

SUBMISSION FORM (FORM 5)



**PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL
DISTRICT PLAN: PROPOSED PLAN CHANGE 15 – FLOOD AND EROSION
HAZARD AREAS**

To: Upper Hutt City Council

Submission on Proposed Plan Change No. 15 to the Upper Hutt City Council District Plan

Submissions can be:

File Number: 351/12/015
Submission Number:
(for office use only)

Delivered to: Level 2 Reception, Civic Administration Building, 838-842 Fergusson Drive, Upper Hutt
Posted to: Proposed Plan Change No. 15, Upper Hutt City Council, Private Bag 907, Upper Hutt
Faxed to: (04) 528 2652
Emailed to: askus@uhcc.govt.nz

The closing date for submissions is Friday 9th November 2012 at 5pm

DETAILS OF SUBMITTER

| | | | |
|--|----------------------------------|-------------------------------------|--|
| Name of submitter | Brian Teasdale and Andrea Feakin | | |
| Postal address of submitter | 79 Rural View Way Upper Hutt | | |
| Agent acting for submitter (if applicable) | | | |
| Address for service (if different from above) | | | |
| Contact phone/fax number | Daytime Telephone: 0212330631 | Fax: | |
| I could gain an advantage in trade competition through this submission (Please tick one) | NO | <input checked="" type="checkbox"/> | Only answer this question if you ticked YES: I am / am not (select one) directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition. |
| | YES | <input type="checkbox"/> | |

DETAILS OF SUBMISSION

The specific provisions of the proposed Plan Change that my submission relates to are as follows:

23 Rules for Earthworks and Vegetation – 23.1, 23.7

33 Rules for Flooding and Fault Band Hazards – 33.1, 33.1 Notes

Wellington Regional Council's Mangaroa River Flood Hazard Assessment report & associated photos/maps

My submission is that:

We do think that the council should go ahead in protecting the rural outlook and risk to dwellings/people and respect that the council has gone ahead to get 'expert' advice regarding the flood hazard and potential erosion areas.

Although we believe that Rule 33.1 doesn't take into account buildings, structures and accessory buildings of a rural nature as per the current definitions', so therefore it could be assumed that livestock shelters, animal housing, and feed/machinery storage buildings/sheds and such could become a Discretionary or Non Complying activity. Whereas we think the requirements of the above should be part & parcel of living in the Rural (Valley Floor) zone and should be a Permitted activity, and a definition include rural common practice be added as allowable. The note that post & wire fences are excluded doesn't extend to other alternative use of fencing/gates for stock which it should.

Rule 33.1 proposed changes states subdivision to become a NC activity. I feel as the rural zone's part focus is on farming that this should also be a Permitted activity given that not all land requires a dwelling to be of use and contribute to the area. Especially as the river corridor, overflow path ponding area and erosion hazard line shown on the maps to be inclusive of the rivers path at normal flow and large areas of surrounding land. As is policy this could be council monitored.

Of the same token 23.7 regarding Earthworks within the Flood Hazard Area, could have a suitable compliance outlined as Permitted, or a Controlled activity in some cases. Given there are current rules in place included in Rules for Water Bodies having building & structures as a Discretionary activity 20m back from a bank with 3m water way, and 10m away as proposed in 23.7, perhaps allowing structure and accessory buildings in these areas or maintenance of existing features such as river fords (there's one on our property!).

The Mangaroa River Flood Hazard Assessment appears to have grouped together flood and landslide risk. Our property been close to Area E identified as Extreme, and must of had a great effect on our properties Erosion hazard area and River Corridor classification in the maps. There is no comment to the slip cause apart from a storm in 2004, could this have been caused by trees falling due to wind rather than river levels or erosion? There doesn't seem to be any account of ongoing plantings & any changing contours of the land, or the potential of the river changing path from this area completely with a large mass of water.

In effect with these changes we have likely lost what was a potential building site for a second dwelling by Parkes Line Rd that was outlined when we purchased the land, backed up by the 1-100yr plan that was provided by the UHCC and subdivision land survey. Thus likely devaluing our property and further restricting what we may like to do with our land in the future. Maybe rather than supplying a blanket response to the whole Mangaroa River flood/erosion potential individual properties could of been more closely examined and marked for some restoration and/or protection work.

(Please state in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons. Please use additional sheets if necessary)

I seek the following decision from the local authority:

Reassessment of definitions, maps and allow more permitted activities relating to farm/lifestyle buildings, structures, accessory buildings and earthworks.

(Please give precise details and use additional sheets 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 | x |
| 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 | x |

SIGNATURE AND DATE

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

_____09 November 2012_____

Date

(Note: A signature is not required if you are making your submission by electronic means)

PLEASE NOTE THAT THE INFORMATION PROVIDED IN YOUR SUBMISSION, INCLUDING YOUR CONTACT DETAILS, WILL BE AVAILABLE TO THE PUBLIC