

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 Luke Scullion on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is lmscullion@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 do not wish to be heard in support of my submission.
6. If others make a similar submission, I will not consider presenting a joint case with them at the hearing.

Introduction

Note: My spouse works in the Policy Planning Team at Hutt City Council but has not played a role in preparing my submission and this is solely from myself in a personal capacity.

Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1	Maps	Slope Assessment Overlay Maps	Oppose in part	<p>The technical memo prepared by WSP (dated 21 January 2025) on Hutt City Council's website states that there are limitations to the mapping used for the Slope Assessment Overlay.</p> <p>Specifically, WSP states that the maps should not be used at a scale greater than 1:2,000 or for site specific assessments.</p> <p>This is due to no site-specific data or analysis being incorporated into the development of the Slope Hazard overlay or into the development of any of the GIS input layers.</p>	Council should reconsider the use of these maps being used for site specific assessments given the limitations in the technical reports.

				<p>They note that if these maps are to be used at a scale of more than 1:2,000 or for site specific assessments a disclaimer should be included.</p> <p>As it is my understanding Hutt City Council are proposing to use the maps for site specific assessments this may have perverse outcomes for property owners such as increased insurance costs and therefore any limitations should be made clear or addressed.</p> <p>I would also like to bring attention to the point that WSP raise that the slope hazard overlay is an only an indicator of where higher levels of slope hazards are present and does not indicate that there are no slope hazards outside the slope hazard overlay. This highlights the inaccuracies of the overlay and the would-be arbitrary nature of it being used on a site-by-site basis.</p>	
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