

**From:** [Brent McKenzie](#)  
**To:** [District Plan Review Team](#)  
**Subject:** [EXTERNAL] Submission - Brent McKenzie  
**Date:** Thursday, 27 March 2025 6:36:12 pm  
**Attachments:** [S10001\\_S10004, McKenzie, 56 Miromiro Rd, \(U240014\), 20240715.dwg](#)  
[S10001\\_S10004, McKenzie, 56 Miromiro Rd, \(U240014\), 20240715 \(1\).pdf](#)  
[Proposed Area in relief of slope assessment overlay.jpg](#)

You don't often get email from [macfamilynz@gmail.com](mailto:macfamilynz@gmail.com). [Learn why this is important](#)

To: Chief Executive, Hutt City Council

Via email to [district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz).

This is a submission from Brent Paul McKenzie on the Proposed Lower Hutt District Plan 2025.

My email address for service is [macfamilynz@gmail.com](mailto:macfamilynz@gmail.com).

I could not gain an advantage in trade competition through this submission.

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.

I do not wish to be heard in support of my submission.

### Introduction:

My submission relates to the effect such proposed changes will have on our future potential to develop the property we own at 56 Miromiro Road being 7,745sqm. We are currently preparing plans to provide future housing options for our children with new builds on this section. In particular we note that the slope assessment overlay applied to our property is not based on a detailed site survey but rather less accurate 'air to ground' radar data.

In the anticipation of future building and subdivision we have completed a detailed topographical survey as of 15/7/2024. This survey details a greater area of existing flat to low gradient areas than is detailed on the council produced overlay. Our submission is that this detailed topographical survey is used to amend the slope assessment overlay as currently applied to our property.

### Supporting Attachments:

1 & 2: Topographical Survey (52 & 56 Miromiro Road, Normandale). Pdf and dwg files.

3: Proposed amendment showing highlighted area (blue) to be excluded from the slope assessment overlay due to flat or low gradient. JPEG file.

### Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1	Sub-R20 and	Hazard Map: Slope	<ul style="list-style-type: none"> <li>oppose in part</li> </ul>	The slope assessment	Amend the mapping to

	associated Map Overlay	Assessment Overlay		overlay as mapped for our property is not accurate as evidenced by the attached topographical site survey.	better match the detailed topographical site survey provided. This will provide a larger area for future building sites that do not fall within the slope assessment overlay.
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## DRAWING REGISTER

DWG NO	DWG TITLE	REVISION	DWG USE
S10001	TOPOGRAPHIC SURVEY PLAN SH 1	-	-
S10002	TOPOGRAPHIC SURVEY PLAN SH 2	-	-
S10003	TOPOGRAPHIC SURVEY PLAN SH 3	-	-
S10004	TOPOGRAPHIC SURVEY PLAN SH 4	-	-

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56 Miromiro Rd, Lower Hutt

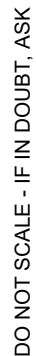
## **SERVICES LEGEND**

TYPE	EXISTING(SURVEY TOPO)	EXISTING(SURVEY SCHEME)
	PROPOSED(CIVIL SERIES)	EXISTING(CIVIL SERIES)
STORMWATER PIPE		
STORMWATER MANHOLE		
STORMWATER DOWNPIPE		
STORMWATER SUMP		
STORMWATER SOAKPIT		
STORMWATER HEADWALL		
STORMWATER PUMPSTATION		
SEWER PIPE		
SEWER RISING MAIN		
SEWER MANHOLE		
SEWER GULLYTRAP		
SEWER JOINT		
SEWER SADDLE		
SEWER PUMPSTATION		
WATER PIPE		
WATER MANHOLE		
WATER TOMB		
WATER THRUST BLOCKS		
WATER VALVE AIR		
WATER VALVE SLUICE		
WATER VALVE SCOUR		
POWER UNDERGROUND (U\G)		
POWER OVERHEAD (O\H)		
POWER POLE		
POWER STREET LIGHT		
POWER SERVICE PIT		
POWER CONNECTION BOX		
TELECOM UNDERGROUND (U\G)		
TELECOM FIBRE		
TELECOM OVERHEAD (O\H)		
TELECOM SERVICE POLE		
TELECOM SERVICE PIT		
TELECOM PILLAR		
GAS MAIN		
GAS VALVE		
GAS METER		
UNKNOWN		

