specifically what a 'two-bedroom one-bathroom townhouse' or 'three-bedroom two-bathroom townhouse' should sell for.

New 'affordable housing' hasn't occurred since 2020, and there have been few signs of developers lowering their asking prices during 2022.

Current Townhouse Situation in Lower Hutt:

The last 18-24 months has seen a complete saturation of townhouses in the Lower Hutt market. With developments often selling out over the course of a week or two, or in some cases a weekend in 2020 or 2021; 2022 has seen a complete role reversal. Townhouse developments are now absurdly overpriced, not selling, and have limited interest.

What happens, now, to the countless number of developments that have townhouses waiting and willing to be purchased off the plans, or some nearly complete? Will Kainga Ora step up and buy units that have been on the market for months, if not years on end?

Williams Corporation:

Williams Corporation (probably needs no introduction) are a property development company from Christchurch, who since 2020 have constructed a huge number of townhouse complexes around the Lower Hutt area.

According to the website, under 'completed projects', they have finished 15 developments around the Lower Hutt area and built 171 townhouses in the process. There are another 223 currently planned, bringing the overall total to 394 units. How many individuals actually know of these numbers?

The designs of the units are, generally, similar with each development and never straying too far from a distinct plan, being: two-storey buildings for both the one and two-bedroom townhouses, open-plan living/dining area and kitchen on the ground floor, with the bathroom and bedroom(s) on the upper level.

The quality of the interiors are more than satisfactory, but the exterior materials and design are largely similar from complex to complex. However, the worse part of these developments is the congestion and cramming as many units in as possible. The outdoor living areas are miniscule with no privacy and the vast majority have no car parks whatsoever.

Taita Situation:

That leads us to the Taita townhouse situation, a perfect case study for new housing in the area.

Williams Corporation have been involved in the majority of developments around the suburb. They are building, or have built, 184 townhouses in the suburb over the last 12-18 months. As far as I can see, out of these 184 units, only **ONE** has a car park or off-street car parking. Outside of Williams Corporation, there are another 92 units currently under construction in Taita, bringing the total number of new townhouses in the suburb to 276!

This leads to a number of quite serious issues:

Vehicles on the Street:

With 276 new units in the suburb, we can assume there are at least 276 individuals occupying these units. With partners, children and friends/family members/flatmates, you would expect this number to be near 400, if not close to 500.

In 2022, in the wider Wellington region, we would expect most households to have at least 'one car per household' – would there be 276 more cars on the street in Taita? I'm not sure, but it appears there has been a huge amount of faith by council in people to walk, cycle, use public transport or share vehicles to get around the local area, Lower Hutt and further.

Transport:

The public transport system in Lower Hutt is still a massive 'work in progress', as trains are often late or not running at all (particularly on weekends with bus replacements). Buses are in a similar situation, while we are only on the verge of a proper 'one system for all' with the Snapper cards. Public transport is currently subsidised, but in normal circumstances it is not cheap or particularly affordable. Weather is also an issue.

I'm not here to discuss who or who shouldn't have a car, but if the local and central governments are seriously thinking people should rely on public transport as a sole means to move around the wider Wellington region, they are delusional.

Further Issues – Privacy/Sunlight/Natural Light/Noise:

Having developments of 15, 20, 25 or even 30 townhouses in one congested spot, creates social issues. The Hutt City Council for years, if not decades, has strongly enforced privacy from one house or unit to another. The current plan would throw that out the window completely.

Why on earth is there a need for three-to-six storey buildings for largely every zone?

Three three-storey houses on a small site next to a single-storey dwelling, or seven two-storey townhouses overlooking the back yard of someone's property is not remotely private. I have seen so many examples of where the privacy of homeowners has been completely diminished with new developments.

I also find it somewhat hypocritical of the government to force this when, after years of ramming the 'healthy homes' status down our throats, we now have a situation where new housing would ruin sunlight or natural ventilation to homes.

Noise, current infrastructure (sewerage and drainage) and rubbish/recycling bins, along with having 45 new units in a street like Biddle Crescent, are further possible issues that the Council have largely ignored or expect no social issues to be created from!

Asking Prices:

Looking at asking prices in 2022, the market has clearly taken a massive hit. \$600,000 to \$650,000 for new one-bedroom townhouses, or \$700,000+ for a two-bedroom unit is not affordable or good 'value for money'.

Have a look around Lower Hutt at developments on the market by the big 5 developers in the region (Williams Corporation, Woffbrook, Friday Homes, Palmer & Cook, and Faisandier Group) and say that these prices are either affordable or sustainable. On top of that, the biggest elephant in the room, and original reason why we are in this mess in the first place, is **interest rates**.

Interest Rates/Mortgage Rates:

Interest rates have been absurdly and irresponsibly low for years. Less than 3% for a fixed two-year mortgage for long periods of time and, at stages, not much higher than 2%. What did the Reserve Bank or Government expect to happen?

A \$500,000 30-year mortgage @ 2.29% was (using a couple as an example):
\$887 per fortnight (\$444 per person) or \$444 per week (\$222 per person)

Now that \$500,000 30-year mortgage @ 5.45% is:
\$1,302 per fortnight (\$651 per person) or \$651 per week (\$325.50 per person)

An increase of \$415 per fortnight, or \$207 per week.

Individuals must see that the reason townhouses and units sold like 'hotcakes' last year was based on a borderline 'Ponzi scheme' of:

- Only 10% deposit
- Affordable mortgage rates
- Property will increase in value over construction time
- Market will not drop

As a valuer, I have completed many valuations of brand-new townhouses in 2022 at the time of settlement, where a property has dropped between \$50,000 and \$100,000 from when it was bought in 2021. This is an extremely worrying trend and one that should be scrutinised more regularly.

I have no issue with saying that if you have bought a Williams Corporation townhouse in 2021 or 2022, it is worth considerably less than what you have paid for it. Looking at the company's asking prices, this trend is most definitely about to continue.

Nimby:

'Not In My Back Yard' – an acronym that appears to have little substance when it comes to housing in this country. Coincidentally, a line like 'this country needs more housing, so more housing is good' is often thrown around.

The vast majority of the developments are, in my opinion, congested, claustrophobic and unsightly. I understand that they serve a purpose and, on the whole, are relatively comfortable from an interior point of view – with new kitchen/bathroom facilities, adequate storage space and a 'modern feel'. I personally couldn't handle sharing a confined space with 14 other units, but realise they are part of the scope in Lower Hutt now.

I have yet to see a development, where I've thought: 'yes, this is a very nice, open and attractive development'. I honestly don't believe the government and council are worried about them being attractive complexes in the first place.

Realistically, very few want to live next to a three-to-six-storey townhouse/apartment complex, when it blocks sun, light and view, and creates noise and further issues. The words 'ghettos' and 'slum housing' have often been mentioned with many new Lower Hutt developments. Does the council believe that these developments all have perfect occupants?

Urban Plus:

In 2019, the Hutt City Council's property development company, Urban Plus, created a development known as 'Central Park'. The 34 units were constructed on a 'green field area' in central Lower Hutt on what was formerly an enclosed reserve and bowling club, with access from Copeland Street, Hall Crescent, Mitchell Street and Witako Street.

The same year, Urban Plus developed 'The Lane', which accommodates 27 two-storey townhouses, located between Freyberg Street and Bauchop Road, Waterloo.

Both developments were solid and appropriate. The developments were relatively affordable with most units in 'The Lane', for example, selling between \$535,000 and \$675,000.

Over the last 3.5 years, Urban Plus has developed no land for sale to the public. Under the leadership of Campbell Barry and Jo Miller, the Council has taken a 'hand's off' approach to housing, with development companies taking charge.

Conclusion:

The Lower Hutt area is fast approaching an oversaturation of new townhouses or developments that are overpriced or not selling. As stated, the asking prices are far too high and unrealistic, and struggling to sell on top of higher interest rates. The last thing I would like to see is garish, over-the-top or unsightly developments, only for them to sit there, not sell or turn into hubs for anti-social behaviour.

When I hear stories about the council or MPs pushing for more housing with recommendations such as “why put 7 townhouses there, when you could put 20” is not only naive but irresponsible, with no recognition of the consequences it puts on the immediate neighbours or the street.

There are so many other ways new housing in specific areas or ‘highlighted’ zones could be created that have little impact on neighbours, but I don’t believe there is the personnel or expertise in the Labour or National Parties, or even Hutt City Council, to implement this.

The property landscape has changed dramatically over the last year or so, but those in power don’t seem to realise the basic economic principles of why it has changed and are willing to move ahead at all costs, based on little knowledge or experience.

Yours faithfully,



Campbell Logan
REGISTERED VALUER
(Spencer Logan Valuations Limited)

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Ingham First Dianne	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 2 Street Cataldo Mews
	Suburb	Avalon
	City Lower Hutt	Postcode 5011
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	
Email		

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I am concerned over the impact intensification will have on the well being of Lower Hutt's residents. People have chosen to live in Lower Hutt because they want a relaxed suburban lifestyle and do not want a high-density style of living.

I would like to see Council's response to the Government's directive to be to change the city's planning rules, making sure local social and environmental impacts are considered, instead of rampant and unstructured development.

This could be done through requirements for landscaping, permeability, trees, rainwater tanks, minimum lot sizes and financial contributions from developers.

Developments need to be of a quality design so we don't end up with a city of towering apartment blocks, prefabricated concrete panels, and loads of grey.

A planning commissioner could ensure this didn't happen.

Council needs to ensure the housing market is not flooded with Lower Hutt being left with lots of vacant tiny units that no one wants. These buildings will be here for a long time. As much as the legislation is being rushed through, there is still time for council to make sure higher density outcomes are positive that is, building quality housing that is not only affordable now, but also delivers a legacy of housing options for future generations.

More intensive housing density will mean more pressure on infrastructure - more sewage overflows and polluted beaches, more traffic congestion, accidents and parking problems on our roads, worse flooding and more pressure on schools, medical facilities and community facilities that are already under stress and not built to cope with the larger number of people that will result. Surely these facilities need to be in place before any intensification starts.

Council needs to ensure there is enough off road parking for any development and a restriction on road parking for residents to ensure that streets are kept safe and pedestrian friendly.

The effect of the impact on neighbours' sunlight, privacy and peace need to be taken into account as the anxiety levels from the threat of this happening next door to your home will rise tremendously.

The question also needs to be asked just who these houses are being built to house, as it seems to me, that the people who (we are told) require these extra houses are not going to be in a position to be afford them.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	<i>Date</i>
--	-------------

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

[EXTERNAL] Proposed District Plan submission

Tas Papadopoulos <tas.papadopoulos@gmail.com>

Full name: Anastay Papadopoulos

Address: 59 Adelaide Street, Petone, Lower Hutt

tas.papadopoulos@gmail.com

No advantage to be gained in trade

I wish to be heard in support of my submission

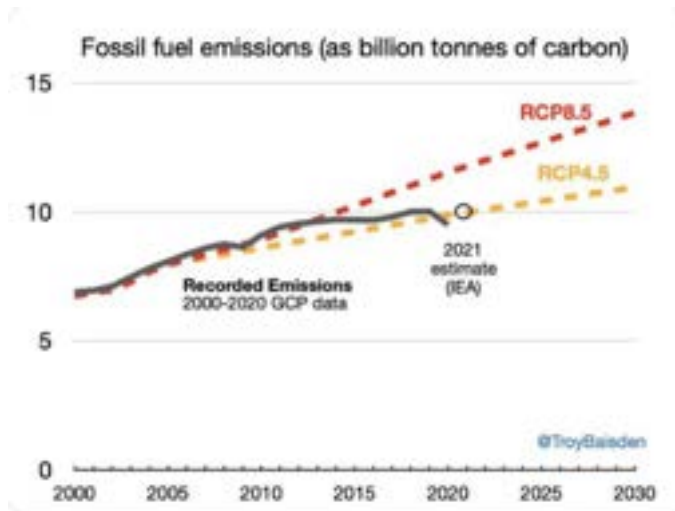
I will consider presenting a joint case if others make a similar submission

I welcome the introduction of climate change hazards into the Hutt City Plan.

