



OFFICE USE ONLY

Submission number **1**

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Plan Change 47—Natural Hazards

The closing date for further submissions is Wednesday, 22 February 2023, at 5.00 pm

To Upper Hutt City Council

Further submission only in support of or opposition to a submission on publicly notified Plan Change 47 Natural Hazards to the Upper Hutt City Council District Plan

Deliver to: HAPAI Service Centre, 879 – 881 Fergusson Drive, Upper Hutt 5019

Post to: Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

A copy of this further submission must also be served on the original submitter within 5 working days after making this further submission to Council.

Details of submitter

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

NAME OF SUBMITTER STEPHEN JOHN TAYLOR

POSTAL ADDRESS OF SUBMITTER 31 SEYMOUR GROVE

KINGSLEY HEIGHTS. UPPER HUTT.

AGENT ACTING FOR SUBMITTER (IF APPLICABLE) N/A

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE) N/A

CONTACT TELEPHONE 020 400 277 20 CONTACT EMAIL stephentaylor294@yahoo.com stephen.taylor@kayleys.co.nz

I am (please tick all that apply ☺):

A person representing a relevant aspect of the public interest

HOME OWNER

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

A person who has an interest in the proposal that is greater than the general public has

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

The local authority for the relevant area

Details of further submission

To support / oppose (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER STEPHEN JOHN TAYLOR

POSTAL ADDRESS OF ORIGINAL SUBMITTER 31, SEYMOUR GROVE, KINGSLEY HEIGHTS

SUBMISSION NUMBER

The particular parts of their submission that I support or oppose are:

N/A

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

THE CLASSIFICATION OF LAND THAT HAS ALREADY BEEN BUILT ON. THIS CLASSIFICATION WILL BLIGHT THESE STREETS MAKING THEM DIFFICULT TO SELL AND DEVALUING THE PROPERTIES AFFECTED, AND SERVES NO OTHER PURPOSE OTHER THAN TO DO JUST THAT. THIS PARTICULAR AREA HAS BEEN ESTABLISHED FOR AROUND 40 YEARS WITH NO HISTORIC INCIDENTS OF PROPERTY HAVING BEEN AFFECTED BY LAND MOVEMENT.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed / disallowed (tick one) OR

I seek that the following parts of the submission be allowed/disallowed:

ANY RE-CLASSIFICATION OF LAND, WHERE PROPERTIES HAVE BEEN ESTABLISHED FOR A MINIMUM OF 25 YEARS WHERE THERE IS NO HISTORICAL EVIDENCE OF LAND MOVEMENT.

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

- I do wish to be heard in support of my submission.
 I do not wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

- I do wish to make a joint case.
 I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE S.J. Taylor

DATE 20th FEBRUARY 2023

From: [Stephen Taylor](#)
To: [UHCC Planning](#)
Subject: Natural hazard submission
Date: Friday, 17 February 2023 3:08:51 pm

Dear Sir/Madam,

I live at 31 Seymour Grove in Kingsley Heights.

I would like to strongly object to the current submissions on a number of grounds. The sub-division has been completed and certainly in the case of my home, some 40 years ago. No new homes can be built, and no sections remain in Seymour Grove. Highlighting the area can have two possible outcomes, those being a blight on any future sale of property in the area as any such 're classification' will presumably end up on future LIM reports and will therefore have a negative effect on perception and value. It is also very likely, to increase insurance premiums in the future as insurance companies are naturally risk averse and you are highlighting something that you believe to be a risk. If that is not the council's intention, then why else would you do it. The development is complete.

I understand that the council engineers need to evaluate risk on new developments and catalogue those risks, but to carry out assessments retrospectively on developments that are many decades old seems like an overreach by the council and totally unfair. It can only lead to owners of the properties being penalised through no fault of their own and the distinct possibility that property values will be affected.

I purchased my property some years ago, also purchasing a LIM report from the council. No such information was on that LIM report when I purchased and may well have affected my decision to buy, whether the risk to the property is real or just a desktop analysis.

I do not believe it is the job of the council to blight ratepayers homes.

Yours faithfully,

Stephen Taylor



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Submission number

2

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

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NAME OF SUBMITTER **Ryan Baker**

POSTAL ADDRESS OF SUBMITTER **38 Mount Marua Way, Timberlea**

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE **0279000039**

CONTACT EMAIL **ryan.bakex@gmail.com**

I am (please tick all that apply ☑):

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

A person who has an interest in the proposal that is greater than the general public has

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

The local authority for the relevant area

Details of further submission

To support / oppose (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER Jeff Price

POSTAL ADDRESS OF ORIGINAL SUBMITTER Unknown

SUBMISSION NUMBER F58.1, Submitter 58, High Slope Hazards,

The particular parts of their submission that I support or oppose are:

The fact that flat areas of land have been tagged as high slope hazards which should not be.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

My home has also had flat areas of our section which have been tagged as high slope hazard.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed / disallowed (tick one) OR

I seek that the following parts of the submission be allowed/disallowed:

To have the incorrectly tagged areas of High Slope Hazard to be removed.

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

- I do wish to be heard in support of my submission.
 I do not wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

- I do wish to make a joint case.
 I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE 20/2/2023

From: [Ryan Baker](#)
To: [UHCC Planning](#)
Subject: Plan Change 47 - Natural Hazards, 38 Mount Marua Way, Timberlea
Date: Monday, 20 February 2023 1:21:22 pm
Attachments: [PC47 - Natural Hazards 38 MMW.pdf](#)

Good afternoon,

I have just sent through a submission form in regard to the new zoning changes to high slope hazard areas.

I have previously raised that the red high slope areas tagged over my property are actually incorrect.

I have attached a pdf of the bird's eye view of our home along with lines that I have detailed below.

I have drawn a black line to show when the slope of our sections starts. The slope runs away from the home as you will be aware but starting from the black line.

Area marked 1 - This area is a retained flat parking pad. Photo attached.

Area marked 2 - This is our driveway which is flat land. Photo attached.

Area marked 3 - This is our house and the land under our home is flat also. Photo attached.

Area marked 4 - This is our lawn area which is also flat. Photo attached.

The area along the line with the black dots in between 1 and 3 is a big retaining wall. After this retaining wall is where the land starts to drop away.

I hope this helps. Let me know if you have any questions.

Area 1



Area 2



Area 3



Area 4





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3

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Plan Change 47—Natural Hazards

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NAME OF SUBMITTER **M de Jong**

POSTAL ADDRESS OF SUBMITTER **9 Plantagenet Grove, Upper Hutt**

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE **021 08322482**

CONTACT EMAIL **mdejong@technicorp.com**

I am (please tick all that apply ☑):

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

A person who has an interest in the proposal that is greater than the general public has

My property is impacted by this plan

The local authority for the relevant area

Details of further submission

To support / oppose (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER **Martin de Jong**

POSTAL ADDRESS OF ORIGINAL SUBMITTER **9 Plantagenet Grove, Upper Hutt**

SUBMISSION NUMBER **51**

The particular parts of their submission that I support ~~or oppose~~ are:

The whole submission

See attached 2nd submission

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

To clarify why the council is creating a plan guided by an act that has been repealed

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed / disallowed (tick one) OR

I seek that the following parts of the submission be allowed/disallowed:

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

I do wish to be heard in support of my submission.

I do not wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

I do wish to make a joint case.

I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE

20-02-2023

This second submission is in response to the proposed plan change 47 - Natural Hazards and in particular the High Slope Hazard Overlay.

The Council website states

The Resource Management Act requires Council's to re-evaluate their District Plan every 10 years. The natural hazards chapter has not been reviewed since 2004 and therefore are due for re-evaluation.

The Resource Management Act 1991 and the Wellington Regional Policy seek to undertake a risk-based approach to the management of natural hazards. The proposed provisions introduces a risk-based approach for these natural hazards.

<https://www.upperhuttcity.com/Your-Council/Plans-policies-bylaws-and-reports/District-Plan/PC47#HighSlopeHazard>

The Parliament website states

On 10 February 2021 the government announced that the Resource Management Act 1991 (RMA) would be repealed and replaced with new laws.

<https://www.beehive.govt.nz/release/rma-be-repealed-and-replaced>

<https://www.beehive.govt.nz/release/first-look-new-law-replace-rma>

Clarification sought

Why is the council developing plans guided by an act that has been repealed? The council knew a long time ago about this development, yet it continues to spend ratepayer's money on a plan that will not meet the new laws.

Furthermore, if the natural hazards chapter has not been reviewed since 2004 while required to every 10 years under the old RMA act, what has the council been doing for the last 18 years and why this belated effort on something which is now obsolete?

What is the OPEX for this project, how much has been spent in the last 2 years and how much more is planned to be spend when the new laws are in place?

Is a bylaw based on a repealed act legally viable?



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NAME OF SUBMITTER Pat van Berkel

POSTAL ADDRESS OF SUBMITTER 95 Elmslie Rd, Upper Hutt 5019

AGENT ACTING FOR SUBMITTER (IF APPLICABLE) -

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE) -

CONTACT TELEPHONE 04 5288072

CONTACT EMAIL pat.vanberkel@gmail.com

I am (please tick all that apply) :

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

A person who has an interest in the proposal that is greater than the general public has

I submitted to PC47.

The local authority for the relevant area

Details of further submission

To support / oppose (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER See attachment

POSTAL ADDRESS See attachment

SUBMISSION NUMBER See attachment

The particular parts of their submission that I support or oppose are:

See attachment

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

See attachment

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

~~I seek that the whole of the submission be allowed~~ / ~~disallowed~~ (tick one) **OR**

I seek that the following parts of the submission be allowed/disallowed:

See attachment

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

I **do** wish to be heard in support of my submission.

I **do not** wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

I **do** wish to make a joint case.

I **do not** wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

P. R. Van Bavel

SIGNATURE

DATE 21 Feb 2023

Attachment: Further Submission to Plan Change 47: Natural Hazards, from Pat van Berkel, 21 Feb 2023

Submissions 59, 60, 62, 64, 66, 67, 69, 70, 71, 73, 76, 77, 80, 83, 85, 87, 90, 92, 96, 97, 101 all have similar wording. I use submission 59 as an example. My comments relating to submission 59 apply to the other submissions listed.

Submission 59 is from John and Lynne Hill, 198a Katherine Mansfield Drive, Upper Hutt. I use the Sub-point numbering from the UHCC Summary of Submissions.

