

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 email or postal 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

1. This is a submission from:

Full name OR Company/organisation	MARY LYNSEY & CHRISTOPHER LYNSEY
Contact person <i>if different</i>	
Email address <i>the Council, hearing panel, and courts will use this to contact you, and will publish this information so other submitters can contact you if necessary</i>	CHRIS.LYNSEY@LYNSEYNALDER.CO.NZ
Postal address <i>Required if you did not provide an email address, otherwise optional</i>	2 CHEVIOT ROAD LOWRY BAY EASTBOURNE LOWER HUTT 5013
Phone <i>optional</i>	

3. This is a submission on the Proposed Lower Hutt District Plan 2025.

4. I ☐ could ☒ could not gain an advantage in trade competition through this submission.
(Please tick one)

5. If you could gain an advantage in trade competition through this submission:

- I ☐ am ☐ am not directly affected by an effect of the subject matter of that submission that–
- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition:

(you must tick one if you answered "could" to the question in paragraph 3 above)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

6. The specific provisions of the proposal that my submission relates to are:

Give details:

FLOOD HAZARD

(We recommend using additional pages if your submission is lengthy)

7. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

AS ATTACHED

(We recommend using additional pages if your submission is lengthy)

8. I seek the following decision from Hutt City Council:

Give precise details:

REMOVE LOW TO MEDIUM FLOOD HAZARD
AS IT RELATES TO OUR PROPERTY

(We recommend using additional pages if your submission is lengthy)

9. I ☐ wish ☒ do not wish to be heard in support of my submission.
- (please tick one)

10. If others make a similar submission,

- I ☒ will ☐ will not consider presenting a joint case with them at the hearing.
- (please tick one)

Signature of submitter:
(or person authorised to sign on
behalf of submitter)



1/4/25
Date

(a signature is not required if you make your submission by electronic means)

Where to send your submission

- By email (preferred): district.plan@huttcity.govt.nz
- By post: Hutt City Council, Private Bag 31912, Lower Hutt 5040
- In person: At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

SUPPOSED HIGH NATURAL HAZARD AREA

1 April 2025

We Christopher John Lynskey and Mary Gabrielle Lynskey make the following submission in support of our contention that the property at 2 Cheviot Road Lowry Bay is not subject to any significant risks from flooding hazards.


- Through a family trust we are the owners of the property at 2 Cheviot Road, Lowry Bay in which we live and have done so for nearly 40 years.
- The house on the property which is constructed of timber and tiles roof was built in 1956. The only hazardous event we are aware of was some tile damage during the Wahine storm which occurred prior to our ownership.


The proposed plan refers to Tsunami and flooding events posing hazards for our property. **We consider that the low and medium flood hazard shown on the proposed plan should be removed from the plan in respect of this property and other properties on the lower southern side of Cheviot Road** for the following reasons:

- A blocked culvert in the adjacent stream overflowed onto the lower part of the front garden of our property over 20 years ago following 350 mls of rain over a matter of days. Following that event, with the advice of council we re contoured the effected part of our property to divert any future flooding back into the stream bed. In addition to that council undertook significant stormwater work above us in Cheviot & Walter Road. This has had the effect of significantly reducing water flow through the stream after rain and thereby removing the risk of flooding from this source.
- Regarding flooding by sea, the property is protected by a two metre high wall, with bracing specified by an engineer, which borders the Marine Drive frontage.
- Furthermore, the very extensive sea wall and walking and cycle shared pathway 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.

We believe Hutt City Council should take a more positive attitude in relation to Lowry Bay and particularly our 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, declining cover.

If you wish to discuss any matters raised in this submission, either write to us at the above address or call on one of the following numbers:


C J Lynskey


Mg Lynskey

