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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 TIM LOUIS on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is tim.louis@outlook.com.
3. I could not gain an advantage in trade competition through this submission.

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

Introduction

8. I am a resident of Hutt City. My property has been identified as being within a high natural hazard area.
9. From the maps this appears to be because the a High Flood Hazard fringes on the edge of the property. The High Flood Hazard applies to a miniscule part of the property and is well away from the house. For this reason the High Natural Hazard classification attached to the property is unnecessary. It overstates the risk to the property.
10. In general terms attaching a Natural Hazard classification to a property is a blunt tool that does not take into account any factors that affect that classification, factors such as percentage of property affected, the slope of the property, the siting of the building site etc.
11. I believe it would be more effective for no classification to be attached and that users of the District Plan be required to use the Hazards and Risks Overlays to assess risk.
12. Failing this I believe there should be some tolerance in the District Plan for the extent of the hazard being taken into account when applying a hazard classification. Also, once the District Plan has been implemented, owners of individual properties should be able to appeal hazard classifications.

Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1	Part 2 District Wide Matters Hazards and Risks Natural Hazards	Natural Hazard classification	Select from: <ul style="list-style-type: none"> oppose 	attaching a Natural Hazard classification to a property is a blunt tool that does not take into account any factors that affect that classification, factors such as percentage of property affected, the slope of the property, the siting of the building site etc.	<p>I believe it would be more effective for no classification to be attached and that users of the District Plan be required to use the Hazards and Risks Overlays to assess risk.</p> <p>Failing this I believe there should be some tolerance in the District Plan for the extent of the hazard being taken into account when applying a hazard classification. Also, once the District Plan has been implemented, owners of individual properties should be able to appeal hazard classifications.</p>

#	Chapter	Provision	Position	Reasons	Relief sought