Sub-Point	Decision Sought	Reasons	Pat van Berkel comment
S59.1	PC47 to adopt a “horses for courses” approach that allows a pragmatic and risk based approach to the processes for consenting for subdivision and building. That may mean a more streamlined approach for subdivisions for a single additional dwelling. In those cases, a single approach to an engineer is to be preferred to keep costs down.	Peat is just another soil type. The Building Act process requires that foundations on poor ground conditions must be designed by an engineer. While this is sufficient for new housing PC47 is required to ensure that viable building platforms are available before subdivision is consented. This approach may duplicate processes and increase the cost of subdivision and building. UHCC already requires the identification of building platforms as part of subdivision consents.	I oppose the “more streamlined approach” as this could mean ignoring consideration of: <ul style="list-style-type: none"> • climate change mitigation • peat fire prevention • carbon sink protection • peatland protection • and future Council liability (for consenting a building on an unsuitable site).
S59.2	Change the names of the zones to something like “Sensitive land planning zone” for the Mangaroa Peatlands Hazard and “Slope assessment planning zone” or “Soil type Risk planning zone” for the High Slope Hazard zones.	RPS change 1 proposes the protection and restoration of peat based soils to prevent the release of any stored carbon. It is likely that rules will be applied to peat soils that are similar to rules applying to wetlands. Similar rules would significantly constrain land use for little environmental gain. Current peat maps do not provide details on height and depth of peat. RPS change 1 also mentions high slope areas. While UHCC aims to only use provisions and maps for new building or subdivision, GWRC may use the overlay to impose land use restrictions to depopulate areas like the Mangaroa Valley. The language should be changed to distance peatland and slopes from GWRC’s goals.	I oppose the renaming of the Peat hazard zones for the following reasons: <ul style="list-style-type: none"> • Protecting and restoring the Mangaroa Peatland is an important environmental gain. It is the largest peatland in the lower North Island. • The language of the District Plan should fully adhere to the GW Regional Policy Statement as it reflects care for the environment. GWRC goals are the goals of the people of the Wellington Region. • I am grateful that the GWRC goals lead to saving the peatland and hence do not want the language in the District Plan to distance the peatland from those goals. • Preventing the release of stored carbon is very worthwhile to reduce climate change.

Sub-Point	Decision Sought	Reasons	Pat van Berkel comment
S59.3	Have 3 categories for each hazard, No risk, some risk, and High risk. Classify the Wellington Fault Zone as high risk. Classify the Mangaroa Peatlands and High slope zone as some risk.	Introducing three risk levels (no risk, some risk, high risk) enables more stringent controls later, when more accurate hazard information is available. Slope and peatland should be categorised as some risk to manage new subdivision in accordance with PC47 and to remove it from RPS change 1 zones where development should be avoided.	I oppose the renaming of the categories of risk for the Peat hazard because: <ul style="list-style-type: none"> • Peatland is not just “some” risk. • If development on peat proceeds it will mean the loss of the largest wetland in the lower North Island, and will result in the emission of the sequestered carbon. This is explained in RPS Change 1. • UHCC is obliged to look after the peatland on behalf of the citizens of the Wellington Region and indeed the world. • We have witnessed Cyclone Gabrielle’s destructive power and there is high risk that such an event will occur in Upper Hutt, in which case houses built on the peatland will be at high risk of severe damage. • If the peatland continues to be drained it will become a fire risk. Underground peat fires are notoriously difficult to control.
S59.4	Withdraw the cost benefit analysis and correct the mistaken facts and assumptions before re-publishing it.	The cost benefit analysis contains material mistakes which lead to risk assumptions that do not align with lived experience. It discounts the impact of hazard overlays on land values and insurability and the risk of regulatory misfeasance by GWRC. It also over-estimates the risk to existing buildings and discounts the feasibility of engineering solutions.	I oppose the withdrawal of the cost benefit analysis because: <ul style="list-style-type: none"> • “Lived experience” is no longer applicable as our climate is changing. Science says that extreme weather events across NZ (including Upper Hutt) will be more often, and more intense. https://niwa.co.nz/our-science/climate/information-and-resources/clivar/scenarios • Insurability will change throughout New Zealand, including Upper Hutt, as a result of Cyclone Gabrielle rather than “hazard overlays”. • UHCC must ensure its liability is not under-estimated when consenting building on high risk areas.
S59.5	Amend the map to be the peat defined in the Soil Bureau survey of the peatland and documented in this Overlay, as modified by the sites that have been ground truthed: ArcGIS – Mangaroa Valley Soils.	The boundaries of peatland are probably smaller than currently identified and should be based on an existing report called “Soils of Mangaroa-Whitemans Valley, Upper Hutt, New Zealand”. The soil type of Golans Clay with peat should be excluded from the peat hazard overlay.	I support the amendment of the peatland maps to reflect the true situation. <ul style="list-style-type: none"> • A comprehensive ground-truthing survey using modern instruments should be used to determine the extent, type and depth of the peatland. • The landowners will need to allow the survey on their land.

Sub-Point	Decision Sought	Reasons	Pat van Berkel comment
S59.6	Adopt either the Manaaki Whenua Land Use slope risk or the Manaaki Whenua Land Steepness overlay to define the area for development earthworks assessment or revisit the Lidar based information provided by Coffey. (Maps included in submission)	It is unclear how the PC47 high slope areas were identified. Out of at least four different slope risk maps UHCC should adopt the Manaaki Whenua Land Use database to reduce liability.	No comment.
S59.7	Please feel free to arrange to come and see my property.	The property is poorly represented by the current proposed slope hazard overlay/peatland overlay – the flatter part is in the overlay while the steeper part is outside.	I support accepting the invitation to visit their property and assess the extent, type and depth of the peat on their property using modern equipment.

Further Submission 5

Mary Beth just submitted the survey PC47 Further Submission Form (Form 6) with the responses below.

Name of submitter

Mary Beth Taylor

Postal address of submitter

165A Katherine Mansfield Drive, Whitemans Valley, Upper Hutt 5371

Acting agent for submitter (if applicable)

N/A

Address for service (if different from above)

N/A

Contact telephone

045283884

Contact email

mbtaylor.tierra@gmail.com

I am (please tick all that apply):

A person who has an interest in the proposal that is greater than the general public has

If you ticked one of the first two options, please specify the grounds for saying you come within this category

I live on Katherine Mansfield Drive overlooking the Mangaroa Peatland.

Do you support or oppose a submission?

Oppose

Enter the name of the original submitter

Submitters on the Mangaroa Peatland overlay.

Postal address of original submitter

Upper Hutt

Submission number

43 - 103

The particular parts of their submission that I support/oppose are:

Please see attached submission file.

The reasons for my support or opposition are:

Please see attached file submission.

I seek that the whole of the submission be allowed/disallowed (select one):

Disallowed

Do you wish to make another further submission?

Yes

Do you support or oppose a submission?

Oppose

Enter the name of the original submitter

Please see attached file submission.

Postal address of original submitter

Please see attached file submission.

Submission number

Please see attached file submission.

The particular parts of their submission that I support/oppose are:

Please see attached file submission.

The reasons for my support or opposition are:

Please see attached file submission.

I seek that the whole of the submission be allowed/disallowed (select one):

Disallowed

I seek that the following parts of the submission be allowed/disallowed:

Please see attached file submission.

If you wish to make more submissions, please complete the PDF Form 6 (available on this website) and upload it here:

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/438ebb6c0d77b6749e9c321a3638e3b67d490410/original/1676949303/bb12dbc4e82daa9f0cb0b5743e853b49_PC47_Further_Submissions.doc?1676949303

Please indicate whether you wish to be heard in support of your submission (choose from the options below):

I do wish to be heard in support of my submission

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (choose from the options below):

I do wish to make a joint case

PC47 Further Submissions - Mary Beth Taylor

**NOTES: 27 Pro-forma Submissions (identical information) have been presented by the 'Mangaroa Peatland Focus Group'.
One UHCC councillor met privately with this group. I have been advised that it may affect the RMA process.**

No.	Submitter Name	Support/Oppose original submission	Decision sought Reasons
26	Teresa Homan	Support fully	Adopt PC 47 The risks associated with building in seismic areas, high slope areas and on the Mangaroa Peatland can only be fully avoided by not consenting in these areas.
35	WREMO-Jeremy Holmes	Support fully	Adopt PC 47
43	Robert Anker	Oppose fully	Adopt PC47 as is <ol style="list-style-type: none"> 1. Peat soil bought at the garden store is not a hazard. The hazard is human activity on a peatland. Detailed mapping of the geomorphology of individual sections of land can be done within individual resource consents. 2. Coffey report and PC50 deliberately did not include the Mangaroa Peatland as it would be considered in PC47. 3. Peat soil in itself is not a hazard. The hazard is human activity on a peatland. Detailed mapping of the geomorphology of individual sections of land can be done within individual resource consents. 4. Council is not responsible for financial or market influences on private property. Property speculation is risky and all property owners know this. 5. There has always been risk associated with human activity on

			<p>peatlands, especially building dwellings. Peat dwellers are forever vulnerable to 'upstream' neighbours' continued ditching and draining to keep the water flowing out of the peatland to provide some stability. Should the ditches be blocked and the water allowed to remain in the peatland (re-wetting) there is the risk of raising the level of the water table. With Climate Change events intensifying the risk of increased water retention and rising water levels is a reality. This must be taken into consideration with PC47.</p> <p>6. S32 supports other protective legislation at regional and central government levels that requires a risk based approach to the management of human activities on natural hazards. The current district plan must give effect to these pieces of legislation. PC47 provides this.</p>
45	Bruce Ridley	Oppose	<p>Adopt PC47 as is.</p> <p>Pro-forma Submissions (identical information) have been submitted by the KMD 'Mangaroa Peatland Focus Group.</p> <p>Submissions 43 (partially) 45, 59 (relating Mangaroa peat overlay), 60, 62, 63, 64, 66, 67, 69, 70, 71, 73, 76, 77, 80, 83, 85, 87, 88, 89 (partially), 90, 92, 96, 97, 98, 100 are to be considered as a single submission. This amounts to 27 identical or nearly identical pieces of information. My comments below relate to ALL of the pro-forma initial submissions.</p> <p>1. "Peat is just another soil type." True. The Hauraki Peat you buy at the garden supplies store is just another soil type.</p>

