

Hutt City Council

7 March 2025

Re: Proposed District Plan Changes

Dear Hutt City Council

This letter is my feedback on the proposed District Plan changes as they relate to my property (also my postal address):

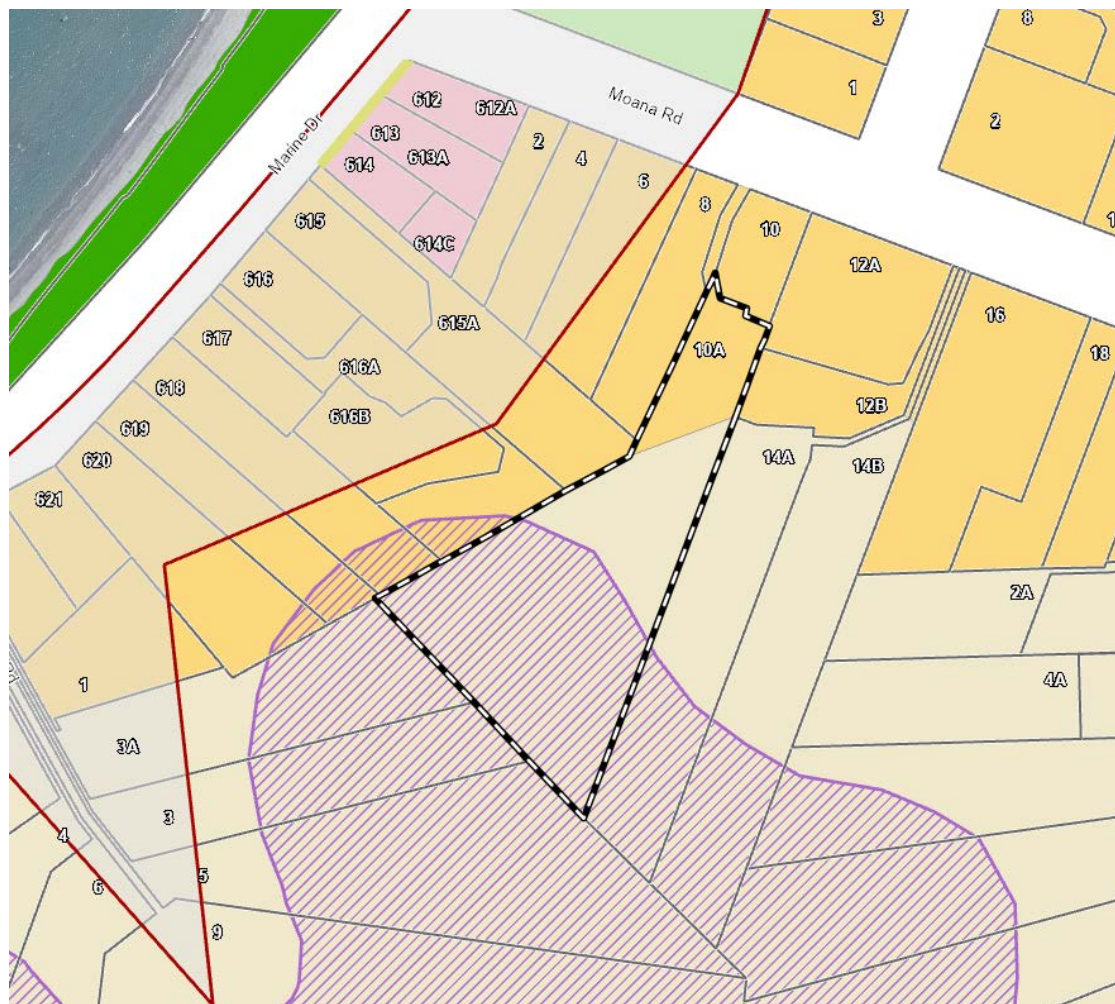
10A Moana Road, Days Bay Lower Hutt, 5013

