

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 Timothy Simon Lamb as Trustee PTL Trust on the Proposed Lower Hutt District Plan 2025.

2. My email address for service is tim.lamb@live.com.

Address for service: 212 Marine Drive, Lowry Bay, Lower Hutt 5013.

3. I could not gain an advantage in trade competition through this submission.

4. I am not 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.

5. 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.

6. I do wish to be heard in support of my submission.

7. If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Decisions Requested

“Proposed High Natural Hazard Area.”

THIS SUBMISSION IS PRESENTED BY T.S LAMB AND P.T LAMB IN RELATION TO THE PROPERTY SITUATED AT 212 MARINE DRIVE, LOWRY BAY, EASTBOURNE 5013 (The Property)

1st. May 2025.

1. We Mr Timothy Simon Lamb and Mrs Po-Lin Teh Lamb make this submission in support of our belief that the property situated at 212 Marine Drive, Lowry Bay is not subject to significant risks from **natural hazards**.
 - We have owned and lived at the property for over 31 years. The house was built about 100 years ago of a solid wooden construction with a concrete tiled roof and is a very solid house.
 - We are unaware of any hazardous event to have caused any damage to the property since its construction and defiantly not in the 31 years since we have owned the property.

2. We believe the reasons that there has been no damage in the past to the property from **natural hazards** are as follows:
 - There have been at least two Significant earthquakes over the last few years (Christchurch & Kaikura) and there was no damage to the land or the property. No liquefaction occurred to the property at the time of the earthquakes and never has to our knowledge.
 - The land has a high resilience to seismic activity as no damage had occurred.
 - There has not been any subsidence to the land on the property since we have owned it and the house is built on very stable land.
 - The property slopes gently up from the road but has no hills, cliffs or banks to cause any landslides or land slips and no streams to cause flood damage.
 - We have not experienced any “**sea inundation**” onto our property even though there have been many big southerly storms over the 31 years we have lived here.
 - Our property is also protected from storms and the possibility of sea inundation by a 1.9-meter-high solid brick wall on top of a very substantial concrete base foundation, which runs along Marine Drive adjacent to the new sea wall.
 - Regarding the matter of **natural hazards due to sea inundation**, the HCC are currently constructing a very extensive sea wall with a shared walking and cycle path way in Lowry Bay and the other Eastern Bays which has been “**designed to improve the resilience of Marine Drive by providing protection against storms and waves, along with coastal erosion**”. The construction of this sea wall should alleviate future concerns about natural hazards for not only our property in Lowry Bay but all the coastal properties along Marine Drive.

3. We are very concerned that the Hutt City Council’s continued disclosures of the perceived natural hazards in Lowry Bay and along Marine Drive is having a negative effect on insurance companies

which are increasing significantly household insurance premiums. I understand that in some cases applications for cover homeowners has been declined.

T.S Lamb

P.T Lamb

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PDP/397

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Decisions Requested

"Site or Area of Significance to Māori."

THIS SUBMISSION IS PRESENTED BY T.S LAMB AND P.T LAMB IN RELATION TO THE PROPERTY SITUATED AT 212 MARINE DRIVE, LOWRY BAY, EASTBOURNE 5013 (The Property)

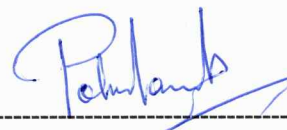
2nd. May 2025.

We Mr Timothy Simon Lamb and Mrs Po-Lin Teh Lamb make this submission in support of our belief that the property situated at 212 Marine Drive, Lowry Bay is **not** a **"Site or Area of Significance to Māori"** for the reasons stated below.

1. We believe there is a complete absence of physical, cultural artefacts within the SASM given that the citation for the Whiorau Lowry Bay SASM focuses on the historic use of the area for Whio duck hunting, crop cultivation and fishing.
2. Whio (also known as Blue Ducks) are a nationally protected bird and would not been in this area for many generations.
3. There are no crops anywhere and the land is now completely unsuitable for growing crops.
4. Fishing can only be undertaken from the southern/seaward side of Marine Drive. The mapping of cultural historic heritage should be undertaken separately from the District Plan and should **not** be used as part of the mapping exercise.
5. That the degree of control over future development within a SASM is not warranted and is not proportional to the identified historical or cultural SASM values.
6. Our property and the other coastal properties in Lowry Bay are completely separated from the coastal environment because of the roadway and very robust new sea wall currently being constructed on the seaward side of Marine Drive.
7. The underlying principle of identifying in mapping cultural heritage from 1850 (and from no other era before or since) is flawed.
8. That SASM provisions should be applied to Public Land only if at all.



T.S Lamb



P.T Lamb

T S Lamb, P T Lamb, Gal Trustees 07 Limited
 212 Marine Drive
 Lowry Bay
 Lower Hutt 5013

Kia ora,

Submissions are now open on Lower Hutt's Proposed District Plan, which includes changes that could affect your property.

The District Plan is the rulebook for land use and development across the city. As part of an extensive review, we are now proposing a range of changes, including changes to how we manage the risks of natural hazards, protect the environment and our heritage, and make room for population and business growth.

We are contacting you as your property at 212 Marine Drive, Lowry Bay 5013 is identified as being within a **Site or Area of Significance to Māori**. 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.

It is a matter of national importance under the Resource Management Act to recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga.

Through discussions with Mana Whenua (iwi and hapu who have historic and territorial rights over land), a range of sites and areas of significance to Māori have been identified. Your property contains at least part of one of these sites or areas.

The Proposed District Plan includes new objectives, policies, rules and maps to manage the effects of subdivision, land use, and development on sites or areas that have been identified as being of significance to Māori. It is important to note that these **rules have immediate legal effect**.



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Letter2-SASM

You can view the Proposed District Plan at hutt.city/proposedDP.

The Proposed District Plan includes an interactive map that allows you to search your address to find the zone, controls and parts of the Proposed District Plan that apply to your property.

For more information, including how to make a submission, please visit hutt.city/dpreview.

The closing date for submissions is 5pm on 4 April 2025.

Ngā mihi



Jo Miller

Chief Executive