

District Plan change 56 submissions.

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Introduction

It is acknowledged that there is a housing shortage in New Zealand.

The needs of the existing homeowners, neighbourhoods and new home owners also need to be better taken into consideration.

Less than 1% of the land in New Zealand is used for housing (Stats our land 2021*)

Freeing up another 0.1% of land for urban use land not suitable for agriculture would allow people to have better housing and environmental outcomes.

The infrastructure commission in it latest report suggests putting aside land (land bank areas) for future infrastructure development for housing (appendices 2). This suggests that large scale developments will still be required. Business, shopping centres and community groups will move into these areas to provide a quality work life environment.

The Medium density model which packs people into small areas with little regard to the quality of housing and living and the effect on the environment does not work in all areas as seen by the proliferation of housing estates that are coming into existence thru out Lower Hutt and the associated problems that go with them.

As the Government has mandated certain rules regarding medium density dwelling, Councils are able to add additional protections and enhancements to suit their local demographic.

My submissions make developers use the space available better letting people have some green space and giving neighbours some certainty of quality outcome and privacy and ensure they are not at risk in the event of a natural weather event.

Effects of urbanisation

1. Population increase causes housing problems.
 - o NZ has had a population increase of 1.265 million since 2000
 - o An average of 18000 houses per year is required (an average occupancy of 3 per house throughout NZ)
2. Overcrowding.
 - o Sections that used to house a family of 4-5 on average is now being utilised for 20 in the same lot size 5 houses x 4 people.
 - o People with smaller or no sections will have no outdoor living and be locked into their houses no private outdoor space.
 - o People's mental health will be affected, and domestic violence will become more prevalent. As reported in the hutt news

3. Unemployment.
4. Development of low value estates.
 - People from low decile backgrounds will tend to end up in these estate type areas The Brixton Riots of 1981, 1985, and 2011 are an example of what could happen in New Zealand. We would never have considered riots in Parliament 2022 but putting to many of the same beliefs into small highly urbanised areas will cause these problems.
5. Water and Sanitation Problems.
 - Hamilton City Council has put a hold on developments where the 3 waters infrastructure is not suitable for connection this will be the case in the Hutt Valley as well in the near future.
6. Traffic Congestion.
7. Urban Crime.
 - Violence from conflicts are happening in Wellington currently (Strathmore Flats Stuff 13 Jan 2022)
8. City Greenery
 - The city greenery is being removed street by street what used to be leafy neighbourhoods are slowly becoming barren.
9. Environment.
10. Vehicle.
 - Most people have one and generally 2 cars per household.
 - Charging stations with the advent of no carparking in subdivisions there is no chance of electric vehicles being charged while at home people will have to run extension cords out of their houses.
 - People will run extension cords to their cars.
11. Businesses
 - People will have less choice in their shopping no vehicle bus and train to do the grocery shopping.
12. Climate Change
 - Building in Floodplain areas is already contributing to with erosion effects.
 - Building in areas of identified natural hazards should not be allowed to proceed.
 - Putting a stop to new development in at risk areas should have been a priority (Raewyn Peart Environment Defence Policy Advisor)

Submission

That no future housing to be built on identified floodplain areas

1. With New Zealand's changing weather patterns putting new housing in natural hazard areas is not good common-sense practice.
2. The Wellington regional Council "Hutt River floodplain management plan 2001" Section 5.4.7 pg 127 submits that new subdivision shall be strongly discouraged in the primary and higher floodplain areas.
3. The Hutt City Council has a practice of allowing medium density housing in natural hazard areas in contradiction to the Hutt River floodplain management plan. They rely on mitigation techniques to protect the housing that is being built, this has not

worked in other parts of New Zealand and there is no reason to believe that it will work in the Hutt Valley. This protection in the management plan needs to be strengthened in plan change 56 to remove the ability of councils to ignore the risks to people and housing.

4. The floods that have caused the devastation in the New Zealand this year have in many cases been caused by poor planning (building in floodplain). This was often a legacy issue but there is no excuse these days to carry on the practice of building in natural hazard areas.
5. Councils that have identified these natural hazard areas should be mature enough to understand the risks and avoid making them in future if they fail to the consequences could be similar to what we have seen around the country.
6. The Hutt Valley has many natural hazards from flooding as seen this week to erosion and houses needing to be removed from sections causing major traffic hurdles in Stokes Valley, Wadestown and Ngaio, we have had slips in Kelson where houses have had to be demolished and houses and businesses flooded as shown in the photo (1) at my sons place in 2019 in Glen Rd. This was not in a floodplain zone but has happened several times.
7. We have identified Tsunami Zones and everyone agrees that global warming will increase sea levels yet we are still putting high density housing into these areas.
8. Councils that allow developments in Natural hazard areas could leave themselves open to legal action if flooding occurs and people and property are put a risk.

