



***Proposed District
Plan Change 72***

Residential Review

**Summary of Submissions
2 February 2010**

Wellington City District Plan

Absolutely

POSITIVELY

We Work in Different
Wellington City Council

Wellington

Submitter Number: 1

Submitter details: Dale Mary McTavish
59 Owen Street
Newtown
WELLINGTON 6021

Wish to be Heard: No

Submission summary: Submitter supports the proposal to protect pre-1930 buildings in inner city areas and moves to preserve the character of residential coastal areas. Submitter has some concerns about the size of the Kilbirnie Area of Change.

Decision(s) requested:

- 1 - Adopt the proposed provisions relating to pre-1930 demolition controls
 - 2 - Adopt the proposed provisions relating to the Residential Coastal Edge
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Submitter Number: 2

Submitter details: Keith Lewis & Robyn du Chateau
235 The Terrace
Kelburn
WELLINGTON 6011

Wish to be Heard: Did not state

Submission summary: Submitter supports the proposal to control the demolition of historic buildings on The Terrace.

Decision(s) requested:

- 1 - Endorse the proposed pre-1930 demolition area on The Terrace.
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Submitter Number: 3

Submitter details: Peter Alan Maunder
PO Box 17 376
WELLINGTON 6147

Wish to be Heard: No

Submission summary: Submission covers the description of building recession planes and the definition of ground level.

Decision(s) requested:

- 1 - Substitute the word 'true' for the word 'compass' in standard 5.6.2.8.2 relating to building recession planes.
 - 2 - Amend the definition of ground level to allow for the use of an assessed ground level where earthworks have been carried out on the boundary.
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Submitter Number: 4

Submitter details: Pat Youngman
7/103 Rongotai Road
Kilbirnie
WELLINGTON 6022

Wish to be Heard: Did not state

Submission summary: Submission notes that cross-lease and unit-title subdivisions can be subject to additional restrictions beyond the standard District Plan controls.

Decision(s) requested:

- 1 - Amend policy for the areas of change to recognise that work on existing multi-unit developments may be constrained by the terms of cross-lease and unit-title agreements.

Submitter Number: 5

Submitter details: Stephen Matthew Watson
48 Ashton Fitchett Drive
Brooklyn
WELLINGTON 6021

Wish to be Heard: Yes

Submission summary: Submitter supports the possible future road extension from Wrights Hill to the southern landfill.

Decision(s) requested:

1 - Adopt the possible future link road between Wrights Hill and the southern land fill referred to in policy 4.2.12.3

Submitter Number: 6

Submitter details: Janet Watchman
22a Cashmere Avenue
Khandallah
WELLINGTON 6035

Wish to be Heard: No

Submission summary: Submitter opposes the provisions for medium density housing around Johnsonville and Kilbirnie town centres, and seeks amendments to the rules relating to the demolition of pre-1930 houses.

Decision(s) requested:

1 - Require any proposed infill housing to be considered on a case by case basis to assess the effect it will have on existing surrounding dwellings, particularly sun, land space, car parking and congestion.

2 - Good buildings built pre-1930 should not be demolished, but remain as part of the inner city fabric of Wellington

Submitter Number: 7

Submitter details: Shirlee Allerby
PO Box 14819
Kilbirnie
WELLINGTON 6214

Wish to be Heard: Yes

Submission summary: Submitter opposes the proposed Residential Coastal Edge due to lost development rights and a failure to provide for future sea-level rise

Decision(s) requested:

1 - Make application of the Residential Coastal Edge and associated height controls voluntary. Provide for predicted sea-level rise in coastal areas.

Submitter Number: 8

Submitter details: Anne & Tony Black
33 Hobson Crescent
Thorndon
WELLINGTON 6011

Wish to be Heard: Did not state

Submission summary: Submitter supports the proposed changes to the rules relating to the demolition of pre-1930 houses

Decision(s) requested:

1 - Adopt the proposed rules relating to the demolition of buildings built prior to 1930.

Submitter Number: 9

Submitter details: Kali Kahn
Whangarei Heads Road
RD4
WHANGAREI 0174

Wish to be Heard: Did not state

Submission summary: Submitter opposes the application of building recession planes and the requirement to provide off-street car parks.

Decision(s) requested:

- 1 - Remove building recession planes to allow the efficient use of land and the development of 2-3 storey houses
 - 2 - Remove the requirement to provide off-street car parks as part of new development in residential areas
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Submitter Number: 10

Submitter details: Astrid van Meeuwen-Dijkgraaf
11 Patiki Place
Titahi Bay
PORIRUA 5022

Wish to be Heard: No

Submission summary: Submitter seeks greater recognition of, and protection for, streams, waterways, riparian areas, vegetation and areas that provide habitat for indigenous fauna.

Decision(s) requested:

- 1 - Provide stronger rules to prevent adverse alterations to waterways, especially during the subdivision planning and development process. Utilise Low Impact Urban Development principles to assist with improving water quality.
 - 2 - Support policies that encourage the identification and protection of woody vegetation, areas dominated by indigenous vegetation and riparian vegetation.
 - 3 - Consider including rules regarding minimum distance that houses should be above mean high water springs.
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Submitter Number: 11

Submitter details: Martin Hibma
22 McFarlane St
Mt Victoria
WELLINGTON 6011

Wish to be Heard: Yes

Submission summary: Submitter opposes the inclusion of Easdale and Kinross Streets (including 82-102 Bolton Street) into the area covered by the pre-1930 demolition rule.

Decision(s) requested:

- 1 - Remove Easdale and Kinross Streets (including 82-102 Bolton Street) from the area covered by the pre-1930 demolition rule.
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Submitter Number: 12

Submitter details: Wellington Education Trust
Paul McCallum
170 Fraser Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Submitter supports the proposal to rezone land on Fraser Ave from Open Space to Outer Residential

Decision(s) requested:

- 1 - Confirm the rezoning of the parcel of land beside Fraser Ave from Open Space to Outer Residential

Submitter Number: 13

Submitter details: Rosamund Averton
12/17 Brougham Street
Mount Victoria
WELLINGTON 6011

Wish to be Heard: No

Submission summary: Submitter generally supports the proposed plan change but makes comment on a number of issues including areas of change, pre-1930 demolition rules, residential coastal edge, vegetation protection, infill housing, building recession planes, buildings on paper roads, esplanade reserves and consent notification.

Decision(s) requested:

- 1 - Support the residential area review
- 2 - Support Johnsonville area of change
- 3 - Support Kilbirnie area of change
- 4 - Supports new provisions and the inclusion of the area around Pinelands Ave in Seatoun
- 5 - Supports the provisions and requests that the rules be extended to cover Mt Victoria south, Brooklyn north, Kingston, Highbury, Kelburn and Seatoun.
- 6 - Establish a register of mature, visually prominent trees and bush to be afforded protection in the District Plan
- 7 - When considering effects of infill housing amenity values should be paramount and not subsidiary.
- 8 - Building recession planes should be renamed Building and Sunlight Recession Planes to better reflect the matters that planes are intended to manage.
- 9 - Buildings on paper roads should be demolished at the owners cost, and the land made good by re-planting etc.
- 10 - Definitions should be written in plain English
- 11 - Esplanade reserves of 20 metres above mean sea level should be set aside.
- 12 - Affected neighbours should always be notified of a proposed development, even if it is just a courtesy letter.
- 13 - There should be no privatisation of public land without the consent of citizens
- 14 - Inner Residential Areas and Highbury should be recognised as already being densely developed, and consequently further multi-unit infilling should be absolutely prohibited in these areas.
- 15 - Infilling affects the amenity of residents, causes traffic/parking congestion and places pressure on infrastructure.
- 16 - The District Plan should recognise that the majority of those seeking guidance are looking for simple answers to their questions.

Submitter Number: 14

Submitter details: Christine Margaret Watson
27B Pinnacle Street
Seatoun
WELLINGTON 6022

Wish to be Heard: No

Submission summary: Submitter supports the possible future link road between Wrights Hill and the southern land fill referred to in policy 4.2.12.3.

Decision(s) requested:

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1 - Adopt the proposed future link road between Wrights Hill and the southern land fill referred to in policy 4.2.12.3

Submitter Number: 15

Submitter details: Adrian Mamufi
48D Ashton Fitchett Street
Brooklyn
WELLINGTON 6021

Wish to be Heard: No

Submission summary: Submitter supports the possible future link road between Wrights Hill and the southern land fill referred to in policy 4.2.12.3.

Decision(s) requested:

1 - Adopt the proposed future link road between Wrights Hill and the southern land fill referred to in policy 4.2.12.3.

Submitter Number: 16

Submitter details: Samuel Watson
48E Ashton Fitchett Drive
Brooklyn
WELLINGTON 6021

Wish to be Heard: No

Submission summary: Submitter supports the possible future link road between Wrights Hill and the southern land fill referred to in policy 4.2.12.3.

Decision(s) requested:

1 - Adopt the proposed future link road between Wrights Hill and the southern land fill referred to in policy 4.2.12.3.

Submitter Number: 17

Submitter details: Ross Maskell
95 Totara Road
Whenuapai
AUCKLAND 0618

Wish to be Heard: No

Submission summary: Submitter supports the possible future link road between Wrights Hill and the southern land fill referred to in policy 4.2.12.3.

Decision(s) requested:

1 - Adopt the proposed future link road between Wrights Hill and the southern land fill referred to in policy 4.2.12.3.

Submitter Number: 18

Submitter details: Rino Tirikatene
24 Dr Taylor Terrace
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Submitter generally supports Plan Change 72, but seeks amendments to the subdivision controls.

Decision(s) requested:

1 - Supports plan change 72

2 - Allow a mix of development by allowing subdivision of smaller blocks under normal residential rules.

Submitter Number: 19

Submitter details: Whetumarama & Owen Ranfurly
22 Dr Taylor Terrace
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Submitter generally supports Plan Change 72, but seeks amendments to the subdivision controls.

Decision(s) requested:

- 1 - Supports plan change 72
 - 2 - Allow a mix of development by allowing subdivision of smaller blocks under normal residential rules.
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Submitter Number: 20

Submitter details: Hineamoia Tirikatene
21 Dr Taylor Terrace
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Submitter generally supports Plan Change 72, but seeks amendments to the subdivision controls.

Decision(s) requested:

- 1 - Support plan change 72
 - 2 - Allow a mix of development by allowing subdivision of smaller blocks under normal residential rules.
-

Submitter Number: 21

Submitter details: Peng Hui Lim
1/57 Ararino Street
Trentham
UPPER HUTT 5018

Wish to be Heard: Yes

Submission summary: Submitter generally supports Plan Change 72, but requests amendments to the boundary between the Centre and Inner Residential zones along Tinakori Road

Decision(s) requested:

- 1 - Amend zone boundary between the Inner Residential and Centre zones as they run through the properties at 300, 302 and 304 Tinakori Road.
 - 2 - Confirm the zonings of 296 and 298 Tinakori Road as Inner Residential.
 - 3 - Amend the boundary of the Appendix 1 map to follow the Inner Residential zone boundary as it applies to the properties at 296-304 Tinakori Road
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Submitter Number: 22

Submitter details: Pauline Weston-Webb
2 Monaghan Avenue
Karori
WELLINGTON 6012

Wish to be Heard: yes

Submission summary: Submitter seeks amendment to the standards for building recession planes to provide better protection to neighbouring properties.

Decision(s) requested:

- 1 - The current building recession planes are too rigid. In terms of sunlight rules the effect on neighbouring properties needs to be determined on a case by case basis.

Submitter Number: 23

Submitter details: Victoria University of Wellington (VUW)
Peter Coop
C/o Urban Perspectives Ltd
PO Box 9042
WELLINGTON 6141

Wish to be Heard: yes

Submission summary: The submitter seeks greater recognition of, and provision for, the Victoria University of Wellington campus in Karori, within the Outer Residential provisions.

