

To: Chief Executive, Hutt City Council

Via email to district.plan@huttcity.govt.nz.

1. This is a submission from Richard Kelly on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is richard.kelly@outlook.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 below. 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. Flood analysis

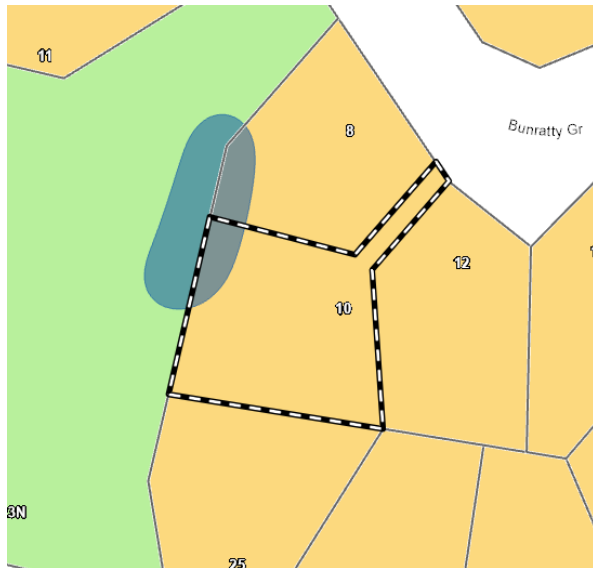


Figure 1

The modelling used to identify a high natural hazard area for proposed district plan must be flawed. The area shown in figure 1 is definitely not a high natural hazard area, is not prone to flooding, has never flooded in the 16 years I have owned the property or indeed in recorded or pre-history I cannot find evidence of a flood in this spot.

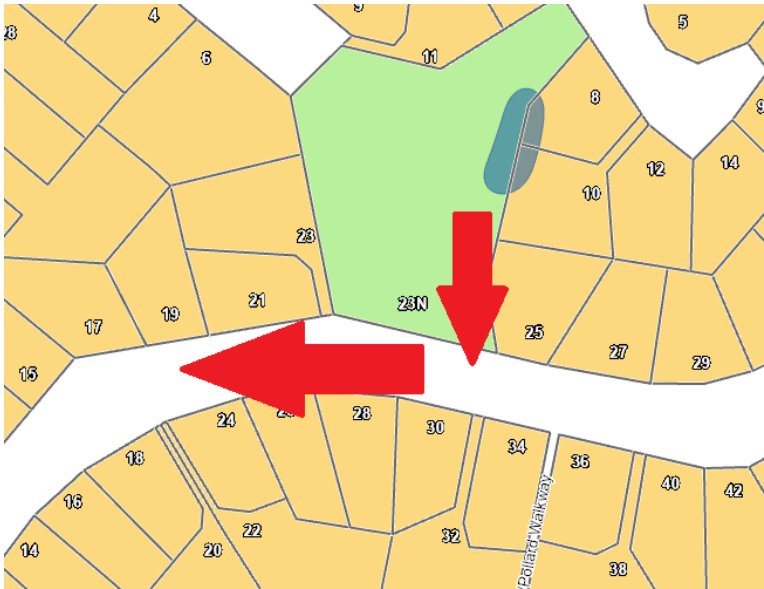


Figure 2

The water can't pool here because there is a downhill slope to Antrim crescent, then a downhill slope down Antrim crescent to Castlereigh Road. While I have had neither the time nor the money to conduct a profile survey, from an eyeball assessment the red arrows represent substantial grades of about 5%.



Fig 3

If you look at the contour map the alleged area prone to flooding is about 106 metres above sea level you can see clearly the grade to the Antrim crescent at 105 metres above sea level, then there is a large drop off as you go down Antrim crescent by the time you get to Castlereigh road you are at around 96 metres above sea level so that's a 9 metre drop off around 230 metres.

So rough calculation –

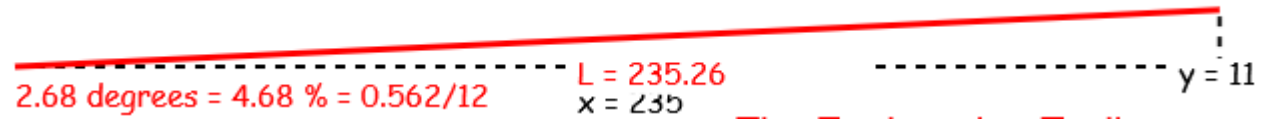


Figure 4

There is approximately a 5% slope, where the water must go, unless whoever was contracted to do this analysis has established that water flows up hill.



Figure 5

As you can see there is a storm water drain grate in the centre of the alleged flood zone, this has never been blocked while I have owned the property. Even if it did block the overflow would go down hill as described above.

As this park was originally graded by the council, if there is a problem and by some breach of the law of gravity it is flooded this would be entirely created by the councils own actions or deterioration or misuse of the storm water system. Even in some strange scenario where some how water is diverted into the storm water system and comes up that storm water grate that would be wholly the Hutt city councils fault.



Figure 6

The storm water drain only starts at the end of Bunratty Grove so it's not possible for enough water to be diverted from somewhere else to that stormwater drain.

Decision Requested

Please remove 10 Bunratty Grove, Wainuiomata from the proposed district plan changes as this is not a high natural hazard area, is not prone to flooding, has never flooded in the 16 years I have owned the property or indeed in recorded or prehistory, this area has never been a flood plain.