However, one hazard has been incorrectly specified and this could have major impacts on the future of Southern Hutt. That setting is the Medium Coastal Hazard Area as shown in the following map. Here sea level rise has been modeled to 2130, incorporating vertical land movement and using the Shared Socioeconomic Pathway (SSP) 8.5. Using SSP 8.5 means the sea-level modeled in 2130 is 1.5m above current levels.



SSP 8.5 is seen as very unlikely by many climate scientists. It assumes substantial shift *towards* fossil fuels, with large increases in coal use. This means it does not represent the track the planet is currently on, as shown by the following chart:



More on the inappropriateness of using SSP 8.5 can be found in this Stuff article: <https://www.stuff.co.nz/environment/climate-news/129492959/an-unrealistically-hot-forecast-for-2100-could-hurt-your-property-values>

And this article in the prestigious Nature magazine: <https://www.nature.com/articles/d41586-020-00177-3>

Given that this degree of warming is unlikely to happen it is illogical that a Coastal hazard based on SSP 8.5 can be considered a Medium risk as it is in the draft plan.

Other flood hazards in the proposed new district plan use a more realistic 1m sea-level rise projection to 2130 (rather than the 1.5m that SSP-8.5 entails). For example, The Inundation Hazard is one such hazard that has used a projected 1m sea-level rise and it has been rated as Low risk. How can something that uses a level of sea rise that is more likely to happen (1m by 2130) be rated a lower risk than one that is less likely to happen (1.5m by 2130)?

I propose that a better approach is to:

- Change the proposed Medium Coastal Hazard Area to a Low Coastal Hazard Area (based on SSP 8.5m and a projected 1.5m sea-level rise by 2130)
- Set a new Medium Coastal Hazard Area (based on a projected 1m sea level rise by 2130).

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

Received by Customer Service Centre

To: Chief Executive, Hutt City Council

on 14.9.22 Time 10.45

1. This is a submission from:

Full name	Last	HALEY	First	ERNEST and GWENDOLINE
Company/organisation				
Contact if different				
Address	Unit	Number	14	Street
	BUICK STREET,			
	Suburb			
Address for Service if different	City		LOWER HUTT,	Postcode
	Postal Address		1250	
	Courier Address			
Phone	Day	5688743	Evening	5688743
	Mobile	027 3399096		
Email	e. holeymarks@Extra.co.nz			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

We are am am not directly affected by an effect of the subject matter of that submission that-

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Chapter 14F Heritage Buildings and Structures and the creation of 'heritage areas' to restrict development

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

We are against the listing of private residential properties as heritage under the proposed heritage areas included in this plan change, without the homeowners consent.

E.P. Haley



(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

No to make our property
a heritage house

E. P. Haley

E. P. Haley

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,
I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter(s)
(or person authorised to sign on
behalf of submitter)

(a signature is not required if you make your submission by electronic means)

E. P. Haley and
E. P. Haley

13.9.22
Date

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Lancashire First Edwin	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 292 Street Riverside Drive	
	Suburb Waterloo	
	City Lower Hutt	Postcode
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 04 5698028	Evening
	Mobile 021478441	
Email	piano.tuner@xtra.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Plan Change 56

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

The changing face of Lower Hutt

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose the building of 3 to 6 storey residential buildings in Lower Hutt as per Key Points 1 to 6

. Whether it could be detrimental to certain Māori issues is one point but please be aware it is equally detrimental to all rate-paying residents.

Building heights are a major factor and would significantly affect the reason many of us came to live in the valley.

If we wanted high-rise buildings we would have bought in Wellington.

A council that is voted in by the public should speak on their behalf and not act on the developers' behalf.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

A No vote to housing over 3 storeys high, or affecting residential buildings anywhere near the existing established housing.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

Date

(a signature is not required if you make your submission by electronic means)

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Steel First Richard	
Company/organisation		
Contact if different		
Address	Unit Number 14 Street Holyoake Cresnet	
	Suburb Avalon	
	City Lower Hutt	Postcode 5011
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 027 210 4053	
Email	Rjsteel72@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Chapter 4F Medium Density Residential Activity Area
 Chapter 4G High Density Residential Activity Area

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I am against plan changes 4F & 4G for the following reasons.

Labour & National governments failure on housing over 20 plus years leading to a panicked response (Schedule 1, Part 6 of the RMA) that has not gone through appropriate parliamentary scrutiny.

Absolutely some intensification is required in all cities, but for medium density housing intensification to be effective it needs to be coordinated with service & transport & road infrastructure & off-street car parking/garaging & car charging & well planned to ensure adequate light, outdoor amenity are retained for all.

Unrestrained 'right to build' up to 3 storey to 6 storey 1m from the boundary ignoring recession planes on a 300m2 section is not the solution we should be looking for - for example - a developer can take remove a house on someone's north boundary and construct a 3 storey or 6 storey house or apartment block within 1m.

No sunlight, no privacy, parking disputes, noise control etc. This in turn knocks thousands \$\$ off the asset value of the surrounding houses and eventually forcing these owners to sell and thus the cycle will continue.

This will ultimately lead to the same poor living conditions people faced when this type of apartment style construction was built in the 1960/70s (and many have since been torn down) once the new shine has worn off.

This will lead to Lower Hutt losing the very reason many people desire to live, work, and play in Lower Hutt and call it their home, as they will move away to greener pastures.

Property rights, like all other 'freedoms' go two ways. As a house owner in a suburban area I have a right to at least some natural daylight and other environmental qualities.

It will affect most other ratepayers.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Hutt City Council should reject these plans and stand against any of these changes as has the Christchurch City Council and stick up for its ratepayers.

HCC and its residents should decide the future of Lower Hutt City housing policies via a referendum or other means. As these are generational decisions and require more thought before being pushed through with little thought of the consequences.

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	17/9/2022
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Murphy First Brendan	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 36 Street Porutu Street
	Suburb	Fairfield
	City	Lower Hutt Postcode 5011
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	0212479749 Evening 5771433
	Mobile	0212479749
Email	murphyfm@xtra.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in residential and commercial areas

3. I could **could not** gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I **am** **am not** directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

High density residential zone range of coverage from a train station

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

An 800 metre zone range is too wide an area to allow high density housing, as many previously general residential zoned houses will now move directly into this category. It will only encourage the spread of and exacerbate an already concerning trend in developments in reasonably nice medium-density zoned neighbourhoods into intrusive high-rise housing that contribute little to community life. Decreased privacy and lack of personal space, increased on-street parking, cluttered footpaths (bins), poor berm maintenance and eventual visual deterioration as the new build effect wears off are all negative outcomes of these proposed changes.

An 800 metre radius from a train station is quite a large area and the train stations are in some cases not that far apart. For example, the distance between the Waterloo and Epuni Train Stations is only 1100m. A similar distance applies between Waterloo and Woburn Train stations. Therefore the proposed 800m zone emanating from each station would overlap. This could result in a corridor of six storey buildings along both sides of the railway line. This would directly impact on the traffic safety along two vital roads in the north-south transport network, let alone the atmosphere of a nice place to live, work and play.

Leave the high rise apartments to the CBD and maybe at transport hubs, but not every train station please.

People and families do not thrive in overcrowded environments. Please look to the Council vision for Lower Hutt to be a city where everyone thrives, not just quick and dirty developers.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

To limit the High density residential activity zone range to be no more than 400 metres from a main train station hub and 800 metres from the CBD, or better still follow the Christchurch City Council rejection of generic government mandated changes to Lower Hutt's way of life.

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	17/9/2022
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Gray First Kerry	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 14 Street Ariki Street,	
	Suburb Boulcott	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 021452133	Evening 021452133
	Mobile 021452133	
Email	usgrays@outlook.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

I am opposed to intensification in the current form and it should not progress. In particular in residential areas.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose the changes. By allowing intensification the Council will not be following their intentions in Policy 3 "Encourage development to achieve attractive and safe streets and public open spaces". Instead it will be the cause of more congestion on roads in residential areas, resulting in more carbon emissions and environmental damage.

Traffic congestion and flow in the Hutt Valley area is already a major issue. the current access in and out of the city is inadequate for the existing development.

Areas where developments are under construction, in particular near primary school areas, causes major safety issue for children getting to and from school. If children cannot ride or walk safely to school, then parents will feel the need to drive them to school which will further impact traffic issues in the area.

The Council claims in AMENDMENT 9 [Chapter 1 (1.10.2 Amenity Values)] Add new Objective 1 1.10.2 Amenity Values Objective 1 The amenity values within the urban environment develop and change over time to support a well functioning urban environment and meet the diverse and changing needs of people, communities, and future generations.

BUT how can this be the case when we know we have an ageing population that should be cared for in safety of a single story dwelling, but the council is allowing single story homes to be demolished and replaced with multi story dwellings that will not provide for safe access for our elderly.

Multi story properties built intensively on sections will effect the sunlight of neighbouring houses. This will have long term impact on the ability for family to enjoy their outdoor space, grow food for their family, plant trees to help combat the effects of environmental global warming.

The council should be aiming to create an environment where it is safe for people to walk or bike without fear.

The Council should be aiming to create an environment where we support mental health but allowing for the wellbeing that is experienced by having good access to outdoor spaces for recreation and relaxation.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Restict intensification in residential areas.

Do not allow multi story develeopments to impact sunlight on neighbouring properties.

Make it manditory for all developments to have at least 1 off the road card parking area for each individual unit.

Do not allow higher intensification in areas where there are already know roading access issues due to narrow streets, and areas that have considerable parking issues due to local businesses, schooling, medical centres etc.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	17/9/2022
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Murphy First Monica	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 36 Street Porutu Street
	Suburb	Fairfield
	City	Lower Hutt Postcode 5011
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	04 5771433 Evening 0272468619
	Mobile	0272468619
Email	mmurphyfm@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No: Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

changing density from general to high and implications thereof

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

Walkable distance from train stations should be 400 metres. Six storeys in an average suburb street is too high and affects neighbours privacy.

Sausage housing (parallel to street) of 2 storey is even worse and totally unacceptable.

Off street parking /garaging/ EV plug ins, is absolutely necessary.

eg Porutu St in past 2 years and coming year, has 27 new townhouses all without off street parking. The street is only 500 meters long! What is the housing limit, especially if this street should be re classified as high density??

Intensification, sardine packed living, increased tensions between neighbours, increased traffic flow & hazards, car break ins will result in increased police work. Parts of our lovely city will become less desirable to live in & property values drop.

Infrastructure/aging water pipes will be under increasing strain. Hutt News article 15/9/2022 "Lower Hutt needs major investment in Infrastructure".

Developers should not be allowed to make a quick large profit. The impact of their greed will effect Hutt City residents for generations.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

HCC push back & reverse the no car parking requirement- each residence have 1 car park

Turn current grass berms into car parking bays with some EVplug ins

Ensure high density housing stays within 400m of train stations.

While providing necessary housing, look at the complete social well being effect on current & new residents to keep Lower Hutt a happy thriving desirable place to live, work & play

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	18/9/2022
	<small>Date</small>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

[EXTERNAL] Proposed District Plan submission

Ana Coculescu a.coculescu@gmail.com

Kia ora koutou,

My name is Ana Coculescu and I am Lower Hutt resident. My address is 41 Penrose St, Woburn. My email address is a.coculescu@gmail.com. I do not wish to be heard. No advantage to be gained in trade.

Medium density residential zones

I support larger walking catchments for intensification around centres and mass transit hubs, so long as they are not within areas prone to natural hazards (sea level rise, tsunami, and the like - like parts of Lowry Bay for instance).

Where building height limits and recession planes and setbacks are mentioned, I want to see these made universally consistent with the Coalition for More Homes' Alternative MDRS (link to the standards [here](#)).

Please add a permeability standard, such as that minimum 30-40% of sites should be permeable (incl permeable pavers / gravel etc).

I support the Coalition for More Homes' Alternative MDRS recommendations for outdoor living space and green space and suggest these are added.

