

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 Jeremy and Lynne Speight on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is speightnz@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.

Introduction

7. My wife and I own a property in Crawford Grove, Naenae which we purchased in 1994. The original owners, who we purchased from had the foresight in 1948 to purchase 3 lots of a newly developing area and built our home on the site. The proposed zoning change is likely to have a significant detrimental effect on the value of our property.

Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1	Maps	Zoning of 6 Crawford Grove, Naenae	Oppose	<p>We oppose the rezoning of our property from Medium Density Residential to Large Lot Residential. Note current zoning in Map attachment A Proposed zoning in map attachment B</p> <p>Our reasons are as follow:</p> <ul style="list-style-type: none"> - Our property is not one lot, it is 3 lots across 2 titles all 	<ul style="list-style-type: none"> - Our property to remain as Medium Density Residential - If the above is not achieved, then compensation for the significant reduction in value of the property due to more restrictive conditions.

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				<p>owned by us. Note the actual lots marked on Map as attachment C. These individual lots are all smaller (1252sqm to 1656sqm) than lots in Kerkwell Drive and Haven Grove that are remaining Medium Density Residential.</p> <ul style="list-style-type: none"> - The majority of the properties in Crawford Grove are remaining as Medium Density Residential, (9 of 12) - Properties behind our property do not meet the Large Lot Residential requirements of 1,000sqm, but are included in this new zoning of Large Lot Residential. Note marked on Map attachment C - The property is noted as level in the existing plan, so the contours are not liable to slip. - It does not have bush/slope that is indicated by Homes.co.nz map see attachment D. We have drawn the bush on to the 	

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				<p>Map see attachment E and the bush does not feature on our property</p> <ul style="list-style-type: none"> - We don't believe it is zoned Large Lot Residential on the basis of lack of available infrastructure as property's that are over 2,000 sqm above us are remaining as Medium Density Residential yet their wastewater will flow through our property which has the sewer on it, see attachment F. Also, there is water and gas pipes in Crawford Grove and Wellington Electricity have a power pole on our property. - We don't believe it is prone to flooding as we know from experience where water will flow due to the 1 in 40-year floods in February 2004. The culvert up in Seddon Street was blocked by rocks, the water flowed down the street behind our property and entered the creek with no impact on us. 	

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				<ul style="list-style-type: none"> - There would be substantial loss of value of our property if it is rezoned. - I believe if the 4 properties marked in blue see attachment G remained Medium Density Residential, this would also allow the properties marked in yellow on attachment G to correctly remain as Medium Density Residential as opposed to Large Lot Residential. The other properties could remain as large lot as they are generally on bush covered slope not conducive to development 	

