

16 July 2026

Hutt City Council
30 Laings Road
Lower Hutt 5040
Via email to: district.plan@huttcity.govt.nz

Attn: Proposed Hutt District Plan - Independent Hearings Panel

Proposed District Plan: Letter to be tabled at Hearing Stream 4

Urban Edge Planning made a submission on behalf of David and Caroline Skelley (#030) on the Proposed Lower Hutt District Plan (PDP). The submitters request that this letter be tabled for the Hearing Panel's information and consideration.

This statement sets out the submitters support for the Hutt City Council's s42A Council officer's report recommendation.

Submission 30 was lodged in relation to 1A Mackenzie Road and sought the following:

- Opposed the inclusion of 1A Mackenzie Road within the Natural Open Space Zone, and requested that the site be rezoned to the Medium Density Residential Zone
- Inclusion within the 18m Height Control Overlay
- Any consequential changes or alternative relief required to achieve the intended outcomes sought within this submission

The Council's officer's s42A report for *Stream #4: Other Zones* made the following recommendations:

- That the request to rezone the site at 1A Mackenzie Road to the Medium Density Residential Zone be accepted; and
- That the request to include the subject site within the 18m Height Control overlay be rejected.

Submission 30 identified that 1A Mackenzie Road is held in private ownership, has land use consent for residential use, and does not form part of the adjacent East Harbour Regional Park whereby the Natural Open Space zoning as per the notified version of the Proposed District Plan is inappropriate. It was sought to rezone the site to the Medium Density Residential Zone.

As per paragraphs 129 and 132 of the s42A report, the Council officer has agreed that rezoning to the Medium Density Residential Zone is appropriate, noting the private ownership and approved

resource and building consents (RM230298 and BC250408) for construction of a three-storey dwelling onsite.

The submitter agrees with, and supports, the recommendation made by the Council's s42A reporting officer that the site be rezoned to the Medium Density Residential Zone.

Submission 30 also sought inclusion of 1A Mackenzie Road within the 18m Height Control Overlay. This was to maintain consistency with the Operative District Plan where the site presently benefits from an 18m height control, and to reflect the same zoning and overlay as the adjacent properties along Muritai Road.

For the reasons detailed at paragraphs 130 and 131 of the s42A report, the Council officer has recommended that the 18m Height Control Overlay does not apply to the subject site. The submitter accepts the Council officer's position.

The submitters appreciate the opportunity to be involved in the PDP process. Should you have any queries regarding the content of this letter, please feel free to reach out to us.



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On behalf of:
David and Caroline Skelley