

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.

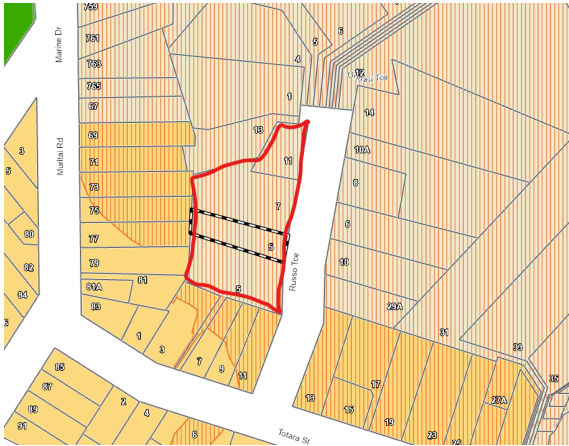
1. This is a submission from Loren Brown on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is lorenmbrown@gmail.com
3. I **could not** gain an advantage in trade competition through this submission.

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.

Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1	Large Lot Residential Zone	LLRZ-R3	Oppose	Our property at 5 Russo Terrace has been zoned LLRZ in the PDP. I understand the purpose of this zone is to manage land that is less suitable for higher density development and I support that subdivision of such steep terrain need not be encouraged. I also understand how a lower density built form is appropriate for the District's steep undeveloped ridges and bush covered hill. However, while Russo Terrace is steep, it is already developed and the housing on this short road is already built right up close to the road and the houses are relatively close to one another – much more akin to a standard residential zoning. The street does not feel like LLRZ – it feels far more densely urban.	Amend LLRZ-R3 to not apply where there is an existing home where such standards cannot already be met and instead the standards of the MDZ should apply.

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				<p>The topography of the properties on this street has lead to this situation, the only place suitable to build is where the houses currently are and have been for nearly 100 years. These properties do not at lend themselves to further subdivision. However, if my other submission to change the zoning of these properties to better reflect the existing development and density is not granted, I which to oppose the standards of this zone contained in LLZ-R3. These rules may well be perfectly fine for undeveloped sites but would result in those houses on Russo Terrace where some modernisation or extension is required, to almost certainly require a resource consent. A costly and unnecessary process, with no worthwhile outcome. This would particularly be the case for the setback from the road, and probably height in relation to boundary. The existing buildings are, in places, almost right on the road and given the steep topography any building is likely to encroach on the height in relation to the boundary. An exemption for existing homes, where the standards of the zone can already not be met, should be provided. The exemption should be made for the standards of the MDZ should apply, which far better reflects the built form of the existing street.</p>	

2	Planning Maps	LLRZ	Oppose	<p>I oppose this zoning as it applies to 5 Russo Terrace, and indeed other properties as shown on the map. The proposed zoning does not reflect the existing character of this already developed street, nor does the character of the street reflect the character of the Large Lot Zone as described in LLRZ-O3. This objective describes the Zone as having generous spaces surrounding buildings and streets. Russo Terrace is short, narrow street with 4 properties located on the western side of the street. Three of the houses, being 5, 7 and 9 are built right up to the street front given the steep topography of the site, which slopes steeply downwards from the road. While the sections are quite large, this is not evident from the street, where they appear as any house would on Medium Density Zoned street. The effect the LLRZ Zone has on those houses should, for example, they wish to extend or may alterations, is likely to require a resource consent because of the necessity to be set further back from the road or other boundaries, than they would have had to have been, had they been zoned MDZ. The larger setbacks are not fair in the instance of these existing homes which are already built right against the road, and close to one another. With the exception of perhaps subdivision, the standards of this zone serve no purpose about protecting the character of the area or the street scene, nor other characteristics described in LLRZ-O3. All it achieves is placing an unnecessary and expensive resource consent route for minor household alterations. While I believe it would be physically impossible to subdivide any of the properties on this street, the controls over</p>	<p>Amend the planning maps to rezone 5 Russo Terrace, and other properties as shown on the attached map 1, as Medium Density Residential, which more accurately reflects the existing built character of the street.</p> 
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				subdivision should be managed by matters such as site suitability, stability, access and hazards. Any one of these factors would need to be fully addressed for a more consequential subdivision application, these should be managed not through the proposed zone, but instead through the provisions contained in the number of overlays that apply to this same street (which I do not oppose).	