

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

PROPOSED PLAN CHANGE 40 – WALLACEVILLE

Name of submitter: Tony Chad

Postal address of submitter: 165A Katherine Mansfield Dr., Whiteman's Valley, Upper Hutt

Contact phone: Daytime: 04 528 8968

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 seeks to rezone a portion of land in Area A that is south of Alexander Road from Rural Hill to residential.
- The proposed Plan Change may negatively affect existing native vegetation;
- The proposed Plan Change may create excessive light pollution;
- The proposed Plan Change talks about "sustainable manner" "a model of sustainable and integrated urban living" etc etc but does not clearly outline how that is to be achieved;
- 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:

- 41 additional trees are listed for protection including a number of Totara. In addition to this I have heard that no more trees will be taken down on the main site;
- Grant's Bush covenant is respected and the total 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 hilly areas south of Alexander Rd should not be rezoned from Rural Hill; the flat area might be rezoned rural residential;
- This area has some very steep terrain with significant regenerating native bush which should be protected or worked around;
- If relevant, the Southern Hills protection must be respected;
- 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:

- Follow the recommendations set out in the Ecological Report;
- Care for Grant's Bush, e.g. eliminate invasive weeds and exotics;
- 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
 - grey water system

- 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
-
- 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

Alfred 17/4/15

Signature of the person making submission

Date