

RMA Form 5

# Submission on publicly notified proposed district plan

Clause 6 of Schedule 1, Resource Management Act 1991

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 the Susan Ewart on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is [ewartsusan@hotmail.com](mailto:ewartsusan@hotmail.com)
3. I could not gain an advantage in trade competition through this submission.
4. The specific provisions of the proposal that this submission relates to, this 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 this submission.
6. If others make a similar submission, I will not consider presenting a joint case with them at the hearing.

## Introduction

This submission seeks to amend the plan to remove the Natural Hazards flood risks provision from the property at 4 Kaitawa Road, York Bay, 5013, Property Key 7236600, Legal Description LOT 1 DP 14145.

## Decisions Requested

|  |  | Chapter | Provision | Position | Reasons | Relief sought |
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| 1 | Natural Hazards | Flood risk | Opposed | <p>Our property at 4 Kaitawa Road, York Bay 5013 has been identified as being within a “high natural hazard area”. Although the letter advising this does not stipulate which natural hazards the Council sees as affecting our property, from the overlays it would appear that the natural hazards relate to flood risk and slope assessment. This submission relates to the flood risk provisions.</p> <p>Three levels of risk are shown in the map overlay for our property – low, medium and high. This can only be because there is a small stream (the Kaitawa Stream) adjacent to our boundary. Please note that the overlay implies that the stream goes through our property – it does not. Although not shown on your map, there is a section of road reserve between the formed road edge and our property. The stream is entirely within that road reserve and so outside our property.</p> <p>Further, the stream is at the bottom of a steep gully. It is usually only ankle deep though after very heavy rain, it might develop a stronger</p> | Amend Natural Hazards flood risk provision to exclude 4 Kaitawa Road, York Bay, from having a low, medium and high risk of flooding. |
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|  |  |  |  | <p>flow of water, perhaps up to half a metre deep.</p> <p>There is no way that any of that water can reach our home, or indeed our boundary. The bank from the stream to the road is approximately 3.5 metres. Our drive leads uphill from there, and the house is further up a short steep path and 15 steps – approximately another 3.5 metres, making the house foundations at least 7 metres above the level of the stream, but probably more as this is a conservative estimate. It is another 2.5 metres up to the front door.</p> <p>Our family has lived on this property for over 75 years and the stream has never even reached the top of the concrete wall containing the culvert carrying the stream, let alone come up the bank to the drive, which itself is a long way below the house.</p> <p>Even were there to be an inconceivable rise to the road level, the water would then flow down the road and would not continue to rise in mid-air to the house. It is</p> |  |
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|  |  |  |  | <p>simply not possible. It is therefore completely wrong to describe the property as being at low, medium and high flood risk because this stream is at the bottom of a deep gully adjacent to, but not on, our property. I note that other properties in York Bay adjacent to a stream which is not nearly so far below them, have only a low risk rating.</p> <p>As this will affect our insurance, it is very important that you correct the proposed District Plan to reflect the reality of the situation and remove this natural hazard risk flood overlay from our property. The property boundary should be shown as to the west of the stream.</p> |  |
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