

# 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](mailto: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](mailto:district.plan@huttcity.govt.nz).

1. This is a submission from Anjuli Yiasoumi on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is [anjuli.yiasoumi@gmail.com](mailto:anjuli.yiasoumi@gmail.com)
3. I ~~could~~/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~~/ do not wish to be heard in support of my submission.
6. If others make a similar submission, I will / ~~will not~~ consider presenting a joint case with them at the hearing.

## Introduction

To whom it may concern,

I am writing to oppose the proposed rezoning of my property at 5 Ashburn Road and the surrounding area.

My partner, young son, and I chose this area as our long-term family home because of its peaceful, semi-rural character, privacy, and sense of community. We were drawn to Ashburn Road because it's quiet and safe. Our son and future children can ride bikes along the street, and we feel confident knowing the area is low-traffic and family-friendly. We're close enough to local schools and amenities while still enjoying a lifestyle that feels private and connected to nature.

Rezoning this area to allow for medium-density housing, including low-rise apartments or terrace housing, would fundamentally alter the environment that we and our neighbours have chosen to invest in. It would compromise our privacy, increase noise levels, bring traffic congestion, and change the visual character of the neighbourhood. The proposed changes completely disregard the reasons we and others deliberately chose to live here.

Should multi-storey developments be allowed near our home, our family would lose the privacy we currently enjoy, especially since we live in a single-storey dwelling. We are deeply concerned about the impacts on our quality of life, loss of sunlight, construction disruption, and long-term noise.

This rezoning proposal does not align with the current character or compatibility of this part of Wainuiomata. There are already more suitable areas designated for higher-density housing that do not require such drastic changes to established residential streets, like Ashburn Road.

Please consider the significant and lasting impact this would have on families like ours. We strongly urge the council to maintain the existing zoning and protect the character of this neighbourhood.

#	Chapter	Provision	Position	Reasons	Relief sought

	<b>MRZ – Medium Density Residential Zone</b>	Re-Zoning of 5 Ashburn Road (my property) and neighbouring properties	Select from: <ul style="list-style-type: none"> <li>oppose</li> </ul>	<p>I oppose the rezoning of this address/area.</p> <p>This area has large lot sections and minimal neighbours (who also enjoy a larger lot of land) with no building out, as we all have caveats on our properties to allow only a single dwelling per property, which gave us security to purchase in this area.</p> <p>Enabling developers to build semi-detached, terrace housing, and low-rise apartments of three storeys on neighbouring properties will cause visual intrusions, reduced sun exposure, additional noise pollution, and a massive loss of privacy, being in a single-level story house with only single glazing.</p> <p>The decision to rezone this area will put end to our current lifestyle we have bought to enjoy into our retirement (still a way off but we bought for the long term), we chose very carefully a single story home which would be easily adapted accessible</p>	<p>To decline the proposed change of rezoning to a medium density residential zone for this area.</p> <p>Replacing the current “Hill residential” zone to be zoned “large lot residential”.</p>
--	--	---	--	--	---

#	Chapter	Provision	Position	Reasons	Relief sought
				<p>should be need it – a lot of thought went into this purchase and it took 2 years of looking to get the right property.</p> <p>If it goes ahead, I will be forced to sell as I do not wish to live in a built-up area, with reduced privacy. I feel that rezoning this area is taking away my rights as a homeowner.</p> <p>I do not think the medium density residential zone fits the compatibility of the area and the characteristics of the current neighbourhood. I also feel there is enough allocation throughout Wainuiomata being considered that this area should remain untouched.</p>	