Decision(s) requested:

1 - Add a new objective, policy and explanation, map and rules to provide for educational activities and some building works at the Victoria University of Wellington Karori Campus.

Submitter Number: 24

Submitter details: J Chris Horne
28 Kaihuia Street
Northland
WELLINGTON 6012

Wish to be Heard: Did not state

Submission summary: Submitter seeks the removal of mandatory car parking standards for new residential development.

Decision(s) requested:

1 - Remove the mandatory requirement to provide off-street car parking as part of new residential developments.

Submitter Number: 25

Submitter details: Andrew Bowman
4F/164 The Terrace
WELLINGTON 6011

Wish to be Heard: No

Submission summary: Submitter generally supports plan change 72, particularly the proposed areas of change. Submitter requests that Council provide further training and information to allow the pre-1930 demolition rules to be applied effectively.

Decision(s) requested:

1 - Supports Johnsonville area of change

2 - Supports Kilbirnie area of change

3 - Generally supports plan change 72

4 - Undertake training for Council officers in what townscape actually means and provide further information on how pre-1930 buildings can be maintained and developed in a manner that is in keeping with heritage and character of the neighbourhood.

Submitter Number: 26

Submitter details: Cashmere Eleven Trust
Helen Webb
C/- MPC Planning
PO Box 8960
Symonds Street
AUCKLAND 1150

Wish to be Heard: Yes

Submission summary: Submitter supports the strategic intent of Plan Change 72 but seeks a number of amendments to the provisions regarding yards, building recession planes, access lots, building height and subdivision of lots of less than 400 square metres.

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

- 1 - Submitter generally supports the strategic intent of Plan Change 72
- 2 - Amend rule 5.1.3.2.5A to reinstate the ability to measure yards from the far side of an access lot or access strip.
- 3 - Amend rule 5.1.3.5 to reinstate the ability to calculate building recession planes from the far side of an access lot or access strip.
- 4 - Submitter supports the provision allowing an additional 1 metre of height for buildings with roof slope greater than 15 degrees, but seeks an amendment to enable increases of up to 3 metres in height for buildings with a roof pitch greater than 22 degrees.
- 5 - Submitter opposes the exemption of subdivision involving allotments less than 400 square metres and household units infringing the height standard contained in the non-notification provisions in rule 5.3.12. Amend the non-notification clause to provide for subdivision around an existing or approved household unit.

Submitter Number: 27

Submitter details: Mt Victoria Residents Association
Jessica Closson
PO Box 19056
Courtenay Place
WELLINGTON 6149

Wish to be Heard: No

Submission summary: Submitter general supports plan change 72, but requests amendments to the provisions relating to pre-1930 demolition controls, infill housing, work from home and the design guides.

Decision(s) requested:

- 1 - Submitter generally supports Plan Change 72
- 2 - Amend the information requirements in section 3.2.4.2.1 to include medium to long distance townscape views, and to require applications to show the 'eight' buildings described in the street elevation.
- 3 - Amend the definition of 'Addition and Alteration' to refer to rule 5.3.6.
- 4 - Amend the work from home definition to exclude spray painting of motor vehicles.
- 5 - Support the additional protection provided to architectural features on the primary elevation of pre-1930 buildings.
- 6 - Suggest that Shannon Street, McFarlane Street, Vogel Street, Doctor's Common and McIntyre Street be considered for identification as areas where the rear elevation should also be considered to be a primary elevation.
- 7 - Support the amended wording around the consideration of existing pre-1930 buildings. Suggests amendments to the policy to clarify that the condition of the building will only be considered once the townscape contribution of the building has been established.
- 8 - Require an independent report from a structural engineer when considering the condition of an existing pre-1930 building.
- 9 - Support the removal of the existing non-notification clause from rule 5.3.6 but consider that all applications should require mandatory notification.
- 10 - Mt Victoria North Design Guide is woefully inadequate. Request that Council prepare an updated design guide as soon as possible.
- 11 - Mt Victoria is already densely developed and further infill development should be prohibited in the suburb.
- 12 - Submitter supports the practise of sending courtesy letters to neighbours of proposed developments.
- 13 - Include side and rear yard setbacks as 'primary characteristics' when assessing local context under guideline G1.1.

Submitter Number: 28

Submitter details: Cockburn Architects Ltd
42 Vivian Street
Te Aro
WELLINGTON 6011

Wish to be Heard: Did not state

Submission summary: Submitter seeks changes to the building recession plane controls to better reflect traditional patterns of development in residential areas, and an amendment to the zone boundary between the Centre and Inner Residential zones around Millwood Lane, Newtown.

Decision(s) requested:

- 1 - Include both sides of the properties on 9 Millward Lane, Newtown as Centre zone, not just the east side of Millward Lane South.
- 2 - Amend the building recession plane policies to state that owners are encouraged to arrange their dwellings to receive sunlight from the adjoining public domain and their rear yards. Do not apply sunlight protection along side boundaries.
- 3 - Amend rules to state that building recession planes do not (in descending order of priority) apply to: 1) frontage dwellings, or 2) all Inner Residential properties and all properties within two blocks of a town centre, or 3) the northern boundaries of Inner Residential properties where these are oriented between 300 and 60 degrees or frontage dwellings be designed so as not to shade an adjoining house for at least 2 hours during winter solstice.

Submitter Number: 29

Submitter details: Strathmore Park Progressive and Beautifying Assc
Glenn Kingston
108 Strathmore Ave
WELLINGTON 6022

Wish to be Heard: No

Submission summary: Submitter generally supports Plan Change 72 and anticipates a reduction in inappropriate infill development as a result of the identification of specific higher density zones.

Decision(s) requested:

- 1 - Generally supports plan change 72.

Submitter Number: 30

Submitter details: New Zealand Historic Places Trust
Ann Neill
PO Box 19173
WELLINGTON 6149

Wish to be Heard: Did not state

Submission summary: Submitter supports plan change 72, but requests a number of changes to provide greater recognition for archaeological sites.

Decision(s) requested:

- 1 - Amend the details of information required to be supplied with subdivision consents (in sections 3.2.3.6 and 3.2.3.8.1) to provide greater recognition for archaeological sites
- 2 - Add an advice note to the general standards for subdivision alerting applicants to the requirements of the Historic Places Act 1993.
- 3 - Support proposed rule 5.1.7.
- 4 - Retain the design guides as notified.
- 5 - Retain objectives 4.2.6 and 4.2.6.1 relating to subdivision as notified.

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6 - Retain policy 4.2.1.5 which relates to intensification in Inner and Outer Residential Areas as notified.

7 - Retain objective 4.2.2 and policy 4.2.2.1 relating to residential character and sense of place as notified.

8 - Retain the pre-1930 demolition rule as notified. Retain the proposed new areas subject to the rule in Patanga Cres, The Terrace and around Bolton Street as publicly notified. Approve the two collections of buildings on Ohiro Road and Maarama Crescent where the rear elevations are treated as primary elevations as notified.

9 - Retain objective 4.2.3 and policy 4.2.3.1 relating to urban form as notified.

Submitter Number: 31

Submitter details: Brentwood Hotel Limited
Alistair Aburn
C/- Urban Perspectives Ltd
PO Box 9042
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: Submitter is concerned that Plan Change 72 and the residential zone does not make adequate provisions for the Brentwood Hotel located on Kemp Street, Kilbirnie.

Decision(s) requested:

1 - Amend the permitted rules under section 5.1 to provide for hotel activities and ancillary uses on the Brentwood Hotel site (20 Kemp Street, Kilbirnie).

Submitter Number: 32

Submitter details: Mary Agnes Wotton
28 Fairburn Grove
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Submitter raises concerns regarding the zoning of land north of the Old Coach Road and also requests that Council delete the proposed future road linking McLintock Street and Ohariu Valley Road.

Decision(s) requested:

1 - Delete the proposed future road linking McLintock Street to Ohariu Valley Road from Map 23

2 - Rezone the Council owned land on the northern side of the Old Coach Road from Outer Residential to Open Space

Submitter Number: 33

Submitter details: Fred Wotton
28 Fairburn Grove
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Submitter raises concerns regarding the zoning of land north of the Old Coach Road and also requests that Council delete the proposed future road linking McLintock Street and Ohariu Valley Road.

Decision(s) requested:

1 - Delete the proposed future road linking McLintock Street to Ohariu Valley Road from Map 23

2 - Rezone the Council owned land on the northern side of the Old Coach Road from Outer Residential to Open Space

Submitter Number: 34

Submitter details: Lindsay Cuthbertson
13 Salford Street
Newlands
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Submitter raises concerns regarding the zoning of land north of the Old Coach Road and also requests that Council delete the proposed future road linking McLintock Street and Ohariu Valley Road.

Decision(s) requested:

- 1 - Delete the proposed future road linking McLintock Street to Ohariu Valley Road from Map 23
- 2 - Rezone the Council owned land on the northern side of the Old Coach Road from Outer Residential to Open Space

Submitter Number: 35

Submitter details: Frances Mary Cotchett Lee
24 Orari Street
Ngaio
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Submitter raises concerns regarding the zoning of land north of the Old Coach Road and also requests that Council delete the proposed future road linking McLintock Street and Ohariu Valley Road. The submitter also seeks greater protection for established vegetation, particularly on steep slopes, in the Ngaio/Kaiwharawhara area.

Decision(s) requested:

- 1 - Delete the proposed future road linking McLintock Street to Ohariu Valley Road from Map 23
- 2 - Rezone the Council owned land on the northern side of the Old Coach Road from Outer Residential to Open Space
- 3 - Rezone the escarpment along Hutt Road (part of the Harbourside subdivision) to Open Space B to protect the mature pohutukawa trees.
- 4 - Examine all large Outer Residential sections in the Ngaio/Kaiwharawhara area, where the slope is greater than 35 degrees, and consider rezoning these sections to Open Space

Submitter Number: 36

Submitter details: Action For Environment Inc
David Lee
PO Box 10030
The Terrace
WELLINGTON 6143

Wish to be Heard: Yes

Submission summary: Submitter raises concerns regarding the zoning of land north of the Old Coach Road and also requests that Council delete the proposed future road linking McLintock Street and Ohariu Valley Road.

Decision(s) requested:

- 1 - Delete the proposed future road linking McLintock Street to Ohariu Valley Road from Map 23
- 2 - Rezone the Council owned land on the northern side of the Old Coach Road from Outer Residential to Open Space

Submitter Number: 37

Submitter details: Moir Street Residents Group
Geoffrey Palmer
17 Moir Street
Mt Victoria
WELLINGTON 6011

Wish to be Heard: Did not state

Submission summary: Submitter generally supports Plan Change 72, particularly the special recognition given to the character of the Moir Street area in the Residential Design Guide, and the Inner Residential site coverage provisions. Submitter requests amendments to the pre-1930 demolition rules and the controls regarding the construction of multi-unit developments.

Decision(s) requested:

- 1 - Strengthen the demolition rules to give pre-eminence to the retention of all buildings built prior to 1930 in the Inner Residential Area.
 - 2 - Require that new multi-unit developments must follow the footprint of the four properties on either side, with particular emphasis placed on the retention of predominant patterns of rear yards.
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Submitter Number: 38

Submitter details: David Lee
5a Paterson Street
Mt Victoria
WELLINGTON 6011

Wish to be Heard: Yes

Submission summary: Submitter seeks amendments to the pre-1930 demolition controls and the 'work from home' provisions.