			<p>2. The peat found in the Mangaroa Peatland is part of a complex geomorphological feature. The underlying geomorphology (physical features of the surface of the earth and their relation to its geological structures that support the surface) and hydrology of peat basins must be taken into consideration when considering subdivision consents.</p> <p>3. It is prudent to take a liberal approach when determining the extent of the peatland. Better to be safe than sorry. Landowners have had the invitation to have their land re-assessed to determine the peatland extent. I took Council up on this invitation with good results.</p> <p>4. The 'Hazard' is the human activity in unstable areas.</p> <p>5. Climate Change is not taken into consideration. Science says that we will experience increased numbers and increased intensity of weather events including storms, rain and flooding especially on the western side of the Remutakas. This is particularly relevant for a peatland. We can no longer rely on the past to make good planning decisions for the future.</p> <p>6. Land use decision must be future proofed to reflect the expected impact of human induced Climate Change. We must protect not only the environment from humans but also humans from themselves.</p>
52	GWRC	Support	<p>Incorporate all suggested changes. This will more closely align UHCC PC47 with protective legislation already in place at regional and central government levels.</p> <p>Especially support the wording change from 'not increase risk of damage' to 'will minimise risk of damage'. In addition I suggest a further wording change to this phrase, 'will minimise risk of damage to property and the environment.' We must begin to work towards a less</p>

			human-centric view of the natural environment.
59	John and Lynne Hill	Oppose	<p>Adopt PC47 as is.</p> <p>See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.</p>
60	Weston Hill	Oppose	<p>Adopt PC47 as is.</p> <p>See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.</p>
62	Anna Brodie and Mark Leckie	Oppose	<p>Adopt PC47 as is.</p> <p>See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.</p>
63	Gregor and Stephanie Kempt	Oppose	<p>Adopt PC47 as is.</p> <p>See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.</p>
64	Richard and Carol Dormer	Oppose	<p>Adopt PC47 as is.</p> <p>See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.</p>
66	Judith and Sandy Kauika-Stevens	Oppose	<p>Adopt PC47 as is.</p> <p>See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.</p>
67	Philip Clegg	Oppose	Human “Depopulation” of a peatland is an excellent idea. However in

			<p>light of PC47 it sounds like scare mongering. Putting a stop to subdividing a bog is a wise move.</p> <p>‘Peatland Retreat’ should be considered.</p> <p>Remember that the Mangaroa Peatland has been known locally as the Waipango Swamp and the Wallaceville Swamp. Katherine Mansfield Drive was previously called Swamp Road.</p> <p>Protection and restoration of peatlands to capture carbon is appropriate and overdue and would amount to significant gains in local climate change mitigation and biodiversity restoration.</p>
69	Nicole and Dave Tyson	Oppose	<p>Adopt PC47 as is.</p> <p>See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.</p>
70	Roger O’Brien	Oppose	<p>Adopt PC47 as is.</p> <p>See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.</p>
71	Paul Dyson	Oppose	<p>Adopt PC47 as is.</p> <p>See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.</p>
73	Paul Dansted and Sarah Kerkin	Oppose	<p>Adopt PC47 as is.</p> <p>See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.</p>

76	Heather McKay	Oppose	<p>Adopt PC47 as is.</p> <p>See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.</p>
77	Colin Hawes	Oppose	<p>Adopt PC47 as is.</p> <p>See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.</p>
79	Heather Blissett	Support	<p>Agree in full with a change of terminology to reflect the hazardous behaviour and activities of humans in relation to the natural environment. This change of tone would embody a lot of recent environmentally protective legislation. It would also clarify the fact that the landforms, tectonic plate activity and geo-morphology of the Earth are natural and expected features of the planet. What are unnatural and hazardous are the activities humans do and where they do them in order to develop the human-centric built environment generally for financial gain.</p>
80	Scott and Nicola Whitman	Oppose	<p>Adopt PC47 as is.</p> <p>See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.</p>
83	Gerald Keown	Oppose	<p>Adopt PC47 as is.</p> <p>See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.</p>
85	Jemma and AJ Ragg	Oppose	<p>Adopt PC47 as is.</p> <p>See Submission 45 indentifying the pro-forma submissions. My</p>

			<p>comments on Submission 45 relate to ALL of the pro-forma initial submissions.</p>
87	Andrea Follett	Oppose	<p>Adopt PC47 as is.</p> <p>See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.</p>
88	Grant O'Brien	Oppose	<p>Adopt PC47 as is</p> <p>PC 47 is not discriminatory; rather it is inclusively protective in that it seeks to avoid future disasters that can seriously affect life and property. It is also protective of the environment. Win-win.</p>
89	Kerry Ryan	Oppose	<p>Adopt PC47 as is.</p> <p>See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.</p>
90	Lisa Keown	Oppose	<p>Adopt PC47 as is.</p> <p>See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.</p>
92	Chris and Jen Priest	Oppose	<p>Adopt PC47 as is.</p> <p>See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.</p>
95	Pat Van Berkel	Support in full	<p>Adopt PC47 with amendments suggested in Submission 95.</p> <p>Recommend UHCC refers to their Sustainability Strategy 2020 Goal 1 (carbon reduction) and Goal 2 (prioritise protecting and enhancing natural environment).</p>

			Take action to make progress toward protecting and restoring the Mangaroa Peatland in order to restore its ability to provide the ecosystem services peatlands can supply.
96	Sharlene McDonald	Oppose	Adopt PC47 as is. See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.
97	Hamish McDonald	Oppose	Adopt PC47 as is. See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.
98	Alan Rothwell	Oppose	Adopt PC47 as is. See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.
100	Nicola Rothwell	Oppose	Adopt PC47 as is. See Submission 45 indentifying the pro-forma submissions. My comments on Submission 45 relate to ALL of the pro-forma initial submissions.
101	Lisa Williams	Oppose	
102	MB Taylor	Amend Support if not amended	Recommend UHCC refers to their Sustainability Strategy 2020 Goal 1 (carbon reduction) and Goal 2 (prioritise protecting and enhancing natural environment). This is very relevant for PC47. Take action to make progress toward permanently protecting and restoring the Mangaroa Peatland in order to restore its ability to provide the ecosystem services peatlands can supply. This will mean no further

			<p>subdivision and no further expansion of the human built environment deeper into the peatland.</p> <p>Increased urgency in prohibiting additional human built development on peatlands is highlighted by recent climate change induced weather events. Best to avoid a potential disaster before it happens.</p> <p>PC47, if the above provisions are not adopted, still represents the most prudent, common sense approach to evaluating the appropriateness of development on an individual basis on the peatland. For this reason I support PC47.</p>
103	Tony Chad	Amend Support if not amended	<p>Recommend UHCC refers to their Sustainability Strategy 2020 Goal 1 (carbon reduction) and Goal 2 (prioritise protecting and enhancing natural environment). This is very relevant for PC47.</p> <p>Take action to make progress toward permanently protecting and restoring the Mangaroa Peatland in order to restore its ability to provide the ecosystem services peatlands can supply. This will mean no further subdivision and no further expansion of the human built environment deeper into the peatland.</p> <p>Increased urgency in prohibiting additional human built development on peatlands is highlighted by recent climate change induced weather events. Best to avoid a potential disaster before it happens.</p> <p>PC47, if the above provisions are not adopted, still represents the most prudent, common sense approach to evaluating the appropriateness of development on an individual basis on the peatland. For this reason I support PC47.</p>



Forest & Bird

TE REO O TE TAIAO | *Giving Nature a Voice*

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Plan Change 47—Natural Hazards

Clause 8 of the First Schedule, Resource Management Act 1991

Further submission only in support of or opposition to a submission on publicly notified Plan Change 47 Natural Hazards to the Upper Hutt City Council District Plan

22 February 2023

To: Upper Hutt City Council
planning@uhcc.govt.nz

From: Royal Forest and Bird Protection Society Inc (Forest & Bird)
Amelia Geary – Regional Conservation Manager
a.geary@forestandbird.org.nz

Forest & Bird represents relevant aspects of the public interest. Forest & Bird has been around since 1923 and is New Zealand's largest independent conservation organisation with over 80,000 members and supporters.

Forest & Bird wishes to be heard in support of this submission.

Forest & Bird will consider presenting a joint case with other submitters, who make a similar further submission, at a hearing.

FURTHER SUBMISSION

Name of original submitter Postal address of original submitter Submission number	Support/ Oppose	The particular parts of their submission that I support or oppose are:	The reasons for my support or opposition are:	I seek that the whole of the submission be allowed / disallowed OR I seek that the following parts of the submission be allowed/disallowed:
Teresa Homan tshoman@kinect.co.nz Submitter 26	Support	S26.1 Whole submission	The concerns raised by the submitter reflect the intent of the NPS-FM and PC1 of the Wellington RPS.	Seek whole of the submission be allowed.
Robert Anker 76 Katherine Mansfield Drive Whitemans Valley Upper Hutt Submitter 43	Oppose	S43.1 – S43.6 Whole submission	The submitter seeks relief inconsistent with – and which would frustrate council responsibilities under – the RMA, in particular s6(h) that all persons exercising functions and powers under it provide for the management of significant risks from natural hazards. Relief sought could also undermine council’s responsibilities to manage and assess natural hazards and manage the environment in the context of climate change, such as is required and guided through the NPS for Freshwater Management, the NPS Urban Development, the Emissions Reduction Plan, the National Adaptation Plan, and MfE’s Arotakenga Huringa Āhuarangi: A Framework for the National Climate Change Risk Assessment for Aotearoa New Zealand.	Seek whole of the submission be disallowed.
Greater Wellington Regional Council iain.dawe@gw.govt.nz Submitter 52	Support	S52.1 – S52.21 Whole submission	Submission points align with the RPS for Wellington and support the implementation of the RMA.	Seek whole of the submission be allowed.

