

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.

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To: Chief Executive, Hutt City Council

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

1. This is a submission from Katrina Jacobsen on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is katrinajacobsen@gmail.com
Mobile [REDACTED]
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.
6. If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Introduction

I am the home owner of 7 Wyndrum Ave. I have requests for changes to the identified flood hazard levels and hillside overlay for 7 Wyndrum Ave as this severely overstates flood hazard – if any - and the hillside overlays do not reflect current survey plans.

Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1	NH – Natural Hazards	Zoning of 7 Wyndrum Ave	Oppose In part	<p>The current medium and high flood hazard overlays are discrepancies based on the original 1929 survey that created the original allotment. More recent surveys and history provides a better assessment of flooding hazard – which is zero.</p> <p>The very small stream is a spring beginning in and collecting from a narrow valley above Norton Park</p>	<p>Amend medium flood hazard (in orange) so it is shown downhill of 1/11Wyndrum but not past 9 Wyndrum Ave.</p> <p>Modify High flood hazard of the stream to Medium and review the zone of flooding with a view to narrowing it. Eg the trajectory of any event will run towards the street not the housing as the section sits higher</p>

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				<p>GROVE & does not flood in the manner anticipated.</p> <p>Nor is there a flooding hazard to 7 Wyndrum, from where the stream is piped under the road at the house below, ie at 9 Wyndrum.</p> <p>Evidence: The normal levels of the spring-fed stream are about 20cm deep and 50cm wide. This is consistent regardless of droughts. The short length of the stream which comes out of rubble two thirds of the way up the Eastern Hills ie at about 15-200M above sea level means the stream acts more like a gutter than like the Waiwhetu Stream for example, with its long length and collection area.</p> <p>In the Oct 2004 1/50-100 year flooding event with major rainfall in the valley above, the stream rose a maximum of 0.75M, and was well within all its banks and piping - including upstream in Norton Park Grove. The flooded stream was at least 0.75M below the height of the section and there was no flooding</p>	than the street with driveways running downhill into the street.

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				<p>on the 7 Wyndrum section, nor on the street.</p> <p>There is substantial fall for the water running down Norton Park Grove past 7 Wyndrum Ave. The street which 7 Wyndrum Ave (Lot 14 DP9582) sits on was surveyed in by Cutriss as sitting at 13M above sea level (see Reference below). At street level, the fall across the 7 Wyndrum section is a metre, (ie. A drop from 13.8M to 12.9M across the approx. 16M wide curved frontage of the section). The downhill side of the section sits above the street at 13.2M versus 12.9 at street level. The street continues to drop several meters as it goes around the corner five sections further down Wyndrum Ave, and parallels Waiwhetu Stream. It is this part of the street area that historically, does flood.</p> <p>The risk of flooding from blockages where the Norton Park Grove spring-fed stream is piped under the road at 9 Wyndrum Ave and below 1/11 Wyndrum (Lot 15 DP9582 & Lot5 DP 69307), is zero as all water runs downhill on that</p>	

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				<p>steep part of the road towards the Waiwhetu stream.</p> <p>Reference: Survey referred to is that of Cuttriss Consulting: Survey approval of plan 1/9/2011 LT 405740 with 7 Wyndrum Ave being Lot 1 of the subdivision of Lot 14 DP9582, and 7A Wyndrum Ave is the house behind ie. lot 2 of the original Lot 14)</p>	
2	NH – Natural Hazard	Zoning of 7 Wyndrum Ave	Oppose	<p>While there are hillside slopes in the area, there is no slope on or near this section.</p> <p>Evidence: The slope overlay does not account for variations in the hillside at Lot 14 DP9582 and in particular, for subsequent changes due to the subdivision of Lot 14 into Lots 1 (7 Wyndrum Ave) and Lot 2 (7A Wyndrum Ave). Lot 1 (7 Wyndrum Ave) is flat with retaining walls between it and Lot 2 (7A Wyndrum Ave) and Lot 13 DP9852., ie the areas above and behind 7 Wyndrum Ave.</p> <p>Reference: See as built plan of Cuttriss Consulting 25802ASB</p>	Remove slope overlay on 7 Wyndrum



Figure 1: Proposed District Plan with blue for high flood hazard and orange for medium flood hazard and hillside overlay.

