

# Instructions for using this template

Submissions on the proposed Lower Hutt District Plan must meet the requirements of Form 5 in the Resource Management (Forms, Fees, and Procedure) Regulations 2003. You do not need to use this template to meet those requirements, but doing so will make it easier to meet all the legal requirements for a valid submission, and help you write a clear and effective submission.

Instructions for using the template are highlighted in yellow, like this, and should be deleted before sending in your submission. Text you should replace with information relevant to you is in green. Any text that is not highlighted must not be altered.

If you want more information about making a submission or the district plan process, you can contact Council's planning team by email at [district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz), by phone on 04-570-7426 (9am-5pm on working days). For advice on how to make a submission, contact the independent Friend of Submitters Emily Bayliss at [fos@baylissconsulting.co.nz](mailto:fos@baylissconsulting.co.nz) or [REDACTED]

Once you have finished writing your submission, make sure there is no green highlighted text left, delete the instructions highlighted in yellow, and email your document in Word or PDF format to [district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz) by 5pm, 4 April 2025. Please note that your email address will be made public. You may also want to provide a phone number in the body of your email so Council staff can contact you quickly if there are any issues – unless you request it, this will not be made public.

## To make an effective submission:

- ☐ If there are parts of the plan you support, say so – other people may submit against them and if you haven't said you support parts of the plan, your voice will not be heard.
- ☐ If you think that parts of the plan should be removed or changed, or new provisions added, say why and in what way. The clearest way to ask for changes is to quote the objective, policy, rule, or other provision you want changed, with additions underlined and deletions ~~struck through~~. For changes to maps, be clear about the relevant sites by using street addresses or providing a map.
- ☐ Include any maps, diagrams, expert evidence, photographs, or other material you wish to use that supports your submission. If you appear at the hearing, you will have the opportunity to provide additional supporting information.
- ☐ Be clear about what decisions you want Council to make about what's in the District Plan and be as specific as possible. Vague requests are usually not effective.

## You should NOT:

- ☐ Include personal, political, or defamatory remarks about Council, Council staff, other submitters, or members of the public, or use offensive language.
- ☐ Include any information you do not want made public (apart from the legal requirement to include your name and an email or postal address for contact).

- Ask for the Council to make decisions that aren't about the content of the District Plan. The panel considering submissions does not have powers to make any decision except about the content of the district plan.
- Raise the issue of your business being affected by competition from a competitor. This is not a valid social or environmental concern and your submission may not be accepted. You could also face legal issues and costs (including damages for loss suffered) if it is proven in court that you have lodged a submission purely on anti-competitive commercial grounds. However, you can raise the issue of your ability to operate a business being reduced by a direct environmental effect, if these issues are relevant and do not relate to trade competition.

Submissions that are frivolous, vexatious, use offensive language, or are an abuse of process can be struck out by the Council. This would result in your submission not being considered further and limit or remove your ability to appear at the hearing or participate further in the process.

The Ministry for the Environment has more information about how to make an effective submission at <https://environment.govt.nz/assets/Publications/Files/3.2-making-a-submission.pdf>.

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 Jason Westerby 55 Laings Rd on the Proposed Lower Hutt District Plan 2025.

2. My email address for service is [jasonwesterby@gmail.com](mailto:jasonwesterby@gmail.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

## Introduction

Dear Hutt City Council,

I am writing to formally submit my concerns regarding the proposed district plan, specifically the flood modelling of my property at [55 Laings Road, Lower Hutt](#).

Upon reviewing the proposed plan, I have noticed that the flood modelling for my rear section has been incorrectly assessed. The current model indicates that my rear section is at risk of flooding. However, this assessment does not accurately reflect the actual topography of my property.

The rear section of my property is more than 1 meter higher than the property to the rear. Additionally, it is at a very similar level to the property to the left when viewed from Laings Road. This significant elevation difference should be taken into account in the flood modelling to ensure an accurate representation of the flood risk.

Although I have no plans to develop my rear section, I am concerned that insurance companies or potential future buyers may use this incorrect information against us. Accurate flood modelling is crucial for the proper planning and development of the area, and it is important that all properties are assessed correctly.