Rev.	Description	Checked	Approved	Date

Design:		Date:	15/07/2024	Job No.  U240014	
Drawn:	LR	Scale:	Refer Section		
Project Name: McKenzie 56 Miromiro Rd					
This drawing is copyright and the property of the author and must not be retained, copied or used without the authority of Tararua Land Surveyors					
				Drawing No. S10000	Revision





1. HEIGHTS ARE IN TERMS OF NZVD 2016  
ORIGIN OF HEIGHTS SP SO 28191 RL: 114.95  
SITE DATUM: STEEL PIN IN CONC. DRIVEWAY SP 1 RL: 102.98

2. CONTOUR INTERVAL IS 0.5M WITH ACCURACY +/- HALF THE CONTOUR INTERVAL INTERPOLATED FROM SPOT HEIGHTS.

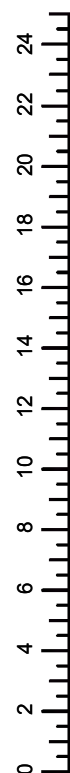
3. WHERE HEIGHTS ARE CRITICAL FOR COMPLIANCE WITH DISTRICT PLAN FURTHER HEIGHTS MAY BE REQUIRED TO BE MEASURED.

4. THE CROSS SYMBOL REPRESENTS THE POSITION WHERE THE HEIGHT WAS MEASURED.

5. EXISTING SERVICES SHOWN IN GREY COLOUR  
ARE DIGITISED FROM COUNCIL GIS.

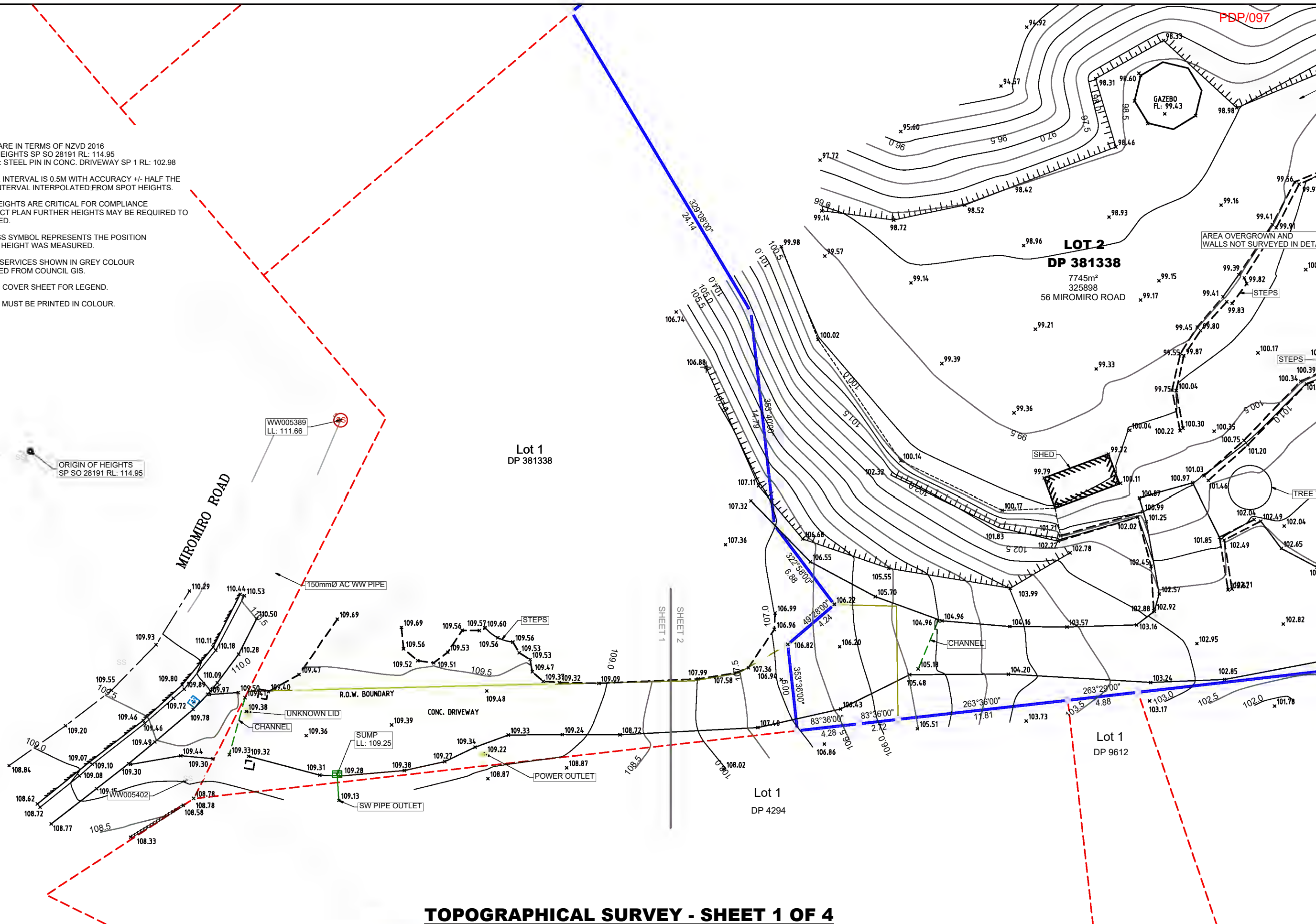
6. REFER TO COVER SHEET FOR LEGEND.

