

RMA Form 5

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 Mukesh Chandra on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is **m.chandra2010@yahoo.com**
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 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 my submission.
6. If others make a similar submission, I do not want to be consider presenting a joint case with them at the hearing.

Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1	Natural Hazards	<p>NH-01 Risk from Natural Hazards in High Natural Hazard Overlays</p> <p>NH-04 Planned Natural Hazard Mitigation Works</p> <p>NH-R18 Flood Mitigation works within the Flood Hazard Overlays</p>	Support with amendment	<p>We would like the Hutt City Council to actively chase the GWRC for a date that the Flood Protection work on the Manor Park Stop Bank and the widening of the Hutt River (from Silverstream Bridge to Pomare Rail Bridge) is going to be scheduled.</p> <p>Refer the GWR Flood Management Plan.</p> <p>Pages 84 & 85 – refer to Manor Park</p> <p>I have attached an abridged version of the GWRC Flood Protection and Erosion Control January 2025</p> <p>Where Manor Park is mentioned has been highlighted.</p> <p>I would like the Flood Risk Rating to be dropped to Medium in the northern end of Manor Park, rather than be changed to HIGH – and a push for the GWRC start the Flooding Mitigation work in Manor Park.</p>	<p>This work was approved in 2010 (15 years ago) and we would like to see our Council encourage this Flood Protection work to be started. As it is not fair that our Community and Rate Payers are going to be financially penalised because this work has not been started – and with the community's Flooding Risk Profile is now at HIGH – this will be added to our Properties LIM Reports and our Home Insurances premiums will increase. We would like our Council to fight for us.</p> <p>I have lived in Manor Park for 5 years and have never experienced Flooding at my property.</p> <p>Remediation of the Flood Risks would reduce the Risk Level of Flooding in Manor Park and also reduce the impacts to Properties LIM Reports and our Home Insurances premiums.</p> <p>Positive effects and contribution to the community: The presence and protection of flood protection and erosion control assets including stopbanks and river corridor areas is</p>

					<p>considered to contribute significantly to the enjoyment of the surrounding urban and residential areas, allowing for the ongoing use of the Hutt Riverplain. New flood protection and erosion control infrastructure is only considered where existing development is at risk. The maintenance of the existing flood protection and erosion control assets allows for the level of service that these assets provide to be maintained. Without ongoing maintenance, the durability of the asset decreases, along with</p> <p>GWRC Map is attached in the email.</p>
2	Natural Hazards	<p>NH-P1 Risk Based Approach</p> <p>NH-P2 Levels of Risk</p> <p>NH-P4 Natural hazard mitigation</p>	Support	<p>I support the Policies proposed for the District Plan as I believe that these policies supported by the Rules will ensure the appropriate risk approaches and mitigations are applied to our community</p>	<p>Keep Policies and supporting Rules</p>

3	Natural Hazards	NH-04 Planned Natural Hazard Mitigation Works	Support with Amendment	<p>There needs to be a work schedule with HCC & Wellington Water to clean the stormwater culvert that runs along Golf Road (starting at the bottom of the ramp from the Train Station) and runs along to the Golf Course entrance. There are two main drains that also need to be regularly checked and cleaned out. The flooding that occurred here approx. 5 years ago was caused because those drains and culvert had not been cleared since the Haywards Roding had been finished.</p> <p>Included in this schedule should be GWRC maintenance of the stream that runs along from the Golf course and along the left-hand side of the Stop Bank (with the Golf Club House behind you) – for the complete stretch of the stopbank. Refer updated Lower Hutt Stormwater Model that was prepared with Wellington Water and available as part of the Proposed District Plan changes.</p>	<p>A regular maintenance schedule for these assets would reduce the impact of Stormwater Flooding as a Hazard in our area.</p> <p>This would also ensure the Lower Hutt City Council would be compliant with the new Stormwater Modelling recently undertaken with Wellington Water.</p>
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4	Transport	General comment regarding Manor Parking Roding	Oppose	Formal Roding from Stokes Valley into Manor Park – this appears on the map, and we would like to object to this being in the District Plan. No formal road should cross the Golf Course as the area concerned is marked as High-Risk Flooding Zone	I want this road removed from this District Plan as a Formal Road and before it is added to any plans in the future as a Formal Road, there needs to be consultation with the Manor Park Community FIRST – as this will have consequences for the Community.
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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 ___Mukesh Chandra___ on the Proposed Lower Hutt District Plan 2025 ("PDP").
2. My contact phone number is [REDACTED]. My email address for service is ___m.chandra2010@yahoo.com___ and 36 Mary Huse Grove, Manor Park, Lower Hutt_.
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.