<p>John and Lynne Hill 198a Katherine Mansfield Drive, RD1, Upper Hutt Submitter 59</p>	<p>Oppose</p>	<p>S59.1 Mangaroa Peat Overlay</p>	<p>The submitter seeks relief inconsistent with – and which would frustrate council responsibilities under – the RMA, in particular s6(h) that all persons exercising functions and powers under it provide for the management of significant risks from natural hazards. Relief sought could also undermine council’s responsibilities to manage and assess natural hazards and manage the environment in the context of climate change, such as is required and guided through the NPS for Freshwater Management, the NPS Urban Development, the Emissions Reduction Plan, the National Adaptation Plan, and MfE’s Arotakenga Huringa Āhuarangi: A Framework for the National Climate Change Risk Assessment for Aotearoa New Zealand.</p>	<p>Seek whole of the submission be disallowed.</p>
<p>John and Lynne Hill 198a Katherine Mansfield Drive, RD1, Upper Hutt Submitter 59</p>	<p>Oppose</p>	<p>S59.2 Mangaroa Peat Overlay</p>	<p>As above.</p>	<p>Seek whole of the submission be disallowed.</p>
<p>John and Lynne Hill 198a Katherine Mansfield Drive, RD1, Upper Hutt Submitter 59</p>	<p>Oppose</p>	<p>S59.4 PC47 - General</p>	<p>The submitter seeks relief inconsistent with – and which would frustrate council responsibilities under – the RMA, in particular s6(h) that all persons exercising functions and powers under it provide for the management of significant risks from natural hazards. Relief sought could also undermine council’s responsibilities to manage and assess natural hazards and manage the environment in the context of climate change, such as is required and guided through the NPS for Freshwater Management, the NPS Urban Development, the Emissions Reduction Plan, the National Adaptation Plan, and MfE’s Arotakenga Huringa Āhuarangi: A Framework for the National</p>	<p>Seek whole of the submission be disallowed.</p>

			Climate Change Risk Assessment for Aotearoa New Zealand. Engineering is not a sustainable or safe solution to addressing natural hazards in most cases. In most cases, working with nature and within environmental limits is the only way to address natural hazards and keep communities safe.	
John and Lynne Hill 198a Katherine Mansfield Drive, RD1, Upper Hutt Submitter 59	Oppose.	S59.5 Mangaroa Peat Overlay	The submitter seeks relief inconsistent with – and which would frustrate council responsibilities under – the RMA, in particular s6(h) that all persons exercising functions and powers under it provide for the management of significant risks from natural hazards. Relief sought could also undermine council’s responsibilities to manage and assess natural hazards and manage the environment in the context of climate change, such as is required and guided through the NPS for Freshwater Management, the NPS Urban Development, the Emissions Reduction Plan, the National Adaptation Plan, and MfE’s Arotakenga Huringa Āhuarangi: A Framework for the National Climate Change Risk Assessment for Aotearoa New Zealand.	Seek whole of the submission be disallowed.
Pat van Berkel pat.vanberkel@gmail.com Submitter 95	Support	S95.1 Mangaroa Peat Overlay	This aligns with Aotearoa’s Emissions Reduction Plan and the Climate Commission’s advice “Ināia tonu nei: a low emissions future for Aotearoa” which states peatlands are a carbon sink.	Seek whole of the submission be allowed.
Pat van Berkel pat.vanberkel@gmail.com Submitter 95	Support	S95.2 Mangaroa Peat Overlay	Development of peatland is in contravention of s5(2) of the RMA and the NPS-FM.	Seek whole of the submission be allowed.
Pat van Berkel pat.vanberkel@gmail.com Submitter 95	Support	S95.3 Mangaroa Peat Overlay	PC47 fails to give effect to the NPS-FM, specifically policy 6, the RMA, Aotearoa’s Emissions Reduction	Seek whole of the submission be allowed.

			Plan, the NPS Urban Development, and the National Adaptation Plan.	
Pat van Berkel pat.vanberkel@gmail.com Submitter 95	Support	S95.4 Mangaroa Peat Overlay	This submission point aligns with Forest & Bird’s original submission on PC49 calling for Mangaroa to be rezoned Natural Open Space. It would also be consistent with council responsibilities under – the RMA, in particular s6(h) that all persons exercising functions and powers under it provide for the management of significant risks from natural hazards, and responsibilities to manage and assess natural hazards and manage the environment in the context of climate change, such as is required and guided through the NPS for Freshwater Management, the NPS Urban Development, the Emissions Reduction Plan, and the National Adaptation Plan.	Seek whole of the submission be allowed.
Pat van Berkel pat.vanberkel@gmail.com Submitter 95	Support	S95.5 Mangaroa Peat Overlay	This is appropriate and would be consistent with the RMA, particularly the preservation of the natural character of wetlands and the protection of them from inappropriate subdivision, use, and development; and the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.	Seek whole of the submission be allowed.
Mary Beth Taylor mbtaylor.tierra@gmail.com Submitter 102	Support	S102.1 – S102.5 Whole submission	This submission aligns with the RMA, the NPS-FM, the climate provisions in the NPS-UD, the Emissions Reduction Plan, the RPS for Wellington, and the National Adaptation Plan.	Seek whole of the submission be allowed.
Tony Chad Tonygchad@gmail.com Submitter 103	Support	S103.1 – 103.7 Whole submission	As above.	Seek whole of the submission be allowed.

Submission ends.

Further Submission 7

Tony's LTP Feedback 21 just submitted the survey PC47 Further Submission Form (Form 6) with the responses below.

Name of submitter

Tony Chad

Postal address of submitter

165A Katherine Mansfield Drive

Acting agent for submitter (if applicable)

none

Address for service (if different from above)

165A Katherine Mansfield Drive

Contact telephone

045288968

Contact email

tonygchad@gmail.com

I am (please tick all that apply):

A person who has an interest in the proposal that is greater than the general public has

If you ticked one of the first two options, please specify the grounds for saying you come within this category

I live in the area covered by PC47 and our land is affected by the assessed natural hazards of peat and slope

Do you support or oppose a submission?

Oppose

Enter the name of the original submitter

see attachment

Postal address of original submitter

see attachment

Submission number

see attachment

The particular parts of their submission that I support/oppose are:

see attachment

The reasons for my support or opposition are:

see attachment, which I may have to send separately

I seek that the whole of the submission be allowed/disallowed (select one):

Disallowed

Do you wish to make another further submission?

No

Please indicate whether you wish to be heard in support of your submission (choose from the options below):

I do not wish to be heard in support of my submission

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (choose from the options below):

I do not wish to make a joint case

PC47 Further Submissions - Tony Chad

NOTES: 27 Pro-forma Submissions (identical information) have been presented by the ‘Mangaroa Peatland Focus Group’. I intend to address their submissions as one, as presented by Submitter #59 John and Lynne Hill (Oppose fully their submission).

One UHCC councillor met privately with this group. I have been advised that it may affect the RMA process.

No.	Submitter Name	Support/Oppose original submission	Decision sought Reasons
26	Teresa Homan	Support fully	Adopt PC 47 The risks associated with building in seismic areas, high slope areas and on the Mangaroa Peatland can only be fully avoided by not consenting in these areas.
35	WREMO-Jeremy Holmes	Support fully	Adopt PC 47. WREMO are the ones who have to handle local disasters and emergencies. As if it wasn't clear enough already we are likely to have more and more extreme weather events as a result of Climate Change. Any changes such as PC47 should have two objectives: 1) work to reduce Climate Change 2) work to protect people and homes from the likely effects of extreme weather caused by Climate Change. Cyclone Gabrielle has given us a catastrophic reminder of what will continue to happen in the future if we do nothing. PM Chris Hipkins said the two extreme weather events he's seen in the past few weeks showed that the country would need to commit to a climate change adaptation programme. "New Zealand is now without question, experiencing the effects of climate change. And we are well past the point where we should question the impact of human beings on climate change." PC47 is an important tool in implementing this vision (see GWRC comments also).
52	GWRC	Support fully	Incorporate all suggested changes. This will more closely align UHCC PC47 with protective legislation already in place at regional and central government levels. Particularly like extract from GWRC RPS Change 1 Section 32 "Taking adaptation action to increase the resilience of our communities, the natural and built environment to prepare for the changes that are already occurring and those that are coming down the line. Critical to this is the need to protect and restore natural ecosystems so that they can continue to provide the important services that ensure clean water and air, support indigenous biodiversity and ultimately, people."

59	John and Lynne Hill	Oppose	<p>Adopt PC47 as is.</p> <p>Pro-forma Submissions (identical information) have been submitted by the KMD 'Mangaroa Peatland Focus Group.</p> <p>Submissions 43 (partially) 45, 59 (relating Mangaroa peat overlay), 60, 62, 63, 64, 66, 67, 69, 70, 71, 73, 76, 77, 80, 83, 85, 87, 88, 89 (partially), 90, 92, 96, 97, 98, 100 are to be considered as a single submission. This amounts to 27 identical or nearly identical pieces of information. My comments below relate to ALL of the pro-forma initial submissions.</p> <p>“Current peat maps do not provide details on height and depth of peat”. & “Please feel free to arrange to come and see my property.” Excellent! It would be great to have some independent Peatland experts come to assess the extent, depth and condition of the area in question and how best to protect and restore this particular natural ecosystem. This assessment would be done with the expectation and requirement that the most accurate and beneficial environmental assessment be made. Note that this is the best result for the environment, not the best result for a developer seeking to sidestep development constraints.</p> <p>The boundaries of peatland are probably smaller than currently identified and should be based on an existing report called “Soils of Mangaroa-Whitemans Valley, Upper Hutt, New Zealand”.</p> <p>The much vaunted “Soils of Mangaroa - Whitemans Valley” is unashamedly written from a “What can we use this soil for” perspective rather than what role does this land play in the greater picture of unique natural ecosystems and the environment. Based on research from 1988, refer to previous comment on new, comprehensive assessment.</p> <p>“UHCC aims to only use provisions and maps for new building or subdivision” UHCC needs to go much further and make more of an effort to help achieve nationally stated goals “ to protect and restore natural ecosystems”. Recommend UHCC refers to their Sustainability Strategy 2020 Goal 1 (carbon reduction) and Goal 2 (prioritise protecting and enhancing natural environment). Take action to make progress toward protecting and restoring the Mangaroa Peatland in order to restore its ability to provide the ecosystem services peatlands can supply.</p>
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			<p>1. "Peat is just another soil type." True. The Hauraki Peat you buy at the garden supplies store is just another soil type.</p> <p>2. The peat found in the Mangaroa Peatland is part of a complex geo-morphological feature. The underlying geomorphology (physical features of the surface of the earth and their relation to its geological structures that support the surface) and hydrology of peat basins must be taken into consideration when considering subdivision consents.</p> <p>3. The 'Hazard' is the human activity in unstable areas.</p> <p>4. Climate Change is not taken into consideration. Science says that we will experience increased numbers and increased intensity of weather events including storms, rain and flooding especially on the western side of the Remutakas. This is particularly relevant for a peatland. We can no longer rely on the past to make good planning decisions for the future.</p> <p>5. Land use decision must be future proofed to reflect the expected impact of human induced Climate Change. We must protect not only the environment from humans but also humans from themselves.</p> <p>Human "Depopulation" of a peatland is an excellent idea. However in light of PC47 it sounds like scare mongering. Putting a stop to subdividing a bog is a wise move.</p> <p>'Peatland Retreat' should be considered.</p> <p>Remember that the Mangaroa Peatland has been known locally as the Waipango Swamp and the Wallaceville Swamp. Katherine Mansfield Drive was previously called Swamp Road.</p> <p>Protection and restoration of peatlands to capture carbon is appropriate and overdue and would amount to significant gains in climate change mitigation and biodiversity restoration.</p>
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79	Heather Blissett	Support	<p>Agree in full with a change of terminology to reflect the hazardous behaviour and activities of humans in relation to the natural environment. This change of tone would embody a lot of recent environmentally protective legislation. It would also clarify the fact that the landforms, tectonic plate activity and geo-morphology of the Earth are natural and expected features of the planet. What is unnatural and hazardous are the activities humans do and where they do them in order to develop the human-centric built environment.</p>
88	Grant O'Brien	Oppose	<p>Adopt PC47 as is</p> <p>PC 47 is not discriminatory; rather it is inclusively protective in that it seeks to avoid future disasters that can seriously affect life and property. It is also protective of the environment. Win-win.</p>
95	Pat Van Berkel	Support in full	<p>Adopt PC47 with amendments suggested in Submission 95.</p> <p>Recommend UHCC refers to their Sustainability Strategy 2020 Goal 1 (carbon reduction) and Goal 2 (prioritise protecting and enhancing natural environment).</p> <p>Take action to make progress toward protecting and restoring the Mangaroa Peatland in order to restore its ability to provide the ecosystem services peatlands can supply.</p>
102	MB Taylor	<p>Amend</p> <p>Support if not amended</p>	<p>Recommend UHCC refers to their Sustainability Strategy 2020 Goal 1 (carbon reduction) and Goal 2 (prioritise protecting and enhancing natural environment). This is very relevant for PC47. Take action to make progress toward permanently protecting and restoring the Mangaroa Peatland in order to restore its ability to provide the ecosystem services peatlands can supply. This will mean no further subdivision and no further expansion of the human built environment deeper into the peatland.</p> <p>Increased urgency in prohibiting additional human built development on peatlands is highlighted by recent climate change induced weather events. Best to avoid a potential disaster before it happens.</p> <p>PC47, if the above provisions are not adopted, still represents the most prudent, common sense approach to evaluating the appropriateness of development on an individual basis on the peatland. For this reason I support PC47.</p>

