

2 June 2023

Sarah Vernon

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Susan Sales
Senior Advisor Official Information and Privacy
04 570 6666 / 0800 488 824
Susan.Sales@huttcity.govt.nz
Our reference: LGOIMA

Dear Sarah

Request for Information – Local Government Official Information and Meetings Act 1987 (LGOIMA)

We refer to your official information request dated 1 April 2023 for the following:

- 1. Number of complaints in the area related to parking since October 2022 (when development was completed)*
- 2. Original impact assessment on the 3-4 Johnston Grove development when proposed and ratified by Council*
- 3. Original resource consent and impact assessment on the 6/7 Johnston Grove development, when it was proposed and then ratified by Council - we are unsure if this new community will also require parking on the street*
- 4. Documented alternative solutions to this issue*
- 5. Further information is not available on the website about this change. We would like to ask why was consultation chosen to be done in this way, via a letter drop only? If we had missed this letter and deadline, we would not have known about the proposed changes at all. Additionally, Johnston Grove is spelt incorrectly in every instance in the document (Johnstone Grove)*
- 6. The deadline for this proposal is very short and we request an extension to the consultation, so that official documents and responses can be received. Such a short consultation and decision timeline should not be considered for a change that would have a significant impact on the community it relates to.*

I apologise for the delays in responding to your information request. Your information request questions were incorporated into your submission about parking in Johnston Grove, so were not quickly identified as requiring a separate response.

With respect to your information request, I advise that Questions 5 and 6 above are not able to be answered under the LGOIMA as they are not requests for official information.

The information you have requested for Questions 1 – 4 above is provided below.

Number of complaints in the area related to parking since October 2022

The following complaints were received by Parking Services for this area, from October 2022 to April 2023.

MONTH	YEAR	STREET	NUMBER OF COMPLAINTS	TYPE OF COMPLAINT
October	2022	Johnston Grove	1	Vehicle Entrance Obstruction
November	2022		0	
December	2022	Pertherick Street	1	Builders parking illegally
January	2023		0	
February	2023	Pertherick Street	1	Vehicle parked with expired WOF & Reg
March	2023	Johnston Grove	1	Vehicle parked on yellow lines
April	2023		0	0

Original impact assessment on the 3-4 Johnston Grove development, and original resource consent and impact assessment on the 6/7 Johnston Grove development, when they were proposed and then ratified by Council

The land use and subdivision consent for 3-4 Johnston Grove (RM210119) and 6-8 Johnston Grove (RM210356) were both discretionary activities and neither public nor limited notification was considered necessary.

In both consents there is no requirement for a minimum number of car parks under the National Policy Statement on Urban Design (NPS-UD). This was used to substantiate their assessments as well as engineering agreement.

For 3-4 Johnston Grove (RM210119), the assessment excerpts from *s95D re: Transport Network effects* from the report are given below:

As prescribed by the NPS-UD minimum car parking spaces cannot be required by the District Plan however all effects must still be considered, including transport effects, for a Discretionary Activity. The site is within walking distance of two train stations (no greater than 850m on flat topography) and 190m of bus stops on High Street so the site is well served by public transport. All residential sites within 400m of the application site on Johnston Grove, Petherick Street and High St appear to have on-site car parking according to aerial photos displayed on the Hutt City Council website. The vast majority of these sites have driveways which allow on-site vehicle parking for multiple vehicles. There are no community facilities or places of employment within 400m of the application site that would generate demand for on street car parking. Because of the above factors the demand for on-street car parking created by the proposal is unlikely to adversely affect the wider environment, by lowering the amount of onstreet parking available in the area, because of the limited need for on-street parking due to the factors described above.

The assessment for 3-4 Johnston Grove from *s95E affected persons re: Car parking effects*, from the report, is given below:

The discussion in Section 5 under Step 3 in relation to the non-provision of car parking spaces is equally relevant to the adjacent sites and should be referred to. All of the adjacent sites have on-site car parking for more than one vehicle with the exception of no. 9 which appears to have only one vehicle parking space. On-street parking is available on Johnston Grove with approximately 10 spaces available. With the residents of the proposal very likely to require car parking and likely to use the closest car parks available it will mean that Johnston Grove may be heavily parked with overflow occurring on Petherick Street and possibly High Street. The effect on persons owning/occupying adjacent sites, who need car parks in addition to their on-site parking, will be that, at times, car parking will not be available in Johnston Grove. The effect will be a need to walk to and from a less convenient car park. This effect is considered less than minor given the fact that all houses have more than one car park, with one exception, therefore meaning the number of residents required to walk a greater distance to on-street car parking is likely to be limited and secondly the adverse effect of having to walk a greater distance to a car park is considered a sporadic inconvenience rather than a permanent and on-going adverse effect. As previously identified the District Plan no longer requires a minimum number of car parks (this was a change mandated by the central government through the NPS-UD).

For 6-8 Johnston Grove (RM210356), the assessment excerpts on parking from the report are given below:

18 carparking spaces are provided onsite, to service the 22 proposed dwellings (including 1 existing at the site previously identified as 6 Johnston Grove). While it is noted this does not represent a 1:1 ratio in terms of dwellings to carparks, it is acknowledged that a minimum number of car parks is no longer required by the District Plan whereby the applicant has a certain level of discretion in deciding to provide spaces. Council has no scope to consider effects caused by the number of parking spaces provided onsite, nor is there scope to require parking onsite as the proposal does not trigger High Trip Generator thresholds within the District Plan, which are triggered where a development seeks to establish 60 or more dwellings. Effects relating to parking supply are hence irrelevant to this decision. It is, however, relevant to consider effects arising from the non-compliances with transport standards 1(c), 29 of 53 2(a), 2(c) and 5(c). On this matter, the proposal has been reviewed by Council's transport consultant David Wanty who confirmed his support for the scheme on the basis that the breaches would not compromise road traffic safety. A detailed review of this assessment is provided in Section 5.1 above and held on Council file and should be referenced for avoidance of repetition.

Links to the full decision reports are given below.

<https://www.huttcity.govt.nz/property-and-building/search-property-and-building?query=3+Johnston+Grove>

<https://www.huttcity.govt.nz/property-and-building/search-property-and-building/property-and-building-details?recordID=981b6c4460644edc2420d92f08752db261669>

Other documents for these two developments are available on the *property search* feature on the Hutt City Council's website.

Documented alternative solutions

Residents and homeowners can suggest alternative solutions to that proposed by Hutt City Council as part of the public consultation / submission process. Alternative solutions to the Council's proposal are therefore not available until this process has been completed and all submissions considered. We thank you for providing your suggestions in your submission.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Please note that this response to your information request may be published on Hutt City Council's website. Please refer to the following link: www.huttcity.govt.nz/council/contact-us/make-an-official-information-act-request/proactive-releases

Yours sincerely



Susan Sales

Senior Advisor Official Information and Privacy