

Stephen Davis

From: Kevin Collins <kevin@designnetwork.co.nz>
Sent: Thursday, 1 May 2025 4:39 pm
To: District Plan Review Team
Cc: havler.jl@gmail.com; James Beban
Subject: RE: [EXTERNAL] submission - 452 Cambridge Tce PDP/349

Categories: Steve

District plan team

My response is in **red** below, providing the extra information requested.

Regards

Kevin Collins



04 5696109

P.O. Box 30614,
 Lower Hutt 5040

www.DesignNetwork.co.nz

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From: District Plan Review Team <district.plan@huttcity.govt.nz>
Sent: Thursday, 1 May 2025 4:25 PM
To: Kevin Collins <kevin@designnetwork.co.nz>
Cc: havler.jl@gmail.com; James Beban <james@urbanedgeplanning.co.nz>
Subject: RE: [EXTERNAL] submission - 452 Cambridge Tce

Kia ora Kevin,

Thank you for your interest in submitting on the Proposed Lower Hutt District Plan.

Unfortunately, your submission is incomplete and cannot be accepted until you provide the following information:

- You must make the following declaration relating to trade competition:
I ~~could~~/could not (delete one) gain an advantage in trade competition through this submission.
- If you could gain such an advantage, you must also make the following declaration:
I am/am not (delete one) directly affected by an effect of the subject matter of that submission that–
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition:

- Tell us whether you want to be heard in support of your submission at the hearing **Yes I would like to be heard.**
- Tell us whether, if others make a similar submission, you will consider presenting a joint case with them at the hearing. **Yes happy to consider a joint presentation.**

For more information about the requirements for making a submission, see our website at <https://haveyoursay.huttcity.govt.nz/proposed-district-plan>

From here, you can either:

1. Update your submission and re-submit it to include the required information (recommended); or
2. Provide the required information via email. **Please accept this additional information as an emailed reply.**

For future correspondence you can use the reference number PDP/349.

Please provide the required information by **Tomorrow, Friday 2nd May 2025 at 5:00 pm.**

If you do not supply the required information before this date, your submission may not be considered.

Kind regards,
Stephen Davis

District Plan Review Team

Hutt City Council, 30 Laings Road, Lower Hutt
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz



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From: Kevin Collins <kevin@designnetwork.co.nz>
Sent: Thursday, 1 May 2025 4:16 pm
To: District Plan Review Team <district.plan@huttcity.govt.nz>
Cc: havler.jl@gmail.com; James Beban <james@urbanedgeplanning.co.nz>
Subject: [EXTERNAL] submission - 452 Cambridge Tce

HCC – District Plan

Attached is our submission for you to process.

Regards

Kevin Collins



04 5696109

P.O. Box 30614,
Lower Hutt 5040

www.DesignNetwork.co.nz

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SUBMISSION

ON

HUTT CITY COUNCIL – PROPOSED DISTRICT PLAN

To: Chief Executive, Hutt City Council
Via email to: district.plan@huttcity.govt.nz

Submission on: Proposed Lower Hutt District Plan 2025

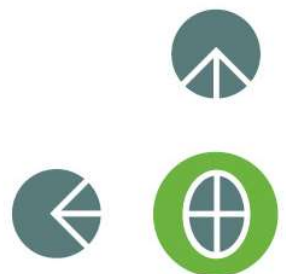
Name of Submitter: Design Network Architecture Limited

Address for Service: planning@designnetwork.co.nz
cc: havler.jl@gmail.com

This is a submission by Design Network Architecture Limited regarding the Proposed District Plan as notified by Hutt City Council on 6 February 2025.

The submission is specifically regarding the proposed rezoning of the site at 452 Cambridge Terrace, Naenae as **Large Lot Residential Zone**.

Design Network Architecture Limited requests this site be rezoned as **Medium Density Residential Zone**.