Small-scale commercial activity should be controlled or permitted or restricted discretionary, rather than the proposed discretionary.

The scale of commercial activities that are permitted in these zones should be increased where it's activities that involve people spending time together, such as daycares.

We need to enable larger, more comprehensive developments in our centres, so I wish to see height limits increased in the 15-minute walking catchments to rail stations.

Shading as a qualifying matter should be reduced from what's proposed, with a policy for providing popup nearby public realm for development-shaded homes.

High density zone

I wish to see a standard added, requiring that developments adequately accommodate active travel as the building users' first-best choice for accessing it, with universal accessibility as a non-negotiable.

I want to see the zone more enabling of small-scale public-facing commercial activities.

I support larger walking catchments for intensification around centres and mass transit hubs, such as rail stations.

Other comments

Traffic and parking effects in the transition: helpful

I wish to see traffic congestion and parking effects viewed as an interim contributor to traffic calming and safer streets, and used tactically as such, not just as a negative effect. The increased density of cars parked in streets, and traffic congestion, can be a helpful contributor to traffic calming and safer streets by slowing down traffic, discouraging rat-running, and adding an extra nudge for those “on the fence” to maybe travel another way for those short trips. This is really important to help shift our habits in the interim, as we all go on the journey to properly-configured streets that support our neighbourhoods – i.e. as councils retrofit streets with proper traffic-calming and placemaking elements that achieve this effect permanently.

Make transport and landuse work in synergy

I wish to see changes to council’s Network Operating Framework, Parking Policies, street maintenance systems and so forth that actively support, and definitely don’t undermine, the better places created by more density done well and proximity to daily amenities.

Universal accessibility, and active and sustainable travel, must be prioritised for access to public transport so that people don’t need to drive to stations, nor traverse inhospitable park-and-rides once they get there.

Resource the teams

Councils’ planning teams and consent enforcement teams are already vastly under-resourced. These need proper resourcing otherwise all this good change won’t be worth the paper it’s written on. **I support more rates being used for resourcing these teams rather than for maintaining large sections of road seal to a high standard for driving and parking private vehicles.**

I also support combined / pooled resources for consenting, design review, and other permitting functions, that mean multiple small councils can enjoy high-calibre people and economies of scale.

Nga mihi,

Ana

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Kaluza First Lorraine	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 12 Street Naseby Grove	
	Suburb Wainuiomata	
	City Lower Hutt	Postcode 5014
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0212028867	
Email	Lkwgtn@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No: Title of Proposed District Plan Change: 3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Being able to build x3 storey dwellings next to single storey dwellings

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose this provision without proper consents to ensure that 3 storey dwellings do not block out the sun from neighbouring properties

Leaving properties in the shade negates the provisions of healthy homes legislation wherein dwellings must be mould and damp free. Leaving dwellings in the shade will impact dampness of the home, prevent occupiers from growing fruit and vegetables and reducing the enjoyment of the property as occupiers can no longer sit in the sun thereby negatively impacting their physical and mental health. Why should sunshine solely be the domain of the rich now

without proper planning a liveable pleasant family suburb will turn into a slum shithole where no one would wish to live

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Consent or rules should be in place to ensure neighbours of proposed storey dwellings are not impacted by the loss of 3 storey dwellings

neighbours of proposed x3 storey dwellings should be notified and consulted first before permission given for 3 storey dwellings built next to them. Owners should be able to object and prevent 3 storey dwellings blocking out any of their sunshine.

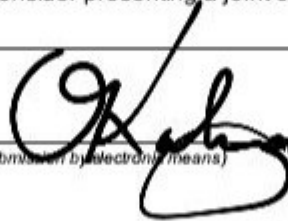
(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(for person authorised to sign on behalf of submitter)



Date

16/9/22

(a signature is not required if you make your submission by electronic means)

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Donnelly First Katy and Wayne	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 43 Street Rossiter Avenue	
	Suburb Waterloo	
	City Lower Hutt	Postcode 5011
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021 888 212	
Email	waynedonnelly@xtra.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could **could not** gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I **am** **am not** directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

1. The Plan Change in its entirety.
2. Chapter 4G 4.2 Development Standards.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

In regards to the Plan Change in its entirety.

Our submission is that the Council should revisit its overall decision to incorporate the Medium Density Residential Standards (MDRS) as required by the Government and to give effect to Policy 3 of the National Policy Statement Urban Development (NPS-UD) as required by the Government. In other words the Hutt City Council take a similar stance to that decided by the Christchurch City Council.

Councils across New Zealand need to take a stance against the demolition of Local Government by this Government as demonstrated by the changes to the RMA and the NPS-UD and the Three Waters programme.

In the case of Lower Hutt there is a good argument that the imposed land use changes are over the top and will result in an unnecessary and erratic urban outcome for the communities of Lower Hutt. The housing analysis provided with Plan Change 56 identifies that after various (black box) feasibility and realisation tests the theoretical existing District Plan enabled residential capacity for Lower Hutt of 120,518 dwellings translates into an anticipated shortfall of 7,926 dwellings over the course of the next 30 years.

No forecast of realisable new dwellings from Plan Change 56 under a similar (black box) analysis is provided in the supporting documentation. However, the absolute scale of the MDRS amplified by the High Density Housing Areas in compliance the NPS -UD (because of the numerous town centers and rapid transit stations within Lower Hutt) must represent a complete overshoot of that estimated dwelling shortfall over 30 years.

In regards to Chapter 4G 4.2 Development Standards.

Our submission is that the preclusion of public notification for resource consent applications removes an important check and balance in the administration of the District Plan. Under the preclusion provision all the standards can be infringed at the same time at the discretion of Council without the knowledge of or feedback from people who are affected by the development. The only commentary those processing the applications get under this regime is from the applicants who have a vested interest. The community will be relying on the standards being primarily adhered to but under this proposed Plan Change they actually do not represent standards that must be complied with at all.

It is the threat of notification that helps ensure developers stay close the the standards set in the District Plan which is the expectation of the community.

It is height in relation to boundary and site coverage which have the most profound affect on the surrounding urban amenity. These standards in particular should be strongly adhered to because that would encourage site amalgamation which would allow spaced out 7 story apartments blocks rather than jammed up 4 story developments. Our experience from living in cities around the world is that the former is a much better urban outcome.

In our view it would be entirely reasonable for the Plan Change to make it clear that if more than one of the standards in 4.2 is infringed by a development application the preclusion of notification does not apply to that application.

4G 4.2.4 also states that "the height in relation to boundary applies from the farthest boundary of that legal right of way etc etc." This blanket rule can create some poor outcomes for neighboring properties. The existence of rights of way etc are something that should be considered on a case by case rather than be a blanket right.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

In regards to the Plan change in its entirety: The Hutt City Council join other units of local government to push back on this Government's "one solution fits all" over reaching of this central role of Local Government. The Hutt City Council seek leave to develop a Plan Change that specifically meets the estimated housing requirements for Lower Hutt.

In regards to Chapter 4G 4.2 Development Standards: The Hutt City Council modify the Plan Change to remove the preclusion of notification in its entirety or at very least if the applicant seeks to infringe more than one of the standards. The Hutt City Council modify the Plan Change so that the height in relation to boundary applies at the property boundary and is not transferred to a farthest boundary of a right of way etc as of right.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	18/9/2022
	<small>Date</small>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt



Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Scott First James	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 29 Street Meadowbank Drive
	Suburb	Belmont
	City	Lower Hutt Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	0274305225 Evening
	Mobile	
Email	mjcjscott@slingshot.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No: **56**

Title of Proposed District Plan Change: District Plan Change 56: Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission. (Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that— (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

All aspect of District Plan Change 56.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

That the District Plan Change 56 be rejected in totality on the following basis:

- Central govt has no mandate to impose changes to our District Plan;
- The time allowed to consult on the proposed changes is laughably short compared to the comprehensive democratic process undertaken to form the current District Plan;
 - There is no right of appeal to the changes;
 - The proposed changes will fundamentally change the character of the whole city, a character which is worth preserving overall;
 - No detailed assessment of the impact on ratepayers' Rates Fees has been provided;
 - No alternatives have been assessed;
 - The proposal is destructive to the private property rights of existing ratepayers, specifically peoples' most expensive asset can be shaded (impacting solar energy production), can have views obstructed, be subject to increased noise, have reduced privacy, lose vehicle parking, and be impacted by wind tunnel effects;
 - The city will become congested, and services (roading, water, electricity) will require substantial upgrades, and this cost has not been accounted for;
 - Beaches and other facilities will become crowded reducing quality of life;
 - Demolition of existing buildings will create waste, the disposal of which has not been planned for;
 - Intensification will create a larger risk to life and assets in the event of a significant earthquake. It is likely that insurers will increase insurance premiums as a result further increasing ratepayer costs; and
 - The evolution of the city will be handed over to developers, who are out for a quick buck, with changes happening in an uncoordinated way.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

To reject, and not enact, all changes associated with District Plan Change 56.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

Date

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last	DAVID	First	SMITH
	Company/organisation			
RATEPAYER				
Contact if different				
Address	Unit	Number	Street	
		8	DAVIS GROVE	
	Suburb			
WAINUIOMATA				
Address for Service if different	City		Postcode	
	LOWER HUTT		5014	
	Postal Address		Courier Address	
Phone	Day	0277339134		Evening
			04 9713579	
Email	Mobile			
	davidlsmith54@gmail.com			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

volume one chapter 11 amendment 338 and 339

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

I support these amendments and wish to address the council response to them and my feelings of lack of council enforcement in relation to these amendments and wish to address my personal experience my thoughts on the flexibility see the council still having in implementing the Government wishes.

I am concerned that the current developers and some of the builders are being given carte blanche and being given permission to subdivide without proper consideration to these amendments. In particular to the effect on neighbours and the environment. For instance there has been ongoing development next door at no 6 Davis Grove that I have rang council about and have had a less than satisfactory response. At one stage when they were braking up concrete on the site with a digger to drop it from a great height which caused vibrations of such intensity that the neighbour on opposite side to me at no 10 Davis Grove though it was an earthquake. I rang the council and they said there were levels of vibration that were not acceptable. Even if the council could have come out (was told they did not have time) the possible breach would have stopped.

2nd concern the two units being built next door are kitset houses with large amounts of polystyrene material in them which unfortunately have been approved by government.

In putting together the kitset fine particles of polystyrene and some bigger clumps got over my garden and lawn and even got over the back of no 6 and into the daycare on Wainuiomata Road. I feel that council given that the wind is so strong at times in the region Council could and should have been able to stop the use of these types of kitset houses for environmental reason. If you walk around Wainuiomata you can see the amount of polystyrene that is blown about. When I rang Branze the person I spoke to said that the polystyrene blown around from next door would have ended up in the sea. Note I do not see this as a problem for my neighbour but one for the council and government and council which approved their use in an area that is so windy that no matter how careful the people who set them up, they cannot prevent the polystyrene from blowing on to neighbouring properties or even out to sea or properties in other parts of Wainui or the Hutt.

My third concern is that the council is obligated to enforce health and safety standards in relation to providing barriers around construction sites so children cannot get onto the site. there have been numerous times that there has been machinery and general rubbish and things sticking out of the ground and there have been no barriers. I have rang the council about their obligations and even quoted the regulation in question but they were too busy to come out.

Also getting back to developers and those who carry out the development. There was an instance outside no 4 Davis Grove where the footpath was blocked by Gravel/ stony material with no barriers around it so I could walk past. Once I pointed out the relevant part of the same regulation the council is obliged to enforce re health and safety.

Even my neighbour at no 6 is not happy with the attitude of the people doing the work for her. They knocked down a peach tree at the front of her property which she had marked as being kept.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I wish the council to look at what standards of behaviour they expect from Developers and the people they use to carry out their work.

I also wish council to look at the issue of whether they have the legal right to deny approval for some kites housing that is not fit for purpose in areas where winds will cause problems during their assembly.

I wish council to apply amendment 338 and 339 to any subdivision approval.

It is my contention that while the council has to take into consideration the necessity housing intensification they are also obliged to see that housing is fit for purpose and of a standard of construction that is acceptable to this council.

