

**To: Hutt City District Council – The HCC Hearing Panel - Any other interested parties influencers or concerned citizens**

**As requested details of the presentation discussed and voiced/presented at the Public meeting for submitters on Thursday 13.04.22 at approx. 2.45 pm**

**Proposed District Plan Change PC56 – Enabling Intensification in EXISTING Residential and Commercial areas**

**Concerns based on the present proposed High Density and Medium Density intensification.**

**PC56 is not a proposal as the title would imply, it is a government directive dictated to councils to implement sweeping changes with no opportunity to discuss and modify as may be appropriate based on local conditions, infrastructure and the preferences of the people living in the areas.**

**The opportunity to speak today at this hearing is purely to satisfy the need for the public to be deemed to have been consulted; it has no inherent intent to seek public opinion and therefore has no ability to change or influence the content of the PC56 directive.**

**PC 56 was not publicly discussed widely, debated or detailed in any publicly available political mandate to allow for any changes to be made prior to being issued to councils. This blanket directive is not workable or possible to implement, without massive up-front investment in all existing infrastructure, which is failing due to long term neglect and no long term investment in upgrades for decades.**

**Our reliance on infrastructure and power sources is to be reduced from water, coal, gas, oil or wood for heat or power and is to be replaced by:**

**Water, drinking water, waste water and storm water**

**Electricity, green electricity**

**Availability of all non-green energy types are to be phased out in the future and in fact has already begun.**

**The obvious increase in demand for these essential infrastructure services requires massive investment in order to be maintained at the current high level. Therefore future additional demands will require much greater up-front investment before any further intensification of building is even considered. The form of that intensification needs to be debated in council with local opinion, ie the ratepayers.**

**Councillors are voted in to their positions of trust to serve the best interests of the communities ie the people living in their wards, and I question whether this is, in fact, the case with regard to PC56.**

**To date development of existing urban areas has been in the main gradual, organic and mindful of the existing lifestyles of the residents, owners and landlords of the properties. It has also sought to protect the environment, the quality of life and the lifestyle choice of the owners and landlords of the properties by protecting their interests, and therefore the inherent value of those properties.**

**PC56 at a stroke condemns large areas of many existing suburbs and urban areas to a level of intensification which will, over a relatively short period of time, change the nature and style of living beyond our recognition and the KIWI way of life that most New Zealanders have lived through or emigrated to New Zealand to enjoy.**

It will result in the wholesale destruction of many of our existing houses in favour of high and medium density houses with no protection for the present and still prevalent, but fast disappearing, lower density life style of properties.

It is obvious to me, and I am sure many others, that this ill-conceived panic reaction to a housing shortage is a recipe for social and infrastructure failure in the not too distant future.

At a stroke condemning the last 200 years of urbanisation to landfill (demolishing existing homes) and packing people into small areas with no space for vehicles (driveway, garages charging options for EV's where people live, let alone somewhere for children to play), is nothing short of extreme short sightedness; bordering on Lunacy.

Surely until now the government has made it possible for councils to manage local infrastructure without a directive from central government dictating how people should be forced to live?

Where is democratic choice and consultation with the public and, I might add, voters? Is there any true intention of getting the public's opinion and approval for any of these changes to ensure it is for the common good and a meaningful improvement to the lives and wellbeing of the current rate payers? Not a politically driven irresponsible knee jerk reaction to over rated concerns in New Zealand.

High density new developments within the CBD are already well underway in the Hutt City, High Street, area and surrounding retail/shopping area. This should not be allowed in current 1-2 storey areas as it completely overwhelms the existing Lower Density housing areas and if allowed will cause a domino effect and the destruction of the original character of the areas and the reason for people choosing to live there.

PC56 Unilaterally specifies 3 houses for most existing sections (area of the section not specified) up to 3 storeys high (height not specified) it also removes the Special Residential, Historic and General Residential Activity existing Zoning. In the proposed new Medium & High Density, existing suburban areas, up to 6 storey buildings with no specifics on garages, parking spaces, charging spaces and garden/green areas are approved.

This proposal/directive has been issued with next to no public discussion before being issued for local councils to implement.

Councils and local area representatives have had next to no input and discussion on this irreversible, ill-conceived ill considered, arrogant attack on 200 years of town and city development.

Bearing in mind that the majority of Hutt Valley residents and I am sure most suburban residents in NZ, are strongly against this government directive please summon the courage to question and refuse to meekly accept this affront to our freedom to self-determine what we all would like to protect our kiwi way of life by following the examples of Christchurch and parts of Auckland who refuse to blindly accept this DECREE from Central Government.

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Please email me with your contact details if you would like to discuss any of the above points or concerns raised.