

Stephen Flaunty
Homeowner
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21 March 2025

Chief Executive
Hutt City Council
By email: district.plan@huttcity.govt.nz

Proposed District Plan Submission – 121 Waterloo Road, Hutt Central

1. This is a submission from **Stephen Flaunty**, part owner of **121 Waterloo Road**, Lower Hutt (the **subject site**). The site is identified as Lot 3 Deposited Plan 20131, held on freehold title WN882/25. The site is 1,591 square metres more or less. The site is owned by Elisabeth Flaunty-Tijssen and myself.
2. The address for service is:

Otter Projects Limited
Attn: Sebastian Barrett
seb@otterprojects.nz
25 Rutherford Street Lower Hutt.
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 the following planning controls being placed on the subject site:
 - a. Flood Hazard Overlay
5. The land currently is subject to a Flood Hazard Overlay. Parts of the site are subject to low, medium, and high hazard overlays in the Proposed District Plan. However, due to development of the site, particularly the installation of drainage this does not reflect the nature of the land.
6. I have lived at this address for 25 years, and am familiar with the flood events of 2004 and 2016 for example. The part of my site used as a tennis court is installed with sufficient drainage so as to not pond or overflow.

7. I submit that the flood model used in the synthesis of the Flood Hazard Overlay is inaccurate due to the ground levels on my site relative to the roof levels of neighbouring sites.
8. I submit that the flood modelling informing the proposed hazard controls do not take into account the fact that the modelled high flood hazard area is a tennis court and it does not account for the drainage provided.
9. I oppose policy NH-P9.6, which seeks to 'avoid' new subdivision and development in the high flood hazard area. I submit that new subdivision and development can occur in these areas safely with appropriate mitigation being provided. Furthermore, the high flood hazard mapping does not sufficiently account for site-specific context such as changed ground levels from natural ground (e.g. a tennis court) and drainage or other mitigation measures that may already be in place.

Submission

10. I **oppose** the proposed Flood Hazard Overlay.
11. I seek the following decision from the Council:
 - a. Removal of the Flood Hazard Overlay from the subject site
 - b. Removal of the 'avoid' policy from NH-P9 in relation to the High Flood Hazard Overlay.
12. I **wish to be heard** in support of my submission.
13. I will present expert evidence and legal submissions at a hearing.

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Stephen Flaunty
Homeowner