

# 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](mailto: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](mailto:district.plan@huttcity.govt.nz).

1. This is a submission from Charles Hannaford on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is Hannaford.c@gmail.com
3. I ~~could~~/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 ~~wish~~/ do not wish to be heard in support of my submission.
6. If others make a similar submission, I will / ~~will not~~ consider presenting a joint case with them at the hearing.

## Introduction

After careful reflection I am opposing the rezoning of my address (28 Ashburn Road) and surrounding areas, particularly 30 Pencarrow Cres which backs onto my property and neighbouring properties on Ashburn Road. I purchased land here and relocated a house from Mirimar in 2009. I chose this location because it was described to me as a lifestyle block area and guaranteed privacy, space, and building height restrictions. The decision to rezone this area will put an end to our current lifestyle and all present existing properties in the area. It will impose particular problems to us all and impose particular problems to the neighbourhood. We chose to have a single story home like many people in the area did which would be easily adapted to be accessible should need be, in an area with large sections and minimal neighbours who also enjoy a larger lot of land with no building out due to caveats put on our properties to allow only a single dwelling per property.

I also purchased this property for the privacy this gave me and my family, we live down a privately owned driveway and enjoy a very quiet, safe area with the joy of no streetlights for greater star watching at night which we love doing on a regular basis.

Enabling developers to build semi-detached, terrace housing, and low-rise apartments of three storeys behind my property (and on neighbouring properties) will cause visual intrusions, reduced sun exposure, additional noise pollution, and a massive loss of privacy being in a single level story house with only single glazing. The plan does not suit the area at all and defies the principle of the area being designated to only have one storey housing in the first place. We kindly insist on revision of the plan to change the zoning and to keep the area as it was initially designated to be.

I do not think the medium density residential zone fits the compatibility of the area and the characteristics of the current neighbourhood. I also feel there is enough proposed allocation to medium density housing throughout Wainuiomata being considered in areas more suitable than this area, which should remain as large lot residential.

If it goes ahead and a low-rise apartment is built, it will totally affect the value and prestige of our properties in this area. We in the area never wished to live in a built-up area, with reduced privacy. And I feel that rezoning this area is taking away my rights as a homeowner and value of my property.

As a resident of Wainuiomata who appreciates the kiwi lifestyle and came here to be away from crowded neighbourhoods the proposal definitely diminishes the balance of what is presently built thus far in the area.

#	Chapter	Provision	Position	Reasons	Relief sought

	<b>MRZ – Medium Density Residential Zone</b>	Re-Zoning of 28 Ashburn Road (my property) and neighbouring properties particularly 30 Pencarrow Road, Wainuiomata, LOWER HUTT 5014	Select from: <ul style="list-style-type: none"> <li>oppose</li> </ul>	<p>I oppose the rezoning of this address/area. I have lived here for 14 years and enjoy my current lifestyle, as do my neighbours.</p> <p>This area has large lot sections and minimal neighbours (who also enjoy a larger lot of land) with no building out as we all have caveats on our properties to allow only a single dwelling per property which gave us security to purchase in this area.</p> <p>Enabling developers to build semi-detached, terrace housing, and low-rise apartments of three storeys behind my property (and on neighbouring properties will cause visual intrusions, reduced sun exposure, additional noise pollution, and a massive loss of privacy being in a single level story house with only single glazing.</p> <p>I purchased the land as a lifestyle block and relocated a character one storey house mainly for the</p>	<p>To decline the proposed change of rezoning to a medium density residential zone for this area.</p> <p>Replacing the current “Hill residential” zone to be zoned “large lot residential”.</p>
--	--	---	---	--	---

				<p>privacy this gave me and my family, we live down a privately owned driveway and enjoy a very quiet, safe area with the joy of no streetlights for greater star watching at night.</p> <p>The decision to rezone this area will put end to our current lifestyle and effect our privacy and other factors mentioned.</p> <p>Especially having multi storey buildings in an area where all houses are one storey.</p> <p>If it goes ahead, it will lower the value of our house and disturb our privacy. I feel that rezoning this area is taking away my rights as a homeowner. Non one storey houses are not in synchrony with the present houses in the area.</p> <p>To be precise the medium density residential zone does not fit the compatibility of the area and the characteristics of the current neighbourhood.</p> <p>I also feel there is enough allocation throughout Wainuiomata being considered that this area should remain untouched.</p>	
--	--	--	--	---	--

#	Chapter	Provision	Position	Reasons	Relief sought