I have lived in Manor Park since 2019, drawn to its peaceful and serene environment. I once considered it a haven—until now.

Ever since earthworks began at 30 Benmore Crescent, life has taken a drastic turn for the worse. The constant dust, vibrations, noise, and even a mice infestation have made daily living unbearable. Despite filing multiple noise complaints, the disturbances persist, and I have since given up hope of any resolution.

Last year, my wife and I welcomed our first child. My mother travelled from overseas to support us, but she was forced to cut her visit short due to severe allergies triggered by the dust. Now, we are left to manage on our own. Worse still, my son suffers from eczema, which has only been aggravated by the pollution. What was once a peaceful home now feels like a nightmare.

And this is just the beginning. If the proposed waste transfer facility moves forward, our situation will deteriorate even further. Approving such a hazardous development in close proximity to a residential area is simply incomprehensible.

I urge the Hutt City Council to reconsider the zoning of Benmore Crescent and reclassify it from 'Industrial' to 'General Rural.' The current designation has already caused significant distress to residents, and allowing further industrial activity will only worsen the situation. The ongoing dust, noise, and environmental impact are clear indicators that this area is no longer suitable for industrial use.

Protecting the well-being of families and preserving the livability of our neighborhood should be a priority. I sincerely request that the Council take decisive action to prevent further harm and restore the peace and safety of our community.

Thank you for your time and consideration. I look forward to your response and to seeing the Council make a decision that prioritizes the health and well-being of its residents.

Sincerely,
Mukesh Chandra

Notice of Requirement

Flood Protection and Erosion Control Public Works in the
City of Lower Hutt District Plan

Wellington office
PO Box 11646
Manners St, Wellington 6142

Upper Hutt
PO Box 40847
1056 Fergusson Drive

Masterton office
PO Box 41
Masterton 5840

0800 496 734
www.gw.govt.nz
info@gw.govt.nz

Notice of Requirement and Assessment of Effects on the Environment

Flood protection and erosion control public works in the City of Lower Hutt District Plan



Quality Information

Document: Notice of Requirement

Date 17 January 2025

Prepared by Greater Wellington Regional Council:
Sarah Bevin, Principal Planner (consultant)
Jacky Cox, Manager, Infrastructure, Assets and Support

Revision History

Revision	Revision Date	Details	Approved for issue	
			Name / Position	Signature
1	24.10.2024	DRAFT for review	SB / Consultant Planner	
2	19.12.2024	Revised after TA feedback	SB / Consultant Planner	
3	16.1.2025	Review of NOR	Claire McKevitt Team Leader Consents Management	
4	16.1.2025	Approval	David Boone, Acting Delivery Director	
5	16.01.2025	Approval for lodgement	Jack Mace, Acting Environment Group Manager	

mulching of bankside vegetation, works on tracks and structures on berms, planting on berms and other activities designed to maintain the integrity of the flood defences.

4.4 Reason for designation

Designating these flood protection and erosion control assets will identify and protect these assets to ensure they remain fully operational and are not affected by inappropriate development or activities. Designating both the stopbanks and adjacent areas (where possible) means that maintenance of the stopbanks can be easily undertaken as and when required. Designating flood prone and river corridor land owned by GW assists in ensuring these areas continue to function as flood mitigation areas, and are not developed for other uses, including for residential purposes.

