

SUBMISSION FORM (FORM 5)



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

PROPOSED PLAN CHANGE 40 – WALLACEVILLE – REZONING OF 63 HECTARES OF THE FORMER WALLACEVILLE AGRESEARCH SITE AND A SMALL PART OF THE TRENTHAM RACECOUSE PROPERTY FOR RESIDENTIAL AND COMMERCIAL USES

To: Upper Hutt City Council

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

Submission on Proposed Plan Change No.40 to the Upper Hutt City Council District Plan

Submissions can be:

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	Welhom Developments Limited		
Postal address of submitter	C/- PO Box 5187 Wellington 6145		
Agent acting for submitter (if applicable)			
Address for service (if different from above)	c/- Greenwood Roche Chisnall P O Box 139 Christchurch Attn: Monique Thomas Email: Monique@grclegal.com		
Contact phone/fax number	Daytime Telephone:	Fax:	
	03 353 0572	03 353 0578	
I could gain an advantage in trade competition through this submission (Please tick one)	NO	<input 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 checked="" type="checkbox"/>	

DETAILS OF SUBMISSION

<p>The specific provisions of the proposed Plan Change that my submission relates to are as follows:</p> <p>The plan change in its entirety.</p>		
<p>My submission is that:</p> <p>The submitter operates Summerset at the Course Retirement Village at 20 Racecourse Road, Trentham. This facility offers rest home rooms, apartments, townhouses and villas as well as hospital care. The village is located at the end of a quiet cul-de-sac. It currently caters for 250 residents and is predominantly single storey.</p> <p>The retirement village is currently expanding, with the construction of 139 villas and townhouses underway and scheduled to be completed in 2017. All are single level except for 4 units which will be 2 storey. The village will then be able to accommodate 394 residents.</p> <p>As noted in the plan change documents, public access into the retirement village site is restricted for security reasons. This limits potential integration between the retirement village and the plan change site. The submitter is interested in the details of the proposed pedestrian/cycle connection to the edge of the retirement village (including its design treatment). The submitter does not support potential access through the retirement village to Trentham railway station.</p> <p>The submitter is concerned about built form interaction between the retirement village and the plan change site, the potential noise effects of development on the plan change site on residents of the retirement village (particularly during construction), and the potential adverse visual/amenity effects on the retirement village (including a loss of privacy).</p> <p>The submitter notes reference in the plan change to existing overland flowpaths across the site generally falling towards the Trentham Racecourse and retirement village, and wishes to ensure that the village is not subjected to any increase in such flows as a result of development on the plan change site.</p>		
<p>I seek the following decision from the local authority:</p> <ul style="list-style-type: none"> • that development in the Wallaceville Living Precinct be limited to residential use only and that traditional residential densities which are compatible with existing residential areas be required; and • that such buildings be limited to a single storey only, with a minimum setback of 3m. Houses up to two storeys should only be permitted if an increased setback is required, in order to avoid the retirement village being overlooked; and • that wooden fencing 1.8m in height be required before construction commences on land adjoining the submitter’s boundary in order to mitigate the effects of construction noise within the plan change site; • that fast growing planting be required along the plan change site’s boundary with the retirement village, for amenity and screening purposes; and • that appropriate provision is made for the management and discharge of stormwater on the site, such that there are no off-site effects on the retirement village from such activities (including during the earthworks/construction phase); and • any other amendments required to address the matters raised in this submission. 		
<p>Please indicate whether you wish to be heard in support of your submission (Tick appropriate box)</p>	<p>I do wish to be heard in support of my submission</p>	<p>✓</p>
	<p>I do not wish to be heard in support of my submission</p>	

Please indicate whether you wish to make a joint case at the hearing if others make a similar	I do wish to make a joint case	
submission (Tick appropriate box)	I do not wish to make a joint case	✓

SIGNATURE AND DATE

<p data-bbox="207 492 654 582"><i>M. Thomas</i></p> <hr data-bbox="167 627 750 638"/> <p data-bbox="167 638 1284 705"><i>Signature of person making submission or person authorised to sign on behalf of person making submission</i></p> <p data-bbox="167 739 335 784">17 April 2015</p> <hr data-bbox="167 795 558 806"/> <p data-bbox="167 806 239 851"><i>Date</i></p>

(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