

Hi I am Teresa Homan I have lived in Upper Hutt since birth. I have watched Upper Hutt City grow from a town to a city and to what it is today. I chair the Upper Hutt housing trust and am a member of Friends of the Hutt River. I am a ratepayer and potentially an effected property owner withing walking distance of the CBD. Governments and councils need to be receptive to the will of the people and therefore even though I know due to binding legislation, it will make no difference I am here to have my say.

I submit that the whole of the IPI be rejected and that Government that requires its implementation in its current form through the RMA Enabling housing bill to be told to go back to the drawing board.

There is no good reason for the level of housing intensification being imposed on the people of Upper Hutt by central government and in their turn implemented by the Upper Hutt City council.

I'm no expert but it is plain to see that the RMA enabling housing on which this IPI is based is a hotpotch of ideas trying to solve two major problems with one broad brush, housing, and climate change. It does both badly and in so doing creates more issues than it solves.

The council needs to have a backbone and some fortitude and tell government that UHCC is best placed to develop a plan for Upper Hutt that is comprehensive and connected. They need to tell Government also that the people of Upper Hutt do not want the kind of intensification of housing being imposed on us by them, and that Upper Hutt is not just a place to live but a way of life.

Intensified housing at the level proposed around the area in walking distance of the CBD and rail is not predicated on the lifestyle of the Upper Hutt community but on a lifestyle that it is hoped can be artificially imposed on the community by some who think high raise housing close to shops and trains will increase walking and public transport use and in so doing "reduce climate change". It is delusional and the result will be not homes for the future, but short-term rental apartment living that will result in slum type accommodation This type of housing proposed will not serve the needs of families and will be an eye sore. People in Upper Hutt do not want their city to become a city of high-rise housing. The buildings already being built close to the CBD are a point in case. Not to mention the time it is taking to sell even these modest apartment type houses close to the CBD currently.

We have an historical example of high rise living in the Bonnie Glen flats owned by Kianga Ora that were left to deteriorate over years due I suspect to the cost involved in maintain them. Kianga Ora has a bad track record in maintain property owned by them and I note they want to increase their ability to build high rise in Upper Hutt. The mandated high-rise buildings around Upper Hutt CBD and rail will be hard to maintain and kept in a condition that will enhance our city centrs and CBD.

The drive to construct without any form of oversight except from the beehive, four, six or any level of high-rise buildings in walking distance of the rail or CBD is a short-sighted decision fuelled by a knee jerk reaction to climate change that prioritises the untested decrease of private car use while ignoring other environmental considerations. It is a lack of a comprehensive planning for the future that will not serve the needs of the community of Upper Hutt city in the long term.

These high-rise buildings will increase the cars around the CBD without doubt. There can be no legislation requiring people living in this type of apartments not to own a car. Upper Hutt people already oppose the payment of parking fees, but the increase of cars own by tenants parked close to these apartments will rob Upper Hutt of free parking in the CBD area that is one of the corner stones of life in Upper Hutt, and one of the many reason that people live here.

This short-sighted intensification plan contradicts itself we are led to believe that Upper Hutt's population will grow to 70,000. This requires more intensified housing, but it must be concentrated near rail because the increased population will need access to trains. Which suggests that Upper Hutt is to become a feeder city for Wellington city business and yet business and government departments are moving out to Upper Hutt.

We need to ask too who is paying for the increased load on Upper Hutt's infrastructure will the cost be picked up by central government who is imposing this level of intensified housing on our city. Not to mention the environmental effect on our river and water management.

While Council view this as compulsory legislation that is required to be followed it is in danger of overlooking their greater legal requirement and responsibility to ensure the planning of Upper Hutt city adheres to the principal of subsidiarity. The intensified housing and the lack of consenting needed to build this level of housing has short sighted planning goals and is driven by developers seeking to make a quick buck out of the current shortage of housing. This has been created by successive governments lack of planning and investment for measured, sustainable growth in housing and their abduction of responsibility for this lack of planning on to the supposed restrictive resource management act adopted by local councils.

My home lies within the walking distance to the station that will allow the building of six story high rise buildings beside me , this is aimed at squeezing me out of my property by the potential risk of developers building six store level housing beside me with no ability for me to object Well, I do object because such behaviour is objectionable.

And benefits who? I will not be intimidated, and I will encourage my neighbours to resist this orchestrated land grab being imposed on them by legislation.

I know well the need for housing and believe people all deserve a home. But a home is not an apartment block with very little green space for children to play. A city is not measured by how many people can be stacked end on end to serve the employment needs of business and to line the pockets of developers. Last week I took some children on a train ride to Wellington houses of more than one level already visible along the rail corridor give a taste of the eyesore even more intensified housing of greater height, will be to the aesthetic nature of a relaxing train journey that can be experienced today, before the working day starts.

Upper Hutt can accommodate more intensified housing, that allows families to stretch and breath on the outlying areas of Upper Hutt rather than concentrating it all near rail and in the CBD. This, can be supported by a good reliable bus service the type I experienced, growing up on Plateau Road, on the norther outskirts of upper hutt, that took people to work and back within Upper Hutt daily without fail. And transported children to school. But Upper Hutt city council needs to be the masters of and manage the planning of Upper Hutt housing development in order to protect the unique lifestyle that is enjoyed by the people across Upper Hutt. This must be done with limited measured growth rather than being forced to intensify housing beyond what is sensible, sustainable, housing development that meets the legitimate needs of the community. Upper Hutt's population is projected to increase from 46,000 to 70,000. This is not a fait a compli and will only happen to the extent housing is provided. While growth can be good it also comes with added problems such as infrastructure costs as an example good planning by UHCC will ensure we grow only as much as is sustainable, practical and affordable.

The people of Upper Hutt desire to live in a city where they can see the sky and feel the warmth of the sun and where their children can play in their own backyard. Upper Hutt needs to provide more housing but this needs to be limited we do not have to build ourselves out. There are places in NZ other than Upper Hutt where people can live. The type of Intensified housing proposed will destroy our city, our backyards, our lifestyle.

Upper Hutt city council needs to reject the artificial tier, designation assigned to Upper Hutt city and reject the Intensified housing plan entirely and instead produce its own plan as it has done since Upper Hutt was a pup. As I said in the beginning Upper Hutt is not just a place to live but a way of Life. Upper Hutt city council needs to defy central government intervention and tell them hands off and that they cannot define the nature of Upper Hutt's living; the people of Upper Hutt want their city to be life giving and not like wastewater go down the drain in a social experiment untried with disastrous consequences on the lifestyle of the people of Upper Hutt.

Thank you for your attention.

in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and