Decision(s) requested:

- 1 - Require the mandatory public notification of every application to demolish a pre-1930 building.
- 2 - The definition of demolition of a pre-1930 building should include add's and alt's that render the existing building indiscernible
- 3 - Townscape as well as streetscape should be considered when assessing the effects of the demolition of a pre-1930 building.
- 4 - Amend the pre-1930 demolition assessment criteria to read 'does the building contribute positively, or would have the potential to contribute positively to the character of the area'.
- 5 - Amend the pre-1930 demolition assessment criteria 'is the building an essential element in the townscape', by removing the word essential.
- 6 - Provide a definition of 'major structural flaw'. Any assessments of structural integrity should be undertaken by an independent expert.
- 7 - Remove the pre-1930 demolition assessment criteria regarding the potential financial effects on the owner of retaining/demolishing a building
- 8 - Retain the existing work from home criteria that requires the all workers must reside on the premises in the Inner Residential area north of John Street.

Submitter Number: 39

Submitter details: Queen Margaret College
Alistair Aburn
C/- Urban Perspectives Ltd
PO Box 9042
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: The submitter seeks greater recognition of, and provision for existing independent schools located in the Outer Residential zone, particularly Queens Margaret College.

Decision(s) requested:

1 - Add a new map and rules to make suitable provision for educational activities and new building works at Queen Margaret College, Thorndon.

Submitter Number: 40

Submitter details: Samuel Marsden Collegiate School
Alistair Aburn
C/- Urban Perspectives Ltd
PO Box 9042
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: The submitter seeks greater recognition of, and provision for existing independent schools located in the Outer Residential zone, particularly Samuel Marsden Collegiate School.

Decision(s) requested:

1 - Add a new map and rules to make suitable provision for educational activities and new building works at Samuel Marsden Collegiate School, Karori.

Submitter Number: 41

Submitter details: Scots College (Incorporated)
Alistair Aburn
C/- Urban Perspectives Ltd
PO Box 9042
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: The submitter seeks greater recognition of, and provision for existing independent schools located in the Outer Residential zone, particularly Scots College (Inc).

Decision(s) requested:

1 - Add a new map and rules to make suitable provision for educational activities and new building works at Scots College (Inc), Strathmore.

Submitter Number: 42

Submitter details: E Street Association Inc
Alistair Aburn
C/- Urban Perspectives Ltd
PO Box 9042
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: Submitter requests that the planning provisions applying to 21 Hania Street be amended to better provide for the church activities currently undertaken on the site.

Decision(s) requested:

1 - Either zone all of the property at 21 Hania Street (Lot 1, DP 77128) as Central Area, or make provisions in the Outer Residential zone for the on-going use of the site for church and church related activities, and the existing ground floor tenant (C&CDHB).

Submitter Number: 43

Submitter details: Alexander George Ltd
Alistair Aburn
C/- Urban Perspectives Ltd
PO Box 9042
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: Submitter requests amendment to the provisions applying to new infill and multi-unit residential development, specifically the use of permitted baseline scenarios, and the open space and site coverage provisions.

Decision(s) requested:

- 1 - Amend the policies to provide for the consideration of permitted baseline scenarios when assessing the effects of new multiunit developments.
- 2 - Amend policy 4.2.3.5 to note that the ground level open space requirement maybe be reduced if suitable alternative open space is provided such as roof top open space or communal/shared open space.
- 3 - Amend standard 5.6.2.3.3 to note that up to 15 square metres of the required 50 square metres of ground level open space may be used for non open space activities when on-site parking is provided in a basement or undercroft.
- 4 - Amend the definition of site coverage to exclude from site coverage any undercroft car parking structures where the roof of the undercroft has been developed as an outdoor terrace or landscape garden.

Submitter Number: 44

Submitter details: Infracil Infrastructure Property Limited
Alistair Aburn
C/- Urban Perspectives Ltd
PO Box 9042
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: The submitter requests the inclusion of the properties from 52 to 84 Ross Street within the Kilbirnie Area of Change.

Decision(s) requested:

- 1 - Include the properties between 52 and 84 Ross Street within the Kilbirnie Area of Change shown on planning map 6

Submitter Number: 45

Submitter details: Best Farm Ltd
Rod Halliday
PO Box 13-436
Johnsonville
WELLINGTON 6440

Wish to be Heard: Yes

Submission summary: Submitter seeks amendments to the provisions managing multi-unit residential development, particularly as they relate to the Lincolnshire Urban Growth Area. Submitter also seeks that Council re-zone a number of areas within the Lincolnshire Urban Development Area to Outer Residential, and requests that the property at 27 Portland Crescent be excluded from the area covered by the pre-1930 demolition controls.

Decision(s) requested:

- 1 - Remove the property at 27 Portland Cres from the pre-1930 demolition control area shown in Appendix 1
- 2 - Rezone those areas within the Lincolnshire Urban Development Area (shown on the attached plans) to 'Outer Residential'.

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3 - Amend the definition of multi-unit development to increase the threshold for numbers of units, and amend the notification statement to provide for two story buildings.

Submitter Number: 46

Submitter details: Bruce D White
13 Sunrise Blvd
Tawa
WELLINGTON 5028

Wish to be Heard: Yes

Submission summary: Submitter opposes the philosophy of focusing residential intensification in two designated Areas of Change and seeks a more generic approach to managing intensification that applies to all suburbs.

Decision(s) requested:

1 - Drop from Plan Change 72 the two designated 'Areas of Change' and replace them with broad principles that would govern intensification in residential areas in the outer suburbs.

Submitter Number: 47

Submitter details: Alexander McKinnon
22 Bryndwr Road
CHRISTCHURCH 8052

Wish to be Heard: No

Submission summary: Submitter supports Plan Change 72 insofar as it proposes to strengthen protection for heritage buildings, but requests an amendment to the boundary of the proposed Terrace area where the pre-1930 demolition controls apply

Decision(s) requested:

1 - Exclude the houses sited on the lower Terrace Gardens from the pre-1930 demolition rule area to facilitate the development of the area as a public open space.

2 - Supports improved protection for pre-1930 heritage buildings.

Submitter Number: 48

Submitter details: David Calnan
65 Ross Street
Kilbirnie
WELLINGTON 6022

Wish to be Heard: No

Submission summary: Submitter seeks greater recognition for the existing character of residential Kilbirnie and requests that the height and site coverage provisions be amended to better reflect the existing character of the area.

Decision(s) requested:

1 - In the identified area of Kilbirnie (see attached map) lower the maximum building height from 8 metres to 5.5 metres to better reflect existing buildings, and increase site coverage from 35% to 40% to compensate for the reduction in height.

Submitter Number: 49

Submitter details: Russell Charles Franklin
9 Kinross Street
Kelburn
WELLINGTON 6012

Wish to be Heard: Yes

Submission summary: Submitter requests that the proposed pre-1930 demolition area covering Easedale and Kinross Streets be extended to include the properties fronting Wesley Road.

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Extend the proposed pre-1930 demolition area covering Easedale and Kinross Streets to include the properties at 126 Bolton Street, 34 Wesley Road and 38 Wesley Road.

Submitter Number: 50

Submitter details: Wellington City Council
Garry Poole
101 Wakefield Street
WELLINGTON

Wish to be Heard: No

Submission summary: Submitter seeks amendments to the provisions relating to construction noise, subdivision, Appendices 7 and 12 to chapter 5, and the non-notification statements.

Decision(s) requested:

- 1 - Delete standards 5.6.1.1.3 and 5.6.1.1.4 relating to construction noise
 - 2 - Amend the non-notification statements contained in Plan Change 72 to reflect the recent amendments to the Resource Management Amendment Act.
 - 3 - Add expressed approvals for the consideration of matters relating to 'parking' and 'site access' in rules 5.3.1, 5.3.2, 5.3.5 and 5.3.7
 - 4 - Remove the expressed approval for the matter of excess 'fixed plant noise' in rule 5.3.4.
 - 5 - Amend the subdivision standards to include a requirement for all new subdivisions that include the creation of new legal road to provide fibre optic cable connections to new residential, employment, institutional or commercial lots.
 - 6 - Amend the cross references to earthworks rules contained in appendices 7 and 12, Chapter 5 to reflect the new chapter numbering introduced by Plan Change 70.
-

Submitter Number: 51

Submitter details: Eyal Aharoni
C/- PrimeProperty Group
Level 4, Greenock House, 39 The Terrace
PO Box 11785
WELLINGTON 6124

Wish to be Heard: Yes

Submission summary: Submitter requests a general relaxation of the District Plan controls relating to infill and multi-unit development.

Decision(s) requested:

- 1 - Amend the policies and rules to encourage high density residential development around the CBD and other centres.
 - 2 - Allow greater scope for infill housing across the city, but still allow basic protection of residential amenity through rules on sunlight protection.
-

Submitter Number: 52

Submitter details: Spencer Holmes Ltd
Hudson Moody
Level 6, 8 Willis Street
PO Box 588
WELLINGTON 6140

Wish to be Heard: Yes

Submission summary: Submitter seeks amendments to the provisions relating to building recession planes, ground level and access ways.

Decision(s) requested:

- 1 - Amend the definition of ground level for building recession planes so that it is clear, unambiguous and that the listed exceptions cover all eventualities

Summary of submissions - Proposed District Plan Change 72

- 2 - Amend the definition of ground level for measuring building height to ensure that the definition accurately reflects Council's intentions and uses terms that are mathematically correct
 - 3 - Amend the wording of the building recession plane standard to refer to 'true north' rather than a compass bearing.
 - 4 - Amend the wording of the building recession plane standard text in rule 5.6.2.8.5 so that it correctly matches the diagrams shown, particularly in regard to situations where planes at different angles extend into a site.
 - 5 - Amend the provisions in rules 5.2.2.8 and 5.6.2.8.6 to allow building recession planes and decks to be measured from the far side of an adjacent access strip or access lot.
 - 6 - Replace the reference to sunlight access plane in standard 5.6.2.8.5 with building recession plane.
-

Submitter Number: 53

Submitter details: No Trust Ltd
Laurence Beckett
C/- Spencer Holmes Limited
Engineers, Surveyors & Planners
Level 6, 8 Willis Street
PO Box 588
WELLINGTON 6140

Wish to be Heard: Yes

Submission summary: Submitter opposes the inclusion of their land at Houghton Bay within the Residential Coastal Edge area.

Decision(s) requested:

- 1 - Remove all of the parcels within the submitter's Houghton Bay property (Part Lots 385-392, DP 172) from the Residential Coastal Edge
-

Submitter Number: 54

Submitter details: Woodridge Estate Ltd & Woodridge Holdings Ltd
Rhys Phillips
C/- Cardno TCB Ltd
PO Box 13 142
Johnsonville
WELLINGTON 6440

Wish to be Heard: Yes

Submission summary: Submitter requests that approximately 52 hectares of land within the Woodridge area (Lots 1 and 3, DP 415604) be rezoned from Rural to Outer Residential.

Decision(s) requested:

- 1 - Rezone approximately 52 hectares of land contained within the Woodridge area (Lots 1 and 3, DP 415604) from Rural to Outer Residential.
-

Submitter Number: 55

Submitter details: Cardno TCB Ltd
Rhys Phillips
Cardno TCB Ltd
PO Box 13 142
Johnsonville
WELLINGTON 6440

Wish to be Heard: Yes

Submission summary: Submitter raises a number of points regarding the policies, rules, standards and definitions contained in Plan Change 72, with a particular emphasis on building standards, subdivision, infill and multi-unit development and Areas of Change.

Decision(s) requested:

- 1 - Change the name of the 'Area of Change' zone to 'Medium Density Housing'
- 2 - Amend requirement 3.2.4.2.1 (6) so that it specifically identifies those streets or areas that are considered to have significant streetscape/townscape character.