103	Tony Chad	Amend Support if not amended	<p>My original submission should not be seen as Opposition to PC47, rather as a request that the provisions of the plan change go further than just dealing with subdivision and development.</p> <p>I recommend UHCC refers to their Sustainability Strategy 2020 Goal 1 (carbon reduction) and Goal 2 (prioritise protecting and enhancing natural environment). This is very relevant for PC47. Take action to make progress toward permanently protecting and restoring the Mangaroa Peatland in order to restore its ability to provide the ecosystem services peatlands can supply. This will mean no further subdivision and no further expansion of the human built environment deeper into the peatland.</p> <p>Increased urgency in prohibiting additional human built development on peatlands is highlighted by recent climate change induced weather events. Best to avoid a potential disaster before it happens.</p> <p>PC47, if the above provisions are not adopted, still represents the most prudent, common sense approach to evaluating the appropriateness of development on an individual basis on the peatland. For this reason I support PC47.</p>
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OFFICE USE ONLY

Submission number

8

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Plan Change 47—Natural Hazards

The closing date for further submissions is Wednesday, 22 February 2023, at 5.00 pm

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Plan Change 47 Natural Hazards to the Upper Hutt City Council District Plan

Deliver to: HAPAI Service Centre, 879 – 881 Fergusson Drive, Upper Hutt 5019

Post to: Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

A copy of this further submission must also be served on the original submitter within 5 working days after making this further submission to Council.

Details of submitter

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

NAME OF SUBMITTER **Heather Blissett**

POSTAL ADDRESS OF SUBMITTER **P O Box 47 164**

Upper Hutt 5018

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE **027 3515211**

CONTACT EMAIL **outdoorblissupperhutt@gmail.com**

I am (please tick all that apply

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY



A person who has an interest in the proposal that is greater than the general public has

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY



The local authority for the relevant area

Details of further submission

To support / oppose (tick one) the submission of: **in general**

NAME OF ORIGINAL SUBMITTER **John and Lynne Hill**

POSTAL ADDRESS OF ORIGINAL SUBMITTER 198A

Katherine Mansfield Drive, Upepr Hutt

SUBMISSION NUMBER 59 (no email address to

forward copy of submission noted)

The particular parts of their submission that I support or oppose are:

see attached

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

see attached

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be **allowed** / **disallowed** (tick one) OR

I seek that the following parts of the submission be allowed/disallowed:

See attached. Allowed one part, ie. Name change but disallowed all else

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

- do wish to be heard in support of my submission.**
- I do not wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

- I do wish to make a joint case.**
- I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

A square image showing a handwritten signature in blue ink on a dark, possibly black, background. The signature is stylized and appears to be a single character or a very short word.

DATE 22 February 2023

Further submission to PC 47.

Submissions 59, 60, 62, 64, 66, 67, 69, 70, 71, 73, 76, 77, 80, 83, 85, 87, 90, 92, 96, 97, 101 all have similar wording. Therefore, I will single out submission 59 for submission purposes but it applies to the other submissions noted above.

Submitter 59 John and Lynne Hill of 198A Katherine Mansfield Drive, Whitemans Valley

(no email address noted so will attempt to forward submission to them within 5 working days as specified by the submission requirements.

Further submission is as follows

Pg. 181 (UHCC) Submitter 59 and above states that *“These mistakes of fact lead to assumptions about risk to life and property that make the conclusions unrecognisable from the Mangaroa Peatland community’s lived experience.”*

There are stories aplenty from people locally who recall a tractor disappearing and there was no solid ground with which to plant a tow vehicle so it is still submerged to this day I believe. I’ve also been told that both people and horses had to walk around the outside of the ‘swamp’ because of the risk of sinking. These are just two stories that tell of a land that was naturally wet and boggy, a natural wetland/peatland. Sometimes the whenua tells its own story and so do the people who walked it before us or overlapped our lives.

Cyclone Gabrielle should be a reminder that these natural areas exist for a reason.

Pg 181 The submitter suggests *“Change the names of the zones to something like “Sensitive land planning zone”*

I agree with a name change. Perhaps Environmental taonga or Environmental Assets instead.

Pg 181 the submitter recommends changing high risk to *“three levels of risk – no risk, some risk, high risk”*

I oppose this change and believe that the peatland/wetland should remain classified as a ‘high risk’.

Cyclone Gabrielle should be recent proof of what happens when we try to control a natural environmental asset that was naturally created for purpose that was subsequently destroyed for human desire.

My reasons are because we now know what our ancestors knew (they must have because they lived with the land and did not destroy it. The peatlands/wetlands were still functioning in the lifetime of many still alive today to tell the stories. There is plenty of scientific research that supports the protection of peatlands/wetlands and many Councils around Aotearoa are now restoring this taonga.

In summary. I oppose anything that seeks to destroy what remains of the Peatland/Wetland taonga.

I support the changing of the name 'hazard' to something else such as 'sensitive land zone, environmental asset or environmental taonga to acknowledge the whenua for the resource that she is. For it is people who are the hazard. Not the whenua.



OFFICE USE ONLY

Submission number

9

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN Plan Change 47–Natural Hazards

The closing date for further submissions is **Wednesday, 22 February 2023, at 5.00 pm**

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Plan Change 47 Natural Hazards to the Upper Hutt City Council District Plan

Deliver to: HAPAI Service Centre, 879 – 881 Fergusson Drive, Upper Hutt 5019

Post to: Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

A copy of this further submission must also be served on the original submitter within 5 working days after making this further submission to Council.

Details of submitter

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NAME OF SUBMITTER Emma Zee

POSTAL ADDRESS OF SUBMITTER 47 Seymour Grove, Upper Hutt

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

emma.k.zee@gmail.com

I am (please tick all that apply

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

A person who has an interest in the proposal that is greater than the general public has

I have submitted on PC47

The local authority for the relevant area

Details of further submission

To **support** / **oppose** (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER--

Alec Hobson

POSTAL ADDRESS OF ORIGINAL SUBMITTER

29 Aragon Grove, Kingsley Heights, Upper Hutt

SUBMISSION NUMBER

12

The particular parts of their submission that I support or ~~oppose~~ are:

PC47 incorrectly identifies steep slope on the site [...] Same is true for neighbouring properties

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or ~~opposition~~ are:

The proposed hazard map appears to be a desktop application, a more accurate map would be more appropriate.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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I seek that the following parts of the submission be allowed/disallowed:

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Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

I **do** wish to be heard in support of my submission.

I **do not** wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

I **do** wish to make a joint case.

I **do not** wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE

22/02/2023

Details of further submission

To **support** / **oppose** (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER--

Teresa Homan

POSTAL ADDRESS OF ORIGINAL SUBMITTER

5 Elm Street, Ebdentown, Upper Hutt 5018

SUBMISSION NUMBER

26

The particular parts of their submission that I support or ~~oppose~~ are:

Support for provisions that limit development {in hazard areas} and provide ongoing protection for potential homeowners. Any development of Mangaroa Peatlands can't guarantee safety

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or ~~opposition~~ are:

I agree that it is important to provide ongoing protection for home owners and I am also concerned about the safety of peatlands

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE

22/02/2023

Details of further submission

To **support** / **oppose** (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER--

Greater Wellington Regional Council

POSTAL ADDRESS OF ORIGINAL SUBMITTER

PO Box 11646, Manners Street, Wellington

SUBMISSION NUMBER

52

The particular parts of their submission that I support or ~~oppose~~ are:

S52.2-Objective NH-01- Replace wording 'does not significantly increase' with 'minimises':

S52.8- Policy NH-P6- Delete 'will not unacceptably increase' from clause (a) and replace with 'minimise

S52.9- Policy NH-P7- Delete 'will not increase or accelerate' and replace with 'does not cause'

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or ~~opposition~~ are:

For the reasons that Greater Wellington have outlined in their submission.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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I **do not** wish to be heard in support of my submission.

