

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 Melissa Yaxley on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is melyaxley@yahoo.co.nz
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

I am opposing the rezoning of my address (11 Ashburn Road) and surrounding areas, particularly 30 Pencarrow Cres which backs onto my property and neighbouring properties on Ashburn Road. I have lived here for 9 years and enjoy my current lifestyle as do my neighbours. The decision to rezone this area will put end to our current lifestyle, we have bought this house to enjoy into our retirement (still a way off but we bought for the long term). We chose very carefully a single story home which would be easily adapted to be accessible should be need it, 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 – a lot of thought went into this purchase and it took over 2 years of looking to get the right 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. This will also greatly impact my ability to work from home should major construction happen behind my property due to the noise and vibrations.

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, I will be forced to sell as I do not wish to live in a built-up area, with reduced privacy. I feel that rezoning this area is taking away my rights as a homeowner.

As a resident of Wainuiomata for the past 45+ years, it is sad to see the kiwi lifestyle that we use to promote in our community diminish by decisions which are out of our (homeowners/ratepayers) control.

#	Chapter	Provision	Position	Reasons	Relief sought

	MRZ – Medium Density Residential Zone	Re-Zoning of 11 Ashburn Road (my property) and neighbouring properties particularly 30 Pencarrow Road, Wainuiomata, LOWER HUTT 5014	Select from: <ul style="list-style-type: none"> oppose 	<p>I oppose the rezoning of this address/area. I have lived here for 9 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. This will also greatly impact my ability to work from home should major construction happen behind my property due to the noise and vibrations shaking the house.</p> <p>I purchased this property mainly for the privacy this gave me and my family, we live down a</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>
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				<p>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 we have bought to enjoy into our retirement (still a way off but we bought for the long term), we chose very carefully a single story home which would be easily adapted accessible should be need it – a lot of thought went into this purchase and it took 2 years of looking to get the right property.</p> <p>If it goes ahead, I will be forced to sell as I do not wish to live in a built-up area, with reduced privacy. I feel that rezoning this area is taking away my rights as a homeowner.</p> <p>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 allocation throughout Wainuiomata being considered that this area should remain untouched.</p>	
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