

Submission on Proposed District Plan Change 56

Enabling Intensification in Residential
and Commercial Areas

Transition Towns Lower Hutt Inc.

Our Focus - :

- Community resilience & regeneration
- Developing & promoting positive possibilities



Our Concerns - :

- Our planning system doesn't facilitate the design thinking we really need
- The Proposed District Plan Change 56 focuses on the *What* but not the *How*

ne Gabrielle has highlighted particularly significant risks
for the Hutt Valley



One third of land zoned for intensification must be left permeable ...

State-of-the-art tiling in new housing development, Kings Crescent, Lower Hutt



...but the policy is not being enforced consistently

New housing development,
Wainuiomata



New housing development,
Waiwhetu



Planning for urban intensification challenges us to:

- Be informed by variations in demographics, geography and ecology
- Ensure the most disadvantaged residential areas have access to Nature, including local pocket reserves with native trees
- Bring tangata whenua, residents, planners, designers, technical experts and developers together and be prepared to do things differently

‘Spongy’ neighbourhoods can reduce flooding in our cities.

Housing density in our cities is again being questioned after stormwater systems were overwhelmed by cyclonic rains. Coping with sustained heavy rain is possible will if we design “spongy” neighbourhoods says Robin Allison (Auckland, 28 February 2023)

<https://www.newsroom.co.nz/sustainable-future/spongy-neighbourhoods-can-reduce-flooding-in-our-cities>



Micro forests to educate, cool the city and manage storm water

- Nelson micro forest exactly two years after planting