That no sausage type housing developments to be allowed.

1. Sausage type flats or apartments are row(s) of terraced housing that run along a driveway with natural views into neighbouring properties (photo 2)
2. Auckland has stopped these from happening in their plan change (appendices 1)
3. These type of terraced units or apartment remove any semblance of privacy to the neighbouring properties the council call the loss of privacy as a "less than minor" issue this may be the case to a council planner but to the neighbours involved it is a major problem that can cause years of problems and tensions (photo 4)
4. These type of builds leave little or no green space for the home owner to enjoy BBQ's and friends.
5. Outdoor living is limited, people will be living inside there houses in photo 3 there is no readily available greenspace children will be growing up not knowing what it is like to enjoy outdoor space at home with their parents.
6. Auckland has called it the "Quality of the Built environment) People need to live and play at their own homes Sausage type environments do not allow this.
7. With these developments there is not enough soft surface to retain and remove any flood waters that may happen causing more water to go into already overloaded stormwater systems.
8. These sausage type housing is an easy answer for an architect and developer to maximise a site with little regard to design and neighbours changing the colour of the door does not give a build some architect award or merit as is often claimed. These housing estates do not add to the quality of the neighbourhood.
9. We have examples of sections being maximised for housing with small gardens but not where to have a legal shed to house Bikes tools or a lawn mower.

That all new developments have a minimum of 20% green space in the development

1. Subdivisions are being put up with no regard to liveability, families need good quality outdoor space.
2. I was bought up in Pomare in the 60's and 70's, we lived in front facing units with grassed area's in front of us and a back yard big enough for dad to have a garden, we needed the green space to play and interact with out neighbours.
3. We had our problems with the star flats no one used the green area because it was communal and not private eventually it became unsafe to be in the outdoor areas
4. The benefits of have green space is well known gardening and growing vegetables is relaxing and good for the wallet with the price of vegetables these days, these should be factors in quality build solutions.
5. Encouraging families to get outside in the sun with some privacy is a right of home ownership in New Zealand, We are not the United Kingdom with there Coronation streets and associated problems

Appendices

1. www.stuff.co.nz/life-style/homed/129604500/new-housing-rules-now-legal-but-sausage-flats-are-not-allowed
2. www.stats.govt.nz/news/new-report-shows-impact-of-demands-on-land-in-new-zealand

