

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 Craig Davis on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is davis_craig@icloud.com
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. At this stage - I wish to be heard in support of my submission, to be given the chance to rebut any additional information that the council supplies about this matter
6. If others make a similar submission (for part or all my submission), I will consider presenting a joint case with them at the hearing.

Introduction

7. I am the owner of 10 Campbell terrace Petone, Lower Hutt - Property Key 7846200, Area 558 m2, Lot/Plan LOT 1 DP 9055 CT 54C/480
8. I disagree with how the categorisation of the property at 10 Campbell terrace Petone, Lower Hutt is categorised as “High Flood Hazard”
9. I disagree with the transparency and method with which the property at 10 Campbell terrace Petone, Lower Hutt has been assessed as “High Flood Hazard”
10. I see a mismatch between the “high density residential” zone of the property at 10 Campbell terrace Petone, Lower Hutt and the assigned “Medium Tsunami Hazard” Overlay and the “Medium Coastal Inundation” Overlays, in in terms of clear direction of what Council is seeking to encourage at this site and in the area

Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1	Flood Hazard	<p>Flood hazard classifications of property at 10 Campbell terrace Petone</p> <p>Property Key 7846200 Area 558 m² Lot/Plan LOT 1 DP 9055 CT 54C/480</p>	Support with amendment	<ul style="list-style-type: none"> Property is incorrectly zoned as both medium and high flood risk. Property is built primarily on very well draining ground Property is raised from the street Property has no evidence of flooding (current or past in recorded history) Property has not thoroughly been assessed to deserve flood zoning categorisation the Medium and High Flood Hazard classifications impedes the potential developability of the property and creates additional uncertainty due to the need for resource consent for a Discretionary or Non Complying Activity. 	Amendment of DP to have 10 Campbell terrace assessed as low flood risk. Or at worst medium flood risk after discussion with owner (Craig Davis).

#	Chapter	Provision	Position	Reasons	Relief sought
2	Flood hazard	<p>Method and transparency of process to categorise flood assessment for an individual property.</p> <p>Property Key 7846200 Area 558 m² Lot/Plan LOT 1 DP 9055 CT 54C/480</p>	Support with amendment	<p>Property at 10 Campbell terrace has been assessed with high flood risk which is an error. This must have occurred without consultation or assessment of the property individually (no visit, ground testing, etc).</p>	Where a property is to have high risk categorisation determined, to consult with owners, and arrange individual assessment so the process is transparent, and accurate.
3	Medium Tsunami Hazard Overlay AND Medium Coastal Inundation Overlays.	<p>Confusion, contradiction and lack of clarity on what direction the Council is seeking to encourage in this area</p> <p>Impact upon potential development of site. Property Key 7846200 Area 558 m² Lot/Plan LOT 1 DP 9055 CT 54C/480</p>	Support with amendment	<p>Mismatch between the current High Density Residential Zone which underlies 10 Campbell Terrace, and the hazard overlays, in terms of clear direction of what Council is seeking to encourage in this area.</p> <p>The council is confused in terms of clear direction for what development is encouraged in this area.</p>	Provide clarity and direction on what Council is seeking to encourage in this area in regards to development for the site.