

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

HEARING REPRESENTATION STATEMENT

NICOLE HERON ON BEHALF OF DMAC HOMES LIMITED TRADING AS FRIDAY HOMES

- 1.1. My name is Nicole Heron. I am a senior planner at Cuttriss Consultants Limited.
- 1.2. Cuttriss prepared the submission on behalf of DMAC Homes Limited trading as Friday Homes in relation to 30 Pencarrow Crescent, Wainuiomata.
- 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 Friday Homes is now generally supported by Council's reporting officer.
- 1.5. The submission seeks to retain the proposed Medium Density Residential Zone for 30 Pencarrow Crescent.
- 1.6. The site is in an urban context and adjoins other land zoned Medium Density Residential. The proposed zoning therefore represents a logical extension of the surrounding residential zoning pattern.
- 1.7. The site is largely vacant and available for residential development.

- 1.8. The site does not exhibit the characteristics that would warrant Large Lot Residential Zone. In particular, it is not characterised by significant steep topography, significant vegetation, or significant natural or landscape amenity values.
- 1.9. The site is not identified as being at significant risk from natural hazards.
- 1.10. A resource consent application has been lodged for residential development on the site, being RM240220. To update the Panel, the application is in processing following a further information response.
- 1.11. I rely on that current resource consent application as practical evidence that the site is available for residential development and that the site's servicing, access and development constraints are capable of being addressed through the consenting process.
- 1.12. It demonstrates the rezoning is not theoretical. Friday Homes has already taken steps to develop the land for residential purposes.
- 1.13. The section 42A report recommendation accepting the relief sought by Friday Homes and rejecting the further submissions by adjacent neighbours, supports the conclusion that Medium Density Residential Zone is the most appropriate zoning for the site. I understand that the rebuttal evidence filed does not change that recommendation and the rebuttal mapping supports that by recording the Medium Density Residential Zoning.
- 1.14. I respectfully ask the Panel to confirm the Medium Density Residential Zone for 30 Pencarrow Crescent, consistent with the section 42A recommendation and Council's rebuttal evidence.

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

Nicole Heron

Dated 22 June 2026