

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

a: The proposal mandates that the whole of Lower Hutt City will be zoned “HIGH DENSITY”
This because virtually the whole city is within 800m of a rail or other transport hub, or within 1.2km of the city CBD

b: We have major concerns about the wholesale destruction of long established Trees & Shrubs at any time a property is Redeveloped

c: As a slightly side issue, we oppose the listing of “residential “Heritage Properties” without the consent of owners.

d: We propose also that “Heritage” Status should be available to Property owners at their discretion (subject to sensible, publicly published conditions)

e: There should also be a provision for areas or specific properties to be afforded “Special Character” status

6: My Submission is:

We object to the blanket changes in intensification in Proposed Plan Change 56
Hutt city had very sensible Residential zones

- a) General Residential – Most of the city
- b) Medium density residential: Around Transport Hubs, CBD, etc.
- c) Special Residential (Woburn, Boulcott, etc.)

The Proposed Plan Change deems all these areas to be “High Density” – 6 stories & much more ground coverage – concrete & asphalt. The Hutt City was already well advance in what most residents regard as “Good Intensification”, & which had general citizens’ approval (via a referendum) prior to the Govt’s mandate. Virtually the whole of the city from the Petone foreshore to the north of Taita has become “High Density”.

The proposed Plan Change also Arbitrarily, without consultation, creates “Heritage Areas” – which include many properties that are, to almost any eyes, “Blights on the Land”. My daughter (a petone resident), told me she thinks some are actually “Gang Pads”.

The proposed Plan Change takes no account of the fact that for well over 100 years, much of Lower Hutt has consisted of leafy residential suburbs, with many moderately ample section sizes, containing large quantities of Trees & Shrubs, many of them mature, & dwellings ranging from modest to large.

Woburn was Wellington (city’s) original “Garden Area” (The Bellevue Gardens Hotel, The US Embassy). (I noted on the city website the Boffa Miskell study identifying some of Woburn as having “Distinct Character”).

The Special Residential areas of Woburn & Boulcott were recognized as having Special value & Significance, with the High density in the areas of Trees, Shrubs, & green spaces, both on Private & public land.

Most of the rest of Lower Hutt City was classified General Residential, which was sensible recognition of the character of the city: some areas were zoned "Medium Density.

WE NEED TO NOTE THAT:

LOWER HUTT IS LARGELY BUILT ON A "FLOODPLAIN"

OUR MAYOR COMMENTED AT A RECENT ROTARY MEETING THAT LOWER HUTT IS THE "BIGGEST CITY BUILT ON A FLOODPLAIN IN THE SOUTHERN HEMISPHERE"

RECENT EXPERIENCE IN AUCKLAND, HAWKES BAY, & THE COROMANDEL HAVE HIGHLIGHTED THE INCREDIBLE PROBLEMS WHICH CAN ARISE WHEN EXCESSIVE BUILDING & GROUND COVER OCCURS ON FLOODPLAINS (BY COVERING THE LAND WITH BUILDINGS, CONCRETE & ASPHALT)

EXCESSIVE BUILDING IN FLOODPLAINS HAS BEEN BLAMED FOR A LOT OF THE EXTREMELY DAMAGING & DEVASTATING EFFECTS OF *CYCLONE GABRIELLE*.

LOWER HUTT CITY WOULD ALMOST CERTAINLY HAVE HAD SIMILAR DEVASTATING EFFECTS HAD THE CYCLONE ARRIVED HERE WITH THE INTENSITY IT HAD IN WEST AUCKLAND OR ESK VALLEY – OUR EXISTING STOP-BANKS WOULD PROBABLY NOT HAVE HELD THE RIVER IN CHECK. (RESIDENTS NEAR THE STOPBANK IN TAITA ALREADY PAY HIGHER INSURANCE PREMIUMS BECAUSE OF THE PERCEIVED HIGHER RISK OF FLOODING EVENTS).

INTENSIFICATION MEANS LESS UNCOVERED LAND – MORE CONCRETE, MORE BUILDINGS, LESS ABILITY FOR THE LAND TO ABSORB EXTREME WEATHER EVENTS.

WE NEED GREEN SPACES, BOTH WITH CITY PUBLIC LAND, & WITHIN OUR RESIDENTIAL AREAS.

It is generally accepted that some intensification is both acceptable & desirable, & we submit that the **PREVIOUS ZONING** of the city is more than adequate for the city's needs.

We also submit that there should be "Special Character Areas & Properties" as the rules around "Heritage" are too restrictive & there needs to be another grade of "Special Character".

TREES & GREEN SPACES:

Throughout most of our city we have mature trees & shrubs in abundance. Especially in the former "Special Residential Areas.

We need to '**PRESERVE THE TREES & SHRUBS WE HAVE**' (They are already responsible for much of our country's existing contribution to Carbon Credits.) (Forest & Bird wholeheartedly recommend maintaining the green corridors already present)

They are also the habitat for significant populations of our Birdlife: Our property in Woburn, (built 1920s, owned almost 50 years), regularly houses up to 10 Tuis, also, Bellbirds, Silvereyes, Fantails, Koreru, a Morepork, native parakeets, as well as Blackbirds, Thrush, starlings, Finches & Sparrows.

It is a well known fact that developers almost universally have a “Scorched Earth” policy to any land they plan to re-develop: all trees & shrubs vanish!

I passed round some photos of a Maire St Woburn property that had “Protected” Niakau palms – they went!

We Oppose the whole idea of imposing “High Density” on our beautiful city: We suggest a return to the previous Zones & District Plan: Or rejig the changes to be much closer to the old District Plan zoning.

7: I seek the following decision from Hutt City Council.

Note please that this section remains unchanged FRROM MY ORIGINAL SUBMISSION with the exception of my comment that:

THE FLOOD PLAIN SITUATION ALONE WOULD JUSTIFY ABANDONING THE WHOLE OF PLAN 56 & RETURNING TO THE PREVIOUS ZONING PLAN