

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 [REDACTED] 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 David James Clode, sole director of Mahia Limited, on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is clodedavid@hotmail.com
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:
5. Adversely affects the environment, and
6. Does not relate to trade competition or the effects of trade competition.
7. 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.
8. I do not wish to be heard in support of my submission.

9. If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Introduction

10. I'm making a submission in response to the Proposed District Plan change that would see my property at 26 Kowhai Street, Naenae, reclassified as being within a high natural hazard area. I understand such a classification would severely restrict my ability to either subdivide the property or place an additional house/s on the back of the land, as allowed under the current District Plan. I purchased 26 Kowhai Street in 2018 on the basis that the location of the underground services made it feasible to add an additional house/s on the property. I've already added two dwellings to my other Naenae property (7 Sinclair Grove), and I wish to add an additional house/s for people to rent at 26 Kowhai Street.
11. In the time I've owned the property I've never seen the land flood, so I'm unsure why it's being considered as being within a high natural hazard area. I therefore think that such a reclassification is an unfair restriction on my ability to add value to my property and to increase the supply of affordable homes for rent in Lower Hutt, so ask that my property is not classified as being within a high natural hazard area.

Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1.	High Natural Hazard Area classification	26 Kowhai Street, Naenae, Lower Hutt	Oppose	The High Natural Hazard Area classification will restrict my ability to subdivide or add an additional dwelling/s to the back of my section	The High Natural Hazard Area classification is not applied to my property