- 3 - Amend the definition of 'building site' to clarify that the slope can be measured at any orientation, and that the relevant height limit applies to the entire building on site.
- 4 - Delete the proposed definition of ground level for measuring building height, and retain the existing definition.
- 5 - Delete the proposed definition of ground level for measuring recession planes. Retain the existing definition with amendments to allow consideration of situations where earthworks have altered the ground level at the boundary.
- 6 - Amend the diagram contained within the definition of 'height' by inserting a missing line and clarify what constitutes a 'central ridgeline or peak'.
- 7 - Amend the definition of 'height' by adding skylights to the list of exemptions, and clarify that the exemption for solar panels also includes solar hot water heating systems.
- 8 - Delete the cut of date of 27 July 2000 from the first bullet point in the definition of 'multi-unit development'. Remove the words 'site area' from bullet points three and four of the definition of 'multi-unit development'.
- 9 - Retain the existing definition of 'infill household unit'.
- 10 - Amend the first sentence of policy 4.2.1.1 by replacing the words 'will only be considered where it can be demonstrated that' with 'should demonstrate how'.
- 11 - Amend policy 4.2.1.3 to clarify how Council will discourage piecemeal development in Areas of Change, and how medium density housing can make a positive contribution to the local townscape.
- 12 - Amend policy 4.2.1.4 to clarify what is a 'satisfactory mix' of household units within Areas of Change
- 13 - Amend policy 4.2.2.1 to note that the conversion of existing household units in two flats may increase the footprint of the existing building by up to 20%.
- 14 - Amend policy 4.2.4.1 to clarify that new developments in Areas of Change do not have to be compatible with existing surrounding development patterns.
- 15 - Amend the wording of policy 4.2.4.2 to ensure that infill and multi-unit developments 'ensure that they provide high quality living environments and mitigate any adverse effects on neighbouring properties'.
- 16 - Amend policy 4.2.4.2 by replacing the term 'site area' with 'and area'.
- 17 - Amend policy 4.2.4.2 to provide for the development of sites exactly 800 square metres in area.
- 18 - Amend policy 4.2.4.2 to eliminate the implication that three units can be built on an Outer Residential site as an infill development.
- 19 - Amend policy 4.2.6.2 to clarify that new developments in Areas of Change will not be compatible with the existing low density development in the area.
- 20 - Applicant questions the practicality of creating a link road from Wrights Hill to the southern landfill, as described in Policy 4.2.12.3
- 21 - Amend rule 5.1.7 so that it is clear when two units can be built on a site and when they cannot.
- 22 - Amend rule 5.1.9 by removing the cut off date of 27 July 2000, and by removing the deletion of the fourth bullet point limiting increases in the building footprint to 20%. Consider deleting the rule and relying on rule 5.1.7 to manage this issue.
- 23 - Amend rules 5.2.3 and 5.2.4 by removing the requirement to comply with standards 5.6.4.4 and 5.6.4.5, and removing the reference to fee simple allotments in rule 5.2.4
- 24 - Delete the word 'following' from rule 5.3.4 to remove a typographical error and avoid confusion.
- 25 - Combine assessment matters 5.3.4.8 and 5.3.4.5 to ensure consistent application of the rule

Summary of submissions - Proposed District Plan Change 72

- 26 - Amend rule 5.3.4 to provide a non-notification provisions for the consideration of accessory buildings in Inner Residential Areas
 - 27 - Delete the discretionary matters of 'the mix of housing types on any site within an Area of Change' from rule 5.3.7
 - 28 - Split rule 5.4.1 into two rules covering activities and buildings and structures, so that it is consistent with the overall rule structure.
 - 29 - Support the move to use NZ Standard 2890.1 - 2004 to manage parking and site access
 - 30 - Allow for maximum vehicle crossing widths of up to 6 metres in Areas of Change.
 - 31 - Allow for development of sites in Area of Change 2 that are able to accommodate a circle with a radius of 12 metres, or that have an area greater than 1000 square metres.
 - 32 - Amend standard 5.6.2.2.8 to allow yards to be taken from the far side of an area of land legally encumbered for access.
 - 33 - Amend standard 5.6.2.8.6 to allow building recession planes to be taken from the far side of an area of land legally encumbered for access.
 - 34 - Amend standard 5.6.2.5.5 to clarify what constitutes a 'central ridge or peak'.
 - 35 - Delete standard 5.6.2.9.3 regarding new works on buildings with an existing non-compliance.
 - 36 - Delete standard 5.6.2.11 on the grounds that it is a repetition of standard 5.6.2.5.2.
-

Submitter Number: 56

Submitter details: NZ Institute of Surveyors Inc. - Wellington Branch
David Gibson
C/- 101 Yule Street
Lyllall Bay
WELLINGTON 6022

Wish to be Heard: Yes

Submission summary: Submitter generally supports Plan Change 72 but requests a number of amendments to the policies, rules, standards and definitions, with a focus on subdivision, land development, the bulk and location of buildings, access, and infill and multi-unit development.

Decision(s) requested:

- 1 - Amend the definition of 'access strip' to include land legally encumbered for access, or land up to 3 metres wide that is used for access.
- 2 - Amend the definition of 'building recession plane' to clarify that the planes manage building height in relation to the ground level and boundaries of the site.
- 3 - Add a diagram to the definition of 'building site' to clarify how to measure the 'longest slope' of the site.
- 4 - Amend the definition of ground level for measuring building height, to more accurately provide for assessed ground levels underneath existing buildings.
- 5 - Amend the definition of ground level for measuring building recession planes to provide for 'assessed ground levels' where earthworks have been undertaken at the edge of a site.
- 6 - Amend the definition of building height and standard 5.6.2.8.1 to clarify when it is appropriate to apply the additional one metre in height for a sloping roof, and what additional features including solar hot water systems are exempt from the height standards.
- 7 - Amend the definition of infill household unit by removing the reference to 'site area'.
- 8 - Amend the definition of multi-unit development to remove the reference to 'site area'. Also remove the reference to 'infill household unit' as it is not necessary to consider over height infill units as a multi-unit development.

- 9 - Amend policies 4.2.1.2, 4.2.1.3 and 4.2.1.4 to clarify how Council will facilitate comprehensive redevelopment of housing in Areas of Change, and to clarify that within Areas of Change neighbours amenity needs to be balanced with the provision of residential intensification
- 10 - Amend policy 4.2.4.2 to clarify that any adverse effects on neighbours should be 'mitigated'. Remove the reference to 'site area' from the explanation of the policy and amend the explanation to clarify that there cannot be 'a second infill unit' and to remove the requirement that over height infill units are considered as multi-unit developments.
- 11 - Amend the explanation to subdivision policy 4.6.2.6 by replacing the terms 'compatible with the surrounding residential environment' with 'complying with the permitted standards for activities and buildings', by clarifying that proposals do not need to comply with earthworks rule 30.1.1.1 introduced by Plan Change 70, and to fix a typo in the bullet point relating to high voltage transmission lines.
- 12 - Delete the first bullet point of Rule 5.1.7 regarding works to a building with existing non-compliances, and add a margin note to the effect that multi-unit development may apply to a two unit development in some circumstances.
- 13 - Submitter neither supports nor opposes rule 5.1.8 regarding works on buildings with existing non-compliance, but questions whether the reference to existing use rights is legally valid
- 14 - Delete rule 5.1.9 regarding the conversion of existing buildings into two units. The controls on building date and increases in building foot print are flawed. If the rule is retained it should be applied only to certain areas, and the building date and footprint requirements deleted.
- 15 - Support rule 5.1.11 which provides for subdivision around existing units
- 16 - Support the use of non-notification statements, but consider that they should be re-written to reflect recent amendments to the RMA, specifically section 77D.
- 17 - Amend rules 5.2.3 and 5.2.4 to clarify how the standards relating to access and earthworks apply to controlled activity subdivisions.
- 18 - Amend rule 5.3.4 to remove typographical errors, to clarify that over height infill units can be dealt with under rule 5.3.4 rather than as a multi-unit development under rule 5.3.7, that the site coverage clause 5.3.4.16 includes uncovered decks over 1 metre in height, and to include a non-notification clause to cover consideration of the height of accessory buildings in front yards in the Inner Residential Area.
- 19 - Amend rules 5.3.12 to clarify how the standards relating to access and earthworks apply to discretionary activity subdivisions.
- 20 - Support the use of NZ Standard 2890.1 to manage car parking, but oppose the use of a cut-off date in the standard that permits the conversion of existing Inner Residential buildings into two units without requiring off-street carparks.
- 21 - Support the use of NZ Standard 2890.1 to manage site access, but oppose the maximum width of vehicle access in Areas of Change of 3.7 metres. This should be increased to 6 metres. Also consider reducing the sightline distance requirements to better reflect Wellington's hilly topography.
- 22 - Supports clarification of rules relating to decks within side yards, but seeks reinstatement of the ability to measure yards from the furthest boundary of any 'access lot or access strip'.
- 23 - Opposes the inclusion of a cut off date in standard 5.6.2.3.2.
- 24 - Amend standard 5.6.2.3.3 to clarify that the standard apply to only ground level open space.
- 25 - Amend standard 5.6.2.4.1 to clarify that additional site coverage is available for uncovered decks over 1 metre in height in the Outer Residential Area.
- 26 - Amend standard 5.6.2.5.2 to remove duplication regarding the height of buildings in the hazard faultline area.
- 27 - Amend standard 5.6.2.5.5 by removing information that is repeated from the definition of 'height'

28 - Amend standard 5.6.2.8.5 to remove the reference to 'sunlight access plane' and to provide a more robust description for how measure planes at an obtuse angle along a site boundary.

29 - Amend standard 5.6.2.8.6 to allow building recession planes to be measured from the far side of an access lot or access strip.

30 - Amend standard 5.6.4.5 to clarify that subdivisions do not have to achieve compliance with proposed earthworks rule 30.1.1.1.

Submitter Number: 57

Submitter details: NZ Transport Agency
Angela Penfold
PO Box 5084
Lambton Quay
WELLINGTON 6145

Wish to be Heard: Yes

Submission summary: Submitter generally supports plan change 72 but requests a number of amendments to the policies, rules and standards to better recognise the importance of maintaining the state highway network as it passes through residential Wellington.

Decision(s) requested:

1 - Amend policy 4.2.2.1 to recognise that some pre-1930 properties in Mt Victoria and Mt Cook may be affected by future state highway roading works.

2 - Amend policy 4.2.5.1 to note the energy efficiency benefits of subdivisions that have been designed to actively encourage walking and cycling.

3 - Amend policy 4.2.7.2 to note that traffic noise should be anticipated in residential areas that abut SH1.

4 - Amend policy 4.1.12.2 regarding the effects of the road network on residential areas to recognise the function of SH1 when seeking to minimise road traffic noise.

5 - Amend policy 4.2.12.3 regarding extensions to the existing road network to recognise that the future development of SH1 may affect residential areas.

6 - Amend policy 4.2.12.4 regarding parking and site access by inserting a requirement to assess the effects of a proposal on the safety and efficiency of SH1

7 - Amend policy 4.2.12.5 to recognise that the road hierarchy includes roads of national significance.

8 - Amend policy 4.2.14.1 regarding signage to include a statement that signs that are directed towards SH1 will be discouraged. Amend rule 5.3.11 to require consultation with NZTA for any sign that will be visible from the state highway network

9 - Amend rule 5.3.3 relating to early childhood education centres to require consultation with NZTA for any facility that might impact on the state highway network.

10 - Amend rule 5.47 to include policy 4.2.6.4 in the list of relevant policies to be considered.

11 - Amend standard 5.6.1.4.3 to note that if a site has multiple frontages, one of which is a state highway, no access may be formed on the state highway frontage.

12 - Require all residential buildings built within a certain distance of a state highway (up to 100 metres) to be acoustically insulated to mitigate the effects of noise generated by traffic on the state highway.

13 - Amend standards 5.6.3.1, 5.6.3.2 and 5.6.3.3 regarding signs to limit any signs facing a state highway to displaying a maximum of eight words or 40 characters.

Submitter Number: 58

Submitter details: Cycle Aware Wellington
Patrick Morgan
PO Box 25-424
WELLINGTON 6146

Wish to be Heard: Did not state

Submission summary: Submitter seeks the removal of mandatory car parking standards for new residential development.

