

From: [Ron Muir](#)
To: [Saritha Shetty](#)
Subject: Submission Regarding Slope Hazard Zone on 133 Park Road - Belmont
Date: Tuesday, 18 August 2026 12:36:45 pm
Attachments: [133 Park Rd Sections Plan.pdf](#)
[133 Park Rd Sections-WLSEC.pdf](#)
[133 Park Rd Sections-ELSEC.pdf](#)
[133 Park Rd Sections-GLSEC.pdf](#)
[133 Park Rd Sections-XSEC1.pdf](#)
[133 Park Rd Sections-XSEC2.pdf](#)
[133 Park Rd Sections-XSEC3.pdf](#)

Hi Saritha.

Please treat this email as my submission for the hearing tomorrow.....If you can set up my attachments so I can access them electronically during the hearing, that'd be much appreciated. Following this email, I'll send some supporting photos to you. Could you also attach those to my presentation. I'll aim to get in early and promise to keep it short....

The Presentation

I'm seeking an adjustment to the boundary of the Slope Hazard Zone running across my property at 133 Park Rd in Belmont. This would leave the house and its immediate surrounds, that are virtually sitting on a ridge top near the front of the property, clear of the zone. The resulting zone boundary would be very similar to that correctly shown on the neighbouring property at 131 Park Rd. My concerns relate to potential insurance costs and resale value.

I have absolutely no objection to the rear portion of the property, that is potentially subdivisible, remaining within the zone as it does contain the head of a small gully with steep sides.

Nor would you find me objecting to any Wind Exposure Zone should that ever be identified: exposure is just the reality of living on a hilltop!

The irony is I believe the incorrect zoning would be due to errors in the interpretation of the LIDAR data and the cost of this work came out of my budget when I was the manager of the Road and Traffic Division at Hutt City over 10 years ago now. We used the resulting detailed contour information extensively: it's generally very good but not infallible.

I've prepared various longsections running the length of the property along with some cross-sections showing the benign nature of the terrain over the front portion of the property.

The revised Slope Hazard Zone boundary I'm requesting leaves only land graded at less than the 25 degree slope cut-off identified in the WSP report outside of the zone. (See attachment 1 -Requested Alterteration to Hazard Zone boundary)

ps. Another coincidence is that, around 8 years ago, as a consultant, I managed a hazard mapping project for the Wellington Lifelines Group. It would be interesting to see how the various hazard layers compared with the WSP work.

Thank you
Ron Muir


