

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, 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 or 021 0843 5559.

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 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, 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.

1. This is a submission from TMWano on the Proposed Lower Hutt District Plan 2025.

2. My email address for service is americancodenz@gmail.com

Note: Council will use this address to contact you as necessary through the hearing process for the proposed District Plan and provide this information to other submitters and publish it on Council's website. You should expect to be contacted by Council to arrange the hearing and update you on the outcomes of your submission, and by other submitters seeking to make a joint case or serving documents on you when they make further submissions or appeals. **You must provide an email address or (not recommended) a postal address for service.**

3. I **could not** gain an advantage in trade competition through this submission.

Note: you could gain an advantage in trade competition if what your submission asks for could make it harder for your business's competitors to compete with you, or for new competitors to enter the market in competition with you.

If you answer "could not" to paragraph 3, please delete all of paragraph 4 below and move on to paragraph 5.

4. I **am not** directly affected by an effect of the subject matter of the submission that:
- a. Adversely affects the environment, and
 - b. Does not relate to trade competition or the effects of trade competition.

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.

You should delete all of paragraph 4 if you answered "could not" in paragraph 3 above.

5. 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.
6. I **do not wish** to be heard in support of my submission.

Note: if you ask to be heard, Council staff will contact you to arrange a time for you to appear before the panel. You can change your mind before the hearing – let us know at district.plan@huttcity.govt.nz.

7. If others make a similar submission, I **will not** consider presenting a joint case with them at the hearing.

Note: you can change your mind about this later.

Introduction

8. N/A

9. ...

(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 points.	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 submission point is about the zoning of a site or the particular places that another spatial overlay applies to, say "Maps".	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 new provision, what type of provision (e.g. objective, policy, rule, standard), and where it should go. If your submission is more general, you can say "whole chapter".	Select from: <ul style="list-style-type: none"> • support • oppose • support in part • oppose in part • neutral 	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 striketrough . 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.

#	Chapter	Provision	Position	Reasons	Relief sought
1—	How to use the plan	Whole chapter	Support with amendment	I support the proposed chapter but think more detail is needed about how to make applications for trimming notable trees.	Add a description of the information needed for applying for notable tree consents.
2—	Coastal Environment	CE-O3 (Beaches)	Support	I support the approach to promoting beaches in the plan as this is consistent with the New Zealand Coastal Policy Statement.	Keep provision
3—	Noise	NOISE-R11 (Leafblowers)	Oppose	The rule for leaf blowers is overly complicated and there is no good reason to treat them differently to other sources of noise.	Delete provision
4—	Light	LIGHT-R3 (Fairy lights)	Support with amendment	I support the proposed rule but want to provide for larger strings of fairy lights.	Amend provision: "The use of strings of up to 1000 2000 fairy lights is a permitted activity."
5—	Medium Density Residential Zone	MDZ-Pxxx (Tyre swings)—new provision	Support new provision	Providing a policy on promoting tyre swings will advance social wellbeing.	Add a new policy: " <u>Promote the construction and use of tyre swings within the zone.</u> "
6—	SCHED1 Heritage Buildings and Structures	H161 (Joe Bloggs House)	Oppose	The building does not have historic heritage value and does not need to be protected in the plan.	Delete listing.
7—	Maps	Light Industrial Zone—123 Fake Street, Hutt Central	Support with amendment	I support the proposed industrial zoning for this site but think the General Industrial Zone would better fit the surrounding context.	Rezone from Light Industrial Zone to General Industrial Zone.

8	High Density Housing Zones		We do not support blanket zoning for High Density housing	<p>In my view it is not appropriate or acceptable to just designate entire zones of the Hutt as high density zones without any consideration to eg the size of the street (some are very short streets with few houses). there are also areas that are all humble single storey homes – houses that people have chosen in their area specifically because of that look and feel. There is no justification for potentially allowing 30.+ high/6 storey apartment blocks/3-storey townhouses in such areas. Planners have no right to destroy how long term residents wish to live</p> <p>Council claims to care about healthy thriving communities. How is destroying someone's dream by having a ghetto like block being allowed to be erected that will block out the sun in their house, in their yard etc. Why should that rate-payers home be ruined and turned into a dark damp misery so that some newcomer can come in and destroy what another person has spent a lifetime paying for – sun, not having people staring down into their yard, not having eyesore wheelie bins suffocating them. A lot of the areas that you</p>	<p>Pause and review the blanket decision on which areas should be high density housing eg 3 storey or 6 storey apartments should be in their own zone, like with like, not just destroying the look and feel of existing single level dwelling zones.</p> <p>The council is constantly telling ratepayers that the wai might run dry. Creating the unjustified high density zones as proposed, where is the extra wai magically coming from.</p> <p>There is no need to high density zones to be within x miles of a city centre, that is just nonsense. Improve the public transport instead.</p> <p>As tangata whenua that is my view.</p> <p>As a final note I want to say that most people I know are not going to waste their time making a submission as they no longer have faith in the council taking feedback to heart. I personally feel that feedback is important and still have faith that someone will look at this and potentially think twice about what is proposed. Thank you.</p>
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#	Chapter	Provision	Position	Reasons	Relief sought
				<p>are blanket zoning as high density may be 'accessible' to public transport and amenities on a map as the crow flies, but in reality they are not, they are streets, that are off streets that are off other streets that then get to public transport!</p> <p>So many people that I have spoken to are losing sleep over this, how without any proper investigation, someone with a pen has just decided that future high density ghettos can be plonked next door to an ordinary person's humble little house to destroy their peace, wellbeing and privacy, and even worse their remove their irreplaceable access to sun. Not exactly healthy or safe turning someone's once warm dry property into a damp, mouldy dark depressing house. Not good enough. Not a forward innovative thinking – it is destructive and unfair in our opinion as hard working ratepayers.</p> <p>Just for a moment think; if this were to happen to me, or my parents would it be acceptable? No it wouldn't be acceptable.</p>	

#	Chapter	Provision	Position	Reasons	Relief sought
9					
10					
11					
12					
13					
14					