

Slope Assessment Overlay

Information Sheet

The Proposed Lower Hutt District Plan is open for submissions until 5pm on 4 April 2025. You can find out more at:

<https://haveyoursay.huttcity.govt.nz/proposed-district-plan>

The District Plan is the rulebook for land use and development that helps us manage infrastructure constraints and natural hazards, respond to climate change and protect the environment and our historic and cultural taonga. It sets out what is permitted and where, and what needs resource consent.

The Proposed District Plan includes a new Slope Assessment Overlay. This information sheet is designed to assist you in understanding more about the new overlay and how it may relate to your property.

What is the Slope Assessment Overlay?

Hutt City Council has recognised the need for improved understanding of landslide risks to inform land use management.

The Slope Assessment Overlay has been developed to identify areas that are susceptible to slope failure in heavy rainfall and seismic events, as well as the associated runout extents.

This overlay is shown on the Proposed District Plan Maps (available at <https://eplan.huttcity.govt.nz/review/>).

It will be used to inform decisions on new subdivision and development, and to help assess and manage risks from slope instability.

How has this overlay been identified?

Hutt City Council commissioned WSP to complete a technical assessment of slope failure susceptibility across the urban areas of Lower Hutt.

This work involved assessing several factors that influence slope failure including:

- Slope angle
- Slope aspect

- Lithology
- Land cover
- Distance to active fault
- Distance to stream
- Soil drainage
- Soil hardness
- Slope curvature.

You can find more information about the technical assessments at <https://www.huttcity.govt.nz/council/district-plan/district-plan-review/section-32-evaluation-reports-and-technical-assessments>.

It is important to note that no site-specific data or analysis has been incorporated into the development of the Slope Assessment Overlay.

The overlay is only an indicator of where higher levels of slope instability may be present. It does not mean that every property within the overlay is definitely at risk of slope failure, or that there are no slope hazards outside of the overlay area.

Property owners and developers should seek independent advice on land stability at their particular property.

What are the proposed rules?

The proposed rules only apply to earthworks and subdivision for new building platforms in the overlay, and through a resource consent process they require an assessment of the potential impacts of the proposed activity on land instability on the site and adjoining properties.

It is important to note that there are already rules in the operative District Plan that seek to manage land stability. For example, *any earthworks* in the Hill Residential and Landscape Protection Residential Activity Areas currently require a resource consent.

The Slope Assessment Overlay replaces this non-technical blanket approach with a more refined approach based on technical evidence to better manage land instability risks in Lower Hutt.