7. THIS DWG MUST BE PRINTED IN COLOUR.



SCALE 1 : 250(A3)

ORIGINAL SIZE A3



**TOPOGRAPHICAL SURVEY - SHEET 1 OF 4**

[illegible]

278 OXFORD STREET PO BOX 310, LEVIN PH: (06) 366 0055	34 MAIN STREET PO BOX 40-554, UPPER HUTT PH: (04) 524-9010
EMAIL: <a href="mailto:admin@tararusurveyors.co.nz">admin@tararusurveyors.co.nz</a>	

Prepared for McKenzie  
Topographical Survey of  
Lot 2 DP 381338  
56 Miromiro Rd, Lower Hutt

Design:		Date:	15/07/2024	Job No.  U240014	
Drawn:	LR	Scale:	1:250 @ A3		
Project Name: McKenzie 56 Miromiro Rd					
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Date plotted: Mon Jul 15 16:57:16 2024



NOTES:

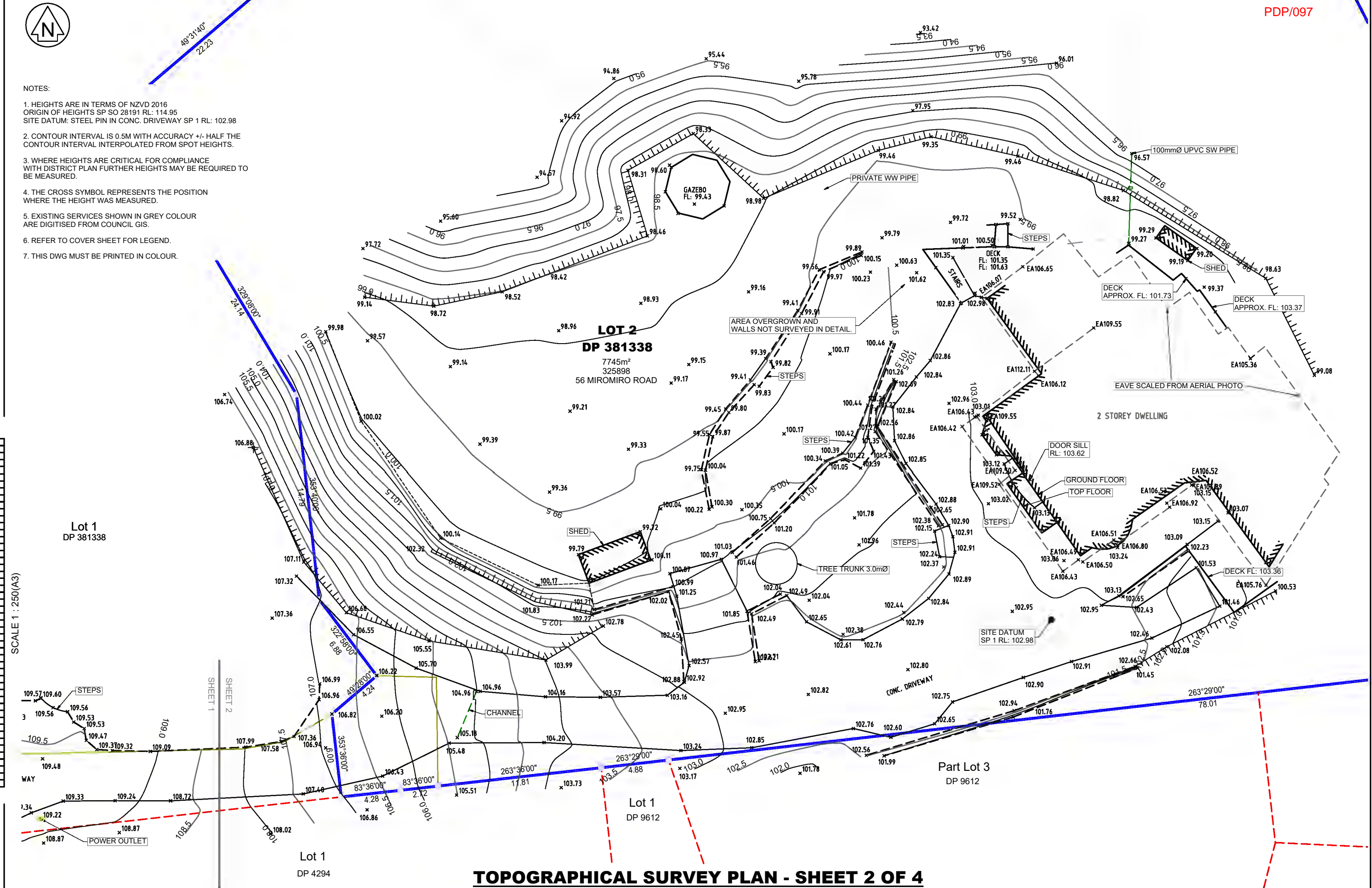
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0 2 4 6 8 10 12 14 16 18 20 22 24

SCALE 1 : 250(A3)

ORIGINAL SIZE A3



TOPOGRAPHICAL SURVEY PLAN - SHEET 2 OF 4

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Prepared for McKenzie  
Topographical Survey of  
Lot 2 DP 381338  
56 Miromiro Rd, Lower Hutt

Design:	Date:	15/07/2024
Drawn:	LR	Scale: 1:250 @ A3
Project Name: McKenzie 56 Miromiro Rd		
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Job No.	U240014
Drawing No.	S10002
Revision	



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ORIGINAL SIZE A3



- NOTES:
1. HEIGHTS ARE IN TERMS OF NZVD 2016  
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SCALE 1 : 250(A3)



### TOPOGRAPHICAL SURVEY - SHEET 3 OF 4

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Prepared for McKenzie  
Topographical Survey of  
Lot 2 DP 381338  
56 Miromiro Rd, Lower Hutt

Design:		Date:	15/07/2024
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Project Name: McKenzie 56 Miromiro Rd			
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Job No.	U240014
Drawing No.	S10003
Revision	