Decision(s) requested:

1 - Remove the mandatory requirement to provide off-street car parking as part of new residential developments.

Submitter Number: 59

Submitter details: Living Streets Wellington
Paula Warren
Flat 2, 1 Wesley Road
Kelburn
WELLINGTON 6012

Wish to be Heard: Yes

Submission summary: Submitter supports policies and rules that encourage containment and intensification in areas close to public transport hubs and town centres, but seeks amendments to policies to provide greater recognition of the benefits of active modes of transport and the benefits of having attractive, safe, walk able streets.

Decision(s) requested:

1 - Submitter supports the intensification of residential activity in areas close to public transport and town centres, provided this can be done in a way that delivers a high quality townscape and retains existing special character .

2 - Add a new policy under objective 4.2.5 to 'facilitate travel demand management' and greater use of active transport modes and increase use of public transport.

3 - Amend policy 4.2.6.5 to emphasise that greenfield development should be designed to encourage active modes to access public transport networks.

4 - Amend policy 4.2.7.6 regarding early childhood education centres to recognise that travel plans and public transport are valid means by which to manage the traffic effects of centres.

5 - Amend policy 4.2.12.4 regarding parking and site access, to recognise that travel demand management can be effective in reducing reliance on private car use and hence the demand for off-street car parking.

6 - Delete the requirement for all new buildings to provide off-street carparks, and add standards requiring non-residential buildings to have cycle racks.

7 - Amend policy 4.2.3.8 regarding structures on legal road to include analysis of the impact of any structure on pedestrian amenity.

Submitter Number: 60

Submitter details: Roland Sapsford
23 Eponi Street
Aro Valley
WELLINGTON 6021

Wish to be Heard: Yes

Submission summary: Submitter generally supports the approach being taken in the proposed District Plan, but requests a number of changes to the planning controls applying to Aro Valley.

Decision(s) requested:

1 - Amend the boundary of the residential area along upper Willis Street to better reflect the use and design of buildings in this area.

Summary of submissions - Proposed District Plan Change 72

2 - Amend the content of the design guide to more accurately reflect the character, streetscape, amenity and heritage values of Aro Valley as a whole.

3 - Amend the content of the design guide to better reflect the design characteristics of the 'peripheral areas' identified in the operative District Plan provisions.

4 - Retain the 'CURA' rules referred to in Appendix 9A of the operative District Plan.

5 - Include Landcross Street, Holloway Road, Norway, Thule and Entrance Streets in the area covered by the pre-1930 demolition rule, or include these areas within a heritage area(s).

Submitter Number: 61

Submitter details: Ngaio Progressive Association (Inc)
Julia Williams
C/- 199a Cockayne Road
Ngaio
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Submitter has concerns regarding the effects of increased site development and infill housing in Ngaio and Crofton Downs, particularly the loss of green space and new residential development with inadequate outside living areas.

Decision(s) requested:

1 - Provide definitions for 'green open space', 'amenity open space', 'open space' and 'open land'.

2 - Include objective planning criteria in the District Plan and design guides to determine which developments have densities suitable for different residential zones.

3 - Include a site coverage rule that measures site coverage in terms of hard (buildings and paving) and soft (green) surfaces. It should also include criteria to assess the visual effects of increased areas of hard paving.

Submitter Number: 62

Submitter details: Wgtn VHF Group Inc & Wgtn Amateur Radio Group
John Andrews
68 Khandallah Road
Ngaio
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the Plan Change because it fails to make reasonable provisions for the installation of antennas and aerials and their support structures for licensed amateur radio operators. In particular, the submitter opposes the yards (5.6.2.2), heights (5.6.2.5) and recession plane provisions (5.6.2.8).

Decision(s) requested:

1 - That the rules permit the erection as a permitted activity of amateur radio antennas, aerials, and their supporting structures, poles, masts sufficient to meet the reasonable needs of the amateur radio service. The submitter provides a number of proposed permitted activity standards for antennas, supporting structures and radio satellite dishes.

Submitter Number: 63

Submitter details: Christine Greenwood
9 Taipakupaku Road
Karaka Bay Heights
WELLINGTON 6022

Wish to be Heard: No

Submission summary: Submitter supports the proposed Residential Coastal Edge area.

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Retain the proposed residential coastal edge, particularly the requirement to ensure new development is in keeping with existing character, and moves to retain vegetation on the coastal escarpments.

2 - Protect areas of existing bush on Miramar Peninsula, particularly the bush areas below the prison, above Kau Bay, behind Shelly Bay, and the areas above the southern coastal bays.

Submitter Number: 64

Submitter details: Glenside Progressive Assn.
Claire Bibby
1 Westchester Drive
Glenside
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Submitter requests a number of amendments relating to development in the Glenside area.

Decision(s) requested:

1 - Policy 4.2.3.7 which 'encourages' retention of mature, visually prominent trees if not strong enough. Include rules to prevent the destruction of trees that are identified as being significant to the community.

2 - Amend the rules to include a map and acknowledgement of the ecological corridor proposed in the Northern Growth Management framework which links the coastal escarpments through Belmont, Seton Nossiter, Glenside Reserve, down Porirua Stream alongside Middleton Road, and up Stebbings Valley to Spicer's Bush.

3 - Add explanations to the rules relating to the Tawa Hazard (Flooding Area) to clarify why the rules are needed and how new buildings can impact on landforms and downstream properties during a flood event. Map 26 should be larger to more accurately illustrate the flood hazard area.

4 - Amend Rule 5.4.7 and Appendix 13 to reflect the current situation around future development in Churton Park.

Submitter Number: 65

Submitter details: Glen & Francesca Wright
70 Clyde Street
Island Bay
WELLINGTON 6023

Wish to be Heard: No

Submission summary: Submitter opposes proposed changes 72 and 73 due to potential increases in noise, traffic congestion and on-street parking pressure in the area around 53-55 Hanson Street.

Decision(s) requested:

1 - No specific decision is requested.

Submitter Number: 66

Submitter details: Malcolm Hunt & Lindsay Hannah
PO Box 11-294
WELLINGTON 6142

Wish to be Heard: Yes

Submission summary: Submitter raises concerns regarding the proposed use of Leq to measure noise within Residential Areas

Decision(s) requested:

1 - Withdraw references to 'Leq' in DPC 72 and replace them with references to 'L10' in a manner consistent with the operative District Plan.

2 - Include within the s32 report the option to undertake a full review of District Plan noise matters in a subsequent district wide review.

Submitter Number: 67

Submitter details: Fiona & Hao Hoang
6 Kemp Street
Kilbirnie
WELLINGTON 6022

Wish to be Heard: Yes

Submission summary: Submitter requests a number of amendments to the provisions applying in the Kilbirnie Area of Change

Decision(s) requested:

- 1 - Oppose the requirement to apply for resource consent for all additional household units. Retain the existing control allowing a second unit up to 4.5 metres in height to be constructed as a permitted activity.
 - 2 - Oppose the requirement for a 3 metre front yard. Retain the existing provisions regarding front yards.
 - 3 - Oppose the reduction in maximum width for vehicle crossings to 3.7 metres. Allow properties with an existing 6 metre wide crossing to retain their crossing.
 - 4 - Oppose the reduction in the width of accessory buildings in the front yard from 6 metres to 4 metres. Allow properties with existing garages in the front yards to retain a maximum width of 6 metres.
-

Submitter Number: 68

Submitter details: Housing New Zealand Corporation (HNZC)
K Searle
C/- Tonkin & Taylor Ltd
PO Box 2083
WELLINGTON 6140

Wish to be Heard: No

Submission summary: Submitter supports the proposed Areas of Change.

Decision(s) requested:

- 1 - Retain the provisions relating to the proposed Johnsonville 'Area of Change' as notified.
 - 2 - Retain the provisions relating to the proposed Kilbirnie 'Area of Change' as notified.
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Submitter Number: 69

Submitter details: Michael Taylor
10 Laurent Place
Kingston
WELLINGTON 6021

Wish to be Heard: Yes

Submission summary: Submitter generally supports plan change 72, particularly the focus on protection of character in inner city and coastal areas. Submitter requests a number of amendments relating to the undergrounding of power lines and proposed new road alignments.

Decision(s) requested:

- 1 - Retain policy 4.2.2.1 which seeks to maintain the character of Wellington's inner city suburbs
- 2 - Retain policy 4.2.2.2 which seeks to maintain the character of Wellington's residential coastal areas.
- 3 - Concerned that the boundary of the residential coastal edge does not include sufficient land to ensure protection of the coastal escarpments - the areas should include all land up to, and a little bit above the 13 metre contour.
- 4 - Submitter supports Appendix 9 and the protection afforded to the open space areas to the west of the proposed road alignment near Cortina Ave, Johnsonville.

Summary of submissions - Proposed District Plan Change 72

- 5 - Amend the alignment to the future link road to co-incide with the alignment shown in Appendix 9. Also rezone the triangular pocket of land between the Open Space B land and the Old Coach Road from Outer Residential to Open Space B.
- 6 - Submitter strongly supports Objective 4.2.5
- 7 - Submitter supports the intention to provide for public access to waterways and the coast, but requests that policy 4.2.6.2 be strengthened to emphasise the importance of maintaining and enhancing such access.
- 8 - Submitter strongly supports Objective 4.2.8
- 9 - Submitter supports policy 4.2.12.1 and its focus on public transport, cycling and walking.
- 10 - Submitter opposes policy 4.2.12.3 and the proposal for future connector roads from Ohariu Valley Road to McLintock Street, and from Wrights Hill Road to Mitchell Street/southern landfill.
- 11 - Submitter requests an additional policy that Council will encourage and require the undergrounding of transmission lines in residential areas.

Submitter Number: 70

Submitter details: A Gibson
101 Yule Street
Lyllall Bay
WELLINGTON 6022

Wish to be Heard: Yes

Submission summary: Submitter supports the Kilbirnie Area of Change, but requests that greater recognition be given to the existing character of the wider Kilbirnie/Lyllall Bay area.

Decision(s) requested:

- 1 - Retain the Kilbirnie Area of Change as notified
- 2 - Create a new special character area to cover parts of Kilbirnie/Lyllall Bay (shown on attached map) and either:
a) apply area specific building controls of 5.5 metres permitted height and 40% permitted site coverage; or
b) restrict the demolition of buildings constructed before a certain date, say 1930.

Submitter Number: 71

Submitter details: Ironmarsh Trust
David Gibson
C/- Cardno TCB
PO Box 13 412
Johnsonville
WELLINGTON 6440

Wish to be Heard: Yes

Submission summary: Submitter generally supports the proposed Johnsonville Area of Change, but requests a number of amendments to the rules applying within these areas.

Decision(s) requested:

- 1 - Submitter supports the inclusion of 1 & 3 Bould Street within the AC1 Area of Change area.
- 2 - Submitter opposes the inclusion of a second household unit on a site within the AC1 and AC2 zones within the definition of 'multi-unit development'. Submitter requests that the definition be amended to allow two household units to be established on a site as a permitted activity
- 3 - Amend the standard relating to vehicle crossing widths so that any crossing serving seven or more household units may be constructed up to 6 metres in width.
- 4 - Supports the side and yard requirements, particularly the amended provisions relating to elevated decks. Opposes the removal of the clause that allows yards to be measured from the far side of an access strip or access lot. Requests that the yard standard be amended to allow yards to be calculated from the far side of a 'right of way'.
- 5 - Endorse the proposed open space requirements that apply in the AC1 Area of Change.

Summary of submissions - Proposed District Plan Change 72

6 - Endorse the proposed site coverage standards for the AC1 Area of Change.

7 - Endorse the proposed maximum building height for the AC1 Area of Change.

6 - Supports the proposed building recession plane requirements for the AC1 Area of Change, but opposes the removal of the clause that allows recession planes to be measured from the far side of an access strip or access lot. Requests that the recession plane standard be amended to allow yards to be calculated from the far side of a 'right of way'.

