

From: [catherine.glen](#)
To: [District Plan Review Team](#)
Cc: [peter.glen](#)
Subject: [EXTERNAL] Submission on Proposed District Plan: Objection to Slope Assessment Overlay Affecting 6 Sheehy Grove, Wainuiomata
Date: Wednesday, 2 April 2025 7:36:35 pm

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To: Hutt City Council District Plan Review Team
 From: Lesley and Peter Glen

Property Address: 6 Sheehy Grove, Wainuiomata
 Address for Service: catherineglen_nz@yahoo.co.uk
 Date: 2 April 2025

Subject: Submission on Proposed District Plan – Objection to Slope Assessment Overlay Affecting 6 Sheehy Grove, Wainuiomata

Dear Sir/Madam,

I am writing to formally submit my objection to the inclusion of my property at **6 Sheehy Grove, Wainuiomata** within the proposed **Slope Assessment Overlay** in the Draft District Plan. I have significant concerns regarding the potential negative impacts this designation may have on my property's value and marketability, as well as the methodology used to determine its inclusion.

I could not gain an advantage in trade competition through this submission.

The specific provisions of the proposal that my submission relates to, my submission on those provisions, and the decisions I seek are noted below. I also seek all further, alternative, necessary, or consequential relief as may be necessary to fully achieve the relief sought in this submission.

I do not wish to be heard in support of my submission.

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

1. Lack of Site-Specific Data and Unverified Risk

The Slope Assessment Overlay is based on generalized assessments rather than property-specific geotechnical evaluations. The **Slope Assessment Info Sheet** explicitly states that *no site-specific data or analysis* was used in developing the overlay 12. As a result:

- My property may have been unfairly classified as being at risk without any actual verification of slope instability.
- The overlay should not be applied unless a **property-specific geotechnical assessment** confirms that there is a significant risk on my site. And any property-specific assessment should categorise properties as no, low,

medium or high risk.

2. Potential for Unfair Restriction on Earthworks and Development

The **Slope Assessment Overlay** imposes additional requirements for **earthworks and subdivision**, meaning any new building platform would require a **resource consent** to assess stability 12 . However, my property is located within a **Medium Density Residential Zone**, which is intended to promote intensification and development 11 . The imposition of unnecessary regulatory barriers contradicts this zoning objective and may discourage future development.

3. No Known History of Slope Instability

To my knowledge, there have been **no historical incidents of slope instability** on my property. The blanket approach applied through the overlay fails to account for individual property conditions. The sloping land on my property, for example, is terraced with each terrace supported by retaining walls. If the Council intends to apply this designation, I formally request **evidence that specifically supports my property's inclusion** rather than relying on broad assumptions.

4. Risk of Devaluation and Market Uncertainty

While the Council has confirmed that the **Slope Assessment Overlay is not currently referenced on LIM reports**, the intent is to include it in the future 12 . This creates:

- A **perception of increased risk**, potentially deterring prospective buyers and negatively impacting market value.
- Added uncertainty for property owners who may face **unnecessary resource consent requirements** in the future, even if their land is stable.
- A precedent where properties are stigmatized based on **generalized assessments rather than factual evidence**.

5. Request for Re-Evaluation and Exclusion

Given the lack of site-specific analysis, the restrictive impact on development, and the potential financial harm, I request the following:

1. **Immediate exclusion of 6 Sheehy Grove from the Slope Assessment Overlay** unless specific geotechnical evidence supports its inclusion.
2. A **formal site-specific assessment process** before any property is included in the overlay, at the cost of Hutt City Council.
3. Clear guidelines on how the Council will mitigate the **negative impacts on property values** and **ensure fair treatment of affected property owners**.

Conclusion

I acknowledge the Council's responsibility to manage natural hazards; however, such measures must be **based on accurate, property-specific evidence rather than broad assessments**. The current methodology risks unfairly penalizing property owners without justification. I urge the Council to reconsider the scope of this overlay and exclude my property unless specific evidence warrants its inclusion.

Thank you for considering my submission. I am willing to provide further information or facilitate a site visit to assist in a comprehensive assessment of my property.

Yours sincerely,

Lesley & Peter Glen

6 Sheehy Grove
Wainuiomata
[REDACTED]