Figure 2: As built plan Cuttriss Consulting

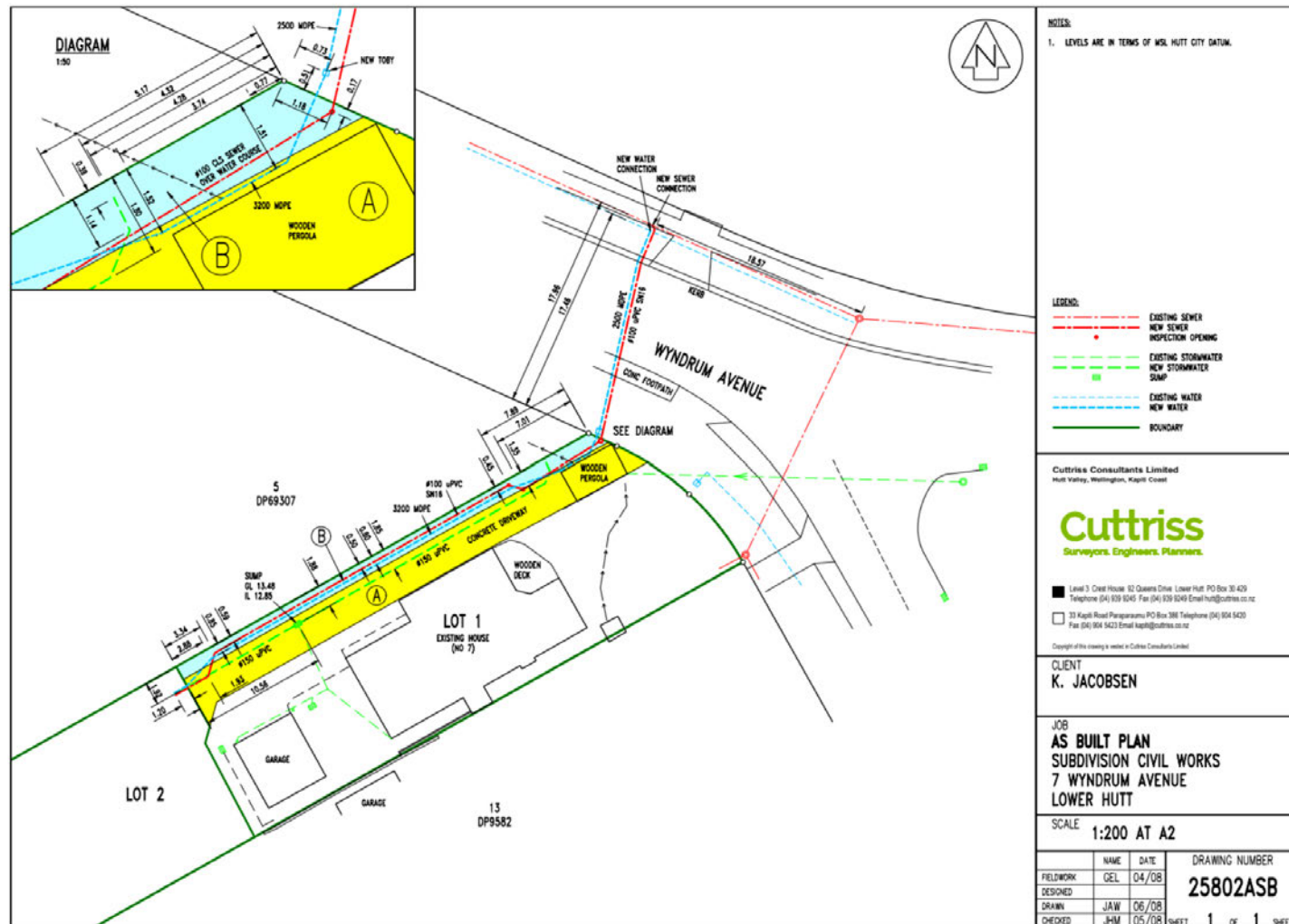


Figure 3: Aerial of current site with new grey 2-storey house at back. 7 Wyndrum has a blue car parked between the house and the garage

