

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 Andrew Sherson on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is ginga_aks@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 do not wish to be heard in support of my submission.
6. If others make a similar submission, I will not consider presenting a joint case with them at the hearing.

Introduction

7. I am a homeowner of a property in Wainuiomata. I recently got a letter stating the property is at a high risk of natural hazards. I am concerned that the maps are not showing the full picture and significant hardship will occur as a result of incorrect classification through insurance premiums and house prices. I want to remove areas that are classified as 'high hazard' in the new district plan that are the normal stream/river extent. These areas (normal stream/river extents) are not habitable and cannot be built upon, however, fall within the property boundary and thus lead to misclassification of the hazard. Removing the normal low flow channel extent from the hazard maps or giving it a separate classification will help resolve this issue for myself and other parties. As I am moving overseas temporarily, I will not be available for attending hearings but am keen to be involved in the discussions.

Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1	Hazard Maps	Hazard classification	Support with amendment	I support the proposed changes to include natural hazards information onto property parcels and district plan maps. However, I wish to have amendments made to the maps to account for stream channels. The property of 91b Main Rd Wainuiomata is classified as High Risk. Looking at hazard maps reveals this is because the property boundary extends into the stream channel. The habitable area of the property should be either medium or low risk, not high.	Re classify property parcels taking into consideration the extent of low flow stream channels. I wish to avoid significant unreasonable increases in insurance premiums and apprehension on the sale of the property