Submitter Number: 72

Submitter details: I R Reid
David Gibson
C/- Cardno TCB
PO Box 13 412
Johnsonville
WELLINGTON 6440

Wish to be Heard: Yes

Submission summary: Submitter supports the proposed Johnsonville Area of Change, but requests that additional properties at 35-39 Sheridan Terrace and 52 Chesterton Road be included within the AC2 zone.

Decision(s) requested:

1 - Expand the Johnsonville Area of Change to include the properties at 35-39 Sheridan Terrace and 52 Chesterton Road within the AC2 zone.

Submitter Number: 73

Submitter details: NZ Association of Radio Transmitters (Inc)
M D Newman
30 Nikau Street
WANGANUI 4501

Wish to be Heard: Yes

Submission summary: Opposes the Plan Change because it fails to make reasonable provisions for the installation of antennas and aerials and their support structures for licensed amateur radio operators. In particular, the submitter opposes the yards (5.6.2.2), heights (5.6.2.5) and recession plane provisions (5.6.2.8).

Decision(s) requested:

1 - That the rules permit the erection as a permitted activity of amateur radio antennas, aerials, and their supporting structures, poles, masts sufficient to meet the reasonable needs of the amateur radio service. The submitter provides a number of proposed permitted activity standards for antennas, supporting structures and radio satellite dishes.

Submitter Number: 74

Submitter details: Peter Coop
74 Upland Road
Kelburn
WELLINGTON 6012

Wish to be Heard: Yes

Submission summary: Submitter seeks greater recognition of the effects of coarse road surfacing can have on the amenity of surrounding residential areas.

Decision(s) requested:

1 - Submitter requests that the residential policies and rules be amended to recognise the potential noise generated by coarse road surfacing on busy suburban streets, particularly 'principal roads' shown on Map 33.

Submitter Number: 75

Submitter details: Joe Pope
C/- Andrew Beatson
Bell Gully
PO Box 1291
WELLINGTON 6140

Wish to be Heard: Yes

Submission summary: Submitter requests clarification as to how the building recession plane controls will be applied on sites surrounding the Oriental Bay Height Area.

Decision(s) requested:

1 - Amend rule 5.6.2.8.8 to clarify that building recession planes apply to properties on both sides of the boundary between the Oriental Bay Height Area and the adjacent Inner Residential Area.

Submitter Number: 76

Submitter details: Capacity Infrastructure Limited
Robert McCrone
85 The Esplanade
Petone
Private Bage 39804
WELLINGTON 5045

Wish to be Heard: Yes

Submission summary: Submitter generally supports plan change 72, but requests greater recognition of the need to provide adequate provision for fire fighting water supplies.

Decision(s) requested:

1 - Insert a requirement into section 5.6.2 requiring that all proposed dwellings comply with the minimum distances to a fire hydrant outlined in Fire Service standard SNZ PAS 4509:2008..

Submitter Number: 77

Submitter details: Grant David Hassell
42 Peterhouse Street
Redwood
WELLINGTON 5028

Wish to be Heard: No

Submission summary: Submitter supports the proposed re-zoning of 60 Peterhouse Street, but requests that the 'ridgeline and hilltop' overlay be amended to align with the proposed zone boundary.

Decision(s) requested:

1 - Adopt the proposed re-zoning of 60 Peterhouse Street, but amend the 'ridgeline and hilltop' overlay to align with the proposed zone boundary.

Submitter Number: 78

Submitter details: Victoria House Inc
Denis Fortune
PO Box 6120
WELLINGTON 6141

Wish to be Heard: No

Submission summary: Submitter supports Plan Change 72 on the basis that the boundary of the proposed Terrace pre-1930 demolition area is retained as notified and not extended further to the south of 276 The Terrace.

Decision(s) requested:

1 - Do not extend the pre-1930 demolition area for The Terrace any further south of 276 The Terrace.

Submitter Number: 79

Submitter details: Wgtn International Airport Airnoise Mgmt Committee
Mike Brown
C/- Wgtn International Airport
Attention: Airport Planner
PO Box 14175
WELLINGTON 6241

Wish to be Heard: Yes

Submission summary: Submitter requests that Plan Change 72 be amended to give effect to the outcomes of the LUMIN's study regarding noise within the Wellington Airport Air noise Boundary.

Decision(s) requested:

- 1 - Include a revised definition of 'Noise Sensitive Activities' to include schools and hospitals. Amendments may also be required to the definition of habitable rooms.
 - 2 - Amend the noise insulation standards to ensure consistency across all zones within the City.
 - 3 - Include insulation standards that apply to extensions to existing dwellings rather than just new dwellings.
 - 4 - Strengthen the Residential Zone land use rules for intensification of noise sensitive activities so that any intensification of household units is appropriately tested through the resource consent process.
-

Submitter Number: 80

Submitter details: Wgtn International Airport Limited
Mike Brown
C/- Wgtn International Airport
Attention: Airport Planner
PO Box 14175
WELLINGTON 6241

Wish to be Heard: Yes

Submission summary: Submitter requests that Plan Change 72 be amended to give effect to the outcomes of the LUMIN's study regarding noise within the Wellington Airport Air noise Boundary.

Decision(s) requested:

- 1 - Include a revised definition of 'Noise Sensitive Activities' to include schools and hospitals. Amendments may also be required to the definition of habitable rooms.
 - 2 - Standardise noise insulation standards to ensure consistency across all zones within the City.
 - 3 - Include insulation standards that apply to extensions to existing dwellings (and other buildings containing noise sensitive activities) rather than just new dwellings.
 - 4 - Strengthen the Residential Zone land use and subdivision rules for intensification of noise sensitive activities (including new residential dwellings) so that any intensification of household units is appropriately tested through the resource consent process. Specifically require consent for a second household unit on a site.
-

Submitter Number: 81

Submitter details: Peter Imlach
88 Kilbirnie Cres
Kilbirnie
WELLINGTON 6022

Wish to be Heard: No

Submission summary: Submitter opposes the inclusion of Kilbirnie Crescent within the Kilbirnie Area of Change.

Decision(s) requested:

- 1 - Exclude Kilbirnie Crescent from the Kilbirnie Area of Change.

Submitter Number: 82

Submitter details: Johnsonville Residents Association Inc
David Reid
C/- 31 Truscott Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Submitter requests a number of amendments to the residential provisions.

Decision(s) requested:

- 1 - Oppose the proposed maximum building height of 10 metres in the Johnsonville Area of Change. The existing height of 8 metres should be retained.
- 2 - Remove the proposed link road from McLintock Street to Ohariu Valley Road shown on Map 23.
- 3 - Rezone the Council owned land on the northern side of the Old Coach Road from Outer Residential to Open Space.

Submitter Number: 83

Submitter details: Louellen Bonallack
66 Bould Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Submitter supports some aspects of Plan Change 72, but opposes the proposed Johnsonville Area of Change.

Decision(s) requested:

- 1 - Restrict infill housing to a dwelling that matches the height and proportion of those of its immediate neighbours.
- 2 - Make any building consents subject to neighbours approval.
- 3 - Do not build apartments or apartment style dwellings in areas that area predominantly single dwellings.
- 4 - Exclude Johnsonville from the suburbs proposed to have 'area of change' status imposed upon them.

Submitter Number: 84

Submitter details: John Pavan
5 Neville Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Supports Plan Change 72 in full

Decision(s) requested:

- 1 - Supports Plan Change 72

Submitter Number: 85

Submitter details: Paul Thompson
15 Clifford Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Submitter opposes proposed District Plan Change in total, on the grounds that intensive build up will impact on property values.

Decision(s) requested:

- 1 - Withdraw proposed Plan Change 72

Summary of submissions - Proposed District Plan Change 72

Submitter Number: 86

Submitter details: Rosemary Sander
27 Te Kiteroa Grove
Churton Park
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Plan Change 72 in full

Decision(s) requested:

1 - Oppose Plan Change 72

Submitter Number: 87

Submitter details: Joyce Carter
18 Macky Street
Taita
LOWER HUTT 5011

Wish to be Heard: No

Submission summary: Oppose infill housing

Decision(s) requested:

1 - Oppose infill housing

Submitter Number: 88

Submitter details: Megan Elizabeth Pierson
58 Tarawera Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 89

Submitter details: W Turner
30A Haumia Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose District Plan Change 72

Decision(s) requested:

1 - Oppose District Plan Change 72

Submitter Number: 90

Submitter details: Dinny Rawiri
120 Homebush Road
Khandallah
WELLINGTON 6035

Wish to be Heard: Did not state

Submission summary: No detail provided

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - No decision requested.

Submitter Number: 91

Submitter details: Liliane O'Leary
56 Mark Avenue
Paparangi
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Submitter opposes proposed Plan Change 72.

Decision(s) requested:

1 - Oppose District Plan Change 72

Submitter Number: 92

Submitter details: Lena McCarthy
3 Padnell Crescent
Paparangi
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: None provided

Decision(s) requested:

1 - No decision requested.

Submitter Number: 93

Submitter details: Edmund Becker
12 Glen Alton Avenue
Paparangi
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Strongly oppose District Plan Change 72

Decision(s) requested:

1 - Oppose District Plan Change 72

Submitter Number: 94

Submitter details: M Macleod
4D Earp Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 95

Submitter details: Robert Hopkins
22 Bassett Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Strongly oppose District Plan Change 72. High density housing accommodation is a recipe for ultimate social unrest.

Decision(s) requested:

1 - Oppose infill housing

Submitter Number: 96

Submitter details: Bronwyn Shields
73 Broderick Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose District Plan Change 72, particularly high density housing in Johnsonville.

Decision(s) requested:

1 - Requests Council withdraw Johnsonville from Plan Change 72.

Submitter Number: 97

Submitter details: Graham Simpson
5 Curacao Place
Grenada North
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Opposes Johnsonville Area of Change. There are already issues with traffic and parking, overloading of schools and lowering of house values.

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 98

Submitter details: Megan Barber
16 Hindmarsh Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change and Infill Housing. Raises concerns about traffic problems, pollution, pressure on public services, people losing their homes, reduced sun, overcrowding.

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 99

Submitter details: Bryce Yeoman
14A Clifford Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change.

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Council should withdraw Johnsonville Area of Change from the Plan Change

Submitter Number: 100

Submitter details: Meryl Wilson
3/5 Wanaka Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Opposes Johnsonville Area of Change. Pressure on services would be enormous, streets are already overcrowded and there is traffic congestion, school are at full capacity and won't cope with more pupils.

Decision(s) requested:

1 - No specific decisions requested, but opposes Johnsonville Area of Change.

Submitter Number: 101

Submitter details: Grant William Stephen
12 Clifford Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Support Plan Change 72 as long as adequate infrastructure is provided, ie. parking, schooling, roading.

Decision(s) requested:

1 - Approve District Plan Change 72 with provisions ensuring sufficient infrastructure is provided to accommodate future growth.

Submitter Number: 102

Submitter details: Peter John Graham
19 Beasley Avenue
Paparangi
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose the inclusion of the designated road linking McLintock St with Ohariu Valley Road in the District Plan. Also considers that the land owned by Wellington City Council on the northern side of Old Coach Road should be rezoned Open Space B, as the present Outer Residential zoning is inappropriate.

Decision(s) requested:

1 - Remove the designated dashed road linking McLintock St and Ohariu Valley Road from the District Plan.

2 - Rezone WCC owned land to the north of Old Coach Road Open Space B.

Submitter Number: 103

Submitter details: Joan Barnes
4A Ohariu Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Withdraw District Plan Change 72

Submitter Number: 104

Submitter details: Frances Josephine Gibbs
3/5 Wanaka Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change. Infrastructure won't be able to cope with the increase in population.

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 105

Submitter details: Mana Sainsbury
61 Kanpur Road
Broadmeadows
WELLINGTON 6035

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change, medium density housing and sunshine access plane.