The other concern I have is with houses being built with off site parking which they are seemingly obliged to do by government rules, I believe the council has the right to make provision of some forme for off street parking elsewhere either making provision for small parking buildings in parts of the areas where off street parking will be at a premium.

I believe also that council can limit the extent to which subdivisions can be approved where the cutting down of trees will be detrimental to the environment.

I want the council to challenge the government on some parts of their plans for housing intensification if there s a case for conflict between what is prosed for housing and what is prosed for a healthy environment and any proposals arounde climate change

The council should I believe in the light of sliup around the area look at more in depth engineering reports on intensive housing in streets like Davis Grove where the where water runoff could cause issues. The council should be looking at where a new or existing site is lower than the one above it at the fenceline which means pooling of water on the one below. The way our street slopes we tend to get water seepage from no. 10 which gets it from the one above and so on and if more subdivisions are granted in our stree the seepage will increase significantly and if the ground starts to move.

I also want the council to consider urgently looking at staffing issues around approving subdivisions and other compliance issues around housing.

Question? does the council know or are obliged to know how many subdivisions that it can approve with the current arrangements for sewerage and water provision for the hutt. I personally believe that it is not t6he wish of the government to insist that the council provide more houseing than they have have the means to connect basic services to.

I beleive this is an urgent matterfor council to consider.

(Please use additional pages if you wish)

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

(Please tick one)

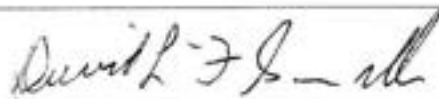
9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.

(Please tick one)

Signature of submitter:

(or person authorised to sign on behalf of submitter)



Date 18/9/22

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt



Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Shaw First Steven Thomas	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 160 Street Whites Line East	
	Suburb Waiwhetu	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day 027 285 2335	Evening 0272852335
	Mobile 027 285 2335	
Email		

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

ENABLING INTENSIFICATION IN RESIDENTIAL AND COMMERCIAL AREAS

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

The building of medium density housing on Whites Line east and near the Waiwhetu Stream, and that lack of parking.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I support the proposal in some ways, but I am concerned that many new buildings do not come with of street parking. This will be an issue around public parks which are used to sporting activities. With the increase in housing and there is no off street parking there will be an increase in vehicles parked on the road. In New Zealand the average number of cars per household is two. If for example, there was a property with four to six houses on it, and no off street parking, this will increase the number of vehicles on the road side from about eights to twelve and if the number of sections were to double in a short space there will be an issue with parking. Under the new plan I believe it should be mandated that off street parking should be made available. Therefore areas close to public parks should have a reduced amount of buildings to allow people to have access to them without having any parking issues.

Infrastructure.

I do not believe the city has suitable and acceptable waste water and sewage systems to accomodate the proposed increase in housing. This should be addressed before any building commences.

Emergency Services and Hospital facility.

I do not believe there is enough emergency services available should Hutt City increase with the amount of proposed housing. These services are already stretched and with more people there are more calls for help. With bigger buildings there will be bigger distruction should there be an earthquake or other natural disaster. Could the city cope.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

1. New housing are required to have off street parking.
2. Intensification around public areas be reviewed and limited.
3. Council review the adequacy of the current infrastructure, emergency services and medical facilities due to the proposed population increase.

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	17/9/2022
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Kokich First Peter and Katherine	
Company/organisation		
Contact if different		
Address	Unit	Number 11 Street Tawa
	Suburb Muritai, Eastbourne	
	City Lower hutt	Postcode 5013
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021740257	
Email	kp.kokich@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
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(Please tick one)

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

Give details:

Enabling Intesification in Residential within the Eastbourne area - 3 homes and up to three stories high

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

DO NOT SUPPORT Enabling Intensification in Residential within the Eastbourne area - 3 homes and up to three stories high for the following reasons:

The Eastern bays land area is both sinking and sea levels are rising. The area is facing a 2 way threat to coastal infrastructure and properties. As quoted by Geonet in the Eastbourne Herald (August 2022) "This community is exposed to sea level rise. It is going to happen sooner than we thought because of the land subsidence". Storm surges will add to that threat and have been occuring more frerquently.

To continue to intensify in areas where these threats are known, seems counter to the common sense and will put more people and properties at risk and will expose Council to more costs at a later date.

Eastbourne infrastructure is unlikely to cope with intensification, especially water infrastructure which is already under pressure and at least one new leak is appearing every week with some being major and others not. Even significant water leaks Council are failing to repair and it may be weeks before they are fixed.

Eastbourne is a small coastal settlement that has one way in and one way out. During summer the roads are already suffering from congestion and increasing delays throughout the Days Bay area. Intensification will add to this congestion.

The character of the area is such that intensification is out of character for the area. The maximim should be 2 houses and no more that 2 stories per section if intensification had to proceed.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

To exclude the Eastbourne area from housing intensification of up to 3 home and up to 3 storeries

I would support up to 2 house up to 2 stories high as a compromise

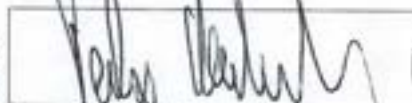
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8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



18/9/2022
Date

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Andrew First Edgar	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 13 Street Dillon St.
	Suburb	Lowry Bay
	City	Lower Hutt Postcode 5013
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	04 560 1993 Evening 04 560 1993
	Mobile	027 355 4665
Email	Andy.Edgar519@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Intensification.....

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Housing intensification in regions of coastal hazards.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

1) I am retired, but was formerly an Associate Professor of Physics at Victoria University. I live in Dillon St, Lowry Bay. My wife, Patricia Wendy Edgar, a retired public servant, joins me in this submission.

2) My concern with Change 56 is with coastal hazards, particularly tsunami risk, in Lowry Bay - but more especially in Petone which is much more vulnerable. I consider that removing minimum plot sizes, and permitting 2-3 dwellings per property of up to 3 stories in a coastal hazard zone is unsafe for citizens living in those zones, and will be financially disastrous for the whole Lower Hutt community, if a substantial tsunami occurs. I oppose the specific provisions related to housing intensification in regions of coastal hazards and seek to have them amended for reasons outlined below.

3) Mayor Barry has recently stated (Dompost 14/9/22) that the main issue facing Lower Hutt is resilience. Minister Shaw has also recently stated (Stuff, Luke Malpass, Aug 03 2022) that Councils' district plans must pass a stress test in terms of natural hazards. Change 56 is incompatible with both statements with regard to tsunami risk and Coastal Hazard generally. In the light of on-going climate change, the policy imperative world wide has been for coastal retreat, not coastal intensification.

4) The three coastal zones in DP change 56 which have been identified by GNS modelling for tsunami coastal hazard mitigation are based on an annual level of perceived risk of 1 in 100, 1 in 500, and 1 in 1000 year hazard repetition rates. These zones are well within the more extensive yellow map evacuation zones (denoted by blue road markings), which have been previously defined (Reference a) by the Wellington Region Emergency Management Office (WREMO) and are based on a 1 in 2500 year repeat rate (Reference b).

Once in 100 years doesn't sound like much, but over the ~80 year life of a building or the ~80 year life of a resident, the possibility of inundation in this zone is $80 \times 1\% = 80\%$, ie almost certain. And yet DP change 56 is proposing to double the density of housing for this front-line zone. Little wonder that insurance companies are starting to balk at re-insuring such properties.

5) There is clearly a disagreement between WREMO and the HCC planners as to what is and what isn't a safe zone for human habitation; this is basically down to a judgment call on the implications of the modelling. A hazard repeat of one in 2500 years +

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I would like to see a complete revision of permitted development within the coastal hazard zones. No intensification should be permitted in any of the coastal hazard zones described in the district plan change 56. Intensification could be permitted in the zones between the boundaries of the yellow zone in the 1 in 2500 year WREMO evacuation zone and the 1 in 1000 year DP 56 zone, subject to building consent and based on an assessment of the hazard mitigation proposals by the developer.

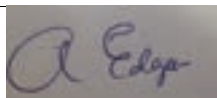
(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



18/09/2022
Date

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Bogacki		First Andy		
Company/organisation					
Contact if different					
Address	Unit	Number	15	Street	Junction Street
	Suburb	Fairfield			
	City	Lower Hutt		Postcode	5011
Address for Service if different	Postal Address	As above		Courier Address	As above
	Phone	Day	Evening		
	Mobile	+64 21 483 213			
Email	andybogacki@bogacki.co.nz				

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

- I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

The introduction of a new High Density Residential zone which provides for buildings:

- up to six storeys within 1200m from the edge of the Lower Hutt CBD
- up to six storeys within 800m from the edge of the Petone commercial centre and train stations
- up to six storeys in areas around Avalon and Moera commercial centres
- up to four storeys in areas around the commercial centres in Stokes Valley, Wainuiomata and Eastbourne.

The extension of the existing medium density zone to cover a larger area. Specifically that three homes of up to three storeys can be built on most sections without the need for a resource consent.

The removal of the Special Residential, Historic Residential, and General Residential Activity Areas.

The increase of building heights within commercial centres, General Business areas, Community Health and Community Iwi Activity Areas.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

I oppose the introduction of the entire PC 56 amendments to the Hutt City Council's District Plan for the following reasons:-

Geotechnical - The Lower Hutt Valley has some of the highest natural hazard areas in the Wellington Region including the following:-

- Major active Earthquake Faults
- High Earthquake Ground Shaking Potential
- High Liquefaction potential
- Significant earthquake induced Slope Failure, including falls, slides, avalanches, flows, and slumps in both soil and rock.
- Hutt River Flood Spread (with stop bank breaches).
- Tsunami Zones within the Wellington Region.

In major natural hazard events, concentrations of high rise (6 storey buildings) in this geotechnically highly hazardous area, will present a very high risk of injury and deaths. Low rise, lighter constructed buildings have a significantly lower risk.

Hutt Valley Aquifer - Most foundations for 6 storey buildings in the Hutt Valley's gravelly alluvial soils will consist of deep piles or deep basements. Raft foundations for 6 storey apartment buildings are unlikely due to smaller floor plates of these types of buildings and the depth of the water table in Lower Hutt. It is highly likely that piles will be the main foundation design for 6 storey buildings and these will extend down into the Aquifer zone. The extensive area affected by PC56 will mean (over time) thousands of 6 storey buildings so the likelihood of Aquifer intrusions and contamination of the Hutt Valley Aquifer is very high.

Environmental - In the past 20-30 years the Hutt Valley has seen a major resurgence of native birds and flora. Having observed the increase of native birds over 41 years in our garden in Fairfield we have gone from having no native birds, to now regularly having Tui, Bellbirds, Fantails, Waxeyes and occasionally by Keriū and Karearea (NZ Falcon). Intensification of human activities on the scale of PC 56 will inevitably degrade the natural environment in the Hutt Valley where these advances in natural rehabilitation of NZ flora and fauna will be severely compromised or lost. PC 56 will be a massively retrograde step in the preservation of the Hutt Valley natural environment.

Quality of Life for Hutt Valley Residents - Lower Hutt is currently an attractive place to live, play, work and bring up families. The scale of intensification proposed by PC 56 will have major negative effects on quality of life for current and future Lower Hutt residents in almost every aspect of living, working, playing and bringing up families. The majority of the Lower Hutt population will be negatively affected by:- Loss of sunlight and air; loss of views to the eastern and western hills; increased wind speeds around tall buildings; traffic jams; suburban streets packed with parked cars; rubbish (including plastic bags and bottles) blowing into the Hutt River and Wellington Harbour; - and much more.