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I **do not** wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE

22/02/2023

Details of further submission

To **support** / **oppose** (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER--

John and Lynne Hill

POSTAL ADDRESS OF ORIGINAL SUBMITTER

198a Katherine Mansfield Drive, RD1, Upper Hut

SUBMISSION NUMBER

59

The particular parts of their submission that I support or ~~oppose~~ are:

S59.5- ...modified by the sites that have been ground truthed

S59.7- The property is poorly represented by the current proposed slope hazard overlay/peatland overlay

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or ~~opposition~~ are:

From the aerial and what I can see of the areas I am familiar with, I expect that the hazard overlay's are not accurately represented. An accurate extend of the peatlands and indication of depths would be beneficial.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be **allowed** / **disallowed** (tick one) **OR**

I seek that the following parts of the submission be allowed/disallowed:

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I **do not** wish to be heard in support of my submission.

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I **do** wish to make a joint case.

I **do not** wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE

22/02/2023

Details of further submission

To support / oppose (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER-- John and Lynne Hill

POSTAL ADDRESS OF ORIGINAL SUBMITTER 198a Katherine Mansfield Drive, RD1, Upper Hut

SUBMISSION NUMBER 59

The particular parts of their submission that I ~~support~~ or oppose are:

S59.1- Peat is just another soil type.

S59.1- PC47 is required to ensure that viable building platforms are available before subdivision is consented

S59.2- RPS change 1 proposes the protection and restoration of peat- based soils to prevent the release of any stored carbon. It is likely that rules will be applied to peat soils that are similar to rules applying to wetlands. Similar rules would significantly constrain land use for little environmental gain.

S59.4- It discounts the impact of hazard overlays on land values and insurability and the risk of regulatory misfeasance by GWRC. It also over-estimates the risk to existing buildings and discounts the feasibility of engineering solutions.

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The reasons for my ~~support~~ or opposition are:

Peat is a very interesting soil type that has properties unlike any other.

Peat is a hazard of great concern. I have included some excerpts and links of other peat hazards,

There are so many great places in Upper Hutt to develop, and there are so many reasons why peatlands are best suited as peatlands-

- They are a massive carbon sink (areas of which may be valuable in the future with carbon trading)
- Dry peatland is extremely flammable
- Peatland fires cost
- They play an important role in water supply, water tables, regulating and reducing floods
- Insurance may be an issue
- The general public are unaware of the peatlands, including the asset as a carbon sink and natural environment as well the risks.

The fallout of cyclone Gabrielle was very upsetting, including the loss of life, homes, and livelihoods. These extreme events are exacerbated by carbon emissions such as when peatlands are drained and developed. Those who preserve the peatlands are champions in the fight against climate change.

Subsidence:

“The drainage and conversion of peatlands to productive agro-ecosystems leads to ongoing surface subsidence because of densification (shrinkage and consolidation) and oxidation of the peat substrate.”

<https://access.onlinelibrary.wiley.com/doi/abs/10.2134/jeq2013.12.0505>

“On the Hauraki plains, you might see telephone poles on a drunken lean. Roads in parts of Waikato [have to be reshaped every 5-20 years](#), and more frequently during droughts, when the ground shrinks. Farmers on affected land face extra bills for draining and fencing.”

<https://www.stuff.co.nz/environment/climate-news/125398921/uncounted-and-unseen-is-this-the-biggest-planet-warmer-youve-never-heard-of>

Fire:

As noted, fire is a hazard for the peatlands. I can't say if there have been any fires in the peatlands to date but the likelihood would increase if the peatlands were developed and further drained, in addition to fires increasing from climate change, *"Based on the science communities best understanding, the warmer climate will cause an increase in extreme fire weather days and longer fire seasons, as well as more meteorological droughts"*.

<https://www.fireandemergency.nz/about-us/our-commitments/our-climate-is-changing/>

I spoke with Fire and Emergency New Zealand and Remutaka fire station, they said:

- Peat fires were very difficult to put out (and sometimes impossible, they just have to burn themselves out which can take quite some time, in some cases days or even months).
- Attempting to control fires is resource heavy and difficult
- Safety of life and property (in that order) are priorities as well as the lives of the fire fighters. At the moment the risk is low due to the low occupancy on the peatlands.

The PC47 material refers to the Civil emergency plan in case of fire. I rang Civil defense and they said that their plan did not include peat fires.

Peat fires in other parts of New Zealand illuminate the risk of Peat fires.

Hamilton- 2022-

"A peat fire in the Waikato is continuing to produce thick smoke, leaving a stench and a grey blanket of fog around homes."

<https://www.stuff.co.nz/national/300578015/peat-fire-in-waikato-blankets-township-in-dense-fog>

<https://www.stuff.co.nz/national/127677158/far-north-fire-firefighters-to-leave-waiharara-but-peat-to-burn-for-six-months>

"A persistent peat fire west of Hamilton that is irking many of the city's residents with its smells and smog"

<https://www.stuff.co.nz/waikato-times/news/128577932/stinky-peat-fire-near-hamilton-puts-spotlight-on-greenhouse-gas-timebomb>

<https://www.scoop.co.nz/stories/AK2205/S00057/fires-causing-problems-for-waikato-firefighters.htm>

Peat fires would pose a risk to fire fighters and come at great cost and great resources. It would also divert those resources from other areas of need.

"The cost of fighting the fire at Kaimaumu has already reached \$300,000 to \$400,000"

Kaitaia- 2005-

<https://www.nzherald.co.nz/nz/underground-peat-fires-at-reserve-will-burn-for-days/UPABOM5AD4JXZCTUSG2ZLUF2VQ/>

Peatlands are a threat to farms, people, and release great amounts of carbon.

"peat fires can release 100 times the carbon that a wildfire does. That's terrible both for the planet and for human health: In Indonesia, which has massive stores of peat that regularly burn uncontrolled, the smoke creates regular [public health crises](#). Because a peat fire spreads both down into the soil and laterally across the landscape, they also [threaten nearby farmlands and people](#).

"As the world warms and certain regions— [particularly the Arctic](#)—dry, so does the super fuel known as peat. It's basically concentrated carbon from dead plants"

<https://thebulletin.org/2021/03/underground-zombie-peat-fires-release-100-times-the-carbon-of-wildfires/>

Peatfires "destroy essential peat land ecosystems and are responsible for 15% of annual global greenhouse gas emissions. This

is the same amount attributed to all the combustion engine vehicles in the world, yet it is not accounted for in global carbon budgets. Peat fires also induce surges of respiratory emergencies in the population and disrupt shipping and aviation routes for long periods, weeks, and even months”

<https://www.sciencedirect.com/science/article/pii/B978044459510200001X>

Potential health impacts associated with peat smoke-

[https://www.rswa.org.au/publications/Journal/88\(3\)/volume88part3133-138.pdf](https://www.rswa.org.au/publications/Journal/88(3)/volume88part3133-138.pdf)

There are countless overseas examples,

“The blazes produced vast quantities of toxic haze, blanketing even neighboring countries Singapore and Malaysia. Thousands fell ill, and the Indonesian government suffered \$16 billion USD in economic losses - more than double the sum spent on rebuilding Aceh after the 2004 tsunami,... Since then, the Government of Indonesia has taken significant steps to prevent peat fires. In particular, it set an ambitious target to restore 2.4 million hectares of degraded peat land”

<https://www.un-redd.org/multi-media-stories/preventing-peatland-fires-indonesia>

<https://www.unep.org/news-and-stories/story/how-countries-can-tackle-devastating-peatland-wildfires>

<https://www.thestar.com.my/lifestyle/living/2020/11/24/ways-to-save-degraded-peatlands-and-stop-them-turning-into-fire-hazards>

“Restoring natural water flow and saturating peatland through a process commonly referred to as “rewetting” can reduce greenhouse gas emissions, slow subsidence and reduce the risk of wildfire.”

<https://carbonremoval.economist.com/peatland-rewetting/>

<https://www.nzgeo.com/stories/the-waikato-peatlands/>

Structural failures:

“Peat is considered as unsuitable soil for supporting foundations in its natural state due to the high moisture content (>100%), high compressibility (0.9 - 1.5) and low shear strength (5-20 kPa) values. Peat also contains high organic matter (>75%), large deformation, high compressibility and high magnitude and rates of creep. Settlement is a common phenomenon in peat soil.”

https://www.sciencedirect.com/science/article/pii/S1877705813001392?ref=pdf_download&fr=RR-2&rr=79d4b1387c411c54

The engineers Code of ethical conduct, states, 2. Have regard to effects on environment

Climate change (as destruction of peatlands contributes):

There are many articles on peat and climate change!

Peat is not only an excellent seed germinating material but one of the planet’s great climate stabilisers.

<https://www.odt.co.nz/lifestyle/magazine/peats-sake>

“While peatlands cover only three per cent of the global land surface, they store nearly 550 billion tonnes of carbon – as much carbon as is contained in all terrestrial biomass and twice as much as in all the world’s forests”

<https://www.unep.org/explore-topics/ecosystems-and-biodiversity/what-we-do/protecting-peatlands-people-and-planet>

Southern Hemisphere bog persists as a strong carbon sink during droughts

<https://bg.copernicus.org/articles/14/4563/2017/>

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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I seek that the following parts of the submission be allowed/disallowed:

Please indicate whether you wish to be heard in support of your submission (tick appropriate box

I do wish to be heard in support of my submission.
 I do not wish to be heard in support of my submission.

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I do wish to make a joint case.
 I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE 

DATE 22/02/2023

Details of further submission

To support / oppose (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER-- Roger O'Brien

POSTAL ADDRESS OF ORIGINAL SUBMITTER 110 Katherine Mansfield Drive, RD1, Upper Hutt

SUBMISSION NUMBER 70

The particular parts of their submission that I ~~support~~ or oppose are:

Peat is neither hazardous from a liquefaction perspective or a foundation design viewpoint. Peat is only hazardous if it catches fire.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my ~~support~~ or opposition are:

Peat is a hazard of great concern. I have included some excerpts and links of other peat hazards,

There are so many great places in Upper Hutt to develop, and there are so many reasons why peatlands are best suited as peatlands-

- They are a massive carbon sink (areas of which may be valuable in the future with carbon trading)
- Dry peatland is extremely flammable
- Peatland fires cost
- They play an important role in water supply, water tables, regulating and reducing floods
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- The general public are unaware of the peatlands, including the asset as a carbon sink and natural environment as well as the risks.

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Subsidence:

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Fire:

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Peat fires in other parts of New Zealand illuminate the risk of Peat fires.

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“A peat fire in the Waikato is continuing to produce thick smoke, leaving a stench and a grey blanket of fog around homes.”

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“The cost of fighting the fire at Kaimaumu has already reached \$300,000 to \$400,000”

Kaitaia- 2005-

<https://www.nzherald.co.nz/nz/underground-peat-fires-at-reserve-will-burn-for-days/UPABOM5AD4JXZCTUSG2ZLUF2VQ/>

Peatlands are a threat to farms, people, and release great amounts of carbon.