Decision(s) requested:

1 - Stop District Plan Change 72, consult community groups, make amendments after consultation in 6-12 months.

2 - Oppose medium density housing

-

Submitter Number: 106

Submitter details: Peter van der Voorn
12 Angell Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Submitter opposes the proposed Johnsonville Area of Change, particularly increase in maximum height and the minimum lot size.

Decision(s) requested:

1 - Remove Johnsonville as an Area of Change.

Submitter Number: 107

Submitter details: Beverley Ann Quinn
12A Middleton Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose building heights.

Decision(s) requested:

1 - Oppose building heights of 18m

Submitter Number: 108

Submitter details: Colleen Margaret Biberstein
7A Sim Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Abandon Johnsonville Area of Change

Submitter Number: 109

Submitter details: Benjamin Yeoman
3/40 Phillip Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 110

Submitter details: Rebekah Matthews
3/40 Phillip Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 111

Submitter details: Elizabeth A Francis
3 Maywood Grove
Churton Park
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville.

Submitter Number: 112

Submitter details: Bih Rong Huw
19D Trafalgar Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 113

Submitter details: Sara Best
29B Bould Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 114

Submitter details: Mrs Doris Holt
9 Sim Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change for reasons including: loss of privacy, decrease in property values, more pressure on parking facilities, owners of flats will be absentee landlords, increased crime and more pressure on Police, increased pressure on public transport, schools and play areas.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 115

Submitter details: Paul Thomas Escott
5B Stephen Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 116

Submitter details: Graeme W Francis
3 Maywood Grove
Churton Park
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 117

Submitter details: Lisa Ann Grinling
65 Cortina Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Will cause a decrease in property values, overload schools, put more pressure on already congested traffic, increase crime rates

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 118

Submitter details: June Joyce Grinling
34A Fraser Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 119

Submitter details: Robert Ernest Grinling
34A Fraser Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change and infill housing

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

2 - Oppose infill housing in Johnsonville

Submitter Number: 120

Submitter details: Leanne Havill
10 Meadowcraft Grove
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Infrastructure will not cope.

Decision(s) requested:

1 - Do not allow medium/high density housing in Johnsonville town centre.

Submitter Number: 121

Submitter details: Gabrielle Dennis
15A Fraser Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Strongly oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 122

Submitter details: Ann-Louise Webster
7 Bharat Terrace
Broadmeadows
WELLINGTON 6035

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 123

Submitter details: Colin Grant Macmillan
26A Rotoiti Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change for reasons as listed: more people means more cars, more pressure on parking, increase congestion, intensive taller houses casts shadows over neighbouring properties, type of proposed housing will attract undesirable people, greater strain on services such as medical, schools, police, fire service, public transport, rubbish collection.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 124

Submitter details: Barry Sayer
32 Frankmoore Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: C

Submission summary: Generally support District Plan Change 72.

Decision(s) requested:

1 - Council should allow a mixture of housing types in the Johnsonville Area of Change

2 - Council should allow a mixture of housing types in the Kilbirnie Area of Change

Summary of submissions - Proposed District Plan Change 72

Submitter Number: 125

Submitter details: Ronald Eulink
23 Trebann Street
Paparangi
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not make Johnsonville an Area of Change

Submitter Number: 126

Submitter details: James Michael Joseph Murphy
8 Sheridan Terrace
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change and infill housing

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 127

Submitter details: Dale Harkness
23 Fisher Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose District Plan Change 72

Decision(s) requested:

1 - Oppose District Plan Change 72

Submitter Number: 128

Submitter details: Douglas Wright
19 Rossport Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 129

Submitter details: Margaret Anne Wright
19 Rossport Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. There are insufficient facilities to be able to cope with increased population.

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 130

Submitter details: Asher William Gabriel Wright
19 Rossport Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. There are insufficient facilities to be able to cope with increased population

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 131

Submitter details: Grace Therese Wright
19 Rossport Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. There are insufficient facilities to be able to cope with increased population

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 132

Submitter details: Luka Patricia Wright
19 Rossport Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. There are insufficient facilities to be able to cope with the increased population

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 133

Submitter details: Amanda Abolins-Reid
12A Cambrian Street
Churton Park
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose District Plan Change 72 for the following reasons: Will mean reduced sections size, more dwellings, building heights, no parking, more traffic, reduced property values, reduced quality of living.

Decision(s) requested:

1 - Decline District Plan Change 72

2 - Although submission does not specifically refer to the Johnsonville Area of Change, it implies that the area of change and plan change 72 in total should be thrown out.

Submitter Number: 134

Submitter details: Jeffrey Reid
12A Cambrian Street
Churton Park
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose District Plan Change 72. It will cause traffic congestion, reduce parking even more and put schools already at capacity under more pressure. Infill housing will attract undesirable people and reduce quality of life for existing residents and reduce property values.

Decision(s) requested:

1 - Decline District Plan Change 72

2 - Although submission does not specifically refer to the Johnsonville Area of Change, it implies that the area of change and plan change 72 in total should be thrown out.

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Submitter Number: 135

Submitter details: Monique Beryl Watson
95 Cortina Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change. It is environmentally irresponsible, there is a lack of public transport infrastructure, northern schools are already at maximum capacity with no designated sites for new schools.

Decision(s) requested:

1 - Amend District Plan Change 72 to include plans for more infrastructure including sites for new schools and better traffic routes. Also allow for individuals to subdivide their lot into parcels that will support family, single dwellings.

Submitter Number: 136

Submitter details: Anne Marie Fale
42A Burgess Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change. It will place pressure on existing roading, transport and schools. Burgess Road should not be included in the Area of Change.

Decision(s) requested:

1 - That Johnsonville and Burgess Road be excluded from the designated Area of Change

Submitter Number: 137

Submitter details: Cherie Pomare
31 Dominion Park Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 138

Submitter details: Valda Haussmann
37 Tarawera Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Oppose high density housing in the 3-10minute walk from the town centre.

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 139

Submitter details: Susan Kay Allen
36 Ohariu Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Will put unacceptable pressure on existing services and infrastructure, including Schools, Doctors and Transport.

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 140

Submitter details: Craig Brown
21 Nether Green Terrace
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Generally support District Plan Change 72, but oppose Johnsonville Area of Change.

Decision(s) requested:

1 - Support in general District Plan Change 72
2 - Do not impose Area of Change on Johnsonville

Submitter Number: 141

Submitter details: David Ohlsson
20 Old Coach Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 142

Submitter details: Mr and Mrs Mark M Gilchrist
Thigh Na Gilly
87 Ironside Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change for the following reasons: lowering of property prices; minimum lot size imposition; population density; loss of parking; school overload; traffic congestion; loss of green space; transient population and rising crime.

Decision(s) requested:

- 1 - Oppose Johnsonville Area of Change
- 1 - Oppose Johnsonville Area of Change
- 2 - Extend consultation period

Submitter Number: 143

Submitter details: Mrs Michelle P Gilchrist
Thigh Na Gilly
87 Ironside Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change for the following reasons: School overloading; Loss of green space; minimum lot size imposition; maximum height for new buildings too high.

Decision(s) requested:

- 1 - Oppose Johnsonville Area of Change
- 2 - Building height too high for Johnsonville Area of Change.
- 3 - Extension on consultation

Submitter Number: 144

Submitter details: Lisa Marie Coles
30 Bould Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Infrastructure and public facilities/services are already under pressure

Decision(s) requested:

- 1 - Do not impose Area of Change on Johnsonville

Submitter Number: 145

Submitter details: Nicholas John Eastwood
30 Bould Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Services and infrastructure are already near capacity.

Decision(s) requested:

- 1 - Do not impose Area of Change on Johnsonville

Submitter Number: 146

Submitter details: Ian Lindsay Robertson
25 Fairburn Grove
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. There is already a high percentage of infill housing in the designated area; it will have a detrimental effect on property values; infill housing will cause loss of privacy, sunlight and security against crime; there is insufficient parking.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville. Remove from Plan Change.

Submitter Number: 147

Submitter details: Russell Fowler
2 Ceres Crescent
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Would result in lowering of property values; higher traffic densities and loss of parking; overloading of schools; loss of green space; changing minimum lot size; more high rise housing.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 148

Submitter details: Katrina Young-Drew
58 Frankmoore Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose high density housing in the Johnsonville Area of Change. Concerns about increased traffic density.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 149

Submitter details: Jacqueline B D Appleyard
5B Anzia Way
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change for the following reasons ; Consultation has been inadequate and Council has refused to extend it for a further 6 months; low cost, high quality new developments is an oxymoron.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 150

Submitter details: Ingrid Ward
62 Bould Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change. Consultation has been misleading and inadequate.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 151

Submitter details: Maggie Jenns
35 Haumia Street
Raroa
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose District Plan Change 72 for the following reasons: Too little public consultation; submission period too short; chose to live here because of the village feel; will place more pressure on infrastructure and services; loss of parking; traffic congestion; loss of green space; overloading of schools.

Decision(s) requested:

1 - Council must consult with public about Plan Change 72; should be public meetings and published research on the effects of such change; Council needs to listen to the rate payers.

Submitter Number: 152

Submitter details: Virginia Sarah Wilson
29C Bould Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change for the following reasons: will create taller, denser residential development; increase population density; will create more traffic congestion; will attract undesirable tenants; overload schools more; loss of green space; more pressure on parking.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville.

2 - Extend consultation period and listen to Johnsonville residents.

Submitter Number: 153

Submitter details: Robin Arthur Austin
101 Ironside Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose District Plan Change 72 in full. Oppose infill housing, maximum height limit, design. These will cause loss of privacy, put more pressure on existing infrastructure and services, traffic congestion.

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Decline District Plan Change 72

2 - Will cause loss of privacy. Maximum height limit is too high.

Submitter Number: 154

Submitter details: George Bromley
22 Woodland Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Will cause even more problems with parking and restrict more views.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 155

Submitter details: Ruth Rosaline McKendrey
2/40 Clifford Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change. This is a proposal more suited to the inner city, not the suburbs.

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 156

Submitter details: Marie Dolores Mackley
159 Broderick Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change. It will change the Johnsonville character. Schools will be overcrowded and dense housing is already in the Area of Change.

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 157

Submitter details: Anne Patricia Spillane
14 Saville Row
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Roading and schools are already at capacity. Will ruin the community feeling Johnsonville has.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville.

Submitter Number: 158

Submitter details: Gerard Damien Galvin
105 Fraser Avenue
Raroa
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Traffic and infrastructure will not cope with the increase in population.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 159

Submitter details: Rory Thomas Galvin
105 Fraser Avenue
Raroa
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Will cause more traffic congestion, place too much stress on infrastructure and decrease property values.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 160

Submitter details: William Moncrieff Shannon
1/40 Phillip Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose height increase to 10metres, greater site coverage, infill housing which will put more pressure on parking, decrease property values, and destroy the community feeling Johnsonville has.

Decision(s) requested:

1 - Oppose District Plan Change 72

Submitter Number: 161

Submitter details: Lana Dawn Bromley
22 Woodland Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Will increase pressure on infrastructure and services, parking, schools, traffic. We do not want higher density housing.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 162

Submitter details: Alan and Rosalie Heap
24 Frankmoore Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Will put pressure on parking, increase in transient population and crime.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 163

Submitter details: Yiming Zeng
59 Frankmoore Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Will put pressure on infrastructure. Roads are already congested, schools and day care are at capacity. House density is already intense.

Decision(s) requested:

- 1 - Do not impose Area of Change on Johnsonville
 - 2 - Improve design for Johnsonville Centre area
 - 3 - Improve traffic for main roads, like Johnsonville Road
-

Submitter Number: 164

Submitter details: Jing Zhang
59 Frankmoore Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change. Infrastructure of Johnsonville won't cope with increased population

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville; or provide more services and infrastructure to cope with the change.

