

SUBMISSION FORM (FORM 5)



**PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL
DISTRICT PLAN: PROPOSED PLAN CHANGE 40 – WALLACEVILLE
HAZARD AREAS**

To: Upper Hutt City Council

Submission on PROPOSED PLAN CHANGE 40 – WALLACEVILLE
Submissions can be:

File Number: 351/13/008
Submission Number:
(for office use only)

Delivered to: Level 2 Reception, Civic Administration Building, 838-842 Fergusson Drive, Upper Hutt
Posted to: Proposed Plan Change No. 40, Upper Hutt City Council, Private Bag 907, Upper Hutt
Faxed to: (04) 528 2652
Emailed to: askus@uhcc.govt.nz

The closing date for submissions is 5.00pm on Friday 17 April 2015

DETAILS OF SUBMITTER

Name of submitter	Ian Douglas Stewart		
Postal address of submitter	268 Mangaroa Valley Rd RD1 Upper Hutt		
Agent acting for submitter (if applicable)			
Address for service (if different from above)			
Contact phone/fax number	Daytime Telephone: 0272236459		Fax:
I could gain an advantage in trade competition through this submission (Please tick one)	NO	<input checked="" type="checkbox"/>	Only answer this question if you ticked YES: I am / am not (select one) directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.
	YES	<input type="checkbox"/>	

DETAILS OF SUBMISSION

The specific provisions of the proposed Plan Change that my submission relates to are as follows:

1. The Proposal generally
2. Proposed access onto Alexander Road
3. Land to the South of Alexander Road
4. Land fronting Ward Street
5. Proposed Urban Precinct
6. Proposed Area B
7. Provisions for subsequent use and development.

My submission is that:

1. I support the proposed plan change.
2. I am concerned that the precinct descriptions for both the urban precinct and Grants Bush precinct propose direct frontage and access from individual units onto Alexander Road. This is inappropriate given the Roads status as a Secondary District Arterial and leads to unnecessary congestion of that road.
3. I support the Forest and Bird Upper Hutt Branch's submission that the forested areas to the South of Alexander Road should become part of Upper Hutt's Green Belt.
4. I am concerned that there is no provision in the plan change for the protection of amenity of properties on the other side of Ward street facing the Urban precinct and suggest that a generous setback retaining the existing vegetation is maintained.
5. While I support the urban precinct I note that there is no precedent for it in Upper Hutts District Plan and that the current rules do not address this form of development. I am concerned that the provisions for the Urban Precinct are not sufficiently strong to ensure a coherent urban design and could result in discordant high density development of individual apartment blocks. I suggest that minimum development block sizes be specified and that the provisions for ensuring that the amenity of the blocks for the residents and wider community are strengthened.
6. I am concerned that the provisions for proposed Area B are unclear. As this area will be subject to a future plan change I submit that it should retain its current zoning and that proposed Policy 4.15 should be deleted.
7. I am concerned that the proposed rules are designed to facilitate the initial development of the site, but may result in unnecessarily onerous rules for minor changes to use or development on sites in the urban precinct and Grants Bush precinct once the original subdivision and development is complete.

(Please state in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons. Please use additional sheets if necessary)


I seek the following decision from the local authority:

1. Approve the Plan Change with modifications.
2. Ensure that the provisions do not allow direct vehicular access from properties fronting Alexander Road.
3. Include provisions protecting the forested areas to the South as Alexander Road as Green Belt.
4. Include provisions protecting the visual amenity of properties on Ward street facing the Urban Precinct.
5. Include Rules and Assessment Criteria which provide for better control of the development of the Urban Precinct including a minimum area which can be developed under any on consent application.
6. Retain the current Special Activity zoning for proposed area B and remove proposed Policy 4.15.
7. Ensure that rules allow for minor changes to land use and development within the Grant's Bush and Urban Precincts without requiring complete assessment under the design guide and precinct descriptions.

(Please give precise details and use additional sheets if necessary)

Please indicate whether you wish to be heard in support of your submission (Tick appropriate box)	I do wish to be heard in support of my submission	√
	I do not wish to be heard in support of my submission	
Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (Tick appropriate box)	I do wish to make a joint case	
	I do not wish to make a joint case	

SIGNATURE AND DATE



Signature of person making submission or person authorised to sign on behalf of person making submission

_____ 17-Apr-15 _____

Date

(Note: A signature is not required if you are making your submission by electronic means)

PLEASE NOTE THAT THE INFORMATION PROVIDED IN YOUR SUBMISSION, INCLUDING YOUR CONTACT DETAILS, WILL BE AVAILABLE TO THE PUBLIC