Infrastructure - The infrastructure upgrades to support the extent of intensification proposed by PC 56 will be extensive and expensive. The Three Waters (Sewerage, Stormwater and Potable Drinking Water), are already under strain with existing population densities. Rising sea levels plus a geology that is sinking mean that virtually all this infrastructure will need to be completely rebuilt and future proofed to enable PC 56. Neither the Government, Lower Hutt ratepayers or developers of the intensification are likely to be willing or able to fund the massive new infrastructure required.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:


Give precise details:

Refuse SC 56 in its entirety.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
 (Please tick one)

9. If others make a similar submission,
 I will will not consider presenting a joint case with them at the hearing.
 (Please tick one)

Signature of submitter: <i>(or person authorised to sign on behalf of submitter)</i> <i>(a signature is not required if you make your submission by electronic means)</i>		18/9/2022 Date
---	---	-------------------

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last McLauchlan First Ian	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 25 Street Military Road	
	Suburb Boulcott	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021588577	
Email	ian.mclauchlan@gibsonsheat.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

3. I **could** **could not** gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I **am** **am not** directly affected by an effect of the subject matter of that submission that—
 (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

The City wide intensification provisions with absolutely no thought or consideration for existing rate payers across the board who have paid rates in good faith and in doing so have supported the City plus also invested in their properties based on a clearly defined district plan[DP].
It is like a machine gun has been taken to the City and the DP and no longer is there any protection for rate paying residents. We are going to go from what was a garden city to a grotesque ghetto city. You only have to look at the CBD of Lower Hutt to see how poorly Council's executive have performed.
God help our City if plan change 56 [PC56] is adopted in its entirety. Council should be pushing back [like Auckland and Christchurch] on the National Policy statements and requirements and have the guts to say that it is our City and although intensification is necessary it is done in a manner that compliments the existing Cityscape and endeavours to preserve some of the City's amenity values. PC56 does not do that and leaves the City exposed to poor developments and the whim of developers whose only thought is to make as much money as possible.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose PC 56 and it should be amended for the following reasons :

- 1) New definition of amenity values: Amendment 9 / Objective one (The amenity values within the urban environment develop and change over time to support a well functioning urban environment and meet the diverse and changing needs of people, communities, and future generations) - is so fluid to allow constant change that it's totally meaningless and does nothing to protect the amenity values in our current built environment Current RMA definition of amenity is: Those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes .It's the special features of our City that don't change, such as heritage architecture, trees and vegetation etc that are more permanent that provide for enjoyment and appreciation and by changing the rules to be so fluid it will be possible to justify anything - including three and six storey jungles - which is counter to what people find most special about most areas in our City. Why are the three special residential activity areas in the City not exempted from PC56. These areas have contributed significantly to the diversity in our City and have been assessed as having special amenity values that are being ditched for no good reason. The areas have contributed significantly to the history of our city and attract new residents who are looking for the amenity values that currently exist and are reinforced by the rules in the current district plan
- 2) The lack of certainty that the new proposed plan will give - application of new medium and high density zones across the entire valley floor (including Wainuiomata and Stokes Valley) mean intense development will be random and unlikely to be counter-checked by robust guidelines and policies. Historically, district plans have recognised that Cities should not become high-density 'hell-scapes' and there has to be more diversity in urban form - one of the reasons why 3 special residential areas were created. New rules erode that protection of diversity - they set arbitrary targets that every ruthless developer will aim to (compare PC35 where commissioners were wary of setting targets for precisely that reason) - HCC historically has not applied it's own medium density guidelines well to mitigate/regulate and there is no sign that good guidance will be applied to PC56 even if there are token aspirations on paper that will never be enforced or are so arbitrary in their interpretation.
- 3) PC 43 provided a spot zone that well catered for the government's NPS Housing aspirations while still allowing for other zones to create diversity/amenity protection .Why has HCC gone more widespread? Who has determined the optimum population of HCC - there has never been any debate on this - all predicated on infinite growth and intensification with no push-back or protections .Auckland and Christchurch are looking for more protection rather than carte-blanche application of intensity everywhere. There is no under supply of housing at the moment in Hutt City and this is not likely to change with supply now exceeding demand with no foreseeable change in the future. There certainly needs to be more and better social housing in our City.
- 4) The application of zones have been poorly thought out - eg high density zones around Petone station include lower slopes of Korokoro for buildings up to 6 floors - recent slips in Korokoro Rd make a mockery of this poorly thought out application of zoning - did someone from HCC not do a visual check before they got the coloured felt-tip pens out to colour in the map in zombie-esque fashion? Similar random applications can be seen on the lower slopes of Maungaraki, Normandale, Tirohanga and Harbourview - how can Hutt City's citizens have any confidence in officers that produce reports/maps when they can't even do reality checks of the paper proposals with what is physically manifest in real life as a steep and unviably slope prone to natural hazards? Even for the medium residential zones - many around Stokes Valley which could permit 3 lots of three stories are to be located in places such as Holburn Drive and other steep streets which clearly cannot sustain such folly...
- 5) The City's infrastructure and vulnerability to quakes and flooding are not amenable to allowing such intense development - HCC seems to build dense first and then try and retrospectively fit/upgrade infrastructure around - Very bad stewardship and governance. We have seen several suburbs (Stokes Valley, Wainuiomata, Korokoro) nearly grind to a halt when transport links have become blocked due to recent storm events (which will only get worse with climate change - or become more frequent) - if intensification in these areas is permitted - this strain or entrapment will only become more compounded.
- 6) Other impacts of climate change are not seriously considered - even in areas away from the coast. All Hutt City is on a flood plain and even with new stopbanks, water table is high and drainage in winter poor. Intensification creates more run-off and with nowhere for it to go, this becomes problematic and causes local flooding. Many parts of Hutt City sit on shallow aquifers which discharge continuously (e.g the Taita shallow aquifer which extends from the Taita Gorge to Melling and Boulcott) - these will only get worse with climate change.
- 7) Shading - especially in winter - compounded by high-rise - New Definition on amenity is so vague that it will 'excuse' such neglect of people's rights to sunlight and to have common areas that are not shaded .
- 8) Heat island effects and lack of trees for cooling. It is now well accepted that mature (tall) trees can contribute to cooling of up to 2-3 deg C in urban areas - HCC's proposals create zones where mature vegetation is not encouraged or will struggle to grow to appropriate size and therefore heat island effects will only get worse. Intensification rules and recent historic failure of HCC even to adhere/enforce its own medium density guidelines creates stark townhouse jungles that exacerbate runoff, compound localised heating in summer, and don't allow for useful pockets of mature trees to mitigate the worst impacts of climate change - Many existing mature trees are cut down for new developments as developers don't incorporate them into their designs (greedy and want to maximise dwelling spaces/profit) and new plantings either take a long time to grow to beneficial size or they comprise dwarf varieties that offer no benefit, presumably because people complain about shading/view blocking without appreciation of the benefits.
- 9) The theory that everyone close to a transport link won't have a car is farcical and not supported by reality - The sentiment might be true in part for some during the week for a commute to work, but at other times this is impractical - recent examples of medium-high density housing implemented on Waiwhetu Road show clutters of cars on streets and the effect is exacerbated on garbage/recycle collection days when all of the wheelie bins are wheeled out - all of these small but cumulatively significant consequences are not thought out by the people that propose these well intended but poorly researched policies.
- 10) Currently, with PC 43 that enabled much intensification, the aspiration to help the homeless or those on low incomes into affordable housing has not borne true - entry level high density housing has still sold for between \$700K to \$1M and the only persons to have benefited from such a scheme are the developers and real estate agents. Central government has enough land in Hutt City that it can appropriately reconfigure to assist such groups.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

I request that PC56 is redrafted in numerous areas to provide better protection of some of the existing amenity values in areas proposed for medium and high density development.

I request that PC56 is redrafted to exclude the three current special residential activity areas [SRAA's] that exist in our City. That Council enter into more consultation with the ratepayers in the SRAA's with a view to changing some of the rules in particular one dwelling per 700sm and 30% site coverage.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	19/9/2022
	<small>Date</small>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Bao First Eve	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 3 Street Ariki Street	
	Suburb Boulcott	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0211519893	
Email		

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

District Plan Change 56: Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

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

Give details:

District Plan Change 56: Enabling Intensification in Residential and Commercial Areas is a wrong vision of quick fixing housing crises, unfortunately there is no quick fix for housing crises, it needs a good 100 years plan, so people don't need to live in tiny houses with no room to enjoy their life.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I think the government should think out of square, and develop a new area with 100 years plan. I am opposed to intensification in its current form and it should not progress.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Stop Enabling Intensification in Residential and Commercial Areas, return the peace and character to our city.

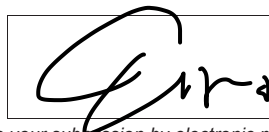
(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



18/09/2022
Date

(a signature is not required if you make your submission by electronic means)

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Meyer		First Christina	
Company/organisation				
Contact if different				
Address	Unit	Number 150	Street Wainuiomata Road	
	Suburb Wainuiomata			
	City Lower Hutt		Postcode 5014	
Address for Service if different	Postal Address		Courier Address	
Phone	Day		Evening	
Email	Mobile			
	tinawyse1964@gmail.com			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Buildings up to four storeys, subject to planning permission, in areas around the commercial shopping centres in Stokes Valley, Wainuiomata and Eastbourne.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I strongly oppose this for the following reasons:

Wainuiomata is mostly built on a swamp and many homes are cold, damp and mouldy. By allowing three to four story buildings to surround mostly single story homes will make this problem worse by blocking out the sun to these properties. This is against the Labour Parties own goal and policy of healthy homes.

Another risk of building such buildings on a swampy area is that of liquifaction in earthquakes (Christchurch is a fine example of this, as is village of Petobo in Indonesia which was completely obliterated in an earthquake in 2018 with most residents not being found). If you have tall buildings collapsing due to liquifaction, the risk to life is increased in an earthquake - especially if people are on the top floor of the building when an earthquake occurs.

Wainuiomata is built with mainly single story cottages with the occassional double story home. By allowing three and four story buildings the current character of the valley will be taken away.

Having multiple homes surrounding a property will reduce light to that property and privacy. This is a basic human right.

The current developments happening in the valley are not just ugly, but so close together that if one catches fire, the risk is high for several families being homeless due to the ability of fire to spread easily from one home to another.

The reduction of trees on properties to make way for intensification will have a flow on effect to the environment and the birdlife in particular.

Wainuiomata does not have a robust infrastructure that could potentially see thousands more people moving into the valley. There is only one access way which now is congested at peak times. This would be exasberbated with more cars travelling to and from the valley.

With no need for developers to provide off-street parking, the roads will become increasingly difficult and potentially more dangerous for cyclists and for people to visit residents.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

To allow only single story dwellings for intensification.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
 behalf of submitter)*

	19/9/2022
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Leitch First Steve	
Company/organisation		
Contact if different		
Address	Unit Number 79 Street riverside drive	
	Suburb Waiwhetu	
	City lower Hutt	Postcode 5010
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0274427499	
Email	biggins@xtra.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Chapter 4F Medium Density Residential Activity Area
Chapter 4G High Density Residential Activity Area

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I am against plan changes 4F & 4G for the following reasons.

Lab & Nats government failure on housing over 20 plus years leading to a panicked response (Schedule 1, Part 6 of the RMA) that has not gone through appropriate parliamentary scrutiny.

Absolutely some intensification is required in all cities, but for medium density housing intensification to be effective it needs to be coordinated with service & transport & road infrastructure & off-street car parking/garaging & car charging & well planned to ensure adequate light, outdoor amenity are retained for all.

Unrestrained 'right to build' up to 3 storey to 6 storey 1m from the boundary ignoring recession planes on a 300m² section is not the solution we should be looking for - developer can take a house on your north boundary, bowl it & put a 3 storey or 6 storey house or apartment block within 1m.

No sunlight, no privacy, parking disputes, noise control etc. This in turn knocks thousands \$\$ off the asset value of the surrounding houses and eventually forcing these owners to sell and thus the cycle will continue.

This will ultimately lead to the same poor living conditions people faced, when this type of apartment style was construction was built in the 60/70s (and many have since been torn down) once the new shine has worn off.

This will lead to Lower Hutt losing the very reason many people desire to live, work, and play in Lower Hutt and call it their home, as they will move away to greener pastures.

It will affect most other ratepayers.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

HCC should reject these plans and stand against any of these changes as is the Christchurch CC and stick up for its ratepayers.