A

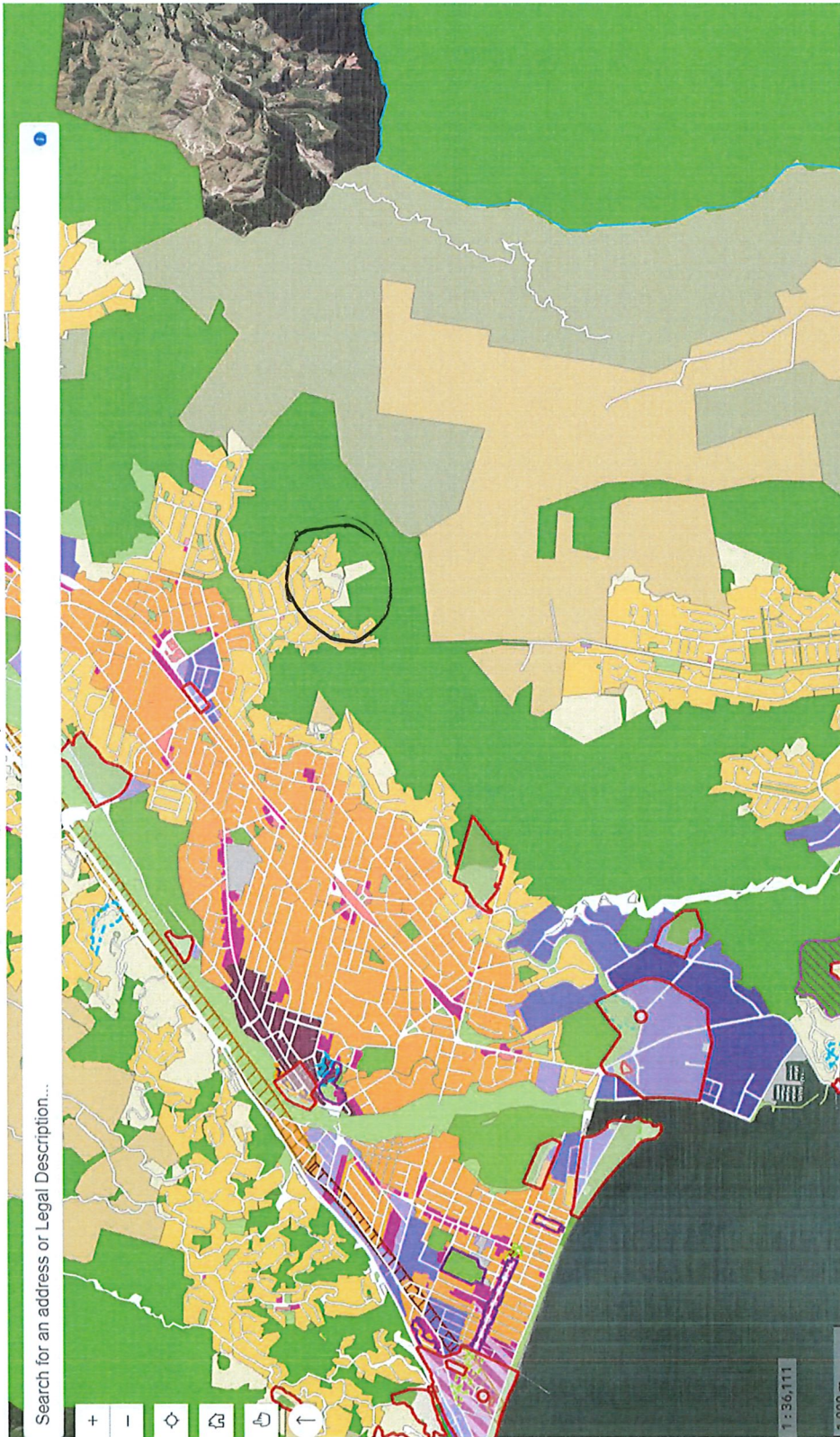
Current Zoning