Date plotted: Mon Jul 15 16:57:23 2024





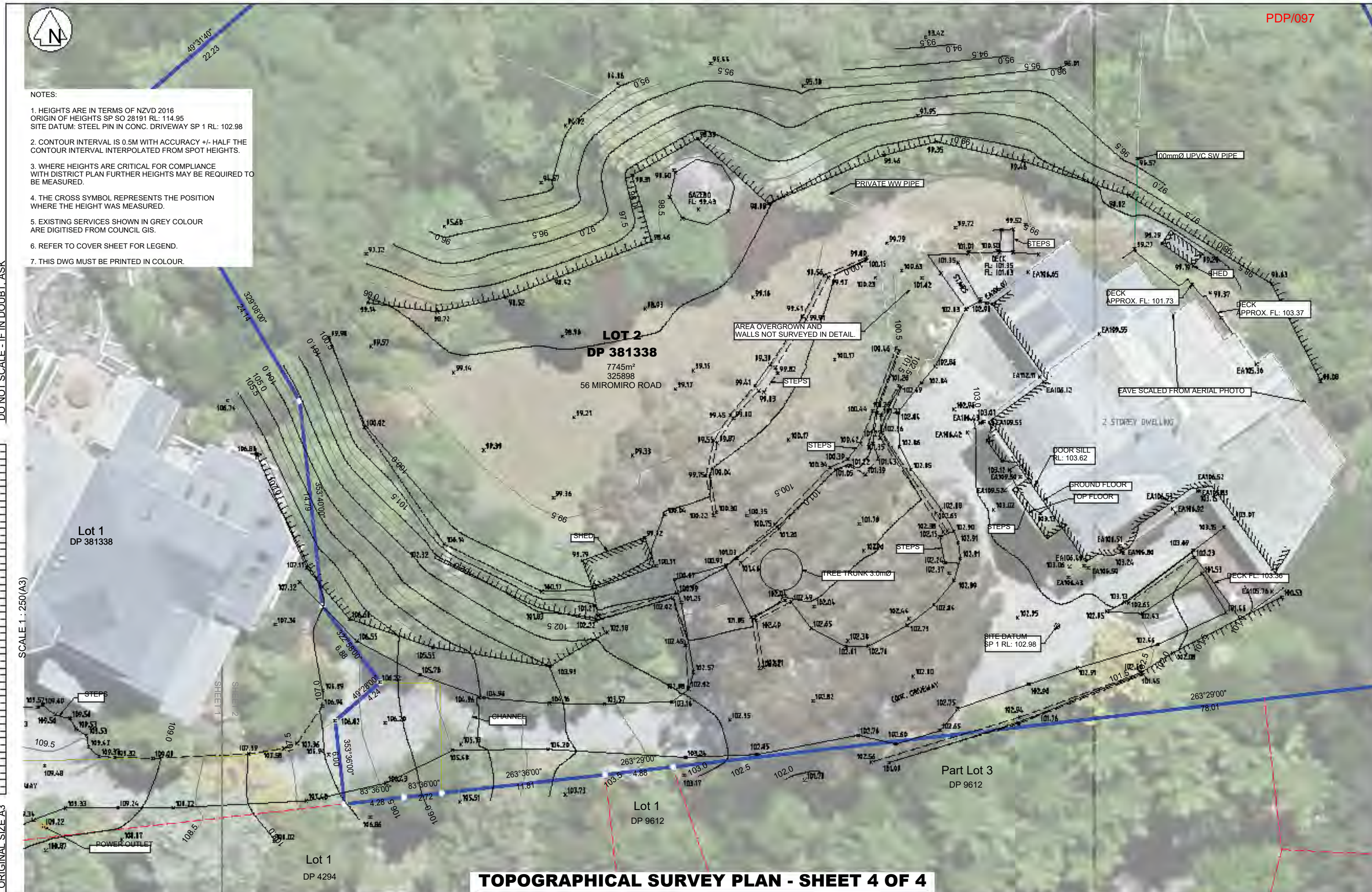
## NOTES:

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ORIGIN OF HEIGHTS SP SO 28191 RL: 114.95  
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ORIGINAL SIZE A3

SCALE 1 : 250 (A3)