HCC and its residents should decide the future of Lower Hutt City housing policys via a referendum. As these are generational decisions and require more thought before being pushed through with little thought of the consequences.

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	19/9/2022
	<i>Date</i>

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Where to send your submission

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Healy First Peter	
Company/organisation		
Contact <i>if different</i>		
Address	Unit	Number 41a Street Waitohu Rd
	Suburb	York Bay
	City	Hutt City Postcode
Address for Service <i>if different</i>	Postal Address	Courier Address
	41A Waitohu Rd	
Phone	Day 0278396967	Evening
	Mobile	
Email	peterhughhealy@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change: District Plan Change 56

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

The proposed intensification of residential land in the Eastern Bays

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

This submission is made by Peter Healy of 41A Waitohu Road York Bay

I believe the proposed change Plan Change 56 is ham fisted, unnecessary and will potentially cause a great deal of harm without providing the benefits of intensification sought by Government.

I believe the Hutt City Council should follow the example of Christchurch City Council and NOT approve Plan Change 56. Council has every reason to be proud of it's existing District Scheme, which is both allowing intensification and protecting the sun, views, privacy and the general high quality environment of Hutt City. Plan Change 56 is a sledge hammer Hutt City does not need.

I further believe that is dangerous and irresponsible to promote intensification around the Eastern Bays when it is known that the only access road (Marine Drive) to the areas designated for intensification is already inundated during storm surges and will be badly impacted by rising sea levels and sinking ground levels. Given the worsening state of the road and with no current plan to protect it, it is irresponsible of Council to encourage first home buyers and others to invest in property which could be stranded in just 30 to 40 years.

I do support Councils decision to not apply Plan Change 56 to the Residential Hill Zones which control development in the hill areas of the eastern bays. The existing roading servicing the Hill Zone are nothing more than single lane goat tracks and could not support the additional traffic likely to be generated by Plan Change 56.

Lastly Council should not promote development that does not accommodate the charging of e-cars. With no onsite car parking required by scheme change 56, off site charging on the many narrow roads in the eastern bays is not possible.

Peter Healy 41A Waitohu Road.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

To not approved District Scheme change 56 but to reject it.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
*(or person authorised to sign on
 behalf of submitter)*

	19/09/22
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

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17/09/2022

I purchased 30 St Columbans Grove, Boulcott, Lower Hutt 26 years ago and have lived there since.

The rear of my property backs onto the proposed new development at 773 High Street, Boulcott, Lower Hutt.

The rooms included in the rear of my address which face directly out onto 773 High Street are my lounge/dining room, conservatory, and kitchen. These face in a North East direction and are the rooms I use the most.

I believe that my house and St Columbans Grove fall into the High-Density Zone which can allow residential dwellings up to six story's in height. One thing I would seek clarification on is to why my area is a high-density zone and only one street back (Allen Street) is a medium density zone, but both areas seem to have the same residential dwelling concentration.

My concerns are as follows:

Any residential dwellings built with two or more stories are going to completely block out morning sun which shines directly into my conservatory, kitchen and lounge living areas. I rely on the morning sun to provide warmth to my living areas including my conservatory which warms up significantly with the morning sun. I read in the conservatory every morning due to this warmth and this saves me having to turn on the gas heater in the colder months. Obviously as I am a pensioner, I do not have a lot of spare money for power bills so the less I must turn on heating the better. The other issue is the plants I have in my garden are often better suited to light and sun which I get in abundance at the moment but will lose if this multi-story proposal goes ahead.

Secondly, I will lose my privacy as the dwellings will be looking directly down not only into my backyard and my living areas of which I would need to block out any remaining valuable light by spending money on blinds. I am also concerned by the noise from occupants as a result of these dwellings.

Lastly the general concern is the loss of car parking in the street as it is only one minute walk to 773 High Street. The street is already often full of parked vehicles from other nearby addresses which is likely to only become worse. The result in this is that elderly friends and family who visit me will have to park further away or more likely out on High Street, maybe having to result in crossing the busy High Street in order to get to my house. Obviously if they are elderly friends or my little grandchildren then this will prove a lot more difficult. It is likely that this will only become worse with lack of parking around 773 High Street and only a short walk into St Columbans Grove.

These are my main concerns but obviously there are other concerns that I have and from speaking with neighbours, they too will have concerns of their own which I believe they are expressing in an objection to the council.

Due to my objection to the proposed development, obviously I would prefer that the dwellings that were being built were only one storey, but I realise this is not realistic, so I

therefore would ask that the houses are limited to two storeys so that I can hopefully still keep some sunlight in my backyard and living areas in the morning.

Please see below diagram of my property and backyard in blue shade along with the new development area at 773 High Street which is outlined in yellow.



Regards,

Persephone Meads

30 St Columbans Grove

Boulcott

Lower Hutt

04 567 4114

Written on behalf of Persephone Meads by her son Justin Meads (021 923 082)

JUSTIN MEADS

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Andrew First Newman	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 11 Street Totara Crescent	
	Suburb Woburn	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021 440408	
Email		

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Application of the proposed High Density Zone measures and the use of heritage zoning within the proposed District Plan.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

In general, I am not opposed to intensification of residential development and this is preferable to continual expansion in to green fields sites. However, the proposed district plan fails to take into account the provision of infrastructure required to support the level of development that may result. There is no additional provisioning or allocation of space for school, hospital, recreational, water processing or extraction or, indeed, any other infrastructure. However, I understand that there is no ability to question this under the government's NPS that this District Plan relates to. As such, there are a couple of areas that I believe can be called into question.

Firstly, as determined in the proposed change, High Density Zones are proposed within 1,200m of the CBD, 800m of railway stations and more vaguely around commercial areas in Moera, Avalon, Wainuiomata, Stokes Valley & Eastbourne. From looking at the map, it appears to me that a number of areas have been included in the High Density Zones which do not need to be based on the distances outlined. Given the inability for Council to plan for the infrastructure required and the broad impact of the proposed zoning across the whole of the City, it would seem desirable to minimise the impact wherever possible by not extending the High Density Zones beyond those distances stipulated. Given the difficulty of planning for the scale of intensification which will be enabled by this plan change, it would be sensible to take the minimum statutory requirement approach to this district plan. This would best enable Council to analyse and react to the infrastructure deficits which will inevitably result, whilst also not precluding the Council from expanding High Density Zoning in the future IF the infrastructure shortfalls have been rectified and if further intensification is desirable.

Secondly, the proposed plan change does not protect a broad array of the City's heritage. I note there are a number of heritage zoned areas in Petone, many of which are from the earlier days of Hutt Valley settlement, and also some Housing NZ sites at the Eastern end of Jackson Street are heritage zoned, covering some of the City's expansion in the 1950s and 1960s. However, these are not the only important periods of the City's expansion and it is the case that some periods of City expansion have been entirely missed from the heritage zoning. In particular, collections of great examples of the expansion of the City in the late 1920s and early 1930s exist around Ava station/North Petone/Alicetown and in the formerly 'Special Residential' zoned areas of the Woburn area. Furthermore, similar representative collections of housing from later expansions can be found in other suburbs and without expansion of heritage zoned areas, the City will lose a great deal of its architectural history.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

1. To adjust the High Density Zoned area to the minimum allowed under the definitions as outlined - namely 1,200m from the CBD and 800m from railway stations etc.

2. To expand the heritage areas of the plan to include other areas of housing representative of the key periods of the expansion of the City to enable a broader swathe of the City's architectural history to be preserved. The obvious examples fall within areas previously determined to be 'special residential', but other areas exist and the Council should undertake a thorough review of the City to identify in situ clusters of original housing for heritage protection.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	18/09/22
	<i>Date</i>

*(a signature is not required if you make your submission by electronic means)***Privacy Statement**

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last HOSEGOOD		First JOHN	
Company/organisation				
Contact if different				
Address	Unit	Number 9	Street	CHEVIOT ROAD
	Suburb EASTBOURNE			
	City LOWER HUTT		Postcode 5013	
Address for Service if different	Postal Address		Courier Address	
Phone	Day	0220659578		Evening
	Mobile	0220659578		
Email	hosegood@outlook.co.nz			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

*Give details:***Multiple***(Please use additional pages if you wish)*

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose Proposed Plan Change 56.

I live at 9 Cheviot Road, Eastbourne, which is an area where three story development of up to three residential units becomes a permitted activity. For context on my submission I have worked in the NZ property/ construction industry for about 25 years and am reasonably familiar with town planning. I am now retired.

I oppose Proposed Plan Change 56 on the following grounds:

- Web data reveals the 2022 population of Lower Hutt as approximately 100,000. I have not seen an assessment of how many individual properties will be affected by Plan Change 56, but I expect it to be a few thousands. Because so many properties and their inhabitants may be affected the Hutt Council should have presented the consultation document in a far more digestible manner. Inviting respondents to comment on a package of documents running to two volumes (298 pages) plus a zoning map is unacceptable. I do not regard this approach to consultation as fit for purpose.

- I agree that greater intensification of the built environment is desirable. However, the means proposed of achieving this is wrong. What we need is better qualified planning review to enhance the built environment rather than none at all. Therefore the proposal to relax planning rules so increased development can be undertaken as of right and without professional and qualified review is very much misplaced and should be discontinued. I recognise the difficulty of attracting and paying for additional planning staff to carry out proper reviews, but that is what is required.

- I understand Hutt City Council opposed the legislation proposed by Central Government. Please may we be provided with the letter, or other instrument of objection. And, now that Christchurch City Council has voted against changing its planning rules to comply with this government direction Hutt City Council should do the same.

- The proposed change does not respect that individuals generally buy properties in areas they like. Unilaterally changing the planning rules so major changes can be made to those areas without proper assessment and consultation should have been ruled out on day 1.

- No analysis has been provided of the proportion of land that has been built on in NZ including infrastructure versus other countries. However, with such a small population there is plenty of land if required for development, and there are tools such as the Public Works Act that can be used to acquire it. There is no need to pursue this misguided strategy that Government has dictated, and it should be opposed.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Decision not to support the Government's edict and instead follow a path similar to Christchurch City Council.

Decision to define and implement a better approach to intensification, possibly as described above.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

Date

(a signature is not required if you make your submission by electronic means)

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Qu First Juan	
Company/organisation		
Contact if different		
Address	Unit Number 57 Street John Burke Drive	
	Suburb Aotea	
	City Porirua	Postcode 5024
Address for Service if different	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 021 105 7565	
Email	quju6463@yahoo.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

District Plan Change 56: Enabling Intensification in Residential and Commercial Areas

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Chapter 14F Heritage Buildings and Structures and the creation of ' heritage areas ' to restrict development

Chapter 4B Special Residential Activity Area
 AMENDMENT 51 [Chapter 4B Special Residential Activity Area]
 Delete current Chapter 4B Special Residential Activity Area.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I am strongly against the proposed creation of 6 new Residential Heritage Precinct. I am also against removing the 3 existing special residential activity areas.

It makes no sense to abandon a well-established area (special activity area) and try to re-establish new areas, where the houses vary drastically in their quality and type. Many don't look like heritage at all. Others are unlikely to meet healthy homes standards. Yet they will all be included in the same umbrella of rules, forced into stasis while the rest of the Hutt modernises. I would hate to see the distinctive characteristics and special amenity values that we have protected for decades got lost while the houses in the proposed residential heritage precinct are restrained from further development based on some so-called experts' opinions.

Mayor Barry said in the meeting held on 29th Oct22 that he and all councillors were surprised by the areas proposed. Since they are not experts, they approved the recommendation anyway. I would like to challenge that decision. If the recommendation surprised everyone, does not it tell you something? Apply some common sense and drive through the areas yourself to see if you can see any historical value in the areas or not.

Restriction on the proposed residential heritage precinct does not seem to be much. It looks like the houses can still be demolished and rebuilt. If there are real historical values, then we are not really protecting anything, are we? I found the proposing being very confusing and do not really know what they are trying to do.

For Hutt Road Railway Heritage Area, #69 Hutt Road is excluded from the area. It does not make sense. If it is for an area, how could a particular house be excluded from it?

