

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 Peter Cassidy on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is ipcassidy@hotmail.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 below . 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 consider presenting a joint case with them at the hearing.

Y

7. Introduction

8. This is a house in which I used to live and is currently rented out. I am considering my options for the future which include using the site for my own accommodation in the future, which could involve putting an additional dwelling on the site or selling and buying an alternative property. I am considering the possibility of moving back to Wellington within the next 5 years. The content of the District Plan will therefore have a bearing on this decision and what options are available
9. **The submission form** is useful in that it includes all the required information and so I have used it up to this point. When it comes to the table it is totally not user friendly and so instead of using it I am going to submit on the items that are most relevant to me in the plan using bullet points. I am happy for someone to contact me about this.
 - **The plan itself.** I found the plan to be very wordy, complex and not user friendly. The format might make sense to the council but it doesn't to me. **The way plans are formatted needs to be looked at so the information is presented in a way that is less complexly arranged and easier to search and understand.** I am happy for someone to contact me about this.
 - **Heritage areas:** Heritage is something that is really important to me so I am definitely in **support of the heritage areas shown on the maps.** I think it is really important that areas of historical housing are preserved as a group as well as individual houses so as to preserve the historical feel of an era and an area. Too much of our heritage is being destroyed like there is no tomorrow and once it is gone it is gone forever. **I would welcome and support an expansion of heritage areas and the creation of additional areas.** These also have economic value as they can be used for film sets
 - **Liquefaction:** This was something I submitted on in my original submission. When I look at the liquefaction overlay I see huge areas of the Hutt Valley is contained in this area and yet intensification is still being allowed. This is something that has been well known for years as is the fact that Wellington has a high earthquake risk. Have we not learnt anything from the Christchurch earthquakes. **I would recommend, as I have previously, that no intensification be allowed in the liquefaction zone.** This is a disaster waiting to happen.
 - **Medium Density zoning:** This is the proposed zoning for the area where my house is. The thing that is most important for me is the provision for and protection of the rights of existing and new property dwellers or owners. The main section relating to this seems to be **MRZ-P12 and I support all points 1-6 as listed.** I think these are very well thought out. I especially like the statement in MRZ-P12 -5a **“Ensure residential units have access to outdoor living spaces that are located and oriented to ensure good access to sunlight”** this is how we should be building new homes The visual representation in figures 1-3 is great. The main fault with regard to the generic intensification plans imposed on councils by the previous government was the failure to allow councils to make adaptations

that are required due to the unique nature of the area affected. There was also no requirement to take into account urban planning or design. If we are building for the future this should be done in an organised and structured way so that there is control of what that future area will look like. This plan seems to deal with these issues very well. It is important that this process is in the hands of the people and the council rather than property developers or real-estate agents who just want to make as much money as possible and then run away leaving a trail of destruction behind them. My main concern is that a neighbour will not have the opportunity to build a monolith next to my house that will take away all its sun and privacy. When this happens the property becomes devalued and you have little option than to sell to a developer at a rock bottom price as no one else would want to live there. **I would like to see that any redevelopment of an adjoining property that involves an increase in intensification, dwelling size or height would need to be notified to the adjoining owners so that they can object on the basis of it adversely affecting their property.**

- **RMA:** With the impending repeal of the Resource Management Act I wonder how this will affect the council's District Plan . I still feel it is important to have my say as that is part of the democratic process and my submission makes know the main issues that concern me when it comes to council planning

10. Decisions requested

These have been embedded in my answers in section 9 and are **in bold text** in most instances