

1. This is a submission from R G McMillan, D B McMillan, and Gibson Sheat Trustees Limited on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is ziodirog47@gmail.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.
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Introduction

8. This submission addresses the Slope Assessment Overlay and zoning applied to 385 Hebden Crescent, Kelson 5010, under the Proposed Lower Hutt District Plan 2025. We oppose these provisions due to inaccuracies in the Council's research and methodology.
9. The requested changes aim to correct the overlay's application and ensure zoning aligns with the property's rural status.

Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1.	Natural Hazards	Slope Assessment Overlay - 385 Hebden Crescent	Oppose	Approximately one-third of the property is flat, with over 100,000 native trees planted by R G McMillan, and no instability recorded in over 45 years.	Remove 385 Hebden Crescent from the Slope Assessment Overlay due to insufficient evidence of risk.
2.	Maps	Zoning - 385 Hebden Crescent	Oppose	The property is incorrectly zoned as residential; it is rural in character and use.	Rezone 385 Hebden Crescent from residential to rural and explain why or how the residential classification was determined.
3.	Natural Hazards	Slope Assessment Overlay - 385 Hebden Crescent	Oppose	The overlay lacks site-specific geotechnical evidence and relies on generalised mapping.	Provide the specific geotechnical basis (e.g., soil stability reports, instability records) for applying the overlay to this property.
4.	Natural Hazards	Slope Assessment Overlay - 385 Hebden Crescent	Oppose	A 17-unit subdivision on steep adjacent land causes runoff into the property's creek, ignored by the overlay.	Assess the subdivision's runoff contribution to hazards at 385 Hebden Crescent and enforce the existing drainage requirements.
5.	Natural Hazards	Slope Assessment Overlay - 385 Hebden Crescent	Oppose	Earthworks and subdivision rules are irrelevant to a stable, tree-planted rural property.	Remove 385 Hebden Crescent from the overlay; alternatively, clarify the rules' applicability to this property.