



Submission on Proposed Natural Hazards Plan Change 3

CLOSING DATE FOR SUBMISSIONS - 5PM 30/4/2021 Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission)

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Please be aware that your submission is a public document which the Council will provide on request to other members of the public.

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I could gain an advantage in trade competition through this submission.

No, I could not gain an advantage.

I am directly affected by an effect of the subject matter on the submission that – (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition

Yes, I am directly affected.

The specific provision of the proposal that my submission relates to are:

Give details - such as page number, policy number.

page 16 8.5.2 Urban Flood hazard assessment overlay
page 17 8.5.4 Debris flow fan overlay, landslide debris inundation overlay

My Submission is:

Please include

- Whether you support or oppose the specific provisions or wish to have them amended; and
- Reasons for your view - please include specific provision of the proposal that your submission refers to such as page number and policy number.

I oppose both of the proposed changes to the Natural Hazards plan as they will adversely affect my property, and the ability for me to build on my property. I wish to have the plans amended to exclude my property from being classed in a flood and landslide debris fan or inundation area.

Both of these changes will have severe adverse affects on my property and will likely make is impossible for me to get a mortgage from my bank to build on my property as they will deem it risky to lend money to build on land that is classed as a flood and landslide inundation area.

I will likely be unable to get insurance for any building/dwelling as insurance companies will deem it a high risk area. If I am able to get insurance the cost of this will likely be extremely high and I may be unable to afford to insure my property.

These changes will also likely make it impossible to sell my property as any future purchaser will not want to risk buying land in an area that is classes as a flood or landslide fan debris area.


I wish to have the Natural Hazard plan amended to remove my property from both the Flood hazard and debris flow fan or landslide debris inundation area on the map.

I seek the following decision from the local authority:

Please give precise details such as remove or amend the policy #

I wish to have the Natural Hazard plan amended to remove my property from both the Flood hazard and debris flow fan or landslide debris inundation area on the map.

Option to attach supporting documents.

 Drop files here

I wish to be heard in support of my submission.

Privacy Act Information - It is a requirement of the legislation for submissions to be made available to the public. Your contact details are collected to arrange a hearing date and time for you to speak (if you choose to) and so the Council can write and inform you of the decision(s) on your submission(s). Your name and address will be publicly available. If you would like your address and phone details (including email address) kept confidential you need to inform us when you send in your submission. You have the right to correct any errors in personal details contained in your submission. If you do not supply your name and address the Council will formally receive your submission, but will not be able to inform you of the outcome.

 Yes

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

 Yes

After the closing date for submissions, the Council will prepare a summary of the submissions and this summary must be publicly notified.

There will be an opportunity for anyone to make a further submission in support or opposition to any submission already made. Council will then arrange hearings to consider submissions and further submissions that have been lodged. Any person who has made a submission and who has indicated that they wish to be heard will have the right to attend the hearings and to present their submission. Decisions will then be made. Any person who has made a submission has the right of appeal against a Council decision to the Environment Court.

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