“peat fires can release 100 times the carbon that a wildfire does. That’s terrible both for the planet and for human health: In Indonesia, which has massive stores of peat that regularly burn uncontrolled, the smoke creates regular [public health crises](#). Because a peat fire spreads both down into the soil and laterally across the landscape, they also [threaten nearby farmlands and people](#).”

“As the world warms and certain regions— [particularly the Arctic](#)—dry, so does the super fuel known as peat. It’s basically concentrated carbon from dead plants”

<https://thebulletin.org/2021/03/underground-zombie-peat-fires-release-100-times-the-carbon-of-wildfires/>

Peatfires “destroy essential peat land ecosystems and are responsible for 15% of annual global greenhouse gas emissions. This is the same amount attributed to all the combustion engine vehicles in the world, yet it is not accounted for in global carbon budgets. Peat fires also induce surges of respiratory emergencies in the population and disrupt shipping and aviation routes for long periods, weeks, and even months”

<https://www.sciencedirect.com/science/article/pii/B978044459510200001X>

Potential health impacts associated with peat smoke-

[https://www.rswa.org.au/publications/Journal/88\(3\)/volume88part3133-138.pdf](https://www.rswa.org.au/publications/Journal/88(3)/volume88part3133-138.pdf)

There are countless overseas examples,

“The blazes produced vast quantities of toxic haze, blanketing even neighboring countries Singapore and Malaysia. Thousands fell ill, and the Indonesian government suffered \$16 billion USD in economic losses - more than double the sum spent on rebuilding Aceh after the 2004 tsunami,... Since then, the Government of Indonesia has taken significant steps to prevent peat fires. In particular, it set an ambitious target to restore 2.4 million hectares of degraded peat land”

<https://www.un-redd.org/multi-media-stories/preventing-peatland-fires-indonesia>

<https://www.unep.org/news-and-stories/story/how-countries-can-tackle-devastating-peatland-wildfires>

<https://www.thestar.com.my/lifestyle/living/2020/11/24/ways-to-save-degraded-peatlands-and-stop-them-turning-into-fire-hazards>

“Restoring natural water flow and saturating peatland through a process commonly referred to as “rewetting” can reduce greenhouse gas emissions, slow subsidence and reduce the risk of wildfire.”

<https://carbonremoval.economist.com/peatland-rewetting/>

<https://www.nzgeo.com/stories/the-waikato-peatlands/>

Structural failures:

“Peat is considered as unsuitable soil for supporting foundations in its natural state due to the high moisture content (>100%), high compressibility (0.9 - 1.5) and low shear strength (5-20 kPa) values. Peat also contains high organic matter (>75%), large deformation, high compressibility and high magnitude and rates of creep. Settlement is a common phenomenon in peat soil.”

https://www.sciencedirect.com/science/article/pii/S1877705813001392?ref=pdf_download&fr=RR-2&rr=79d4b1387c411c54

The engineers Code of ethical conduct, states, 2. Have regard to effects on environment

Climate change (as destruction of peatlands contributes):

There are many articles on peat and climate change!

Peat is not only an excellent seed germinating material but one of the planet’s great climate stabilisers.

<https://www.odt.co.nz/lifestyle/magazine/peats-sake>

“While peatlands cover only three per cent of the global land surface, they store nearly 550 billion tonnes of carbon – as much carbon as is contained in all terrestrial biomass and twice as much as in all the world’s forests”

<https://www.unep.org/explore-topics/ecosystems-and-biodiversity/what-we-do/protecting-peatlands-people-and-planet>

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be **allowed** / **disallowed** (tick one) **OR**

I seek that the following parts of the submission be allowed/disallowed:

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

I **do** wish to be heard in support of my submission.

I **do not** wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):


I **do** wish to make a joint case.

I **do not** wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE 22/02/2023

Details of further submission

To **support** / **oppose** (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER-- Mary Beth Taylor

POSTAL ADDRESS OF ORIGINAL SUBMITTER 165a Katherine Mansfield Drive, RD1, Upper Hutt

SUBMISSION NUMBER 102

The particular parts of their submission that I ~~support~~ or oppose are:

Delay further work on the peatland portion of PC47 until the draft NPS IB has been finalized and is operative.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my ~~support~~ or opposition are:

I oppose the delay of PC47 until NPSIB is operative. PC47 does provide a modicum of protection through the requirement of engaging a geotech engineer in the meanwhile (geotech engineering solutions would likely be cost prohibitive due to the poor bearing capacity of peat).

NPSIB will filter through once operative if the council has not already considered the anticipated aspects from the draft plan.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be **allowed** / **disallowed** (tick one) **OR**

I seek that the following parts of the submission be allowed/disallowed:

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

I do wish to be heard in support of my submission.

I do not wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):


I do wish to make a joint case.

I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE 22/02/2023

Details of further submission

To **support** / **oppose** (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER-- Tony Chad

POSTAL ADDRESS OF ORIGINAL SUBMITTER 165a Katherine Mansfield Drive, RD1, Upper Hut

SUBMISSION NUMBER 103

The particular parts of their submission that I support or ~~oppose~~ are:

- Recognise that building development is completely inappropriate on the Mangaroa Peatland.
- Zone the Mangaroa Peatland so that it is protected and able to be restored.
- The Mangaroa Peatland is a draft SNA and should be protected from development
- The peatland is a damaged carbon sink that should be protected and restored.
- The peatland has never been assessed and geo-technically mapped to determine its depth.
- The risk from development of the peatland is too great especially for the environment

- Delay further work on the peatland portion of PC47 until a thorough assessment has been made of the hydrology, geology, flora, fauna of the peatland. Include an assessment of carbon currently being released.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or ~~opposition~~ are:

Agree with the submission

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be **allowed** / **disallowed** (tick one) **OR**

I seek that the following parts of the submission be allowed/disallowed:

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

I **do** wish to be heard in support of my submission.

I **do not** wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

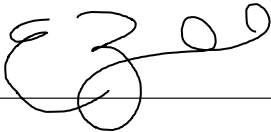
I **do** wish to make a joint case.

I **do not** wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE 22/02/2023

Further Submission 10

Ginty just submitted the survey PC47 Further Submission Form (Form 6) with the responses below.

Name of submitter

Teresa Homan

Postal address of submitter

5 Elm Street

Acting agent for submitter (if applicable)

Not applicable

Address for service (if different from above)

5 Elm Street

Contact telephone

0223127259

Contact email

tshoman@kinect.co.nz

I am (please tick all that apply):

A person representing a relevant aspect of the public interest

If you ticked one of the first two options, please specify the grounds for saying you come within this category

I am concern for the effects on the well being of all Upper Hutt residents and wider if natural hazards are not identified and managed.

Do you support or oppose a submission?

Oppose

Enter the name of the original submitter

John Lynn Hill and Weston Hill

Postal address of original submitter

198a Katherine Mansfield Drive

Submission number

59, 60

The particular parts of their submission that I support/oppose are:

I challenge the submitter's premise that soil on a swamp is just soil. It is not just soil but a particular soil. The soil covers over a carbon sink aggressively drained by the historic owners of the property for farming. If permission to do this was requested today it would not have been consented. As we have seen in recent flooding in the Hawkes Bay area water goes where water wants no amount of human activity or engineering will stop the path of water. Before we consider the Mangaroa peat swamp's benefit to the whole community in the storage of carbon we must consider it is a swamp. A swamp that feeds into the Mangaroa river. As has been seen in Hawkes Bay water in a flood cannot be predicted. The Whiteman's Valley area has experienced flooding a number of times historically the natural holders of water are swamps and rivers. The Hutt River is constantly graded to protect from the 1/100-year flood. The likelihood of flooding has and is increasing with climate change not that will happen but has happened. The increased risk of flooding and major flooding in and around Upper Hutt needs to be assessed and mitigated. Housing development allowed on swamp land is irresponsible and effects the wellbeing of possible property owners, people living in the district and the whole community. As well as this this soil is peat and part of a natural carbon sink. The soil is unstable for housing development and would require specialised engineering to make it secure for this purpose. The coverage of housing on the peat soil will inevitably cause the soil to become dryer releasing carbon from the impact on the peat. There will also be increase carbon run off because of the increased necessity to further drain the swamp to maintain the integrity of housing. Any consent to allow building development on this land will be the loss of the potential to restore this land to its natural state as a swamp and carbon sink. It is imperative that this natural carbon regulator is preserved to assist with the mitigation of carbon the driver of climate change. Not to preserve this taonga is to further increase the hazard that climate change has proven to be in New Zealand. Housing development on this land should not be consented as it poses a very real threat to the community of flooding, carbon loss, and increased threat in reducing natural options for climate mitigation. Is the position held by the submitter that the area has mixed soils such as clay and peat come to by geological soli report or is this his best guess. There would need to be further investigation into the depth and extensiveness of the peat soil. And indisputable evidence to support his claim.

The reasons for my support or opposition are:

I oppose on base of harm to the community by inaccurate opinion regarding soil safety and effect of increased flooding and carbon emittance.

I seek that the whole of the submission be allowed/disallowed (select one):

Disallowed

Please indicate whether you wish to be heard in support of your submission (choose from the options below):

I do wish to be heard in support of my submission

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (choose from the options below):

I do not wish to make a joint case

Further Submission 11

Tepene just submitted the survey PC47 Further Submission Form (Form 6) with the responses below.

Name of submitter

Stephen Pattinson

Postal address of submitter

27 Elmslie Road, Pinehaven, Upper Hutt

Acting agent for submitter (if applicable)

N/A

Address for service (if different from above)

As above

Contact telephone

+64272263374

Contact email

stephenjpattinson@gmail.com

I am (please tick all that apply):

A person who has an interest in the proposal that is greater than the general public has

If you ticked one of the first two options, please specify the grounds for saying you come within this category

I live in Pinehaven in the area affected by PC47

Do you support or oppose a submission?

Support

Enter the name of the original submitter

Submitter 18: Lance Burgess; Submitter 19: David Beachen; Submitter 36: Daniel Buhler

Postal address of original submitter

Burgess - 1144C Maymorn Road; Beachen - 1029c Akatarawa Rd; Buhler - address redacted

Submission number

See 10. above

The particular parts of their submission that I support/oppose are:

Review all high hazard maps to ensure they are accurate; To reassess properties to remove the flat portions from the 'high slope hazard' area.