The designation is also intended to provide for the construction of new flood protection assets, including stopbanks. The Floodplain Management Plan includes a large forward work programme, including stopbank works, which are proposed in the next ten years as described in the Long-Term Plan. This NOR is intended to provide for these works as listed in the FMP. As noted earlier in this document, capital works identified in the FMP are currently 45% complete. The remaining capital works projects listed in the FMP that may be constructed under the proposed designation includes:

- Woollen Mills (Ava Rail Bridge to Estuary Left Bank) Earthworks, heavy rock edge protection and property demolition.
- Woollen Mills (Estuary to Ava Left Bank) stopbank construction.
- Woollen Mills (Ava Rail Bridge to Estuary Right Bank) Services relocation.
- Woollen Mills Point channel realignment and riparian planting.
- Kennedy-Good Bridge to Pomare Left Bank stopbank upgrade, stormwater outfall upgrade and wetland detention basins and vegetation planting.
- Avalon Park (Harcourt Werry) - Signage & crossings enhancements.
- Hutt River trail signage.
- Hutt FMP Small Projects.
- Taita Drive stopbank paths, native planting and public toilets.
- Pedestrian links underneath Ava Rail Bridge and access to Shandon Golf Course.
- Stopbank upgrades on the right bank near Shandon Golf Course.

- Waione St Bridge - improve pedestrian links, formalise carpark for users and widen for multi-modal users.
- Rock Protection at Belmont, Nash Street and Pomare Rail Bridge.
- Pomare Rail Bridge to Silverstream Bridge Channel works.
- Manor Park stopbanks to 2300.

It is noted that some areas of stopbanks and adjacent areas are already designated for flood protection purposes within the Hutt District Plan. These specifically relate to the RiverLink project and the Boulcott Hutt stopbank. For completeness, these existing designations are shown on the plans provided in Appendix A, but are not part of this NOR.

4.5 Resource consents for works

There are no current land use resource consents for existing or future stopbanks.

5. Nature of the proposed restrictions that would apply

The proposed conditions on the designation for flood protection and erosion protection public works and assets are provided in **Appendix C** and aim to manage both any ongoing maintenance activities and the construction of new assets, should any be constructed in the future.

6. Effects that the public work will have on the environment, including any mitigation of adverse effects

6.1 Introduction

The effects on the environment have been identified as:

- Positive effects and contribution to the community,
- Visual effects, and
- Effects from maintenance and construction activities.

6.2 Positive effects and contribution to the community

The presence and protection of flood protection and erosion control assets including stopbanks and river corridor areas is considered to contribute significantly to the enjoyment of the surrounding urban and residential areas, allowing for the ongoing use of the Hutt Riverplain. New flood protection and erosion control infrastructure is only considered where existing development is at risk.

The maintenance of the existing flood protection and erosion control assets allows for the level of service that these assets provide to be maintained. Without ongoing maintenance, the durability of the asset decreases, along with

the level of flood protection provided. Maintaining this level of flood protection is critical for the safety and livelihoods of Lower Hutt residents, and economic resilience for Hutt City businesses.

6.3 Visual effects

The sites and areas subject to this NOR are existing flood protection and erosion control assets and are generally within GW and HCC owned properties (however some discrete parcels of land are owned by other private or public entities), so the visual effects of these structures and areas are already established and they appear to be part of the township, urban and riverine environment. Further, future structures or works within these areas would also be expected to occur within areas adjacent to rivers and therefore visually cohesive with the wider area. Visual effects from any construction activities that occur in relation to new assets would be temporary, and any permanent visual effects from additional structures would be consistent with the general riverside location of these structures.

6.4 Effects from maintenance and construction activities

There are regular maintenance activities and from time to time there may also be construction activities required within the designation, either to ensure the existing assets are maintained to an appropriate standard, or to construct new assets including stop banks for example.

Maintenance activities include, but are not limited to the following activities:

- Mowing of grass along river corridor.
- Construction and maintenance of minor permanent structures including, but not limited to:
 - rubbish bins,
 - picnic tables and seating,
 - lights,
 - tree protector guards,
 - wayfinding and warning signage,
- monuments/sculptures that are less than 4m² and 6m high.
- Placement of permanent and temporary environmental monitoring equipment.
- Vegetation planting.
- Stockpiling of natural material to be used in the maintenance of river protection assets.

Nathan Geard

From: Mukesh Chandra <m.chandra2010@yahoo.com>
Sent: Monday, 28 April 2025 12:02 pm
To: District Plan Review Team
Subject: [EXTERNAL] HCC District Plan - submission
Attachments: GWRC Flood Protection and Erosion Control January 2025.pdf; Proposed District Plan 2025 - Submission April 2025.docx

Categories: Sean

You don't often get email from m.chandra2010@yahoo.com. [Learn why this is important](#)

Hi – please see attached submission for Flooding.

Thanks.

Kind regards,
Mukesh Chandra