Photo 1



Photo 2

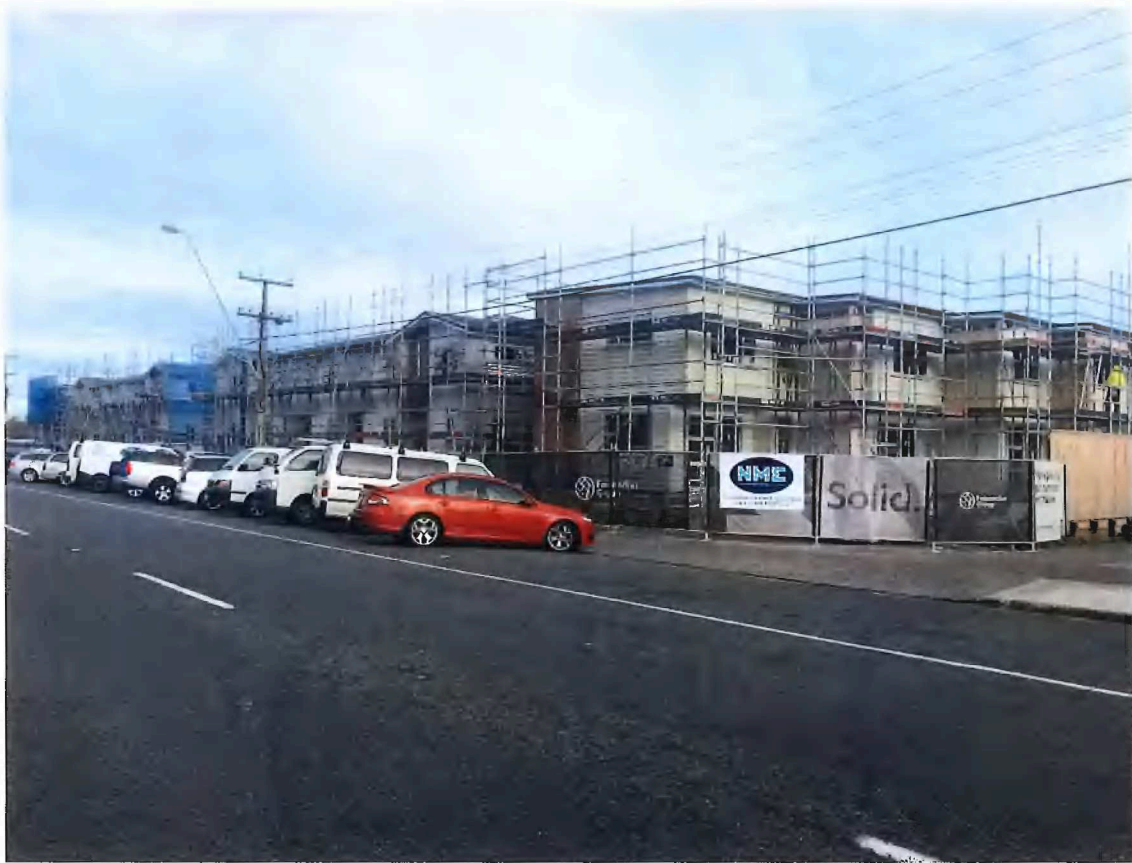


Photo 3

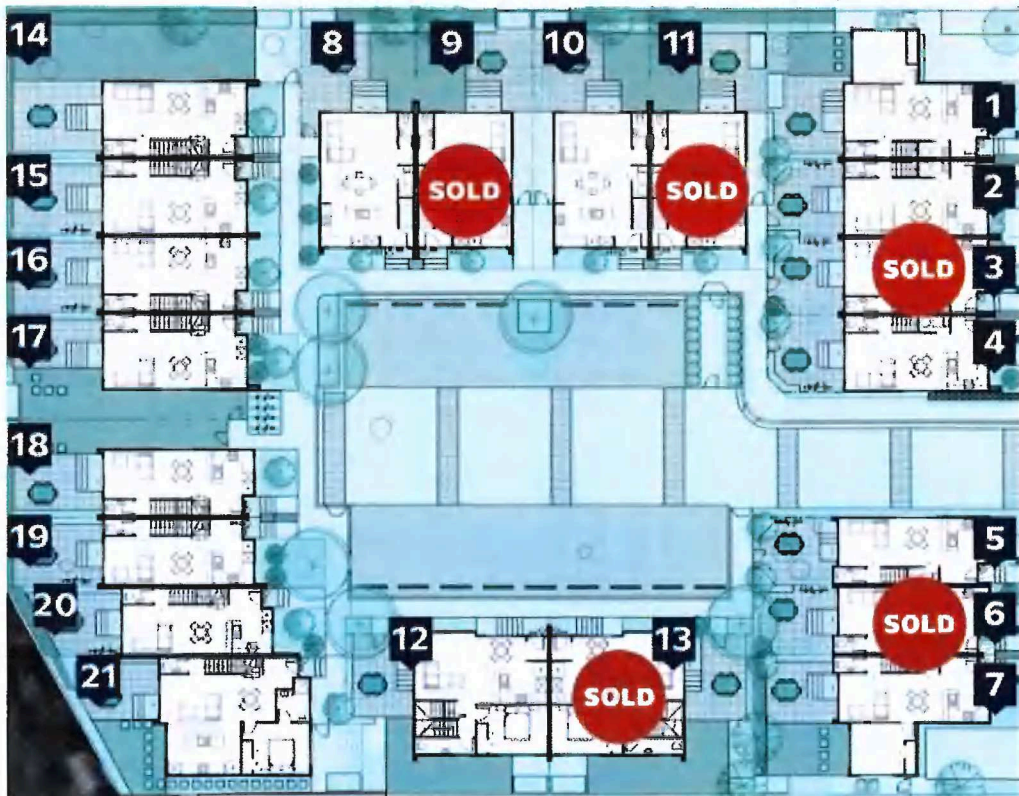


Photo 4

