

Submission on Hutt City 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 by Chetan Punjabi on the Proposed Lower Hutt District Plan 2025 ("PDP").
2. My contact phone number is [REDACTED] My email address for service is punjabi.chetan@gmail.com.
3. I cannot gain an advantage in trade competition through this submission. I am directly affected by an effect of the subject matter of the submission that: (a) Adversely affects the environment, and (b) Does not relate to trade competition or the effects of trade competition.
4. The specific provisions of the proposal that my submission relates to are on natural hazards and zoning as well as any provisions that will or may apply to subdivision, development and land use at 30 Benmore Place.
5. I am concerned about the following :
 - My house(12A Ford Road, Manor Park) was built towards the end of 2023 and the **legitimate resource consent from the Hutt City Council (HCC)** was given sometime in Jan. 2023(PFA) to the best of my knowledge. How come just 2 years later, it is now considered in a **high natural hazard area**? I believe, the primary reason why it has been considered in a high natural hazard area is mainly due to the flooding hazard, isn't it? To the best of my knowledge, **ever since flood protection mitigation measures have been put in place, it is generally accepted by the community here that the flooding hazard has been contained /well managed which is probably the reason why the HCC provided approval for residential units here. I can even see some new units being developed by Friday Homes as soon as you enter Manor Park which gives me the impression that the HCC is still providing legitimate resource consents even today, so how come this is allowed if it's a high natural hazard area?**

Some limitations of scientific data used in PDP:

- (a) **Modelling** – data quality issues, overfitting, changing conditions, ethical concerns.
- (b) **GIS Thematic Spatial Maps for layering** – used spatial data primarily from observation than experimentation.
- (c) **Geo-tectonics** – data quality issues from changing dynamics of geology affecting accuracy of modelling & predictive estimate.

There are some mitigation measures requested from HCC during public hearing of PDP in late 2025 to help improve wellness & wellbeing / quality of life of residents living in the "high natural hazard area" of Manor Park which are:

- (a) Provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate site.
 - (b) Ensure zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected).
 - (c) Regular monitoring /roadside checks on existing roadside & other drainage systems & make changes as how to improve the efficiency.
 - (d) In collaboration with Wellington Regional Council /Wellington Water, regular monitoring /checks on existing water drainage pipes in Belmont Catchment facing Manor Park. Proactively seeking funds to replace them with bigger pipes to efficiently help the flow, while wisely forward planning for frequent & erratic rainfall events from on-going climate change.
- The PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. More specifically, I seek that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. I seek any further, alternative, necessary, or consequential relief as may be necessary to fully achieve the relief sought in this submission.
6. I wish to be heard in support of our submission.
 7. If others make a similar submission, we will consider presenting a joint case with them at the hearing.