

SUBMISSION FORM (FORM 5)

**PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL
DISTRICT PLAN: PROPOSED PLAN CHANGE 42 – MANGAROA AND
PINEHAVEN FLOOD HAZARD EXTENTS**



File Number: 351/12/046
Submission Number:
(for office use only)

To: Upper Hutt City Council

Submission on Proposed Plan Change 42 to the Upper Hutt City Council District Plan

Submissions can be:

Delivered to: Level 1 Reception, Civic Administration Building, 838-842 Fergusson Drive, Upper Hutt
Posted to: Proposed Plan Change 42, Upper Hutt City Council, Private Bag 907, Upper Hutt
Faxed to: (04) 528 2652
Emailed to: planning@uhcc.govt.nz

The closing date for submissions is 8 May 2017 at 5pm

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

DETAILS OF SUBMITTER

Name of submitter	DARRYL LONGSTAFFE	
Postal address of submitter	PO BOX 48010 SILVERSTREAM, UPPER HUTT 5142	
Agent acting for submitter (if applicable)		
Address for service (if different from above)	Please indicate if you wish email to be the authorised method of service: <input checked="" type="radio"/> YES <input type="radio"/> NO d.longstaffe@paradise.net.nz	
Contact phone / email	Telephone:	Email:
	021 265 9500	d.longstaffe@paradise.net.nz
I could gain an advantage in trade competition through this submission (Please tick one)	<input checked="" type="checkbox"/> NO	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.
	<input type="checkbox"/> YES	

DETAILS OF SUBMISSION

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

1/100yr flood maps & its effects on the community

(Please use additional sheets if necessary)

My submission is that:

I oppose the plan change in regard to the 1/100yr flood maps
please see additional sheets

(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:

I request the council withdrawn plan change until such time as more detailed information on the utcc 1/100yr flood maps has been carried out by an independent auditor.

(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	<input checked="" type="checkbox"/>
	I do not wish to be heard in support of my submission	<input type="checkbox"/>
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	<input type="checkbox"/>
	I do not wish to make a joint case	<input type="checkbox"/>

SIGNATURE AND DATE



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

Date: 7 MAY 2017

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

SUBMISSION: UHCC Plan Change 42 (PC42)

07 May 2017

Submitter: Darryl Longstaffe

25 Elmslie Road

Pinehaven

Upper Hutt 5019

Thank you for taking the time to consider this submission.

I oppose the plan change relating to the UHCC 1/100yr flood maps for the following reasons;

- There is no description of flood depth on the map. Is it 1mm, 100mm, or 1 meter deep? This is ambiguous & misleading
- 'Ponding Area' – what does this mean? How can there be ponding on the upper catchment areas of Pinehaven Stream (eg at 25 Elmslie Road where there is a significant cross fall from the upstream to the downstream boundaries)?
- What is the basis of the Flood Maps? Are they generated from GWRC flood maps? If so then there are discrepancies in these maps that the auditor said needed to be addressed before the maps should be accepted.
- The UHCC 1/100yr flood maps do not conform to the actual topography of my, and other properties, which have been mapped by professional surveyors.
- The GWRC Pinehaven Stream sub-catchment area calculations show *far less* volume of water flowing across my property than UHCC's 1-in-100 year flood map.
- The Council's lack of engagement with local residents leaving them in the dark or ill-informed on this issue.
- The Council's (Planning department) evasiveness in responding to submitters who ask direct, specific, and pertinent questions about the issue.
- I request that Council withdraw Plan Change 42 until such time as more detailed information of the UHCC 1/100yr flood maps has been carried out by an independent auditor. The submission process must be extended to after the audit has been completed and made public, so the community can review the results and make further comment if necessary. By closing the submission process before the review is carried out, this excludes the genuine input of the community.
- These maps will form part of the District Plan, which in turn will dictate many aspects of future land management / building restrictions – and, once approved, cannot easily be challenged. This will unfairly disadvantage many property owners, and the community as a whole if they are incorrect, as expert evidence suggests.
- Finally, I wish for the opportunity to speak at a hearing in support of my submission.

Yours sincerely,

Darryl Longstaffe

