

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 email or postal 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

1. This is a submission from:

Full name OR Company/organisation	Verity Alice Doak
Contact person <i>if different</i>	
Email address <i>the Council, hearing panel, and courts will use this to contact you, and will publish this information so other submitters can contact you if necessary</i>	vdoak2@gmail.com
Postal address <i>Required if you did not provide an email address, otherwise optional</i>	2/196 Wairakefu Rd. Lower Hutt 5011
Phone <i>optional</i>	

3. This is a submission on the Proposed Lower Hutt District Plan 2025.

4. I could could not gain an advantage in trade competition through this submission.
(Please tick one)

5. If you could gain an advantage in trade competition through this submission:

I am 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:

(you must tick one if you answered "could" to the question in paragraph 3 above)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

6. The specific provisions of the proposal that my submission relates to are:

Give details: My home's hazard rating/zoning

(We recommend using additional pages if your submission is lengthy)

7. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:
Please see attached page.

(We recommend using additional pages if your submission is lengthy)

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

Give precise details:
a rezone for my home.

(We recommend using additional pages if your submission is lengthy)

9. I wish do not wish to be heard in support of my submission. I don't mind.

(please tick one)

10. If others make a similar submission,

I will will not consider presenting a joint case with them at the hearing.

(please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



Date 26/3/25

(a signature is not required if you make your submission by electronic means)

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Gmail

Verity Doak <vdoak2@gmail.com>

HCC proposed district plan. 2/196 Waiwhetu Rd, Lower Hutt 5011

1 message

Verity Doak <vdoak2@gmail.com>

25 March 2025 at 18:02

To: Verity Doak <vdoak2@gmail.com>

I found your communication very hard to follow and actually find what I was zoned for. However with help I have ascertained:

The modelled flooding is based as I read it on a 1% Annual Exceedance Probability (1% AEP) event including allowance for climate change. The date horizon for the climate change allowance in 2130, approximately 100 years from now. This means the event used to generate the modelled flooding is predicted to have a 1% chance of occurring in any one year, 100 years from now.

This suggests my property will flood to a depth of 0.5 to 1.0m in a 1 in 100 year flood in 2130, by which time the model assumes sea level will have risen 1.59m above its present level. So a much higher flood risk than if the same flood occurred tomorrow.

This level of risk is apparently the standard level applied for planning purposes, but it's highly punitive for property owners as insurers are going to take it as the present risk, and already have on the proposed plan.

The modelling shows flood levels 0.5-1.0m over my property with a sea level rise of 1.59m. Broadly, I think this will mean no flooding until sea level rise has reached 1m above present levels, however many years away that is.

I suggest that exposure to hazard should be linked to sea level rise. So no notification of hazard is placed on a property until sea level has risen to a point where flooding might occur. That is, the number of properties subject to a flooding hazard increases over time as sea level rises. This would mean the removal of the notice for me until some relatively distant time in the future.

Why it worries me is:

1. I have lived in the area for 60+ years and never had any damage from flooding, so to suddenly be a hazard risk is hard to understand.
2. My house insurance premium went up nearly a third this January based on the proposed, not approved, zoning which my property is only on the margins of.
3. My capital value will decrease if my house is perceived to be in an area of high risk of natural hazard.

Thank you, Verity Doak, home owner