1. SITE DESCRIPTION

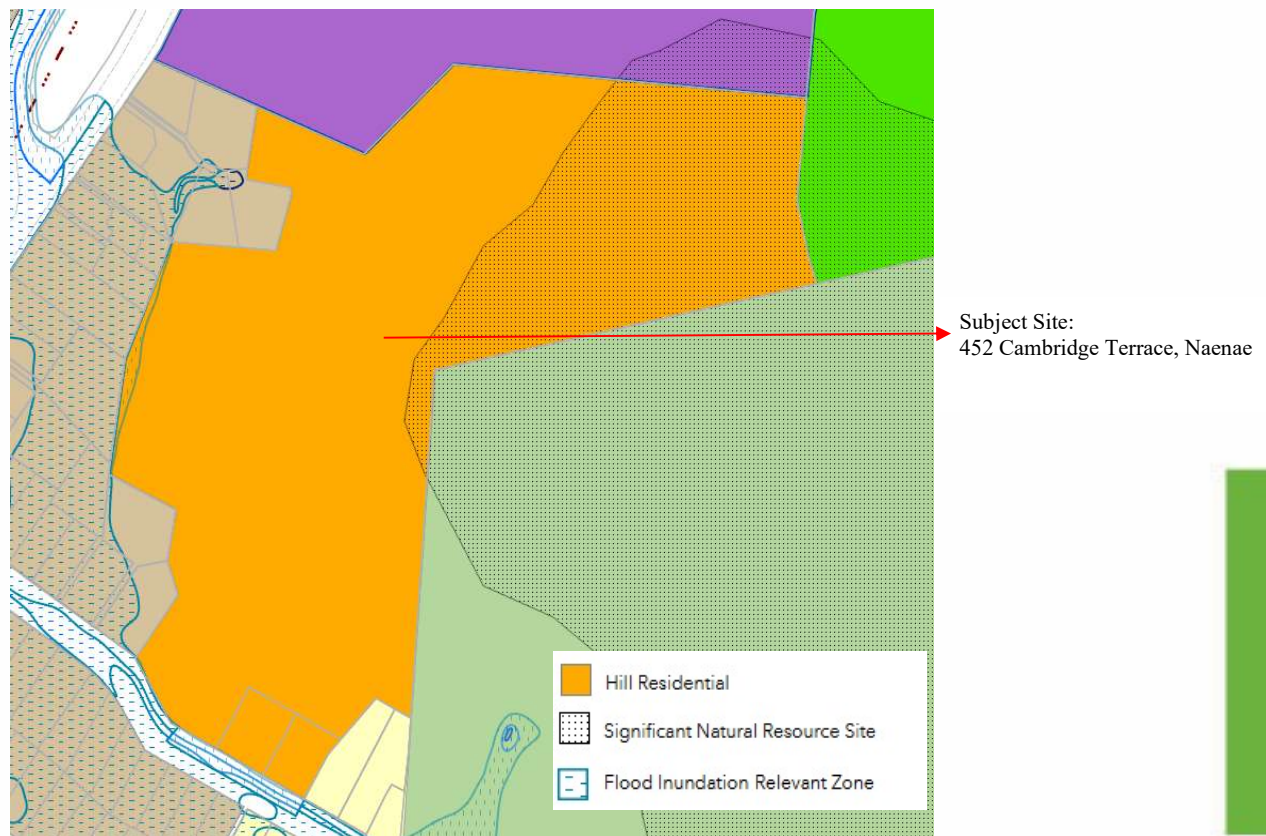
452 Cambridge Terrace, Naenae is a 7.39ha site, located in the Hill Residential Activity Area of the Operative District Plan.

The majority of the site is currently undeveloped and covered in vegetation. There are no known rivers, streams, or wetlands on the site.

The surrounding areas are zoned in the Medium and High Residential Activity Area to the south and west and General Business Activity Area to the north.

The site is legally described as Lot 7 Deposited Plan 451628 RT 576029.
Certificate of Title: 576029

It is subject to the Significant Natural Resource Overlay and Flood Hazard Overlay of the Operative District Plan.



452 Cambridge Terrace, Naenae (HCC GIS Viewer)

The Proposed District Plan has the site in the Large Lot Residential Zone.

It is subject to the Slope Assessment Overlay and Low Flood Overlay of the Proposed District Plan.

2. BACKGROUND

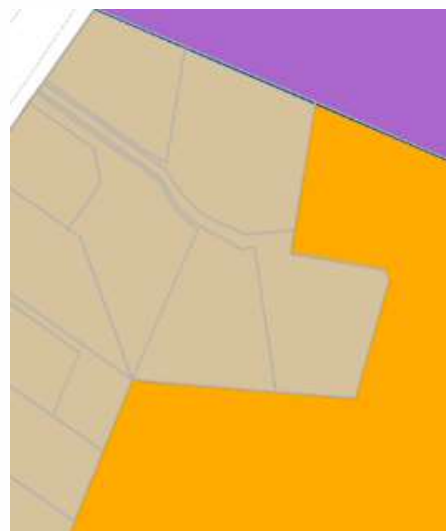
In February 2022 Design Network Architecture Ltd lodged a submission requesting that 452 Cambridge Terrace, 33 Kowhai Street, and 35 Kowhai Street, be rezoned from Hill Residential to Medium Density Residential as a part of Plan Change 56.

This request was rejected by the hearing panel and no changes were made to the zoning of the site. It was decided that this request was outside of the scope of PC56 and if they were to be pursued it should be through a full District Plan review.

Since our last submission subdivision of the site at 452 Cambridge Terrace and construction of three new dwellings has occurred.

Changes to zones brought about by PC56 have these new lots zoned in the High-Density Residential Area. The latest of which, (Lot 5) straddles two different Activity Areas.

Due to further development and the boundary adjustment that has occurred the proposed zone does not even match these existing boundaries. Not that we believe that this zone should follow the boundary line.



Aerial view showing boundary of Hill Residential Zone.

HCC Map shows location of the Hill Residential and High Density Residential. Zones



We believe Council were remiss in not considering the greater density with our first submission. This was our only submission made on the Plan Change 56. We have been involved in this site for 20 years and we are well familiar with the location and zone. With the future predications for growth in the Hutt City area, this site would be well suited to promote and assist with more housing.

The right decision for this site is medium density residential.

Yours faithfully



Kevin C. Collins
Design Network Architecture Limited

