

RMA Form 5

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 **Michael Stewart, 25 Rakeiora Grove, Korokoro** on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is **mike.stewart@modezen.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 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** 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.

Introduction

1. I am a long-time resident of Korokoro, living at my home for over 23 years, grown a family and seen many changes in the valley in that time. However, I have seen the core values of the community remain, with an especially high value placed on the environment.
2. As publisher of the local community newsletter for a period, I have seen that Korokoro is a community founded on the environment with families active in the local Environment Group, environmental activities of the local school and actions of residents demonstrating a commitment to the environment in the area.

#	Chapter	Provision	Position	Reasons	Relief sought
1	Maps	The Zoning of the lower Korokoro slopes from Akatea Drive down the hill to the intersection of London Road and Korokoro Road as Medium Density.	Oppose	<p>This area better matches the definition of “Large Lot Residential” as provided in LLRZ-O1 as the area:</p> <ul style="list-style-type: none"> a) is steep in the vast majority of places b) has high levels of vegetation cover c) has constraints in infrastructure due to the topology d) has lower levels of access to commercial and community facilities given difficult access to Petone and distance to community facilities like the school <p>LLRZ-O2 already provides for higher density where development constraints can be resolved. A LLR zone does not exclude higher density where it is possible.</p> <p>This area has historically been managed as Hill Residential which meets the objective of LLRZ-O3. It has been developed to complement and enhance the amenity of the natural environment.</p> <ul style="list-style-type: none"> a) Korokoro has many walking tracks and environmental areas. b) The Korokoro community is very environmentally focussed <p>A change to Medium Density</p> <ul style="list-style-type: none"> a) does not align with previous objectives for the area b) changes the amenity for its residents c) has natural hazard problems d) and does not align with the community <p>A change to Medium Density does not align with half of the suburb which has been zoned as Large Lot Residential (from Korokoro Road up to Korokoro School).</p>	Rezone the area from Medium Density to Large Lot Residential