

# Porirua's Proposed District Plan 2020

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## Submission on Porirua's Proposed District Plan

To - Environment and City Planning Team

Date received 20/11/2020

Submission Reference Number #58

Wishes to be heard? Yes

Is willing to present a joint case? Yes

Could gain an advantage in trade competition in making this submission? No

Directly affected by an effect of the subject matter of the submission? Yes

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## Submission points

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### Point 58.1

#### Support / Support in part / Oppose

Oppose

**Section:** NH - Natural Hazards

**Sub-section:** General

**Provision**

General

#### Submission

I am writing to oppose the wide use of Natural Hazard maps used in the district plan.

This unfairly puts a blanket hazards over the properties in the areas identified. As we all should know natural hazards like flooding, do not stop at set lines on a map & while one house maybe adversely affected the neighbouring properties maybe perfectly o.k.

These hazard maps can adversely affect the home owners future chances of selling there homes & also force up insurance costs up in those areas to unreasonable levels.

The hazard maps also do to not take into account individual steps each home owner may have put in place to minimise any of theses harzards on there home. i.e house rasing, increased drainage channels, solid concrete flood protection walls etc.

These maps also do not take into account other problems that home owners may face, that are out of there control. i.e, the lack of council investment in the drainage networks & lack investment in street curbing. All of which could be adding to the issues of these areas & making any natural hazards when they happen seem much bigger. They also do not take into account failures in parts of the drainage networks from lack of maintenace or changes in land contours from developements outside of there properties, all of which individual home owners have little or no control over.

**Relief sought**

I believe if hazard maps are to be used, they should come with warning notes on them. To point out to the users that they are for 'guide use only' & do not fully show the effects on individual properties in the area noted.

If these hazards are to be put over these areas, more council investment should be going into those areas to help mitigate the some of the issues. Or there should be a rates decrease on the affected properties, considering it will probably effect there future property prices moving forward & also they will face much higher insurance costs than other areas.