## TOPOGRAPHICAL SURVEY PLAN - SHEET 4 OF 4

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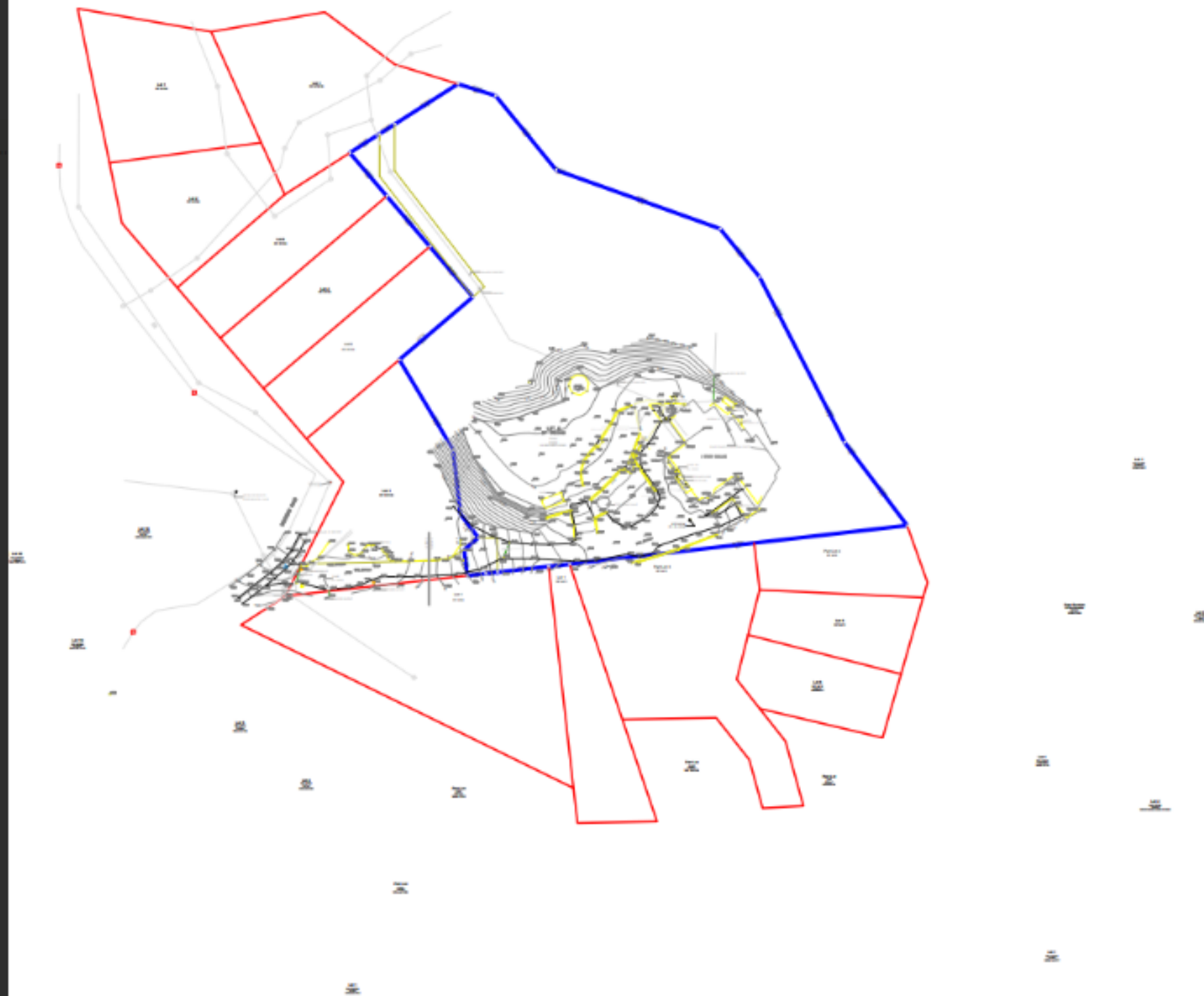
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Design:		Date:	15/07/2024	Job No. <b>U240014</b>
Drawn:	LR	Scale:	1:250 @ A3	
Project Name: McKenzie 56 Miromiro Rd				Drawing No. <b>S10004</b>
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Design:		Date:	15/07/2024	U240014
