

**From:** [Carol Lough](#)  
**To:** [District Plan Review Team](#)  
**Subject:** [EXTERNAL] Submission on Proposed Lower Hutt District Plan 2025  
**Date:** Wednesday, 30 April 2025 4:28:08 pm

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To: Chief Executive, Hutt City Council

1. This is a submission from Carol Lough on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is [carol.lough0@gmail.com](mailto:carol.lough0@gmail.com).
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

7. I live in York Bay and I'm concerned about the proposed change of zoning to many parts of Eastbourne and the Bays to allow increased density of housing. Permitting three **residential units per site** and **buildings** of up to three storeys without resource consent will enable and encourage increased densification in many unsuitable areas without sufficient oversight from Council.

Eastbourne and the Bays, particularly York Bay, has had many failures of the water supply for some years now - particularly this year. This indicates that the infrastructure struggles to support even the current population. Increasing the population of the area by increasing residences would severely impact the already failing infrastructure.

More buildings per site would also increase the area of impervious surfaces which would aggravate the already challenged stormwater system.

It would be irresponsible of HCC to allow more intensive development of sections below the tsunami line. This includes many sections that are proposed medium density in Eastbourne and the Eastern Bays.

The inevitable sea level rising also puts many parts of Marine Drive at increasing risk. Increasing the population of Eastbourne and the Bays by increasing the density of housing would put too much stress on an already heavily used road.

For the above reasons, I am therefore requesting that all the medium density residential zones in Eastbourne and the Bays be removed from the District Plan.

## Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
7.	Medium Density Residential Zone	Part 3 – Area-Specific Matters /	<ul style="list-style-type: none"> <li><b>Oppose in part</b></li> </ul>	I want to reduce the additional demands on the water, waste	All the medium density residential

		<p>Zones / Residential Zones / Medium Density Residential Zone</p> <p>Also Proposed Lower Hutt District Plan Maps</p>	<p>and stormwater infrastructure.</p> <p><b>I also want to reduce the demands for emergency services in the event of a tsunami.</b></p> <p><b>I also want to reduce the use of the limited access route along Marine Parade now and in the future – particularly with the inevitable sea level rise.</b></p>	<p>zones in Eastbourne and the Bays to be removed from the District Plan.</p>
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