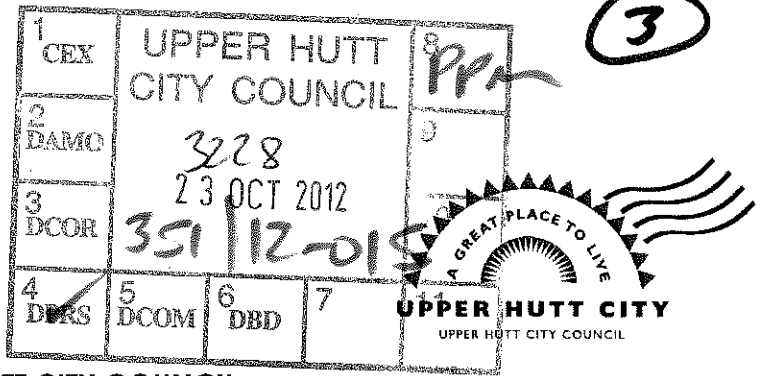


SUBMISSION FORM (FORM 5)



**PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL
DISTRICT PLAN: PROPOSED PLAN CHANGE 15 – FLOOD AND EROSION
HAZARD AREAS**

To: Upper Hutt City Council

Submission on Proposed Plan Change No. 15 to the Upper Hutt City Council District Plan

Submissions can be:

File Number: 351/12/015
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. 15, 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 Friday 9th November 2012 at 5pm

DETAILS OF SUBMITTER

Name of submitter	Thompson Family Trust	
Postal address of submitter	167C Parkes Line Road, Maymorn, Upper Hutt 5018	
Agent acting for submitter (if applicable)	Keith Martyn Thompson	
Address for service (if different from above)	159 Parkes Line Road, Maymorn, Upper Hutt 5018	
Contact phone/fax number	Daytime Telephone: (04) 474-9521	Fax: (04) 498-7412
I could gain an advantage in trade competition through this submission (Please tick one)	NO	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.
	<input checked="" type="checkbox"/>	

DETAILS OF SUBMISSION

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

1. The positioning of the Erosion Line as it affects number 167C Parkes Line Road, Maymorn.
2. The approval of alternative building sites at 167C Parkes Line Road, Maymorn.
3. The relocation of the Zone Boundary between 167C Parkes Line Road and neighbouring properties at 167D and 167G Parkes Line Road, Maymorn, to the natural river bed of the Mangaroa River.

My submission is that:

1. Following the Tonkin & Taylor report of 2010, the repositioning of the Erosion Line on 167C Parkes Line Road now runs along the length of the Zone boundary between Rural Lifestyle & Rural Valley Floor. This Boundary is only a fence line and provides for set-backs of 3 metres on one side and 12 metres on the other. This is non-sensical. It is much more sensible to make a natural boundary, like the Mangaroa River, the Boundary Line between Zones.
2. In many places along the Zoning Boundary, the Erosion Line crosses over the set-back line, thereby making the building of anything on the property that doesn't require an exemption to the District Plan.
3. The calculation used in the SKM Report of 2006 to determine the Erosion Line is based on 3 x the height of the bank plus a 15 metre "safety zone". This calculation is not formally recognised to determine set-backs and is obviously not sacrosanct as UHCC have stated that it will not apply to the Erosion Hazard line that originally crossed Parkes Line Road and several houses down Maclaren Street.
4. The resale value of 167C is obviously affected by the Erosion Line, despite O'Brians Consultancy's letter of 2008, The property has been on the market for over two years and although there have been enquiries, once prospective purchasers visit the UHCC and learn the extent of the Erosion Line, then all enquiries cease. Purchasers are scared off by the uncertainty of the building/structure provisions imposed by the existence of the Line.
5. The UHCC have given Resource Consent approval for a residential house to be build only on the site originally agreed in the subdivision plan. Approval to build anywhere else was declined. This building site is 300 metres from the property's gate and quotes to put services from the gate to the building site range from \$85,000 to \$100,000. Again, once prospective purchasers hear this, their interest in the property lapses.
6. All attempts to build a residential dwelling on the 4.05Ha of 167C have been thwarted by the UHCC. If it isn't the Erosion Line; it's the Zoning Set-back Line. If it isn't the Zoning Set-back Line; it's the location of the Building Site, If it isn't the Building Site; it's the cost of the installation of Services. It's just been one thing after another for the past 4 years.

(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:

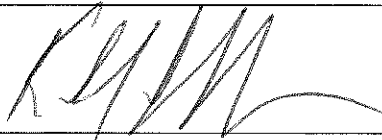
1. Relocate the Zoning change from Rural Lifestyle to Rural Valley Floor along the natural boundary of the Mangaroa River.
2. Visit the site and you'll see that the computer modelling of the Flooding & Erosion Lines cannot possible be supported as the Mangaroa River flows in the opposite direction to where erosion will occur. The natural landscape contours will prevent any erosion above the current floodplain level.
3. Re-calculate the distance of the Erosion Line from the Mangaroa River in respect of 167C Parkes Line Road.
4. Allow for alternative Building Sites to be approved closed to the gate, thereby reducing the Services Installation costs.

If you can't do at least some of the above, make me an offer and the UHCC can buy the property, because it's of no further use to me. At least then the UHCC will be able to secure the southern boundary of the Maymorn Structure Plan.

(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

 K.M. Thompson

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

16 Oct 12.

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