

This is a notification from Graham Mark, House of Atkin on the Proposed Lower Hutt District Plan 2025.

My email address for service is valhalla@bemrose.co.nz.

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 set out 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.

### **Slope Overlay**

I have both general concerns and concerns specific to my property.

Whilst I recognise that sloping properties carry certain risks, I also note that the ongoing subdivision at Waipounamu Drive (Kaitangata Crescent end) began with creating a 30 – 50 metre high area of fill that is now covered in closely packed houses. Why was this allowed if there is legitimate concern over sloping original solid comparatively stable land, resulting in this Slope Overlay?

### **General concerns.**

From the slope overlay document:

*“Hutt City Council has recognised the need for improved understanding of landslide risks to inform land use management.*

*The Slope Assessment Overlay has been developed to identify areas that are susceptible to slope failure in heavy rainfall and seismic events, as well as the associated runout extents.”*

I take it from this that this is in large part speculative: that anywhere there is a certain slope is automatically overlayed without specific information about the land itself.

I am concerned that this is the first step in “boiling the frog” – the approach undertaken in relation to managed retreat for example (see Kapiti Coast as a specific example).

The first step seems innocuous enough.

The next step is to put a risk rating on the property, which has two effects: increasing insurance premiums and lowering the resale value of the property.

The next step is to attach something to the LIM, making the property uninsurable, therefore unmortgageable, not only reducing the resale value further but making it almost impossible to sell as only cash buyers could buy it.

Companies like Blackrock can then buy it at a garage sale price and the former owner ends up renting either their own house or another. The endpoint is the

removal of private ownership, making the population dependent on the oligarchs for shelter, which is a recognised human right. This ultimately could be linked to a social credit score system as in Communist China.

### **Specific concerns**

The whole property is covered by a slope overlay.

However, over half (the front half) of the property) is flat, and has been since it was excavated to create the building platform.

Further, the ground is original rock. The only two tiny areas of fill that existed when I bought the property were removed during excavation.

Based on the last 40 years' experience:

- Even torrential rain just runs off the property.
- Earthquakes have little effect. Even the Kaikoura earthquake caused nothing more than a single tall narrow bottle to fall over.

I also point out that the back part of the property that is sloping (several metres away from the house) is so steep it would be impossible to build on, making the slope overlay redundant.

### **Action sought.**

I would like the slope overlay removed from my property unless it can be demonstrated there is a real, not hypothetical, risk.

**From:** [valhalla@bemrose.co.nz](mailto:valhalla@bemrose.co.nz)  
**To:** [Sean Bellamy](#)  
**Subject:** [EXTERNAL] RE: Submission Accepted - More Information Required - Proposed Lower Hutt District Plan  
**Date:** Thursday, 24 April 2025 4:44:31 pm  
**Attachments:** [image001.png](#)

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Hi Sean

The address is 5 Tarras Grove, Kelson. The instructions were not to put it on the submission.

I am writing as Graham Mark, not Mark Graham.

Regards

Mark

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**From:** Sean Bellamy <Sean.Bellamy@huttcity.govt.nz>  
**Sent:** Thursday, 24 April 2025 3:51 PM  
**To:** [valhalla@bemrose.co.nz](mailto:valhalla@bemrose.co.nz)  
**Subject:** Submission Accepted – More Information Required - Proposed Lower Hutt District Plan

Kia ora Graham,

Thank you for your submission on the Proposed Lower Hutt District Plan.

**Your submission has been accepted and given the reference number PDP/285.**

In order to process your submission further, can you please provide the following information:

- Your property address. You are seeking to have the slope assessment overlay removed from your property. You have not provided the address of your in your submission.
- Could you confirm you are submitting as Mark Graham. It's unclear from you from your submission who the submitter is.

Please note the following privacy statement regarding your submission:

*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.*

*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](mailto:contact@huttcity.govt.nz), call 04-570-6666, or write to us at Private Bag 31912, Lower Hutt 5040.*

From here, you can either:

1. Update your submission and re-submit it to include the required information;  
or
2. Provide the required information via email.

Please provide the required information by Friday 2nd May 2025 at 5:00 pm.

Kind regards,  
Sean Bellamy

**Sean Bellamy**

Intermediate Policy Planner

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010

**P:** 04 570 6976 **M:** **W:** [www.huttcity.govt.nz](http://www.huttcity.govt.nz)



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