On the controversy, the current special activity area is maintained so well and believe it is worth keeping. The change makes you wonder what evidence Council had when the special activity areas were first established. All the restrictions council put on homeowners all these years meant nothing if it is removed. How fair is it to the previous owners who may want to do something had had to apply for resource consent or get rejected?

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

1. Remove the proposed 6 residential heritage precinct areas and identify houses with significant historical value individually and protect them properly;
2. If not removed, keen to see all the evidence that demonstrates the 6 areas with significant historical value;
3. Keen to know why #69 Hutt Road is excluded and if excluding certain houses is allowed, I would like to request for #73 Hutt Road to be excluded too. Attached is an email communication to HCC with evidence why the house itself does not have any historical value and council reply at the time.
4. Keep the three current special activity areas as they are. Very hard to re-establish anything of that size.

(Please use additional pages if you wish)

8. I **wish** **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I **will** **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

Juan Qu

19/09/2022

Date

(a signature is not required if you make your submission by electronic means)

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Feedback re Historic heritage - 73 Hutt Rd

From: Juan (quju6463@yahoo.com)
 To: heritagereview@huttcity.govt.nz
 Cc: xume6462@yahoo.co.nz
 Date: Sunday, 28 November 2021 at 02:02 pm NZDT

Hi Benjamin

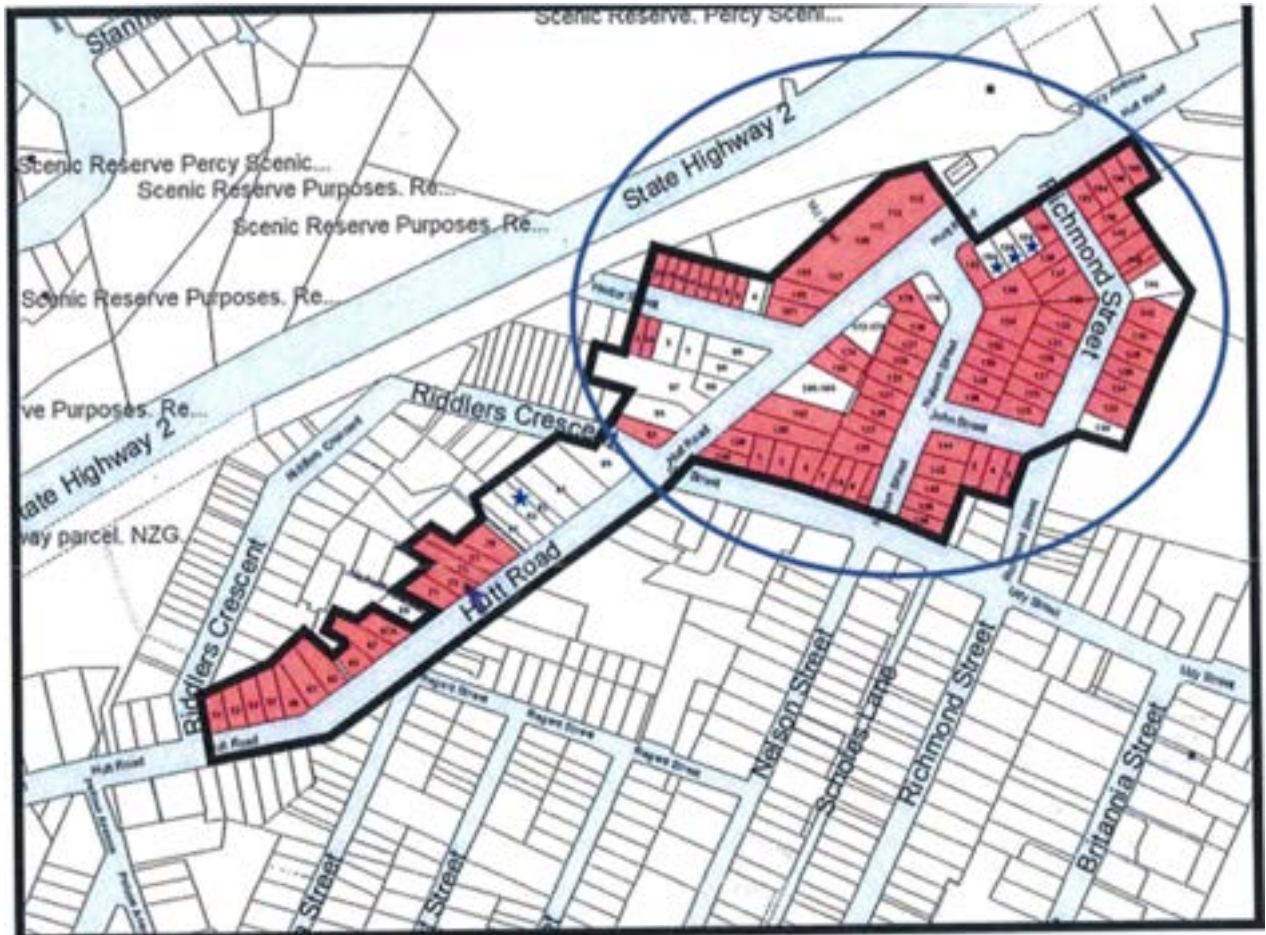
Thanks for your letter dated 12th November 2021 notifying us your initial assessment result, which indicates 73 Hutt Road may have significant historic heritage values.

We fully support the idea to protect places, buildings and structures that has significant historical, physical and cultural significance. However we believe building/structure should be assessed for their significance individually rather than collectively to ensure criteria set in RMA are met. Below is why we believe 73 Hutt Road does not meet the criteria:

1. Significant building works have been done to the property since it was built and there is not much left in it that was from the original built. Below is a table summary according to HCC record and does not include any work done that may not require a consent. Attached photos from 2017 (when we first purchased the place) as well as Nov2021 for your reference.

Dates	Activity	Reference
1910s	Build	
08/10/1952	Extension of kitchen 3 ft	BP02855-1
03/10/1983	Garage – 30m2	BP8453
11/12/2003	Extension	ABA 583
May 2017	Renovation	BC not required

- a. All windows are aluminium windows except one wooden framed window at the front;
 - b. The rear half of the current house consists of two extensions that was done in 1952 & 1983;
 - c. Exterior cladding have all been replaced possibly when extension was done and there is no historical features left;
 - d. The house was in a terrible state when we purchased it back in 2017 (please refer to the photos attached). We were constrained by budget at the time otherwise the recommendation was to demolish and rebuild as it was in such a bad shape. The foundation is also compromised and re-foundation will be very costly and not financially viable. We have done a cosmetic renovation at the time but it was only meant as a temporary fix until we saved more money to do it properly to ultimately improve the safety and wellbeing of our tenants.
2. There is not much sun on that side of the road and currently the place does not have under-floor insulation as there is no access to do it. The house is cold and damp especially in winter times. You are welcome to talk to our tenants re their experience. Leaving the place as is is not really an option and it is against central government directions both in terms of healthy home standard as well as increasing housing supply.
 3. According to the proposed boundary of Heritage Area, 69 Hutt Rd is excluded from the area. #69 is only one house down from where are. I suspect it is because it was assess individually as not meeting the criteria for historic Heritage in RMA. This proofs my point that each building should be assessed individually to achieve the best outcome for the city.
 4. All photos shown under 2.12 Setting – Site Description are from northern end of Hutt Road (#100 Hutt Rad onwards in the circled area). This also indicates perhaps the southern side should be reassessed individually for significance rather than a generic cut.



5. Financial implications

- a. According to current proposal, there are over 100 properties in this area alone. HCC indicate it has set aside a \$1.5m fund to support owners re maintenance costs for the next ten years. It means less than \$15k per property over ten years or \$1,500 per property per year. I am interested in what \$15k will be able to achieve in today's construction market leave alone in 10 years' time.
- b. Being a heritage listing will most definitely affect property values. In your FAQ, you state that you can not comment on this. That is not really a good enough answer. It might pay to engage a property valuer and get an answer and be transparent about it. If you still believe it does not, will it be an option for HCC to buy back those properties that are willing to sell at market value? This would be a true test.
- c. As a rate payer, we are also challenging the approach HCC is taking re this matter. I understand historic heritage needs to be protected but believe how it is done in current District Plan (individual listing rather than by area) is adequate and effective. By changing the approach, you are open yourself up with a lot more work and costs. It is HCC's responsibility to collect and present all the evidence to the hearing panel and costs associated with this process will be significant and perhaps overweight the value what you are trying to achieve. Are there enough transparency for all rate payers to understand how much of their rates are used to pay for consultants on this matter rather than three waters infrastructure services? I can see lost of OIAs coming your way, which is again wasting of council valuable resource (time/money).

6. We also do not believe adequate site inspection was undertaken for the decision making. It looks like just a desktop exercise performed by a consultant. You/your team are invited for a site visit before any further decisions on this is made.

Based on the above points, we do not agree with this assessment and would like Hutt City Council to reconsider its position. We would also like to request all evidence that supports your initial assessment and would like to be part of the discussion going forward and be notify and provided with all information that are relevant to your decision making re this matter (include but not limited to 73 Hutt Rd).

Please feel free to get in touch with us via this email. Look forward to hearing from you.

Regards

Juan & Meng

DPC56/094



Photos_May2017.pdf
1.4MB



Photos_Nov2021.pdf
1.6MB

RE: [EXTERNAL] Feedback re Historic heritage - 73 Hutt Rd

From: Benjamin Haddrell (benjamin.haddrell@huttcity.govt.nz)

To: quju6463@yahoo.com

Date: Thursday, 9 December 2021 at 09:58 am NZDT

Kia ora Juan,

Following our discussion last week, and after reviewing the material provided, our heritage experts agrees that the extent of modifications to your home have impacted the heritage values. Due to the alterations your property has now been changed to 'non-contributing'. This essentially means that your property is does not contribute to the overall heritage value of the area but will still forms part of the area.

Generally speaking, we anticipate that restrictions on activities like demolitions or alterations will not apply to 'non-contributing' properties. However, redevelopment of your property, if you decide to do so, may be required to respect the heritage values of the wider heritage area.

Please note, Council has not yet made a decision on what rules will apply to heritage areas but I wanted to provide you an indication of what it *could* mean. Decisions on provisions and rules relating to heritage areas will up for consultation and public comment through the draft District Plan process and through the notified District Plan process.

I'm at my desk until 3pm today if you'd like to give me a ring and discuss further.

Kind regards,

Benjamin Haddrell
Policy Planner

Hutt City Council, 30 Laings Road, 5040, Lower Hutt 5040, New Zealand
T 04 560 1041, W www.huttcity.govt.nz



From: heritagereview
Sent: Friday, 3 December 2021 8:37 am
To: Juan <quju6463@yahoo.com>
Subject: RE: [EXTERNAL] Feedback re Historic heritage - 73 Hutt Rd

Morning Juan,

Would you please be able to send me your phone number? I'd like to ring you from a meeting room here at Council so if I could get your phone number that would be great.

Many thanks and talk soon.

Ben

From: Juan <quju6463@yahoo.com>
Sent: Thursday, 2 December 2021 12:18 pm
To: heritagereview <heritagereview@huttcity.govt.nz>
Subject: Re: [EXTERNAL] Feedback re Historic heritage - 73 Hutt Rd

Cool!

Talk to you tomorrow.

