

Kulbhushan Joshi
Hastings Grove Development Limited
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Chief Executive
Hutt City Council
By email: district.plan@huttcity.govt.nz

Proposed District Plan Submission – 3 Hastings Grove, Wainuiomata

1. This is a submission from **Kulbhushan Joshi**, director of **Hastings Grove Development Limited**, which owns **3 Hastings Grove, Wainuiomata** (the **subject site**).
2. The address for service is:

Derive Consulting Group Ltd attn: Charlie Hopkins
contact@derive.nz
25 Rutherford Street Lower Hutt.
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 the following planning controls being placed on the subject site:
 - a. Medium Density Residential Zone
 - b. Flood Hazard Overlay
 - c. Slope Assessment Overlay.
5. The land currently has a restrictive, Hill Residential Zoning. However, the development in the surrounding area, particularly the adjoining property to the north, does not reflect the character of the Hill Residential Area.
6. As such, the proposed Medium Density Residential Zoning better reflects the character of the area.

Submission

7. My submission is in **support** of the MDRZ zoning for the subject site for the following key reasons:

- a. The land is currently zoned Hill Residential Area, but this zoning does not reflect the area's character.
 - b. Applying the Large Lot Residential Zone as a new zone would not reflect the surrounding area's character. Paragraph 114 of the Section 32 report identifies that the LLRZ is applied where medium or high density development is not appropriate due to servicing constraints, access constraints, or low levels of access to commercial and community services. That is not the case for the subject site, so I agree that the MDRZ is the appropriate zone.
 - c. The land is suitable for medium-density residential development, being in an established suburban area with good access to transport
8. I **oppose** the proposed Flood Hazard Overlay.
9. I **oppose** the proposed Slope Assessment Overlay.
10. I seek the following decision from the Council:
- a. Application of the MDRZ to the subject site
 - b. Removal of the Flood Hazard Overlay from the subject site
 - c. Removal of the Slope Assessment Overlay from the subject site.
11. I wish to be heard in support of my submission.



Kulbhushan Joshi
Director
Hastings Grove Development Limited