

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.

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, call 04-570-6666, or write to us at Private Bag 31912, Lower Hutt 5040.

To: Chief Executive, Hutt City Council

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

1. This is a submission from IAN & LYNETTE CARSON, owners of 4 Redvers Drive, Belmont, Lower Hutt on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is ianandlynette@highflo.co.nz
3. I ~~could~~/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 ~~wish~~/ do not wish to be heard in support of my submission.
6. If others make a similar submission, I ~~will~~/ will not consider presenting a joint case with them at the hearing.

Introduction

7. We have been homeowners of 4 Redvers Drive, Belmont, Lower Hutt for 29 years, residing at this address for the entire period. In the 29 years of our ownership, the property has never had, in our opinion, a high natural risk of flooding.
8. Given that we are down hill from Redvers Reserve, we are aware that water will flow towards us, and therefore, are reliant on Hutt City Council maintaining the stormwater drainage system that was upgraded after the December 1976 floods. There has been one instance over 29 years, where water was standing on our property and this was linked to a blocked council stormwater drain, which was attended to promptly by contractors and the standing water swiftly receded without damage to our property or infrastructure.
9. As long as the council maintain their infrastructure, ie. the stormwater system from Redvers Reserve, categorising our property as a High Natural Flood Hazard area is erroneous.
10. We acknowledge and accept that given the contours of our land, that there is a flood risk, and believe that its current categorisation as a Medium Flood Hazard best describes our circumstances and should therefore be maintained. Recategorising our property as a High Natural Hazard area for flooding is an overreach.
11. Our property has free flowing downhill contours. It is impossible for water not to have somewhere to escape.
12. We are completely different from properties on the valley floor that flood because the water has nowhere to go, reiterating once again, that as long as the council maintain the drainage infrastructure from Redvers Reserve then many risks are mitigated and the current Medium Flood Hazard description should be maintained.

Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1	Part 4 – Appendices - MAPS	Category – Hazards & Risks Spatial Layer – High Flood Hazard Overlay	Oppose	<p>Categorisation of our property at 4 Redvers Drive, Belmont, Lower Hutt, being a High Flood Hazard is inaccurate given our knowledge as homeowners of this property for 29 Years.</p> <p>This viewpoint is also that of our neighbours who have continually resided at 6 Redvers Drive, Belmont for approximately 50 years, including the December 1976 floods.</p> <p>The upgrade of the stormwater system from Redvers Reserve post December 1976 floods has managed rainfall well since installation.</p> <p>Escalation to High Flood Hazard is not warranted, nor consistent with our chronological experience.</p>	<p>Remove the High Flood Hazard reclassification for 4 Redvers Drive, Belmont, Lower Hutt.</p> <p>Maintain the existing Medium Flood Hazard.</p>

Proposed Lower Hutt District Plan



- Zoom to selected property
- Clear selected property

Proposed: 18 Mar 2025

Revision: 18 Mar 2025

Change

The following information applies to this property

Zone

☒ **Medium Density Residential Zone**

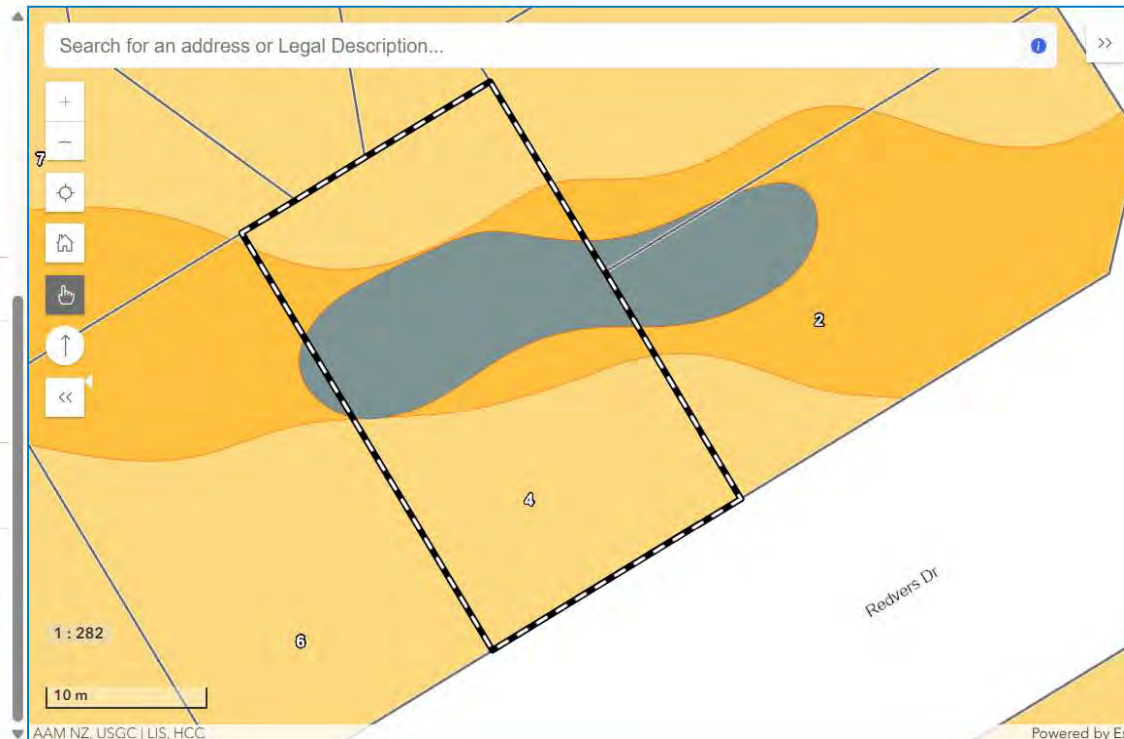
View section

Hazards and Risks — Flood Hazard Overlays

☐ Low Flood Hazard Overlay

☒ Medium Flood Hazard Overlay

☒ High Flood Hazard Overlay



Map Tools

Map Layers

- ☒ Zone
- ☒ Informational
- ☒ Hazards and Risks
 - ☒ Flood Hazard Overlays
 - ☐ Low Flood Hazard Overlay
 - ☒ Medium Flood Hazard Overlay
 - ☒ High Flood Hazard Overlay
 - ☐ Coastal Inundation
 - ☒ Fault Location Area
 - ☐ Hazardous Substances Risk Management Overlay
 - ☐ Liquefaction Hazard Overlay

Legend

Help