

# 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 email or postal 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

1. This is a submission from:

Full name OR Company/organisation	Phil A. Sprey
Contact person <i>if different</i>	
Email address <i>the Council, hearing panel, and courts will use this to contact you, and will publish this information so other submitters can contact you if necessary</i>	phil@capitalc.co.nz
Postal address <i>Required if you did not provide an email address, otherwise optional</i>	25a Ferry Road, Days Bay, Lower Hutt 5013
Phone <i>optional</i>	

3. This is a submission on the Proposed Lower Hutt District Plan 2025.

4. I  could  could not gain an advantage in trade competition through this submission.  
*(Please tick one)*

5. If you could gain an advantage in trade competition through this submission:

- I  **am**  **am not** directly affected by an effect of the subject matter of that submission that—
- (a) adversely affects the environment; and
  - (b) does not relate to trade competition or the effects of trade competition:

*(you must tick one if you answered "could" to the question in paragraph 3 above)*

*Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.*

6. The specific provisions of the proposal that my submission relates to are:

*Give details:*  
**Objection to SASM Classification and Notification Process – 25 A Ferry Road, Days Bay & as it affects others in the area**

*(We recommend using additional pages if your submission is lengthy)*

7. My submission is:

*Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:*  
**See Attached**

*(We recommend using additional pages if your submission is lengthy)*

8. I seek the following decision from Hutt City Council:

*Give precise details:*  
**See Attached**

*(We recommend using additional pages if your submission is lengthy)*

9. I  **wish**  **do not wish** to be heard in support of my submission.  
*(please tick one)*

10. If others make a similar submission,

I  **will**  **will not** consider presenting a joint case with them at the hearing.  
*(please tick one)*

Signature of submitter:  
*(or person authorised to sign on behalf of submitter)*

<i>Phil A. Spray</i>	<b>24/3/2025</b> <i>Date</i>
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*(a signature is not required if you make your submission by electronic means)*

**Where to send your submission**

- **By email (preferred):** [district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz)
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

## Objection to SASM Classification and Notification Process – 25 A Ferry Road, Days Bay

To: Hutt City Council

Date: 23 March 2025

From: Phil Sprey

Address: 25 A Ferry Road, Days Bay

Email: phil@capitalc.co.nz

### Re: Proposed Sites and Areas of Significance to Māori (SASM)

I am writing to formally object to the proposed classification of my property at 25 A Ferry Road, Days Bay as being within a Site or Area of Significance to Māori (SASM), and to raise serious concerns about both the validity of this designation and the way it was imposed on residents.

The letter dated 14 March 2025, sent by Hutt City Council, was cold, impersonal, and bureaucratically worded, informing us without warning that this classification carries immediate legal effect. This type of notification—delivered without any prior engagement, explanation, or context—was especially distressing for many in our community, particularly elderly residents who received the letter with no accompanying guidance, map, or in-person support. Many interpreted it as a veiled threat or potential land grab, leading to widespread confusion, fear, and even panic.

The situation has been made worse by the complete absence of clear evidence or rationale. In the case of the Ferry Road area, the only justification appears to be a vague, unverified reference to a “possible/probable” site of significance. There is no archaeological record, no cultural narrative, and no historical documentation provided to support this claim. For such a designation to carry legal weight based on speculative language is an extraordinary overreach and a deeply irresponsible approach to planning.

Let me be clear: recognition and protection of genuine sites of cultural significance is both important and respected. But the Council’s method has been divisive and poorly executed. Rather than fostering mutual respect and understanding, it has alienated residents and created a sense of distrust. The ideological overtones of the process run counter to the spirit of unity and balance that central government now promotes.

I therefore request that the Council:

1. Immediately withdraw the SASM designation from 25 A Ferry Road until a proper process—grounded in evidence and community consultation—is completed.
2. Publish the full justification (if any exists) for the inclusion of Ferry Road, including cultural or historical evidence and the criteria used.
3. Acknowledge the distress caused by this process, and commit to transparent, respectful, and accessible engagement with affected residents going forward.

At present, the proposal is heavy-handed, unsubstantiated, and harmful. It has divided our community and undermined confidence in local government. This must be rectified.

Sincerely,

*Phil A. Sprey*