

To: Chief Executive
Hutt City Council

27 March 2025

Dear Jo Miller

Thank you for your letter on Submissions to the Proposed District Plan, and changes that could affect our property. We wish to now make a Submission, and I have not successfully downloaded the electronic template. I do however have a hard copy and shall follow the format of that RMA Form 5.

I trust that this format is suitable for your use.

Thank you,

Kelvin Sanderson

Full Name: SANDERSON Kelvin Thomas

Address: 129 Cuba Street, Petone, Lower Hutt 5012.

Phone: [REDACTED]

Email: Kelvinsanderson27@gmail.com

Property Number: 7918100 **Legal Description:** LOT 26 DP2813 329/205

Current Land Use Category: Residential

Proposed DP Land Use Category: Mixed Use **Overlay:** High natural hazard area

2. Proposed District Plan Change No: NHO 4

Proposed Plan Change: Undertake mitigation works to reduce risks from Natural Hazards to people, buildings, infrastructure.

3. I could not gain an advantage in trade competition through this submission.
4. I am not directly affected by an effect of the subject matter of that submission that :
 - a) adversely affects the environment, and
 - b) does not relate to trade competition or the effects of trade competition.
5. Specific provision of the Proposed DP my submission relates to are:

The Proposed DP identifies our property at 129 Cuba St Petone as being within a **Mixed Use area** with a **High natural hazard area Overlay**. Your letter does not specify whether the High hazard applies to the effect of the Stream Corridor Flood hazard (which seems likely), or the Overland Flow Path, or the Inundation Area. The Coastal Environment chapter of the PDP appears to indicate that the 'High' and 'Medium' classifications relate to potential Coastal Inundation and Tsunami Hazard events.

6. My submission is:

We oppose the specific provision that our property is within a high natural hazard area, that hazard being specifically the High Flood Hazard Overlay, the Medium Coastal and Inundation Hazard Overlay, the Liquefaction Overlay and the Low Tsunami Hazard Overlay.

The reason that we oppose the provision that our property is in an area of high natural hazard risk is mainly for reasons to be deduced from actions or intentions of Hutt City and other public bodies. These are as follows:

- 1 The property is within a designated LH Mixed Use zone. Therefore if there was a perceived increase in risks to people or property, the use could be changed from residential to light-commercial use, thereby reducing the risk.
- 2 In this regard the future developability of the site could be increased if necessary by conversion with or without adjacent properties to Residential/Light Commercial use e.g. shops/offices ground floor in an apartment building.
- 3 The Hutt City intention NH Policy 4: To allow/encourage natural hazard mitigation within Natural Hazard Overlays by enabling such works by WRC, Hutt City Council, NZTA, Kiwirail or their agents.
- 4 Hutt City could undertake construction of NH mitigation assets along Petone beach similar to the recent construction of flood mitigation assets alongside rail from Petone to Ngauranga.

7. I seek the following decision from Hutt City Council:

That the High Natural Hazards area Overlay on our property at 129 Cuba Street, Petone, be removed.

Alternatively, that other Rules are changed a little, to similar effect. For example:

That the Coastal Environment Rule CE-R10 which allows additions to dwellings of up to 50m² without Resource Consent and which is Permitted in the Medium Coastal Hazard area Overlay be extended to include those properties in the High Coastal Hazard and/or High Flood Hazard area Overlays.

Or

That the Coastal Environment Rule CE-R13 which allows New Buildings and Structures in the Coastal Hazard Overlays and the conversion of existing buildings for activities least sensitive to natural hazards which are Permitted in the Coastal Hazard Overlays, be similarly Permitted in the Flood Hazard Overlays.

8. I **do not** wish to be heard in support of my submission.
9. If others make a similar submission, I **will** consider presenting a joint case with them at the hearing.

Kelvin T Sanderson 27 March 2025