

SUBMISSION FORM (FORM 5)



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

PROPOSED PLAN CHANGE 40 – WALLACEVILLE

<p>To: Upper Hutt City Council</p> <p>Submission on Proposed Plan Change No.40 to the Upper Hutt City Council District Plan</p> <p>Submissions can be:</p> <p>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</p>	<p>File Number: 351/13/008 Submission Number: (for office use only)</p>
<p>The closing date for submissions is 5.00pm on Friday 17 April 2015</p>	

DETAILS OF SUBMITTER

Name of submitter	Mark Walkington		
Postal address of submitter	95 Ararino Street, Trentham		
Agent acting for submitter (if applicable)			
Address for service (if different from above)			
Contact phone/fax number	Daytime Telephone: 027 2524665		Fax:
I could gain an advantage in trade competition through this submission (Please tick one)	NO	<input checked="" type="checkbox"/>	<p>Only answer this question if you ticked YES:</p> <p>I am / am not (select one) directly affected by an effect of the subject matter of the submission that:</p> <p>(a) adversely affects the environment; and</p> <p>(b) does not relate to trade competition or the effects of trade competition.</p>

DETAILS OF SUBMISSION

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

My submission is written to object to the proposed

Rezoning a portion of the area located south of Alexander Road from Rural Hill to Residential and Residential (Centres Overlay);

Rezoning a small part of the Trentham Racecourse property for residential and commercial uses.

My submission is that:

I object to

Rezoning a portion of the area located south of Alexander Road from Rural Hill to Residential and Residential (Centres Overlay);

The portion of land suggested for re-zoning is adjacent to Alexander Road and set between two spurs of the hill which meet the road. To the south are 4 lifestyle type residential holdings which now feature mature gardens and trees. The users of Alexander Road including drivers, cyclists, joggers and pedestrians must all appreciate the current green nature of the low lying land with the native bush in the hill behind. There is no reason that this should be sacrificed. New residents to the north of Alexander Road should also be afforded this scenic view.

Any addition of tightly packed housing as envisaged will destroy this view. It is out of context to add urban sprawl to such a small but highly visible parcel of land. With so much land north of Alexander Road for urban development there can be no need for this additional piece of development other than to increase profitability. Alexander Road provides a natural boundary to the northern side of the proposed development and the only connection to the Southern parcel is the historical ownership and new ownership.

The land gets little morning sun in winter and it will surely be a rather cold spot for tight urban development – much better suited to a couple of further lifestyle holdings or best still as an additional road side reserve. Either of these will offer some haven to the displaced wildlife about to be driven across the road by diggers and concrete.

I object to

Rezoning a small part of the Trentham Racecourse property for residential and commercial uses.

I would also object to the proposed rezoning of a small part of the Trentham Racecourse property for residential and commercial uses. This land has been in its current use for over a hundred years and there is still demand for stabling for thoroughbred horses being trained and grazed at Trentham. The current land use is totally in keeping with the adjacent racecourse.

I am not sure how the developer is able to rezone land owned by the Racing Club. The membership of the Wellington Racing Club (the owners) have not been suitably consulted and would not agree with the re-zoning if democracy was allowed to enter the discussion.

I particularly object to any zoning allowing development in the triangle of land between the racecourse chute, the oval track and the racecourse tip. Any development there will spoil views or racing from the racecourse stands will inevitably increase the likelihood of the chute being seen as disposable – when in fact the Trentham Straight Six is an iconic Upper Hutt and New Zealand sporting amenity (just type its name into Google and see the vast number of reverential references). The council should do all to protect its future for the next hundred years.

I would also question the suitability of the racecourse tip for any public recreational use. Rumors abound as to what has been placed in there over the years.

I seek the following decision from the local authority:

I would urge the local authority to consider limiting the re-zoning to exclude the two areas I have mentioned.

I would also urge the local authority to re-examine the list of significant trees to ensure it includes all that should be retained. I would like to see advice from a suitably independent arbitrator – rather than one paid for by the developer. { I do note that this may be somewhat late in the piece given that the developer has steamed ahead and already removed most of the trees on the site not listed }

I hope that the aspirations detailed on walking and cycling connections come to be and would urge council to ensure that suitable alleyway/walkway connections are made. would urge council to require an additional pedestrian crossing of the railway line to link to the base of Miro Street to allow what will be a vital walking/cycling access to Trentham School, Upper Hutt College, Trentham shops etc. I note that this connection would likely require acquisition of a small amount of private land to create a walkway from the rail to Miro St – however the public and environmental benefits would greatly outweigh any private dis-benefits.

Otherwise I would congratulate the developers on the published plans as they include many excellent aspects of modern urban design. In particular, the retention of the existing campus is to be commended and the higher density housing in the locations indicated should add some real vitality to the Wallaceville area.

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

17/4/15

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

