

**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	Ministry for Primary Industries	
Postal address of submitter	Ministry for Primary Industries PO Box 2526 Wellington 6140	
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: <a href="mailto:Monique@grclegal.com">Monique@grclegal.com</a>	
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)	<b>NO</b>	<p><b>Only answer this question if you ticked YES:</b></p> <p><b>I am / am not</b> (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>
	<b>YES</b>	

**DETAILS OF SUBMISSION**

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

The plan change in its entirety.

My submission is that:

The submitter has responsibility for research facilities (including the operation of the National Centre for Biosecurity and Infectious Disease) within the Special Activity Area at Wallaceville.

The submitter is concerned about the potential reverse sensitivity effects generated by the proposed plan change and wishes to ensure that the change (if approved) appropriately avoids or mitigates such effects, so that development on the plan change site does not affect or compromise the submitter's activities in any way.

The submitter considers that the mitigation measures proposed in the plan change as notified (which are limited to fencing and ventilation requirements for sites adjoining the submitter's boundary) are not sufficient in that regard. There are a range of other measures which may be used to avoid or mitigate potential interface issues/reverse sensitivity effects which have not been addressed in the proposal. These include measures such as potential for non-residential use on the land adjoining the submitter's facilities, increased minimum setback distances, , noise insulation, detailed design solutions, more limited or graduated building heights, screening etc. Security considerations are also relevant.

The submitter wishes to address the decision maker as to the status of (and rules applying to) any activities which do not meet the permitted activity standards (including the rules in relation to notification of such applications).

The submitter is also concerned to ensure that discharge of stormwater to ground from the plan change site does not affect the submitter's land.

I seek the following decision from the local authority:

The submitter is not opposed (in principle) to the plan change however considers that amendments are required to ensure that the potential reverse sensitivity effects of the plan change on the submitter are avoided or mitigated, such that development on the plan change site does not affect or compromise the submitter's activities in any way and either does not require or minimizes any need for the submitter to be involved in future applications for resource consents on the plan change site.

Include reference to potential reverse sensitivity effects in proposed new policy 4.3.5 and allow such effects to be considered by the consent authority where standards addressing reverse sensitivity effects will not be met.

If stormwater is to be discharged to ground, ensure the submitter's site is not affected by this activity (including during the earthworks/construction phase).

Amend Section 8.1 (Background to the Special Activity Zone) to include reference to the 'National Centre for Biosecurity and Infectious Disease' being a major activity in the Special Activity Zone.

Make any other consequential amendments required to address the matters raised in this submission.

The submitter intends to meet with the Requestor prior to the hearing to discuss its concerns, and this submission.

Please indicate whether you wish to be heard in support of your submission (Tick appropriate box)	I <b>do</b> wish to be heard in support of my submission	<input checked="" type="checkbox"/>
	I <b>do not</b> wish to be heard in support of my submission	<input type="checkbox"/>
Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (Tick appropriate box)	I <b>do</b> wish to make a joint case	<input type="checkbox"/>
	I <b>do not</b> wish to make a joint case	<input checked="" type="checkbox"/>

**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**