

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 CHARMI MISTRY on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is m.charmi1999@gmail.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 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.

Decision requested:

Respected Council,

I am writing to formally submit my request for the removal of the "High Natural Hazard Area" designation from my property.

My property has been classified as a high natural hazard area due to its proximity to the Waiwhetu Stream. However, I would like to respectfully point out that the risks associated with this classification have been effectively mitigated. The property was constructed on a raised platform, which ensures that in the event of flooding, my property would remain unaffected. In fact, the elevation of my property is such that the surrounding street would experience flooding before my property would be impacted. The house was built on a concrete base elevated more than six feet, meaning even a six-foot-tall person standing next to my house won't be able to touch the deck of my house.

Furthermore, I would like to highlight that the risk posed by the Waiwhetu Stream is the same for all properties on my street, as they are all in similar proximity to the stream and have comparable flood risks. Therefore, it is unclear why my property alone is being specifically labelled as a high natural hazard area, especially when the risk to my property has been mitigated through its construction.

I would request the high flood risk overlay to be removed as there are no future developments proposed and that it's any impacting the value of my property.

It is important to note that the flood hazard map currently in use is based on the previous layout of older properties in that area. My home, however, is a brand-new construction, completed in October 2024. In addition, the stream and its bank have been renovated to mitigate the risk of flooding, which is not reflected in the current flood hazard zone mapping.

Given the above, I kindly request that the council reconsider the "High Natural Hazard Area" designation on my property and remove it accordingly. I trust that the council will review the situation and come to a fair conclusion based on the information provided.

Considering the above, I respectfully request the following secondary adjustments:

1. Removal of the Medium and Low Hazard Overlays: I request that the Medium and Low Hazard Overlays be reconsidered or removed for my property. These overlays appear to extend beyond the areas with actual flood risk, and their inclusion may contribute to an inaccurate perception of risk. If not removed entirely, I would like the Medium and Low Hazard zones to be more accurately localized to areas with direct exposure to flooding.
2. Localization of the High Flood Hazard Zone to only the Waiwhetu Stream Banks: I also propose that the High Flood Hazard zone be localized to the immediate banks of the Waiwhetu Stream, where the flood risk is more directly significant, rather than being applied to my entire property. This would provide a more accurate representation of the actual flood risk in the area.
3. Rewording of the "High Flood Hazard" Zone: The use of the term "High Flood Hazard" can be disproportionately alarming to potential buyers and may unnecessarily affect the marketability of my property. Given that the flood risk to my property has been effectively mitigated, I would like to suggest that the "High Flood Hazard" zone be reworded to a more neutral term such as "Moderate Flood Risk" or "Flood Management Zone." This would provide a clearer, less alarming description of the situation without undermining the flood risk management objectives.

I understand that the flood hazard map applies to land, rather than the structure itself, but I believe the designation as it currently stands does not reflect the reduced flood risk associated with my property's construction and the improvements made to the surrounding stream area.

Thank you for your attention to this matter. I look forward to your response.