

RMA Form 5

# 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 Body Corporate 70946a c/- Body Corporate Committee Chair Simon Speirs on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is [smspeirs@hotmail.com](mailto:smspeirs@hotmail.com) [geoffreyyoung368@gmail.com](mailto:geoffreyyoung368@gmail.com) [atjohnsonnz@outlook.com](mailto:atjohnsonnz@outlook.com)
3. I 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 to be heard in support of my submission.
6. If others make a similar submission, I will consider presenting a joint case with them at the hearing.

## Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1	SCHE1 Heritage Buildings and Structures	H136 2-18 Laings Road (and 102 High Street), Hutt Central	Oppose	<p>1) The building, constructed in the mid-20th century, does not warrant protection under the provisions for heritage buildings and structures. In the context of human occupation in the Hutt Valley and the wider Wellington Region, its age is not particularly significant, and it has no known association with any specific historical events, therefore lacking any discernible sentimental value.</p> <p>2) The Heritage Inventory Report prepared by HCC fails to consider Tangata Whenua values. Furthermore, our research has revealed no evidence of any significant cultural or historical connection to Māori associated with the building, further undermining the justification for its heritage listing.</p> <p>3) Cost of preservation - "While we acknowledge that cost implications are not a primary factor in heritage preservation, we maintain, based on the points outlined above, that this building lacks significant heritage value. Should the building be listed, it will impose a significant cost burden on its owners. The recent conversion of the building from</p>	Delete listing of H136 2-18 Laings Road (and 102 High Street), Hutt Central from Sched 1- Heritage Buildings and Structures

				<p>office space to residential units was driven by a lack of affordable housing in the Hutt Valley. Many of these apartments were priced to be accessible to first-time homebuyers, and some purchases required assistance from the Kāinga Ora Shared Ownership scheme. These owners are in no financial position to adequately upkeep and maintain a building that comes with the added complexity and cost of a heritage listing. The listing could create undue financial stress and burden, potentially leading to neglect and deferred maintenance.</p>	
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