Declarations

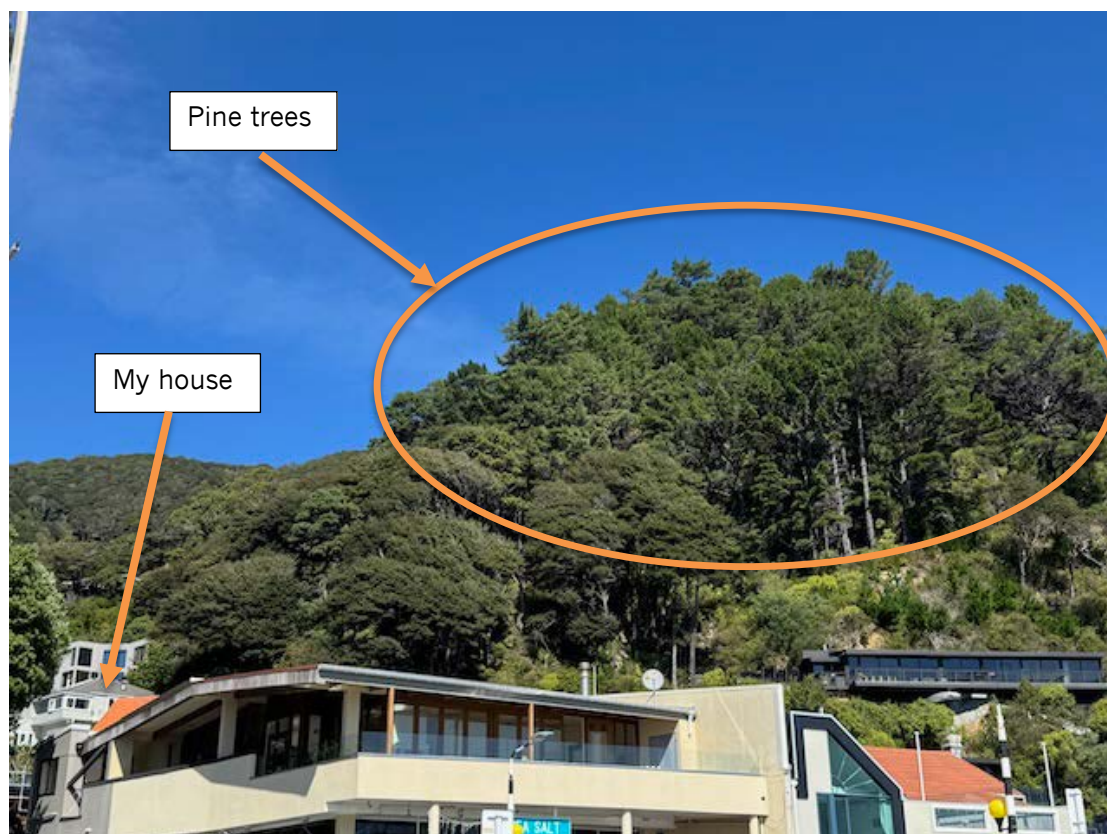
I could not gain an advantage in trade competition through this submission.
I do not wish to be heard in support of my submission.

Part 1

I have received a letter from you stating that my property is within an “**Outstanding Natural Feature, Outstanding Natural Landscape or Coastal Natural Character Area**”. This area is shown on the below map, captured from the council website for the proposed District Plan, with my property highlighted:



I believe this identification to be incorrect because the majority of the land within the shaded area shown in this picture, is covered by non-native pine trees and not native bush, as shown in the photograph below:



As I am sure you are aware, pine trees are regarded as a pest and Wellington Regional Council has a long term strategy to eradicate them. This area therefore, clearly cannot fall within an “**Outstanding Natural Feature, Outstanding Natural Landscape or Coastal Natural Character Area**”.

I seek the following decision from Hutt City Council:

- That it changes the proposed “**Outstanding Natural Feature, Outstanding Natural Landscape or Coastal Natural Character Area**” that covers 10A Moana Road and nearby properties, to exclude the large area of pine trees.

Part 2

I have received a letter from you stating that my property is within an “**Slope Assessment Overlay**”. This is shown on the below map, captured from the council website for the proposed District Plan, with my property highlighted.

This map appears to have been generated from poor quality data, without any visual inspection, as there are multiple large areas within it, both on my property and those nearby that are almost completely flat.

I also note that there have not been any slips recorded on the hill behind my property nor on any nearby properties.

It is therefore incorrect to include my property in a “**Slope Assessment Overlay**” and therefore assess it as having “an elevated risk from slope instability ...”.

I seek the following decision from Hutt City Council:

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Prathy

Jay Daley
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