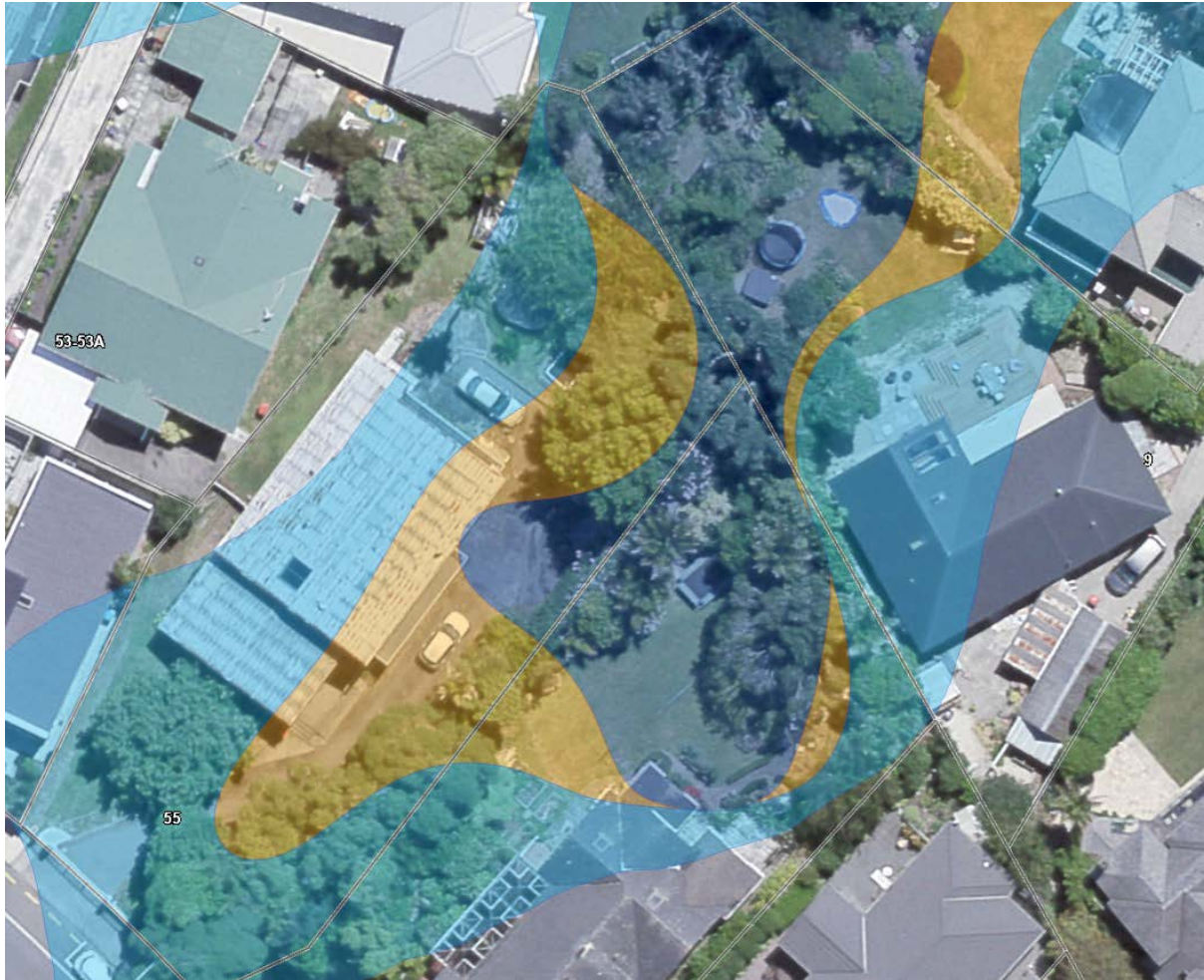
I kindly request that the flood modelling for my property be reviewed and corrected to reflect the true elevation and flood risk.

Thank you for your attention to this matter. I look forward to your response and the necessary adjustments to the proposed district plan.

See screenshot below

Yours sincerely,

Jason Westerby  
[55 Laings Road](#)  
[Lower Hutt](#)



7.

8.

(See page below to fill out the decisions you're requesting)

## Decisions Requested

Use as many rows as necessary. Try to use one row for each provision. Some examples are given in the table – these are made-up provisions to give you examples of how to write your submission points. You should replace these with your own views.

#	Chapter	Provision	Position	Reasons	Relief sought
Submission point number - it will make it easier for both you and the hearing panel if you number your submission	Give the name of the chapter of the plan, e.g. Coastal Environment, Noise, Medium Density Residential Zone, SCHED1 Heritage Areas. If your submission point applies across the whole plan, say "whole plan". If your	Give the name of provision, or location in the maps. A provision could be an objective, policy, rule or standard in the plan. For example, NOISE-R11 (Leafblowers), HIZ-P14 (Recycling centres), or zoning of 123 Fake Street. If you want a new provision to be added, say that it is a	Select from: <input type="checkbox"/> support <input type="checkbox"/> oppose <input type="checkbox"/> support in part <input type="checkbox"/> oppose in part <input type="checkbox"/> new	Describe why you want the outcome you ask for	e.g. keep provision, delete provision, amend provision. For amendments, it is helpful to quote the provision and show additions with <u>underline</u> and deletions with <del>striketrough</del> . You can also describe in more general terms the changes you want but you should still be as specific as possible. You can give multiple options if you want, for example you may want a provision deleted, but if council chooses not to delete it, you would still like changes.
	How to use the plan	Whole chapter	Support with amendment	I support the proposed chapter but think more detail is needed about how to	Add a description of the information needed for applying for notable tree consents.
	Coastal Environment	CE-O3 (Beaches)	Support	I support the approach to promoting beaches in the plan as this is	Keep provision
	Noise	NOISE-R11 (Leafblowers)	Oppose	The rule for leafblowers is overly complicated and there is no good reason to	Delete provision
	Light	LIGHT-R3 (Fairy lights)	Support with amendment	I support the proposed rule but want to provide for	Amend provision: "The use of strings of up to 1000 <del>2000</del> fairy lights is
	Medium Density Residential	MDZ-Pxxx (Tyre swings) – new	Support new provision	Providing a policy on promoting tyre swings will advance social	Add a new policy: "Promote the construction and use of



#	Chapter	Provision	Position	Reasons	Relief sought
	SCHED1 Heritage Buildings	H161 (Joe Bloggs House)	Oppose	The building does not have historic heritage value and does not	Delete listing.
	Maps	Light Industrial Zone - 123 Fake Street,	Support with amendm ent	I support the proposed industrial zoning for this site but think the General	Rezone from Light Industrial Zone to General Industrial Zone.
				(use as many rows as you need – right click in this table -> insert	