

1. This is a submission from ***Evan Davies of EPG Davies Holding Company Limited*** on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is ***evan@dws.co.nz***.
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	Maps	27 Cornish Street, Korokoro Zoning - SASM part of property included in the SASM zone	Oppose	a. no reason has been given for including this property in the SASM zone b. no evidence to support this zoning has been provided. c. this zoning restricts the use of the property without telling me why it is included in the zone or proving it should be included.	Remove the property from the SASM zone

#	Chapter	Provision	Position	Reasons	Relief sought
2.	Maps	27 Cornish Street, Korokoro Zoning - High Flood Hazard	Oppose	<p>a. no reason has been given for including this property in the High Risk Flooding zone</p> <p>b. no evidence to support this zoning has been provided.</p> <p>c. flood risk can be mitigated for the entire area by regular removal of shingle from the stream bed</p> <p>d. Flood risk can be mitigated with regular maintenance of the culvert downstream from this property.</p> <p>e. The imposition of the Hazard Flood Zone is unnecessary and excessive in terms of meeting or serving the objects and provisions of the Resource Management Act, and is not sustainable management in terms of addressing any risk to the land as a resource and its utilisation.</p>	Remove the property from the High Risk Flooding Hazard area