

RMA Form 5

Submission on publicly notified proposed district plan

Clause 6 of Schedule 1, Resource Management Act 1991

Privacy Statement

Your submission must include your name, and an address for service (preferably email, but you can use a postal address). All information you include in this submission, including your name and address for service, will be provided to other submitters and published on Hutt City Council's website. Paper copies may also be made available. Hutt City Council is required to collect and publish this information to carry out its functions under the Resource Management Act 1991 and to enable others to take part in the district plan process. The Council, other submitters, and the Environment Court may need to contact you during this process.

If your submission does not include your name and an address for service, it will be rejected.

While the Council will retain all information provided in your submission in secure council systems, all contact details will be removed from any documents published on Council's website once the district plan process is complete. However, your name and the contents of your submission will still appear in these documents.

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 contact@huttcity.govt.nz, call 04-570-6666, or write to us at Private Bag 31912, Lower Hutt 5040.

To: Chief Executive, Hutt City Council

Via email to district.plan@huttcity.govt.nz.

1. This is a submission from Ian Binnie on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is i.binnie@yahoo.co.uk
3. I could not gain an advantage in trade competition through this submission.
4. The specific provisions of the proposal that my submission relates to, my submission on those provisions, and the decisions I seek are shown in the below table. I also seek all further, alternative, necessary, or consequential relief as may be necessary to fully achieve the relief sought in this submission.
5. I do not wish to be heard in support of my submission.
6. If others make a similar submission, I will not consider presenting a joint case with them at the hearing.

Introduction

(See page below to fill out the decisions you're requesting)

Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
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1	<p>Part 3 – Area-Specific Matters – ZONES – Residential Zones:</p> <p>When LLRZ (Large Lot Residential Zones) should be classified as Medium Density Residential Zone</p>	<p>Zoning of 20 Mackenzie Road.</p> <p>LLRZ-O1</p>	<ul style="list-style-type: none"> • Oppose in part 	<p>For the delineation between where you can and cannot build Medium Density - I understand it can be hard to make a rule about where is in/out, but I noticed that my own personal residential section (20 Mackenzie Road) was not classed as Medium Density Residential Zones despite being very close (2 minutes walk) to the Eastbourne Shops and the bus service. And despite all of my immediate neighbours being classed as Medium Density.</p> <p>This may be because there is a slope. However, the section is quite large and around fifty-percent of the section is quite flat (where my house is built on 20 Mackenzie Road only has a slight slope).</p> <p>Most of the section (including where my house is built) would be less than 10% I'd say, but with steep parts at the ends of the section.</p> <p>Compared to my immediate neighbours, it would not be more or less difficult to build a multistory residential dwelling.</p>	<p>Amend definition of large Lot Residential Zones to Medium Density for 20 Mackenzie Road – because the area where the dwelling is located, and its surrounding area has only a slight slope, and the access to amenities and infrastructure is very good.</p>
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				I would think that it should be ok to class residential sections with very good access to amenities to be potentially Medium Density as long as the majority of the section has only a slight slope.	