

PROPOSED LOWER HUTT DISTRICT PLAN: RESIDENTIAL AND RURAL ZONES (HEARING STREAM 3)

HEARING REPRESENTATION STATEMENT

EMMA BEAN ON BEHALF OF NORTHE STREET PARTNERSHIPS

- 1.1. My name is Emma Bean. I am an intermediate planner at Cuttriss Consultants Limited.
- 1.2. Cuttriss prepared the submission on behalf of Northe Street Partnerships in relation to 70 Maungaraki Road, Korokoro.
- 1.3. The submission supports the Proposed District Plan zoning of the site as Medium Density Residential Zone.
- 1.4. I do not intend to repeat the submission in full. My purpose is to confirm that the relief sought by Northe Street Partnerships is now generally supported by Council's reporting officer.
- 1.5. The submission seeks to retain the proposed Medium Density Residential Zone for 70 Maungaraki Road.
- 1.6. The site is in an urban context, is adjacent to other Medium Density Residential zoned land, and is available for residential development.
- 1.7. Medium Density Residential Zone remains the most appropriate zoning for the site.
- 1.8. I understand that the section 42A report recommends accepting the relief sought by Northe Street Partnerships.

1.9. I also understand that the rebuttal evidence does not change that recommendation, and the rebuttal mapping continues to record the request as retain Medium Density Residential Zone.

1.10. Accordingly, the matter does not appear to be in contention.

1.11. I respectfully ask the Panel to confirm the Medium Density Residential Zone for 70 Maungaraki Road, consistent with the section 42A recommendation and Council's rebuttal evidence.

1.12. Thank you. I am happy to take any questions from the Panel.

Emma Bean

Dated 22 June 2026