

ref: Thornton/29592

19 March 2025

Hutt City Council
Private Bag 31912
Lower Hutt

Via Proposed District Plan submissions

Dear Hutt City Council

SUBMISSION TO PROPOSED HUTT CITY DISTRICT PLAN

This is a submission on behalf of our client Northe Street Partnerships generally in support of the Proposed Lower Hutt District Plan 2025 (PDP).

In particular they support the proposed zoning of land at 70 Maungaraki Road, Korokoro from Rural Residential to Medium Density Residential as:

- The site is not identified as being at significant risk to natural hazards;
- The rezoning will aid Hutt City Council (HCC) towards meeting their growth targets of 2,631 dwellings by 2051¹;
- The rezoning merely extends that zoning of the adjacent land to the north, which is within the Medium Density Residential Zone, and result in a character consistent with that zoning;
- The site is easily serviced, and available for residential development, as evidenced by the resource consent granted over the site (ref: RM200372);
- The site does not exhibit characteristics that would warrant any other zoning, as it is largely vacant, in an urban context.

It remains our view that the site is a good candidate for residential intensification, as outlined in the resource consent mentioned above. The rezoning also better reflects the resource consent granted by Hearings Commissioners over the site (Ref: RM200372).

Therefore we support the HCC's proposed rezoning to Medium Density Residential.

¹ [Wairarapa-Wellington Horowhenua Region - Housing and Business Development Capability Assessment - August 2023 - Chapter 3 - Hutt City Council](#)

Summary

- Support rezoning of 70 Maungaraki Road, Korokoro to Medium Density Residential Zone.

My email address for service is Elliott.Thornton@cuttriss.co.nz.

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

The specific relief sought is listed in Attachment 1. The submitter is not a trade competitor. The submitter wishes to be heard in relation to this submission to assist the Hearing Panel.

At this stage, we do not wish to be heard in support of this submission, but reserve the right to change our mind, pending review of other submissions.

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

Yours faithfully



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Chapter / Sub-part	Specific provision – matter	Position	Reason for Submission	Decisions requested / relief sought
Medium Density Residential Zone over 70 Maungaraki Road, Korokoro	Zone	Support	<p>The retention and expansion of Medium Density Residential Zone would:</p> <ul style="list-style-type: none"> - Is surrounding by land already zoned Medium Density Residential; - Is able to support additional housing; - Is not subject to significant natural hazards; - Will aid in meeting the Hutt City Council's projected housing demand over the next 30 years. 	Rezoned as Medium Density Residential Zone