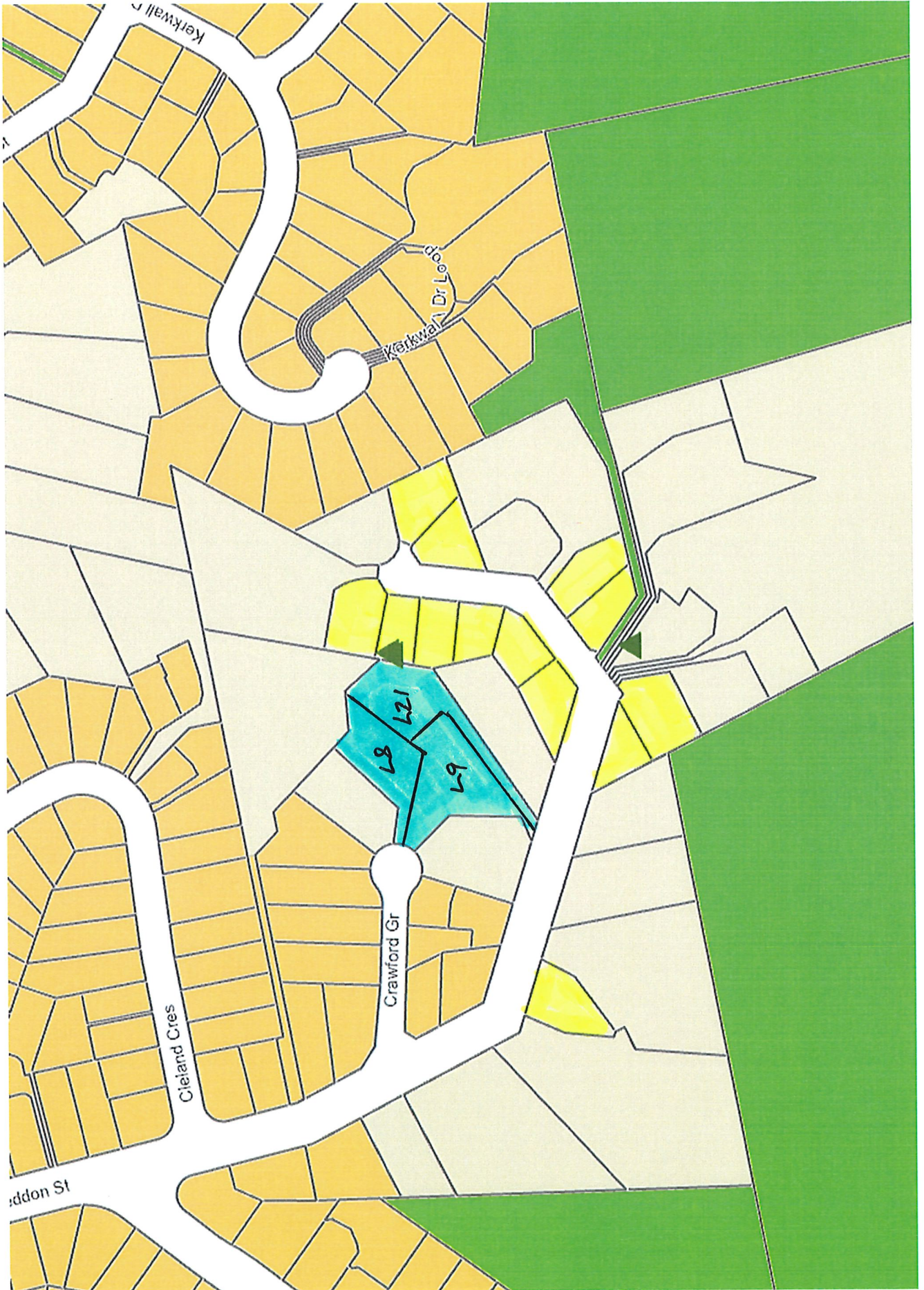
(B)