Cheers

Juan

On Thursday, 2 December 2021, 11:41:17 am NZDT, heritagereview <heritagereview@huttcity.govt.nz> wrote:

RMA FORM 5

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Pike	First Janet
Company/organisation		
Contact if different		
Address	Unit	Number 11 Street Troon Cres
	Suburb	Boulcott
Address for Service if different	City Lower Hutt	Postcode 5010
	Postal Address	Courier Address
Phone	Day 0274044750	Evening
	Mobile 0274044750	
Email		

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling intensification

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I definately oppose

I paid a lot of Money to live in the area we are in - thinking that this area would not be affected. If i had to live next door to one of these developments it would invade my privacy, affect the sun i get and force the price of my house down.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

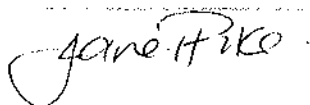
(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on
behalf of submitter)



19/9/2022
Date

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Harray First Kate	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 7 Street Puriri Street	
	Suburb Woburn	
	City Lower Hutt	Postcode 5010
Address for Service <i>if different</i>	Postal Address	Courier Address
Phone	Day	Evening
	Mobile 0272867957	
Email	kate.harray@xtra.co.nz	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification

3. I could could not gain an advantage in trade competition through this submission.
 (Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
 (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

Introduction of high-density residential zoning across valley floor will impact on number and size of trees within the valley, which will in turn have an impact on bird life and negatively impact the wellbeing of our residents.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

Blocks of houses up to six stories throughout the Hutt Valley will cast vast shadows across our community with far-reaching implications on the mental health of our community and number and volume of our wildlife. Studies consistently show that regularly spending time in nature can improve your mental and physical health and reduce stress and anxiety. My concern about allowing high density housing right across the valley floor is that we will lose the beautiful trees that attract our native wildlife, particularly birds, and we will have fewer places for our residents to be surrounded by nature which is so beneficial to our mental and physical health. It breaks my heart to see the blocks of houses surrounded by concrete with a tiny patch of grass and no trees. With the proposed high density residential zoning, we will lose many established trees and threaten the ecological corridor which is crucial for the health of our birds. I know we are short of housing and need to build more houses but please protect the existing trees and develop a plan for developing green spaces for us all to enjoy for generations.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Give more thought to our ecological corridors.
 Increase the number of protected trees in the city.
 Guarantee that the existing parks and gardens will remain in the ownership of the city council.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	19/9/2022
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

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- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Lewis		First Malcolm	
Company/organisation				
Contact <i>if different</i>				
Address	Unit	Number	Street	
	Suburb			
	City		Postcode	
Address for Service <i>if different</i>	Postal Address		Courier Address	
Phone	Day		Evening	
	Mobile			
Email	malcolmlewis978@gmail.com			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. I could **could not** gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I **am** **am not** directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

The extent that Hutt City has allowed intensification.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

I oppose Plan Change 56.

While I am aware that this is largely a legislative requirement, Hutt City Council is able to moderate the extent of intensification based on walking distances, heritage, natural disasters.

Hutt City made a submission on the legislation opposing the national housing intensification bill. Christchurch city Council has gone one further and have voted against implementing the Governments Policy.

https://www.parliament.nz/resource/en-NZ/53SCEN_EVI_116288_EN8582/9856b359772dd2f3056c575938636d154acbae9c

<https://www.stuff.co.nz/national/127080505/hutt-council-speaks-out-against-national-housing-intensification-bill>

<https://www.scoop.co.nz/stories/AK2111/S00542/hutt-city-council-opposes-urban-development-bill-in-current-form.htm>

If Council was against the bill, then they have the opportunity to make the changes less intense. What PC56 allows is a "higgle-de-piggeldy" mess where a 6 story tower can be built randomly between single story houses.

Within the legislation, Council can have more control than they have taken on. Council does have the ability to reduce the negative effects to its residents within the new legislation and to undertake changes more in line with PC43 that they did some years ago to allow controlled intensification.

I would like Council to follow Christchurch and vote against the whole PC56, however I realise this is not likely to happen. In lieu of that, I would like Council to use the methods within the legislation to better follow PC43.

While Council have used 800m as a walking distance, in reality, people drive this distance. HCC submission included "by enabling three storey housing without proximity to public transport, the Bill will further incentivise private vehicle transport and do little to decrease our carbon emissions. This directly contradicts the Government's Emissions Reduction Plan and undermines our own Carbon Reduction Plan". However allowing six storeys 800m away will make this even worse.

By allowing intensification in high risk areas, such as coastal areas and close to fault lines, Council could see a larger loss of life in a natural event.

Lower Hutt, as many other areas in NZ, have special character areas that are not fully recognised. By allowing the random destruction of houses to allow for intensification we will loose part of our history.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

The new rules in PC56 should be amended, as follows:

- the high intensity area (6 stories) should be reduced from a 800m walking distance to a 400m walking distance
- the Coastal Hazard Areas should not allow any intensification
- no intensification within 1km of a fault line
- the existing heritage precincts should be extended.

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	19/9/2020
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

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- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last <u>DINSMORE</u>	First <u>Johnston</u>
Company/organisation		
Contact if different		
Address	Unit	Number <u>34</u> Street <u>Queen</u>
	Suburb	<u>PETANE</u>
Address for Service if different	City <u>Lower Hutt</u>	Postcode <u>5012</u>
	Postal Address	Courier Address
Phone	Day	Evening
	Mobile	<u>0210 8855685</u>
Email	<u>edwardjohnsmore@gmail.com</u>	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

Enabling Intensification in Residential and Commercial Areas.

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

DPC56/098

Give details: Chapter 14F Heritage Buildings and Structures and the creation of 'heritage areas' to restrict development, specific to Petone Foreshore Streets, Queen, Buick and Bolton, as Assessed Heritage Inventory Form HA-08, whereby my submission relates to Queen Street mainly, as this is where I'm at, and possibly Buick Street.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views: Image 1920 front page HA-08 Petone Foreshore from HCC shows housing built early 20th Century from 1903, on what looks like reclaimed land from the sea. Most housing Buick from 1903 and Queen from 1905 still exist today (16-09-2022). Two properties out of 48 in Queen have been demolished. For many past decades it seems to me most owners of remaining 46 original houses are already doing a good job of preserving not only their homes, but the look of the street and same for Buick. Houses unable to be extended sideways nor frontways due to no space between houses for this and little space at frontage due to closeness to footpaths. Only a few houses have front extensions, couple or 3 only squeezing $\frac{1}{4}$ rooms, one other, a full room on front area to footpath, and these done to blend into age character of Queen. Therefore, I don't feel there is any real need for HCC to include Queen in the proposed boundary of Foreshore Heritage Area as this is already being done by residents. As North Buick Street is not included in boundary for proposed HHA where housing for sale 1903 was included for sale at time of sale for odd numbered side of South Buick and Buick is cut by the proposed boundary, then I also feel Buick should not be included in HHA proposal. A photo on the internet shows nearly completed house at 36 Buick with iron for roof needing to be put on dated May 1903, so not only were sections put up for sale Aug. 1903, but completed houses, as well.

(Please use additional pages if you wish)

6 My Submission Cont.

A handful of houses in Queen Street, Petone still look fairly original from early 1900's, so the entire street should not be made part of Fore shore Heritage Proposed Area. If this was done, made a HHA, my concern the next step by H.C.C. would be to impose Heritage Listings on private family homes and I cannot give consent to this on my property. Living in a HHA without the property being Heritage Listed, I feel this would still attach a stigma and confusion to the property causing problems for myself regarding more costs of owning a property with insurance, repairs etc. If a urgent need to sell, due to death or aged care expense, retirement living, buyers would lose interest, property take too long to sell and sell below its value which would affect affordable retirement and aged care, possibly ^{affect} seeking a reverse mortgage, as well.

7 years ago, when my mother died, some others and neighbours few days after her funeral thought the property would be a quick cheap buy being a deceased estate and this may happen to me due to stigma of HHA.

Planning maintenance late 2019 for when summer was coming, went delayed due to covid for 3 years and regular rain events in 2022, and the cost now is much greater along with cost of living very noticeable this year. Already, feel retirement living elsewhere now out of my financial range. Already past few years have no frills retirement living and getting worse, cost of existing wise, and do not require anymore problems and extra costs associated with H.C.C. plans for proposed Residential Heritage Precinct for Queen Street, ~~as~~ I feel not much will change for the 3 Petone ~~Fore~~ shore Streets along with others, like King and Beach Streets, as owners already doing this keeping everything looking similar like it was starting out 119 years ago.

7. I seek the following decision from Hutt City Council:

Give precise details: Only going by Hutt City Council's Summary of Proposed rules 29th August 2022 headed "Proposed Plan Change 56 and heritage areas," which covers a proposed Petone Foreshore Heritage Residential Precinct (HA-08 Queen, Buick and Bolton Streets), Petone, I wish Council to implement rules to restrict building height to one level and one unit per site for any new development including extensions to existing properties to one level, without creating a Foreshore Residential Heritage Listed Precinct for the 3 above streets, and to consider rules to King and Beach Streets, even Bay and Richmond up to Nelson Streets.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

16th Day
September
Date 2022

(a signature is not required if you make your submission by electronic means)

Privacy Statement

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Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA FORM 5

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Patterson		First Caroline	
Company/organisation				
Contact if different				
Address	Unit	Number 112	Street	Upper Fitzherbert Road
	Suburb Wainuiomata			
	City Wellington		Postcode 5014	
Address for Service if different	Postal Address		Courier Address	
Phone	Day		Evening	
	Mobile 021656451			
Email	Caroline.patterson@effem.com			

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No: Yes

Title of Proposed District Plan Change: Wise Street, Wainuiomata district plan change

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

In relation to the re zoning of Lot 239 and 252 wise street Wainuiomata to medium intensification housing.

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views:

We the property owners of 112 Upper Fitzherbert Road which borders on lots 239 and 252 are not in opposition of the proposed medium intensification of this area as we recognise the need for more housing in the lower hutt region. But as we are on the boundary of these above lots this will have a great affect on our current rural property and lifestyle being encroached upon as we do have horses, sheep and chickens which do not mix with a higher volume of dogs, noise fireworks etc. We would like to propose that our property 112 upper Fitzherbert road is re zoned to residential so that we can offer our property up for development for future housing. We understand that lot 104 in front of us has been sold to developers and lot 114 which resides next to us on the other side of the Fridays homes development has plans already for residential housing (proposed house site as listed on trade me currently) as you can imagine this could mean our property could be surrounded by residential developments. i think to be we are almost in a transitional area vs a rural area now, and feel it would be fair to be able to review our property to be changed to residential zoning.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Be invited to meetings that are being held around this intensification and ultimately have our property zoning changed to residential.

(Please use additional pages if you wish)

8. I wish do not wish to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

- I will will not consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	19/9/2022
	<small>Date</small>

(a signature is not required if you make your submission by electronic means)

Privacy Statement

The information you provide in this submission, including your name and contact details, will be provided to other submitters and published on Hutt City Council's website. Hutt City Council is required to collect and publish this information under the Resource Management Act 1991. Your contact details will be removed from Council's website when the further submissions process has been completed, however your name will still appear in the hearing and decision reports.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at informationmanagementteam@huttcity.govt.nz or call 04-570-8666.

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Submission on publicly notified proposed district plan change



Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name	Last Vickers First Frank	
Company/organisation		
Contact <i>if different</i>		
Address	Unit Number 153 Street Marine Parade	
	Suburb Eastbourne	
	City Lower Hutt	Postcode 5013
Address for Service <i>if different</i>	Postal Address same	Courier Address same
Phone	Day 0274061419	Evening 0274061419
	Mobile 0274061419	
Email	153.vickers@gmail.com	

2. This is a submission on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

56

Title of Proposed District Plan Change:

MDRS

3. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

4. If you could gain an advantage in trade competition through this submission:

I am am not directly affected by an effect of the subject matter of that submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

(Please tick one)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

Give details:

To allow housing up to three storeys high and three homes per section in most residential areas, without requiring council planning permission (resource consent).

(Please use additional pages if you wish)

6. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

This blanket rule is far too blunt an instrument, and the unforeseen consequences have not been sufficiently evaluated.

(Please use additional pages if you wish)

7. I seek the following decision from Hutt City Council:

Give precise details:

Say no to allow housing up to three storeys high and three homes per section in most residential areas, without requiring council planning permission (resource consent).

(Please use additional pages if you wish)

8. I wish **do not wish** to be heard in support of my submission.
(Please tick one)

9. If others make a similar submission,

I will **will not** consider presenting a joint case with them at the hearing.
(Please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	19/9/2022
	<i>Date</i>

(a signature is not required if you make your submission by electronic means)

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