

Palmer and Cook Developments Ltd
Mark Cook
enquiry@palmerandcook.co.nz

01 May 2025

Chief Executive
Hutt City Council
By email: district.plan@huttcity.govt.nz

Proposed District Plan Submission – 127 Waterloo Road, Hutt Central

1. This written submission is made by Palmer and Cook Developments Ltd on **127 Waterloo Road**, Hutt Central (the **subject site**). The site is identified as Lot 3 Deposited Plan 11761, held on freehold title WN514/239. The site is 2227 square metres more or less. The site is owned by P&C Waterloo Ltd.
2. The address for service is:

Palmer and Cook Developments Ltd
Attn: Charlie Hopkins
charlie@palmerandcook.co.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. High Density Residential Zone
 - b. Low Flood Hazard Overlay
 - c. Medium Flood Hazard Overlay, and
 - d. Liquefaction Hazard Overlay.
5. The land currently is subject to a Flood Hazard Overlay. Parts of the site are subject to low- and medium- flood hazard overlays.

Submission

6. I **support** the proposed High Density Residential Zone.
7. I **support** the low- flood hazard overlay.
8. I **oppose** the medium- flood hazard overlay.
9. I seek the following decision from the Council:
 - a. Retain the HDRZ without change.
 - b. Remove the medium- flood hazard overlay.
 - c. Do not amend the flood hazard overlay to be categorised as high- flood hazard overlay.
10. I **wish to be heard** in support of my submission.
11. I will present expert evidence, and legal submissions at a hearing.

Mark Cook,
Landowner.