

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 Tim Philips on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is timp@unfuddle.nz.
3. I could not gain an advantage in trade competition through this submission.
4. I am not directly affected by an effect of the subject matter of the submission that:
 - a. Adversely affects the environment, and
 - b. Does not relate to trade competition or the effects of trade competition.
5. 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.
6. I wish to be heard in support of my submission.
7. If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Introduction

8. The district plan has zoned our property at 60 HOLBORN DRIVE, STOKES VALLEY as Large Lot Residential Zone while the vast majority of neighbouring properties and many properties up and down from us are classified as Medium Density Residential Zone. I do note that the district plan has a provision for lack of reticulated water, wastewater or stormwater. This does not seem to be a problem for other properties (or our direct neighbour #62). I have included supporting screenshots obtained from the Hutt City Council mapping services. One of the photos from the HCC GIS Viewer has a layer titled WWL Forward Works Programme.

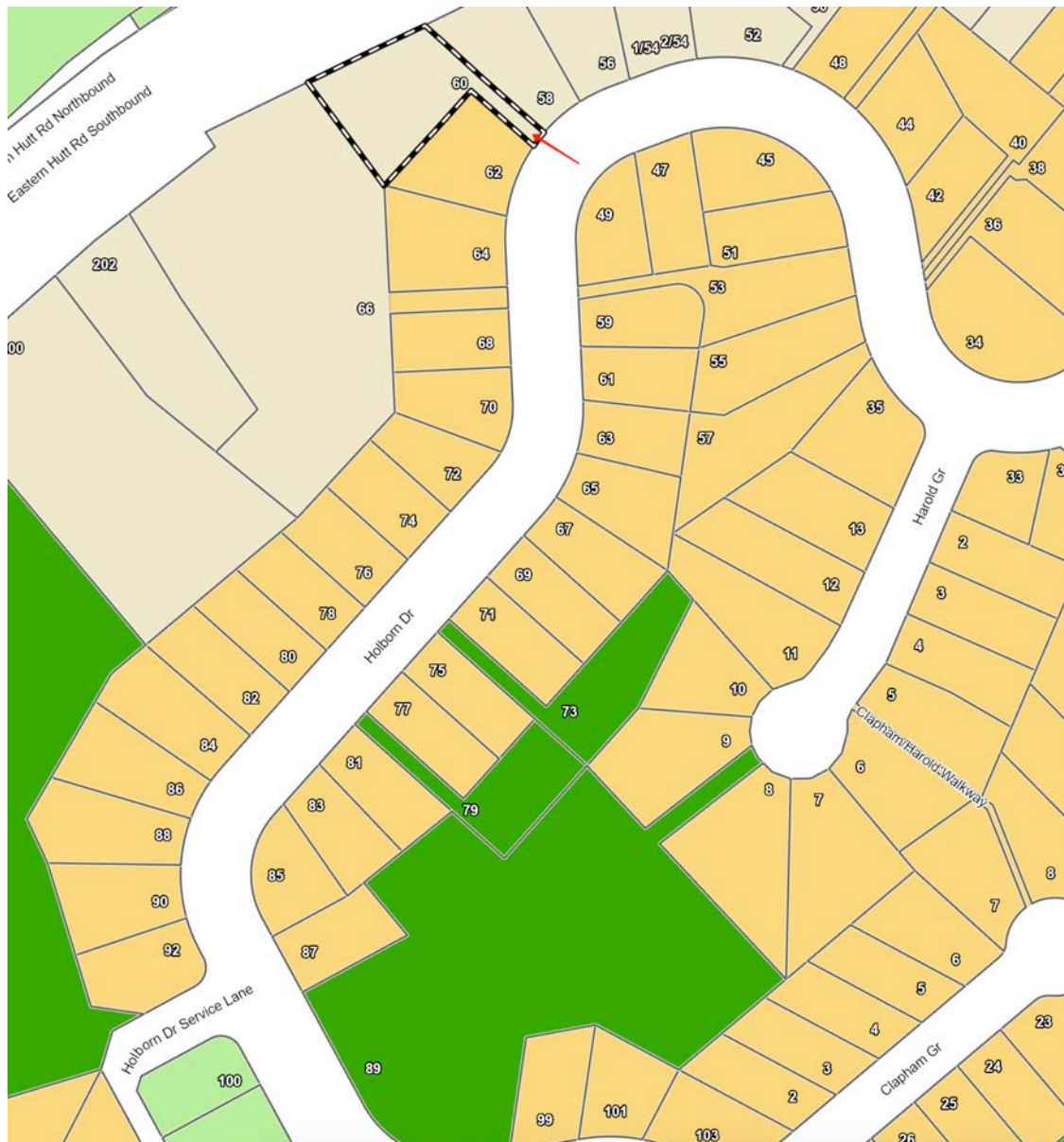
There did not look to be any objectives, policies, rules or standards in Large Lot Residential Zone zoning due to natural hazards. If this was a factor then it should have been mitigated with the substantial work done along the side of our property to strengthen Eastern Hutt Road.

Outcome - We are writing to have this reviewed and rezoned to Medium Density Residential Zone.

Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
	LLRZ – Large Lot Residential Zone			<p>As above:</p> <p>It is unclear given the guidelines and criteria of the District Plan how this came to be zoned for LLRZ.</p> <p>There looks to be sufficient water services as other properties up from us.</p>	Zoning changed to be Medium Density Residential Zone

1. Orange are Medium Density Residential Zone



2.

#	Chapter	Provision	Position	Reasons	Relief sought
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1. Hutt City Water Network:
 - Blue showing feeds to all properties up hill
 - Red showing waste water
 - Green showing storm water

It seems that all medium density properties connect into the same water network that we do.

