

Submission on publicly notified proposed district plan

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

Via email to district.plan@huttcity.govt.nz.

1. This is a submission from Lynne Yvonne Birch on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is lynnebirchnz@gmail.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 as an individual.
6. If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Introduction

7. I live in Maungaraki and am concerned over the Proposed Lower Hutt District Plan 2025 especially the Slope Assessment Overlay.
8. The science behind the decision of the placement of these slope assessment overlay does not seem to have differentiated between low and high risk as seen within the flooding overlays.
9. Natural hazards mitigation plans can only be a projection as we have seen from natural disasters all around the country. The inconsistency and impact of many disasters is the nature, site and interaction of climatic features of the disaster. We live in a world of climatic change and our science is not able to predict with accuracy the point or level of impact of any event.
10. The proposed Slope Assessment Overlay could have the unintended consequence of making my property uninsurable, subject to increasing rating levies and reducing any equity and ability to sell my home if the information is captured by other parties. If my

property becomes uninsurable I lose all access to compensation and support from insurance companies and the Natural Hazards Commission. I am a senior citizen and a widow. Years of careful financial planning could be wiped out as a consequence of this plan's introduction and my future security put at risk. The stated "purpose of a district plan is to provide for social, economic and cultural wellbeing and for their health and safety"

Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought

#	Chapter	Provision	Position	Reasons	Relief sought
1	Part 2 NH- Natural Hazards	Slope Assessment Overlay NH – Page 12	Limited Support with amendment	<p>The overlays are indicative of potential risk only, as climatic impacts are very difficult to pinpoint and predict as seen by recent natural disasters across New Zealand.</p> <p>The overlays cannot be regarded as accurate plans because of the unpredictable nature of Natural disasters .</p> <p>I think they identify a reasonable resource process to go through to determine if development consent applications are required.</p> <p>I feel there is a high possibility of them being captured by associated parties leading to my extreme concern they will be used to reduce property values, add to insurance creep or make properties uninsurable and lead to rating increases.</p>	<p>The processes are included in the District Plan to be used to determine future development consents for the purpose of deciding whether consent will be granted for development of the property.</p> <p>Keep the present RMA and District Plan polices and rules requiring property owners or developers to get specific geotechnical advice prior to applying for building or development consents.</p> <p>Because they are of a predictive nature Overly maps should be contained within the council offices as a resource for referral for RMA applications but not included as a map in LIMB Reports.</p>
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