

PROPOSED DISTRICT PLAN CHANGE 80 SUBMISSION FORM



General Minor Amendments to District Plan Text and Maps VII

Form 5, Clause 6 of First Schedule, Resource Management Act 1991

Submissions can be:

Emailed to: district.plan@wcc.govt.nz

Posted to: District Plan Team
Wellington City Council
PO Box 2199
Wellington 6011

Delivered to: Ground Floor Reception
Civic Square/101 Wakefield Street
Wellington

We need your submission by Monday 18 January 2016 at 5pm

Your name and contact details

Full name: Philip and Camilla Peet

Full address: 18 Punjab Street, Khandallah.

Address for service of person making submission:

Email: philpeet@yahoo.co.nz

Phone: 027 2118246

Fax:

Trade competition and adverse effects (select appropriate)

I could / could not gain an advantage in trade competition through this submission.

I am / am not directly affected by an effect of the subject matter of the submission that:

(a) adversely effects the environment, and

(b) does not relate to the trade competition or the effects of trade competitions.

Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

The specific provisions of proposed District Plan Change 80 that my submission relates are as follows (Please continue on separate sheet(s) if necessary.)

Rezoning part of 16 Punjab St, Khandallah from Open Space B to Residential Outer.

My submission is that

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on separate sheet(s) if necessary.)

We oppose the specific provision that would rezone part of 16 Punjab St, Khandallah from Open Space B to Residential Outer.

As residents of 18 Punjab Street we consider that this rezoning has the potential to have significant adverse effects on the amenity and environmental quality of our property.

We bought our property knowing that the adjacent land was reserve land. Our proximity to this area has many benefits for us in terms of the bush area and the walking tracks.

Whilst we do not currently have specific concerns about the two council houses on this part of the reserve (albeit their maintenance could be better), we do have concerns about how the rezoning could then subsequently facilitate further redevelopment of this site including subdivision, intensification and/or selling the land.

The two houses on this land currently overlook our property and we are concerned that any further development could significantly increase this thereby further reducing our privacy. This is particularly likely if the rezoned land initially remains as one block. Any further development or intensification could also further reduce the environmental benefits of this open space land.

During communications with Council officers in 2012, they advised us that the "City Housing houses... may be decommissioned and removed within the next three to five years." (Letter from Rosalina Luxford to Richard Moore dated 30 July 2012; File Ref 0480-75-204). We have planned and started to progress the development of our section (by increasing the usability of our back yard) but if this plan change goes ahead it will make us rethink, and we may require more a costly solution to provide for our privacy.

We are also frustrated that we requested drive on access to our property from the Odell Reserve driveway but were declined this request primarily as the driveway and reserve are classified as recreational reserve. Yet this plan change would result in the council houses requiring this very same easement over reserve land (albeit they have no other option).

We would be very concerned if any rezoning subsequently allowed further development of the site and traffic movements increased. The reserve driveway is used regularly by many families (including our own) accessing the dog exercise area or the walking tracks and more traffic movements up this driveway significantly increases the risk of a crash involving walkers, particularly children.

Fundamentally, we do not understand the need to undertake the rezoning. We have received advice that the existing Council houses can continue to operate and be maintained (even with minor improvements) on this site due to existing use rights. We understand that significant additions or redevelopment would not be allowed, but this is exactly what should not be occurring on this site. The existing dwellings should continue to operate until such time as they need to be retired. At this point in time the land should revert back to being part of the green reserve area as the Council has, at least until recently, intended.

We consider that the rezoning is contrary to good planning practice and is not in accordance with the interests of the wider community.

We seek the following decision from the Council (Please give precise detail.)

Reject the rezoning proposed and retain the status quo.

Please indicate by ticking the relevant box whether you wish to be heard in support of your submission

- I wish to speak at the hearing in support of my submission.
- I do not wish to speak at the hearing in support of my submission.

Joint submissions

- If others make a similar submission, please tick this box if you will consider presenting a joint case with them at the hearing.

If you have used extra sheets for this submission, please attach them to this form and indicate this below:

- Yes, I have attached extra sheets. No, I have not attached extra sheets.

Signature of submitter (or person authorised to sign on behalf of submitter):



Date: ___ 18 ___ / ___ 1 ___ / ___ 2016 ___

Personal information is used for the administration of the submission process and will be made public. All information collected will be held by Wellington City Council, with submitters having the right to access and correct personal information.