Proposed Zoning

≡ Proposed Lower Hutt District Plan



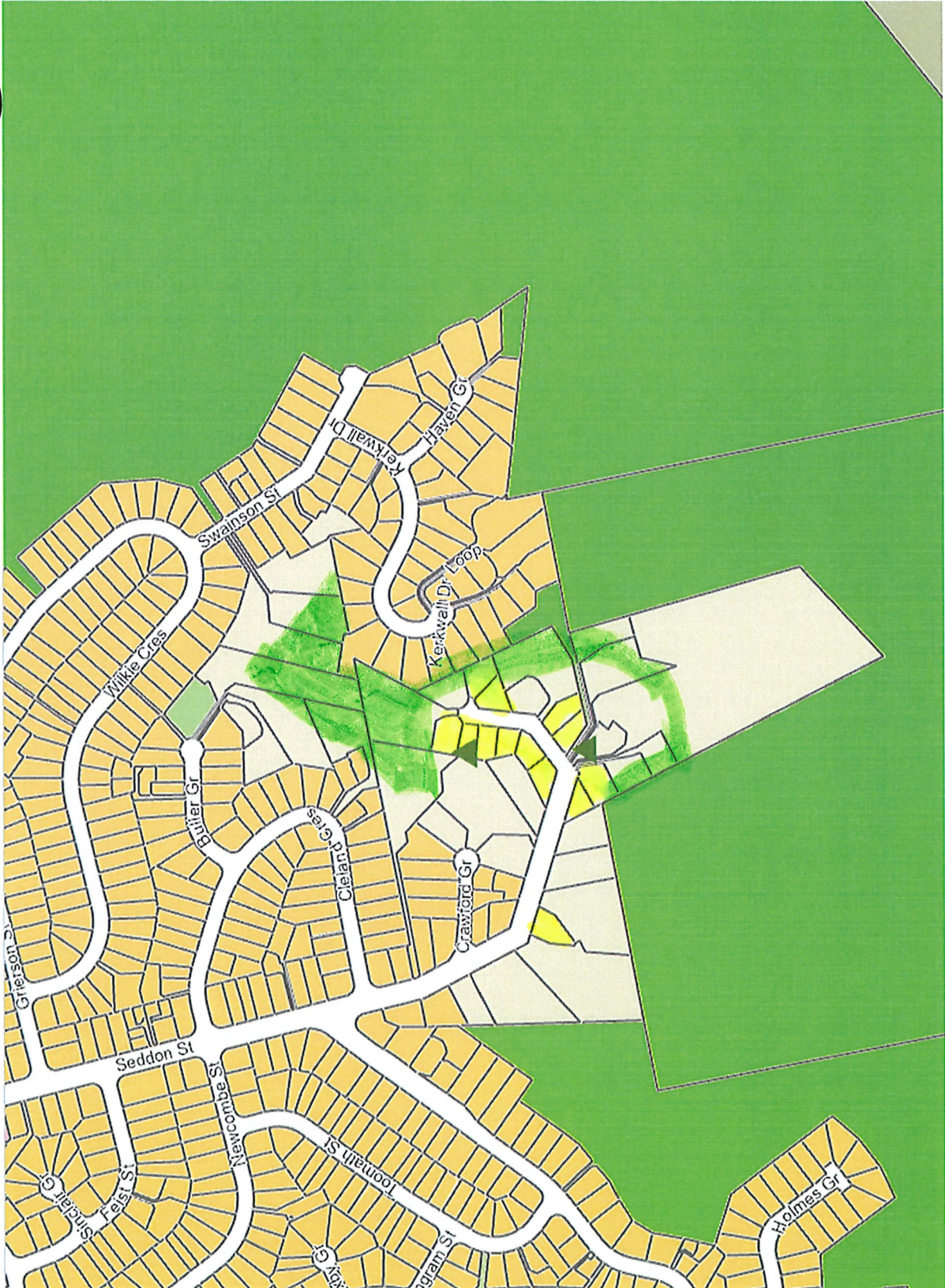
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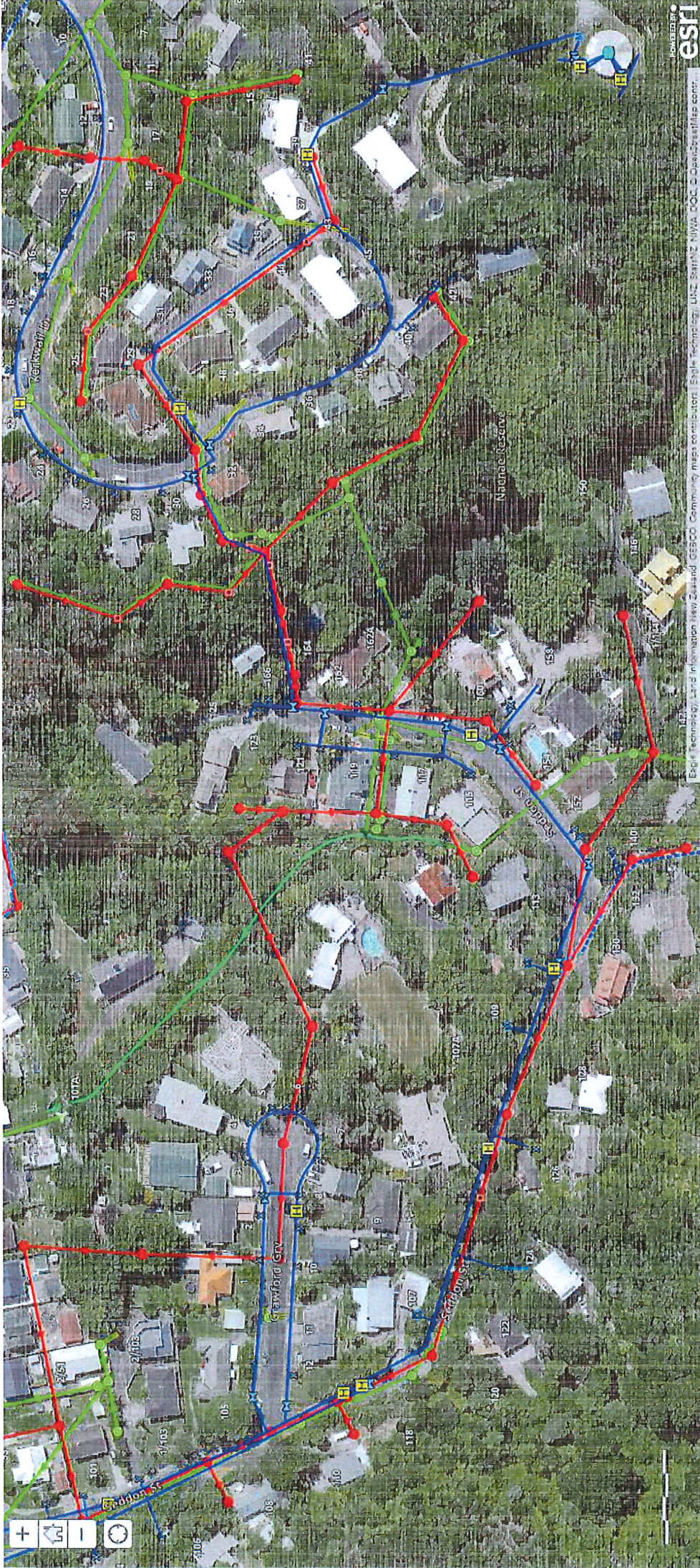


①



(F)





Handwritten signature or mark.

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