

Hutt City Proposed District Plan

Hearing 3 – Residential

23 June 13:45

Strategic Direction – Urban Form (Rural/Residential) and Residential Zone and Rural Zone chapters.

1. My name is Laura Skilton. I have 35 years' experience as a Transport Planner and through my employment I am familiar with District Plans.
2. The submission I make today is a personal submission and I am not representing anyone.
3. My submission is only regarding the High Density Residential Zone and Medium Density Residential Zone. I have not reviewed Large Lot or Rural Zones.
4. I assume that my statement of evidence has been read so I just want to talk today about my three main concerns.
5. I am happy to answer questions on other issues in my submission and my additional statement.

Legislation

6. When I prepared my submission I knew that many of the standards were based on Government requirements, however I did not fully know the details within the Enabling Housing Supply Amendment Act 2021. I have made myself more familiar with this, and my evidence reflects this as there are changes to some of my recommendations.
7. As shown in my submission, I consider that the effects of the legislation requirements are significantly adverse for the adjoining properties, particularly on the southern side.

High Density Coverage

8. I would like Commissioners to reduce the area covered by the High Density Residential Zone, in accordance with reasonable walking distances, as stated in the National Policy Statement – Urban Design.
9. I note that it does not provide any walking distances, but in my role as Transport Planner, I have provided some indications of what is reasonable and how far

people walk. Noting that these walking distances are for a specific trip purpose, such as shopping, not recreational.

10. I consider that the use of High Density Residential Zones should be limited to 500m from the City Centre Zone and Metropolitan Centre Zone and 300m from a Railway Station

Objectives, Policies, Rules and Standards

11. Legislation requires District Plans to include two specific objectives and five specific policies. These can not be altered, but others can.
12. I also note that not all of the legislative requirements are in the Plan. I also recommend that Policy 14 is moved to the zone introduction, as this is an advisory note.
13. In my evidence, I have provided Appendix B and Appendix C. These reflect my updated recommended changes and reasons.

Permeable Surfaces

14. What I am most passionate about is adequate permeable surfaces.
15. Legislation does not include specific standards on permeable surfaces, and so if the requirement is not met, an activity can be considered non-complying, rather a restricted discretionary activity.
16. As you will see in my submission and evidence, Planning Officer's frequently approve consents with less than 30% permeable surface and include a condition that a drain is required for large surfaces, such as driveways.
17. You will see in my evidence, that in my experience, these drains are too small, get blocked with debris and water in the kerb and channel is often higher than the water coming out of the drain.
18. This negates the mitigation.
19. I also want to remind Commissioners that many of the urban damage with Cyclone Gabriel was due to the high level of impermeable surfaces. Buildings, roads, driveways, cobblestoned landscaping.
20. I also want to remind Commissioners that many of our stormwater designs are based on lower rainfall events than we are seeing today. As mentioned, Wellington

Water has the requirement for new developments to be “water neutral”. Ie that no additional water will have run off during and after a weather event.

21. I also want Commissioners to consider THW-O2 regarding managing stormwater runoff.
22. Even if my other recommendations are not made, please ensure that there is adequate protection against heavy rainfall events. These events are occurring more frequently and we must be prepared.
23. As my parting thought, I ask Commissioners, if my neighbour’s property floods in a heavy rainfall event due to blocked drains, and the surface water run off flows into my property, who pays for any damage? My neighbour’s insurance, or Council?