

From: [Alan Smith](#)
To: [Nathan Geard](#)
Subject: [EXTERNAL] 9.05am Wednesday 19/4/2023 Long Room - Level 2 Hutt Rec grandstand. Email 14/4
Date: Wednesday, 19 April 2023 9:38:03 AM

Kia ora Nathan - thanks to you & Commissioners for the opportunity to present this just now. Copy for your record

Regards, Alan

.....
Kia ora tatou. My written submission of September last year you have, and it's unchanged.

1. Since then, the floods in Auckland and Hawkes Bay reinforce the changes I recommend to you. PC56's allowance of 6-floor structures from the Hutt River to the Waiwhetu Stream directly reduces grassed areas and encourages more concreted surfaces. This northern experience shows what can and will happen to a city built on a flood plain like Lower Hutt is. Priority should be given to improving stormwater drainage and "ground sponge" issues before contemplating PC56 intensification. HCC needs to be more nuanced about flood and stormwater implications of PC56 as part of its overall strategy about climate change's effects on our City.

2. An 800m "walkable catchment" of train stations is in practical terms the same as the "10-minute walk circles" displayed on platform maps at each rapid transit station in this city. PC56 goes beyond this minimum. If HCC really feels forced into adopting the recent RMA changes, then just adopt those 10-minute walk circles - drawn by your fellow-council GWRC - and put them on the PC56 maps, leaving everything beyond those circles as the status quo for now. You know that your counterparts in both Auckland and Christchurch don't share your belief that you must change this matter now, while your counterparts in Wellington City don't see Kelburn or Khandallah as rapid transit stops requiring immediate plan change to enable intensification around them. HCC is revising the whole District Plan in the next year or so and it would be better to focus your energies and costs on doing the best job on this rather than siphoning it off into this PC56 sideshow now. Your documentation is nitpicking where it says "these PC56 changes need to be incorporated into the Hutt District Plan as a Plan Change which is separate from the current review of the entire DP". That may be an admin legal view, but it is not the real world of the people paying for it and experiencing the consequences - i.e. citizens.

3. I seek these decisions from HCC:

3.1. Cancel PC56 as drafted

3.2. If some bare-minimum change is really thought to be politically necessary, bring in zone changes to enable 6-storey-equivalent structures within 800m/10 minutes walk of train stations and of the existing CBD edge.

3.3. Ensure a fully-resourced, adequately explained and well-informed whole District Plan review goes ahead now.

Alan Smith [REDACTED] Woburn 5010