

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 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

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

1. This is a submission from Sandra Michel-Shanks on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is sdmichel94@gmail.com
3. I could not gain an advantage in trade competition through this submission.

However, it is important that I disclose that I currently work as a Resource consents Planner for the Lower Hutt City Council. The submission that I am making is as a homeowner and is not connected to my role as a planner

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.
6. If others make a similar submission, I will not consider presenting a joint case with them at the hearing.

Introduction

7. As a homeowner that will be affected by the proposed changes, I do not believe sufficient investigation has been undertaken to confirm that my property should be within the proposed Slope Assessment Overlay. The defined areas of slope hazard do not meet the intended definition which undermines the validity of what the council is trying to achieve. The current overlay is inaccurate and does not reflect the actual topography of the site. It could therefore, result in unwanted outcomes. Identified high slope hazard areas do not accurately reflect actual slope areas on my property.

(See page below to fill out the decisions you're requesting)

Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1	Maps	<p>Slope Assessment Overlay Policy NH-P12</p> <p>Map overlay 39 Dalton Grove, Stokes Valley (Lot 21 DP 26575 E4/543).</p>	Support with amendment.	<p>I support the proposed chapter but think the overlay is too broad.</p> <p>I appreciate that the Slope Assessment Overlay Policy NH-P12 in Chapter NH- Natural Hazards is being proposed to avoid natural hazard risks from slope instability.</p> <p>However, my property has no history of land slips or natural hazards. The dwelling and retaining walls onsite were constructed 1970. The dwelling and front 25% of the site is terraced with approx. 75% of the site moving towards the rear being predominantly flat.</p> <p>The Slope Assessment overlay extends far beyond the area of the slope at the front boundary of the site. Over half of the site (towards the rear – north) is flat with adjacent properties to the north, west and northeast having flat contours also.</p> <p>The application site is currently zoned Medium Density Residential Activity Area. And is possibly included in this overlay as it is adjacent to the Hill Residential Activity area to the east.</p> <p>The overlay is too broad and is likely to have negative effects on my economic wellbeing that will far surpass the likelihood of instability on the site due to possible future subdivision.</p> <p>The addition of this overlay on a property that is predominantly flat and has no record of landslip or slope instability will likely increase my house insurance as these overlays have been shown to do in other areas of New Zealand.</p> <p>Also, it is likely to affect the land value of my property.</p>	<p>I am requesting that the Slope Assessment overlay on my property be reassessed.</p> <p>I recommend that the overlay be removed from my property.</p>