

**PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN:**

**PROPOSED PLAN CHANGE 40 – WALLACEVILLE**

Name of submitter: Mary Beth Taylor

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I could gain an advantage in trade competition through this submission: **NO**

**DETAILS OF SUBMISSION**

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

- The proposed Plan Change contains uncertainty about the subdivision of the land in Area B as no final structure plan has been applied to this area;
- The proposed Plan Change contains an unfavourable change to the land south of Alexander Road;
- The proposed Plan Change may negatively affect existing native vegetation;
- The proposed Plan Change may create excessive light pollution;
- The proposed Plan Change does not indicate the inclusion of affordable housing options;
- The proposed Plan Change does not indicate sustainable treatment of grey water, solid waste or effluent;
- The proposed Plan Change does not indicate sustainable options for house design and build.

**My submission is that:**

Council grant the request for Plan Change 40 with consideration for the following:

There are potential **positive** provisions in the proposed Plan Change including:

- 42 additional trees are listed for protection including a number of Totara. In addition to this it is understood that no more native trees will be taken down on the main site;
- Grant's Bush covenant is respected and the area will be incorporated into a park with landscaping using local natives which shows an 'intention' to maintain existing biodiversity;
- There is a good mix of housing types including some more intensive Comprehensive Residential sites down to 300 square meters and also high density housing in the proposed urban/commercial area at Ward St. This shows good urban planning and resource use;
- There is planning for pedestrian and cycling routes;
- There is provision for transition between existing housing/retirement village etc.;

- The 'theme' appears to be 'Historic' which could work in well with the Arts, Culture, Heritage Strategy;
- The historic street pattern is preserved with low level hedges for historic 'feel';
- The inclusion of a commercial area will provide some local employment.

There are potential **negative** provisions in the proposed Plan Change that cause concern including:

- The Area B has not had a final structure plan applied which could leave the area open to inappropriate interpretation and future action;
- The area south of Alexander Road has some very steep terrain with significant regenerating native bush which should be protected or worked around. In this area much lower density would be appropriate ONLY on the flat triangle section of land, even lifestyle size or minimum of 1 acre depending on the terrain;
- There should be some consistency and/or coherence in the section size in the area south of Alexander Road the size of adjoining sections further south along Alexander Rd;
- The Southern Hills protection must be respected;
- The Upper Hutt City Council Sustainability Structure must be applied to this subdivision;
- A new development of up to 900 properties will put a substantial additional load on the water, sewerage and storm water systems;
- With a development of up to 900 properties light pollution will be an issue.

**I seek the following decision from the local authority:**

Council grant the request for Plan Change 40 with the following amendments:

- Make final and public the structure plan for Area B;
- Make the hills on the land south of Alexander Road a reserve to protect the ecosystem including bird corridors and the Southern Hills (both of which form part of the proposed Green Belt) and to provide visual amenity for the development;
- Follow the recommendations set out in the Ecological Report;
- Care for Grant's Bush, e.g. eliminate invasive weeds and exotics. Have a perimeter walkway. DO NOT make a path through the middle of the reserve as this would disturb the existing ecosystem. In addition, take measures to ensure that cats and other bird predators are kept out of the reserve;
- Remove large pines and exotics to avoid future re-sowing and safety issues;

- Complete thorough hydrology reports to determine how to best deal with flood plain remnants and existing drains. Parts of the site would have been wetlands and these should be protected and nurtured;
- Support the Upper Hutt City Council Sustainability Strategy and incorporate more sustainable building practices from the ground up. This is becoming accepted good practice in future thinking/future proofing housing. If the developers would build something other than Golden Homes this would set this development apart and it could become a model for forward thinking – planning – building in line with best environmental practice;
- To support sustainability and to be in line with the ‘Heritage’ theme, allow re-location and retro-upgrade of sound ‘pre-loved’ villas consistent with heritage ‘feel’;
- To reduce the load on the storm water services implement a grey water system throughout the entire development;
- To support sustainability ensure that 10% of homes in each stage be fitted with:
  - composting toilet
  - water tank (minimum 2000 litres)
  - grey water system articulated back to toilets and garden use
  - solar hot water heating
  - some form of renewable energy generation, most likely PV panels
  - consider using 2 x 6 frame construction to allow for additional insulation
  - environmentally friendly appliances
- Ensure that 10% of homes in each stage be ‘affordable housing’. This means homes that are affordable to build and buy but also affordable to live in because they incorporate eco-solutions to energy production, conservation and use as well as waste disposal;
- Install LED street lighting throughout with downward LED focus to avoid excessive light pollution and minimise energy use and cost;
- Provide composting and recycling facilities for the village.

I DO NOT wish to be heard in support of my submission.

I DO NOT wish to make a joint case.

**SIGNATURE AND DATE**



Signature of the person making submission



Date