

**HUTT CITY COUNCIL – PROPOSED DISTRICT PLAN
SUPPOSED HIGH NATURAL HAZARD AREA**

SUBMISSION BY R.T AND H.E KEMP IN RELATION TO THE PROPERTY AT
226 MARINE DRIVE LOWRY BAY EASTBOURNE (The Property)

12 March 2025

1. We Richard Thomas Kemp and Honor Elizabeth Kemp make the following submission in support of our contention that the property is not subject to any significant risks from natural hazards.
 - We are the owners of the property in which we live and have done so for nearly 35 years.
 - The house on the Property which is constructed in double cavity brick and tiled roof was built 98 years ago. We are not aware of any hazardous event which has affected the Property since it was built and certainly not in the years since we have lived there.
2. We consider the main reasons there have been no significant risks to the Property from natural hazards are:
 - The house is built on land with a high seismic resilience
 - There are no streams or rivers near the Property which could give rise to flooding or water related damage
 - There are no banks or cliffs near the Property which could cause slips or landslides
 - The land is not subsiding and has never done so
 - The Property is protected by a two-meter-high brick wall which borders the roadway adjacent to it
 - Despite numerous very significant regional earthquakes over the years, there has been no resulting liquefaction to the land or damage to the Property
 - Furthermore, the very extensive sea wall and walking and cycle shared path currently being constructed in Lowry Bay and other Eastern Bays has been designed to **"improve the resilience of Marine Drive by providing protection against storms and waves, along with coastal erosion"** [Sourced from HCC Tupua Horo Nuku Council website]. This project should alleviate concerns about natural hazards, not only for our Property but for all coastal properties in Lowry Bay.
3. We believe Hutt City Council should take a more positive attitude in relation to Lowry Bay (and particularly the Property) for the reasons outlined above. The Councils disclosures about the perceived hazards in Lowry Bay is having a negative effect on insurance companies which are significantly increasing house insurance premiums, and in some cases, declined insurance applications for homeowners.
4. If you wish to discuss any matters raised in this submission, either write to us at our residential address or call on one of the following numbers:
5. R.T Kemp 021 453 943 H.E.Kemp 0274 530 043



R.T Kemp

H.E Kemp

This is a further submission from Richard Kemp and Honor Kemp on the proposed Lower Hutt District Plan 2025.

Our previous submission dated 28 March 2025 relating to High Natural Hazard Areas remains in place .

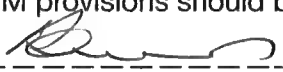
1. The contact person is Richard Kemp
2. The email address for service is ricktkemp@gmail.com
3. We could not gain an advantage in trade competition through this submission
4. Not applicable
5. The specific provisions of the proposal that our submission relates to and the decisions we seek are shown in the below table. We also seek a further alternative, necessary, or consequential relief as may be necessary to fully achieve the relief sought in the submission.
6. We do not wish to be heard in support of our submission
7. If others make a similar submission we will consider presenting a joint case at the hearing.

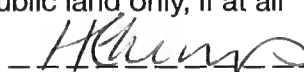
TABLE

THE SITES OF SIGNIFICANCE TO MAORI

- We believe there is a complete absence of physical, cultural artefacts within the SASM given that the citation for the Whiorau Lowry Bay SASM focusses on the historic use of the area for Whio duck hunting, crop cultivation and fishing.
- Whio (also known as Blue Ducks) are a nationally protected bird and would not have been in this area for generations.
- There are no crops anywhere and the land is now completely unsuitable for growing crops.
- Fishing can only be undertaken from the southern /seaward side of the roadway. 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.
- 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.
- Our property and the other coastal properties in Lowry Bay are completely separated from the coastal environment because of the roadway and the very robust sea wall currently being constructed on the seaward side of the roadway.
- The underlying principle of identifying in mapping culture heritage from 1850 (and from no other era before or since) is flawed
- That SASM provisions should be applied to public land only, if at all

30 April 2025.


Richard Kemp


Honor Kemp