Drawn:	LR	Scale:	1:250 @ A3	
Project Name: McKenzie 56 Miromiro Rd				Drawing No. S10004
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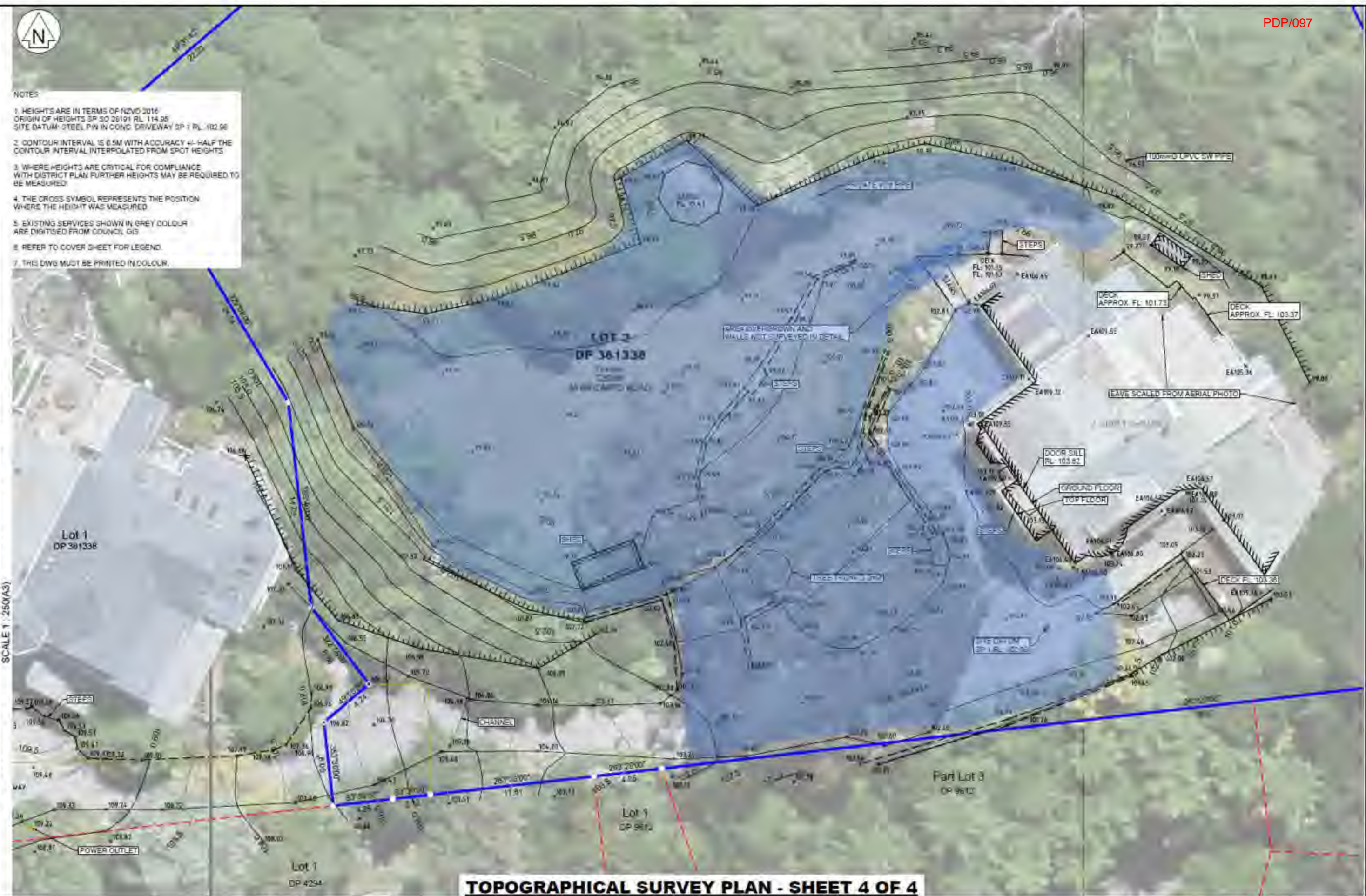




- NOTES
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ORIGINAL SIZE A3  
SCALE 1:250(A3)



**TOPOGRAPHICAL SURVEY PLAN - SHEET 4 OF 4**

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Drawing No. S10004				Revisions