

Submission on Hutt City 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.

1. This is a submission by Chakrin Gangodawila on the Proposed Lower Hutt District Plan 2025 ("PDP").
2. My contact phone number is [REDACTED] My email address for service is chintha.deepal@gmail.com
3. I cannot gain an advantage in trade competition through this submission. I am directly affected by an effect of the subject matter of the submission that: (a) Adversely affects the environment, and (b) Does not relate to trade competition or the effects of trade competition.
4. The specific provisions of the proposal that my submission relates to are any provisions that will or may apply to subdivision, development and land use at 30 Benmore Crescent.
5. I am concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. More specifically, I seek that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. I seek any further, alternative, necessary, or consequential relief as may be necessary to fully achieve the relief sought in this submission.
6. I wish to be heard in support of our submission.
7. If others make a similar submission, we will consider presenting a joint case with them at the hearing.
8. Add as much commentary as you want if you want to talk about the community and your association with the area here:

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 email or postal 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

1. This is a submission from:

Full name OR Company/organisation	Dr CHAKRIN DEEPAL GANGODAWILA
Contact person <i>if different</i>	
Email address <i>the Council, hearing panel, and courts will use this to contact you, and will publish this information so other submitters can contact you if necessary</i>	chintha.deepal@gmail.com
Postal address <i>Required if you did not provide an email address, otherwise optional</i>	11 Martha Turnell Crescent , Manor Park , Lower Hutt
Phone <i>optional</i>	

3. This is a submission on the Proposed Lower Hutt District Plan 2025.

4. I ☐ **could** ☐ **could not** gain an advantage in trade competition through this submission.
(Please tick one)

5. If you could gain an advantage in trade competition through this submission:

- I ☐ **am** ☐ **am not** directly affected by an effect of the subject matter of that submission that—
- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition:

(you must tick one if you answered "could" to the question in paragraph 3 above)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

6. The specific provisions of the proposal that my submission relates to are:

Give details:

On natural hazards and zoning

(We recommend using additional pages if your submission is lengthy)

7. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

Tentatively support but needing amendments. Please see attached document for details.

(We recommend using additional pages if your submission is lengthy)

8. I seek the following decision from Hutt City Council:

Give precise details:

Regarding implementation of mitigation measures that are highlighted in the attached document.

(We recommend using additional pages if your submission is lengthy)

9. I ☐ **wish** ☐ **do not wish** to be heard in support of my submission.

(please tick one)

10. If others make a similar submission,

I ☐ **will** ☐ **will not** consider presenting a joint case with them at the hearing.

(please tick one)

Signature of submitter:

(or person authorised to sign on behalf of submitter)

(a signature is not required if you make your submission by electronic means)

30 March 2025

Date

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

My Submission - Dr Chakrin Deepal Gangodawila of 11 Martha Turnell Crescent, Manor Park. Lower Hutt.

Background to Response:

- The main focus of this submission is specific to Martha Turnell Crescent, Manor Park, Lower Hutt & immediate residential environment.
- It is a newly built house & property, along with several others on a large patch of vacant land, & was completed by a reputed local property developer, with legitimate resource consents from the Hutt City Council (HCC), 5 years ago.
- An undated letter in the mail box recently from Chief Executive of HCC titled, "Submissions are now open on Lower Hutt's Proposed District Plan, which includes Changes that could affect your property".

Quoting further, "We are contacting you as your property is identified as being within a high natural hazard area. Please note that it is possible that you may receive more than one letter relating to potential changes affecting your property in the proposed plan".

- As a feed-back to HCC, this letter when first read was shocking & confusing leaving residents unhappy & highly worried about potential risks to life/injury & also, loss of huge personal sacrifices including use of retirement savings to have ownership of property here.

A Review of Proposed District Plan (PDP):

- The PDP in terms of how relevant it is to the area of my specific focus, to me is not a rulebook, only as a reasonable guide, yet with some reservations.
- The sources of information & the basis on which the PDP has been compiled together are from agencies as GNS, Wellington Water, Wellington Regional Council etc, as acknowledged by HCC.
- Thus, I reckon, under the current circumstances & time frame laid-out by HCC, agreeing tentatively to PDP is the best option available with some reservations /amendments.

Reservations while tentatively accepting the PDP

(1) Flooding Hazard from Hutt River:

- The area being geomorphologically within the flood plain of the Hutt River. understandably experienced historical flooding issues. Since flood protection mitigation measures have been put in place after that era, and it is generally accepted by the community that the flooding hazard has been contained /well managed.
- However, there is always the probability of unforeseen weather events (erratic frequent heavy deluges) failing to be captured in best of modelling tools & estimates (even though they have taken stock for current worldwide climate changes /manifestations). Thus, Flood Zoning as per PDP by layering of thematic spatial maps over this area with historical & potential flooding hazards, could only offer guidelines for best land use & management

(2) **Flooding Hazard from Belmont Reserve Catchments:**

Drainage Water Pipes in the Belmont Reserve catchments currently assist the smooth flow of water to Hutt River under the residential properties. There is **high probability of pipes being damaged /non-functional due to unforeseen climate events** (erratic frequent heavy deluges due to climate change as well), as **activation of geo-tectonics in the area**. These could definitely change the flood hazard Zoning of PDP

(3) **Some limitations of scientific data used in PDP:**

- **Modelling** – data quality issues, overfitting, changing conditions, ethical concerns
- **GIS Thematic Spatial Maps for layering** – used spatial data primarily from observation than experimentation
- **Geo-tectonics** – data quality issues from changing dynamics of geology affecting accuracy of modelling & predictive estimate

Mitigation measures requested from HCC during public hearing of PDP in late 2025 to help improve wellness & wellbeing / quality of life of Residents living in the “high natural hazard area” of Manor Park:

- Provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate sites
- Ensure zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected)
- Regular monitoring /roadside checks on existing roadside & other drainage systems & make changes as how to improve the efficiency
- In collaboration with Wellington Regional Council /Wellington Water, regular monitoring /checks on existing water drainage pipes in Belmont Catchment facing Manor Park. Proactively seeking funds to replace them with bigger pipes to efficiently help the flow, while wisely forward planning for frequent & erratic rainfall events from on-going climate change