

From: [Lucas Surveys](#)
To: [District Plan Review Team](#)
Subject: [EXTERNAL] Proposed District Plan submission
Date: Wednesday, 30 April 2025 2:29:35 pm

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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 Gary Rawson of Lucas Land on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is lucasurv@xtra.co.nz
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 do not 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.
7. Introduction

Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought

1	Large Lot Residential Zone	The area involved is 443-452 Cambridge Tce, Wingate.	oppose	The land as described is currently under development in stages. There are new residential buildings at the current top of the site with further buildings proposed. The new zoning as Large Lot Residential makes a mockery of the current use of the land. At a minimum the current cleared land should remain as medium density residential.	At a minimum the current cleared land should remain as medium density residential if not the whole of the land described.
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Gary Rawson
Lucas Land Surveys Ltd