The reasons for my support or opposition are:

The council should not be imposing an arbitrary map on the residents of Upper Hutt without further specialist in person validation. It is of little value in its current form and will not achieve the aims it was intended for and will also cause the residents additional unnecessary costs; The proposed slope hazard maps have been arbitrarily computer generated or generated from aerial photographs and not been adequately verified by specialist professionals in person. The defined areas of slope hazard do not meet the intended definition which undermines the validity of what the council is trying to achieve. The current overlay is inaccurate and does not reflect the actual topography. It could therefore result in unwanted outcomes. The high slope hazard map is not accurate and includes flat land. Report seems to be generic without considering actual land layout

I seek that the whole of the submission be allowed/disallowed (select one):

Allowed

Do you wish to make another further submission?

No

Please indicate whether you wish to be heard in support of your submission (choose from the options below):

I do wish to be heard in support of my submission

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (choose from the options below):

I do not wish to make a joint case



OFFICE USE ONLY

Submission number

11

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Plan Change 47—Natural Hazards

The closing date for further submissions is Wednesday, 22 February 2023, at 5.00 pm

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Plan Change 47 Natural Hazards to the Upper Hutt City Council District Plan

Deliver to: HAPAI Service Centre, 879 – 881 Fergusson Drive, Upper Hutt 5019

Post to: Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

A copy of this further submission must also be served on the original submitter within 5 working days after making this further submission to Council.

Details of submitter

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

NAME OF SUBMITTER Stephen Pattinson

POSTAL ADDRESS OF SUBMITTER 27 Elmslie Road, Pinehaven Upper Hutt

AGENT ACTING FOR SUBMITTER (Not APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE) -

CONTACT TELEPHONE 027 226 3374

CONTACT EMAIL stephejpattinson@gmail.com

I am (please tick all that apply)

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

A person who has an interest in the proposal that is greater than the general public has

YES – I live the area affected by PC47

The local authority for the relevant area

Details of further submission

To **support** / **oppose** (tick one) the submission of: In addition to the submitters supported in my submission online (Let's Korero) I also support the following submitters:

NAME OF ORIGINAL SUBMITTER #20 – Simon Wall; #27 – Karsten Kroeger

POSTAL ADDRESS OF ORIGINAL SUBMITTER W a l l –

1 0 3 P i n e h a v e n R o a d ; K r o e g e r - 1 7

A v i a n C r . B l u e M o u n t a i n b s

SUBMISSION NUMBERS #20 & #27 respectively

The particular parts of their submission that I support or oppose are:

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

Like the submitters I am supporting, I am particularly concerned with the assessment of a high slope hazard over part of my property at 27 Elmslie Road, Pinehaven.

If this assessment is made publicly available, it is likely that it will be used by insurers to adjust rates. It will also reduce the value of the property for any potential buyers. As there are considerable financial implications for property owners, a robust approach to hazard assignment is required, which is not the case as far as I can see in the present assessment.

I don't have confidence on the Coffey report, because, in addition to other reasons given by submitters I am supporting, I note that the Coffey Report states that the valley floor of Pinehaven is within the Hutt River flood extent, which is clearly incorrect. Even the Hutt River 400-year flood extent comes nowhere near within the vicinity of the valley floor of Pinehaven.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be **allowed** / **disallowed** (tick one) OR

I seek that the following parts of the submission be allowed/disallowed:

That the whole of the submissions I am supporting be allowed

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

I do wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

X I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE STEPHEN (TEPENE) PATTINSON

DATE 22-2-2023

Further Submission 12

Abbie just submitted the survey PC47 Further Submission Form (Form 6) with the responses below.

Name of submitter

Dr Abbie Spiers

Postal address of submitter

148 Pinehaven Road, Pinehaven

Acting agent for submitter (if applicable)

None

Address for service (if different from above)

None

Contact telephone

0276150352

Contact email

ramblers.song@gmail.com

I am (please tick all that apply):

A person who has an interest in the proposal that is greater than the general public has

If you ticked one of the first two options, please specify the grounds for saying you come within this category

I have a PhD Environmental Science, have worked in wetland management and climate-related research across several decades, and I own two properties in Upper Hutt which are affected by these proposals.

Do you support or oppose a submission?

Oppose

Enter the name of the original submitter

John & Lynne Hill

Postal address of original submitter

198a Katherine Mansfield Drive, RD1, Upper Hut 5371

Submission number

59 (also the multiple other submissions that are virtually identical in wording)

The particular parts of their submission that I support/oppose are:

S59.1 - I disagree with the submitter on the need to streamline building consents and subdivisions on Mangaroa Peatland. Also S59.5.

The reasons for my support or opposition are:

I am very concerned that after Christchurch's experience with wetland subdivisions and liquefaction, NZ's recent experience with the Cyclone Gabrielle disaster, and Auckland's recent flooding, that the interests of the general public are not being adequately protected by Councils when sections are offered for sale in potential flood zones, and on potentially unstable soils like peat. There are prospective purchasers who may view a subdivision in the middle of summer, and will trust that their local Council has protected their interests in approving the subdivision, and/or who fail to ask the 'right' questions of the sale agent or developer, then buy a property with an inadequate understanding of the likely costs and hassle they'll incur in engineering a suitable building platform and/or cleaning up after their house and paddocks have flooded. This has happened time and time again, so I support any efforts by UHCC to ensure building platforms are safe for people to live on. With specific regard to Mangaroa Peatland, I am opposed to any further subdivision on the peatland itself, but have no issue with rural area-appropriate development on the hills around it. Our 'lived experience' of flooding and slippage may well be out of date now, with record-level flooding occurring more often, and globally insurers are increasingly calling for a moratorium on wetland developments, so I believe UHCC would do well to be cautious. I support more extensive, expert mapping of the peatland with a view to better understanding this important geomorphological feature which is the last remaining deep valley peatland in the lower North Island.

I seek that the whole of the submission be allowed/disallowed (select one):

Allowed

Do you wish to make another further submission?

No

Please indicate whether you wish to be heard in support of your submission (choose

from the options below):

I do not wish to be heard in support of my submission

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (choose from the options below):

I do not wish to make a joint case



OFFICE USE ONLY

Submission number **13**

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Plan Change 47—Natural Hazards - **Mangaroa Peatland**

The closing date for further submissions is Wednesday, 22 February 2023, at 5.00 pm

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Plan Change 47 Natural Hazards to the Upper Hutt City Council District Plan

Deliver to: HAPAI Service Centre, 879 – 881 Fergusson Drive, Upper Hutt 5019

Post to: Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

A copy of this further submission must also be served on the original submitter within 5 working days after making this further submission to Council.

Details of submitter

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

NAME OF SUBMITTER Stephen Pattinson

POSTAL ADDRESS OF SUBMITTER 27 Elmslie Road, Pinehaven Upper Hutt

AGENT ACTING FOR SUBMITTER (Not APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE) -

CONTACT TELEPHONE 027 226 3374

CONTACT EMAIL stephejpattinson@gmail.com

I am (please tick all that apply)

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

X A person who has an interest in the proposal that is greater than the general public has

YES – I live in Upper Hutt

The local authority for the relevant area

Details of further submission

To **support** / **oppose** (tick one) the submission of: Submitters #102 – Mary Beth Taylor; #103 – Tony Chad

POSTAL ADDRESS OF ORIGINAL SUBMITTER 165a Katherine Mansfield Drive, RD1, Upper Hutt

SUBMISSION NUMBERS #102 & #103 respectively

The particular parts of their submission that I support or oppose are:

I support their submissions in full

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

I agree with the Submitters

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be **allowed**

That the whole of the submissions I am supporting be allowed

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

I do not wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE STEPHEN (TEPENE) PATTINSON

DATE 22-2-2023



OFFICE USE ONLY

Submission number

14

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Plan Change 47—Natural Hazards

The closing date for further submissions is Wednesday, 22 February 2023, at 5.00 pm

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Plan Change 47 Natural Hazards to the Upper Hutt City Council District Plan

Deliver to: HAPAI Service Centre, 879 – 881 Fergusson Drive, Upper Hutt 5019

Post to: Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

A copy of this further submission must also be served on the original submitter within 5 working days after making this further submission to Council.

Details of submitter

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NAME OF SUBMITTER - Graham Bellamy

POSTAL ADDRESS OF SUBMITTER – 16 Morepork Close, Upper Hutt

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE 526 3053

CONTACT EMAIL gbellamy@kinect.co.nz

I am (please tick all that apply

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

A person who has an interest in the proposal that is greater than the general public has

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

The local authority for the relevant area

Details of further submission

To support / / ~~oppose~~ (tick one) the submission of:

NAME OF ORIGINAL

SUBMITTER Pat van Berkel, Mary Beth Taylor, Tony Chad

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER 95, 102, 103

The particular parts of their submission that I support or oppose are:

I support the opinion that the Mangaroa Peatland should not be allowed to be used for building and retained as a Significant Natural Area and fully developed as a natural wetland and designated as a reserve

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

This area is a peatland and was originally designated as a "Flood Plain". It is a significant "Carbon Sink" and must be retained as such. Allowing building on this area would release all the stored carbon, adding to the decline of the area and negative impact of climate change. The NPS for Freshwater does not allow development on any wetland, and as this area is a wetland by nature of being a peatland, no development should be allowed.

This area should have rules over it to restrict the use to Significant Natural Area and be used as a reserve and allowed to be returned to its natural state of a wetland.

Is this council prepared to take the risk of allowing building on an unsuitable soil type and take on the future liability of future claims from property owners for failure of the properties due to subsidence?

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be **allowed** / **disallowed** (tick one) OR

I seek that the following parts of the submission be allowed/disallowed:

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

I do wish to be heard in support of my submission.

I do not wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

I do wish to make a joint case.

I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE Graham Bellam

DATE 20/02/23

From: gbellamy@kinect.co.nz
To: [UHCC Planning](#)
Subject: Re: Further Submissions Plan Change 47
Date: Monday, 27 February 2023 3:22:49 pm

Thanks for the ring about my Further Submission Form.

I wish to support the following submissions:

95 – Pat van Berkel

102 – Mary Beth Taylor

103 - Tony Chad

There appear to be a lot of duplications in the original submissions regarding the Mangaroa Peatland and have the quote “PC47 to adopt a “horses for courses” approach that allows a pragmatic and risk-based approach to the processes for consenting for subdivision and building.” This tends to look like one person had written up a draft and the other have merely copied the draft, which would tend to make them all one submission.

Regards, Graham Bellamy