

# 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](mailto: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](mailto:district.plan@huttcity.govt.nz).

1. This is a submission from Orlando & Franziska Ravera residents of Belmont, Lower Hutt on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is [orlando.ravera@xtra.co.nz](mailto:orlando.ravera@xtra.co.nz), [f.ravera@xtra.co.nz](mailto:f.ravera@xtra.co.nz),
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. I wish to be heard in support of my submission.
6. If others make a similar submission, I will consider presenting a joint case with them at the hearing.
7. (See page below re the decisions we're requesting)



## Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
NH01& NH02  1.	Medium and High flood overlay	Notes should be inserted (including on the individual property reports)	Excluding the notes would influence insurance of the property (cost and possible exclusions on existing structures) – the overlay is generic ( i.e. not site specific) which is incorrect. It could also affect the value of the property as a result of not being site specific.	Oppose:- The medium and high flood hazard overlay shown on our property report is in fact 10-15m below both the existing building location and only habitable flat portion available for any building. The Medium and High flood hazard indication portion (entering the property from the north is through a council consented concrete 900mm diameter culvert which exits onto a solid rock waterfall shelf which then drops 3-4m down and it is far away from existing and any potential future dwelling.:-	A site-specific visit to verify actual facts, and notes should be inserted on the individual property report to remove any blanket use of the overlay to avoid issues with insurance companies assessing both premiums and insurability on both existing and any future structures, and to prevent a possible reduction property value .

#	Chapter	Provision	Position	Reasons	Relief sought
NH-P3  2	Slope Assessment overlay	A site-specific visit should be scheduled to verify the actual situation which would exclude a good 40-50% of the property due to slope and notes to that effect should be inserted on the individual property report slope assessment overlay map.	Excluding the notes would influence insurance of the property (cost and possible exclusions/insurability on existing structures) – the overlay is generic (i.e. not site specific) and is incorrect. It could also possibly affect the value of the property	Oppose: - Existing building is on none slope affected areas and where a slope affects the building, engineered designed piling strength has been employed and approved by council. Council approved retaining walls are installed to all southeastern bordering neighbours. The application of a blanket overlay to the whole property without taking the various consented, designed for and existing issued code of compliances is unacceptable. Example, as recently as 2015, a PS4 was generated in respect of the earthquake building strength of the existing building and all piled foundations were installed to designed to the required parameters.	A site specific visit to verify actual facts, and notes should be inserted on the individual property report to remove any blanket use of the overlay to avoid issues with insurance companies assessing both premiums and insurability on both existing and any future structures, and to prevent a possible reduction in value.
NH P3	Maintain and enhance natural systems	Maintain and enhance natural systems to reduce existing risk posed by natural hazards to people (in this case slope hazard)	Clarification on who is responsible for maintaining and enhancing the natural systems to prevent erosion and slips and how that is to be achieved	Question: What are the implications/what does this entail for the individual property owner and how will that be supported/financed?	Site specific clarification on how this is to be done.