Submitter Number: 165

Submitter details: David Lloyd Grainger
P O Box 13-420
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change. It will lower property values, create a ghetto-like environment. Oppose height limits that will obscure views and invade privacy. Existing infrastructure will not cope with increased population. More pressure will be placed on parking and traffic congestion. Access to my property will be compromised with increased traffic. Loss of green space.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville.

Submitter Number: 166

Submitter details: Ann Drummond
60B Frankmoore Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change for the following reasons: parking is already scarce; traffic congestion;

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 167

Submitter details: Robyn Leanne Wilson
20 Warrington Grove
Newlands
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Submitter seeks further clarification and amendments to the provisions that relate to the proposed Johnsonville Area of Change.

Decision(s) requested:

- 1 - Submitter questions to need for high density living around Johnsonville, given that the demand is for elderly persons accommodation.
 - 2 - The area of change should be limited to those areas around Johnsonville that are suitable for accommodating retired people.
 - 3 - More protection must be given to properties owners on the boundary of the area of change.
 - 4 - Council must ensure that there is no loss in property values for people that own property within the area of change.
 - 5 - Council must provide adequate public open space for people living in the Area of Change.
 - 6 - Council must ensure that far superior levels of service are provided in the Johnsonville area.
 - 7 - Council must ensure that increased levels of traffic can be satisfactorily managed in and around Johnsonville.
 - 8 - Council must provide protection for character housing within the Area of Change.
 - 9 - Council should clarify inconsistency's between the design guide and summary guide.
 - 10 - Amend the design guide to ensure that it refers to maintaining reasonable standards of daylight and SUNLIGHT.
-

Submitter Number: 168

Submitter details: Ken Bateson
81 Broderick Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. It will turn Johnsonville into an overcrowded, densely populated suburb with traffic problems. It will turn a family suburb into a ghetto.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 169

Submitter details: Geraldine Bateson
81 Broderick Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Will increase traffic congestion; place more pressure on educational facilities, medical facilities and family lives.

Decision(s) requested:

1 - Council needs to listen and take seriously the opinions and concerns of Johnsonville residents.

Submitter Number: 170

Submitter details: Joanne Eileen Garrett
11 Stephen Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Concerned about the impact on local infrastructure, traffic, access, medical services and educational services.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville and don't include Stephen Street in the Area of Change.

Submitter Number: 171

Submitter details: Saneleep V Tupule
72A Sheridan Terrace
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose high density/high rise development in Johnsonville.

Decision(s) requested:

1 - Do not include Johnsonville Area puff Change in District Plan Change 72

-

Submitter Number: 172

Submitter details: Ian Hutchison
24A Burgess Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Support in part the Johnsonville Area of Change
Support in part 5.6 Residential Area Standards

Decision(s) requested:

1 - Johnsonville Area of Change should be reduced to include only those properties within 5 minutes walk of the mall (see attached map).

2 - Rule 5.6.2.1.1 should be amended to read 10 metres (not 12 metres).

3 - Properties on the south side of Burgess Road should be added to the Area of Change (see attached map).

Submitter Number: 173

Submitter details: Robert White
74A Sheridan Terrace
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Submitter seeks amendments to the Johnsonville Area of Change to resolve concerns regarding traffic levels, loss of sunlight and privacy, and loss of residential character.

Decision(s) requested:

1 - Exclude east Johnsonville, especially Lot 14, DP 375129 (15 Creswell Place) from the Johnsonville Area of Change.

Submitter Number: 174

Submitter details: Ong, Su-Wuen
74 Tarawera Road
Rarua
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose District Plan Change 72. It should be applied uniformly over Wellington city, not confined to two suburbs.
Am supportive of the height limit increasing from 12 metres to 18 metres.

Decision(s) requested:

1 - The Area of Change proposals should be applied uniformly across the city, not just to two specific suburbs.

Submitter Number: 175

Submitter details: Michael Graham Collett
37 John Sims Drive
Broadmeadows
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose the provision of concentrated infill housing in the greater Johnsonville CBD because of the lack of information provided regarding the impact of such a decision will have on the community. How will Council cope with the increased roading congestion and additional infrastructure and services that will support the intense housing scheme.

Decision(s) requested:

1 - Council needs to provide a definitive plan to show how such a concentrated plan will benefit Johnsonville, how it intends to meet the increased demand on basic services (water, sewage, roads, parking, library). Council also needs to stipulate what the minimum and maximum requirements are regarding the size of each development including number of units per development, height of development, size of each apartment and what caveats it sees necessary to protect the nature of the suburb.

Submitter Number: 176

Submitter details: Brian R Smythe
14 Sim Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Support Johnsonville Area of Change for the following reasons: Steady population growth/ redeveloping shopping centre/ planned enhancements to public rail and bus services/ easy and rapid access to the CBD/ location at the hub of North Wellington/ increasing demand for apartment-style habitation - provision for multi-story dwellings in central Johnsonville is sensible and desirable.

Decision(s) requested:

1 - Support Johnsonville Area of Change

Submitter Number: 177

Submitter details: Peter and Mary Therese Sullivan
33 Prospect Terrace
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change. We chose to live in Johnsonville so we could come home to a quiet neighbourhood at night. We, and many others, bought our properties based on the undeveloped quasi-rural nature of the centre and low density housing. There is room for improvement for traffic management. There is no need for an Area of Change. The change will create considerable congestion, noise, lower property values and destroy the present character.

Decision(s) requested:

1 - Urge that Council abandon these changes and concentrate instead on their core business such as fixing defective infrastructure.

Submitter Number: 178

Submitter details: Board of Trustees, St Brigid's School
C/- Mrs Kay Tester
Principal
St Brigid's School
9-11 Phillip Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose District Plan Change 72 and Johnsonville Area of Change. This submission is in relation to the continued operation, use and development of St Brigid's School and Saints Peter and Paul Parish within the area of change. Opposition to the Plan Change is for the following reasons: The Plan Change does not fully provide for the purpose of the RMA (1991). The submitter is concerned that the proposed will have adverse effects on the following: Higher traffic volumes resulting in safety issues for the parish and school; further restrictions for car parking for parish and school usage; potential restrictions on the development of new facilities for the parish and school as a result of reverse sensitivity complaints from new householders; amenity related effects on the parish and school, including loss of sunlight and poor design from neighbouring new buildings; loss of potential green space for future reserves and parks in the area.

Decision(s) requested:

1 - In section 4.1, the recognition of the diverse community uses within the area of change in terms of Churches, halls and schools; the addition of new policy under 4.2.1 'Areas of Change' that recognises community-related uses of Areas of Change; addition of new policy under 4.2.1 to ensure that residential intensification and comprehensive redevelopment does not have adverse effects on the variety of diverse community uses, especially Churches, halls and schools; addition of new matter when assessing applications for new infill or multi-unit development within an Area of Change (Policy 4.2.3.2) to consider whether the proposal will impact upon existing community-related uses, including Churches, halls and schools; addition of new policy under 4.2.7.3 to provide for a range of non-residential activities within Area of Change; addition to Rule 5.3.7 of restricted discretionary activity criteria relating to the construction of multi-unit developments to consider the mix of existing community-related uses on any site within the Area of Change.

Submitter Number: 179

Submitter details: Pastoral Development Team, Ss Peter and Paul Parish
C/- Mrs Kay Tester
Principal
St Brigid's School
9-11 Phillip Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose District Plan Change 72 and Johnsonville Area of Change. This submission is in relation to the continued operation, use and development of St Brigid's School and Saints Peter and Paul Parish within the area of change. Opposition to the Plan Change is for the following reasons: The Plan Change does not fully provide for the purpose of the RMA (1991). The submitter is concerned that the proposed will have adverse effects on the following: Higher traffic volumes resulting in safety issues for the parish and school; further restrictions for car parking for parish and school usage; potential restrictions on the development of new facilities for the parish and school as a result of reverse sensitivity complaints from new householders; amenity related effects on the parish and school, including loss of sunlight and poor design from neighbouring new buildings; loss of potential green space for future reserves and parks in the area.

Decision(s) requested:

1 - In section 4.1, the recognition of the diverse community uses within the Areas of Change, in terms of Churches, Halls and Schools; the addition of new policy under 4.2.1 'Areas of Change' that recognises community-related uses of Areas of Change; the addition of a new policy under 4.2.1 to ensure that residential intensification and comprehensive redevelopment does not have adverse effects on the variety of diverse community uses, especially Churches, halls and schools; the addition of a new matter when assessing applications for new infill or multi-unit developments within an Area of Change (Policy 4.2.3.2) to consider whether the proposal will impact upon existing community-related uses, including churches, halls and schools; the addition of a new policy under 4.2.7.3 to provide for a range of non-residential activities within Areas of Change; the addition to Rule 5.3.7 of restricted discretionary activity criteria relating to the construction of multi-unit developments to consider the mix of existing community-related uses on any site within an Area of Change.

Submitter Number: 180

Submitter details: Alicia McFaull
48 Frankmoore Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change. Concerned about noise, loss of privacy, increased traffic.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 181

Submitter details: Mary Ann Spillane
51 Frankmoore Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Johnsonville does not have the infrastructure to be able to support more intensive development around the core service area. Parking is already scarce and traffic is congested.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 182

Submitter details: Elizabeth Meyer
18 Trafalgar Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Restrictions on how homeowners develop their own homes will affect property value and re-sale values will decrease; taller denser residential development will put even more pressure on already strained resources; high density housing/accommodation will attract a transient population and Johnsonville will lose its community feel.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 183

Submitter details: Lloyd MacIntyre and Shona MacIntyre
7 Cunliffe Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose District Plan Change 72. Property values will decrease as a result of severe restrictions on how homeowners can develop their own properties combined with reduced liability as the slum environment develops.

Decision(s) requested:

1 - Do not proceed with District Plan Change 72.

Submitter Number: 184

Submitter details: David Mundy
50 Frankmoore Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change for the following reasons: damage is being caused to our environment because of high rise buildings, lack of all Council services, roads, sewage, storm water. This proposal will cause light pollution.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 185

Submitter details: Roger Ellis
24 Silverbirch Grove
Churton Park
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Johnsonville does not have the necessary infrastructure to cope with this sort of development.

Decision(s) requested:

1 - Defer consideration of this change until important infrastructure work is undertaken in Johnsonville.

Submitter Number: 186

Submitter details: Melanie Jane Andrews
19 Chapman Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change for the following reasons: Loss of quiet enjoyment; the impact on owners rights; Global warming; the special character and heritage of Johnsonville; Increased population and the impacts on infrastructure and services; the right to give informed consent - Council has failed to adequately notify and inform residents of these changes; reduction in property values; Increased pressure on parking infrastructure and services.

Decision(s) requested:

1 - Withdraw Johnsonville Area of Change from District Plan Change 72.

Submitter Number: 187

Submitter details: Jim Candiliotis
6 Bancrof Terrace
Newlands
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change for the following reasons: Poor consultation; poor research; artificial "fit" to have down town Wellington conditions imposed on a suburban area.

Decision(s) requested:

1 - Remove Johnsonville Area of Change from District Plan Change 72

Submitter Number: 188

Submitter details: Stephen Blake Porter
8 Ohariu Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change for the following reasons: poor consultation on issues and implications to residents; poor quality background research; significant change to suburb without consideration to existing residents.

Decision(s) requested:

1 - Remove Johnsonville Area of Change from District Plan Change 72

Summary of submissions - Proposed District Plan Change 72

Submitter Number: 189

Submitter details: Brianna Neve Hurst
8 Ohariu Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change. It will change the way we live. We want backyards to play in and be able to walk down the road without parents being worried about our safety.

Decision(s) requested:

1 - Remove Johnsonville Area of Change from District Plan Change 72

Submitter Number: 190

Submitter details: Justin Robert Hurst
8 Ohariu Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change for the following reasons: it will go against the suburban atmosphere of the area; will impact on house prices; artificially impose central city living on suburb; seriously change social make-up of suburb without consideration to existing residents.

Decision(s) requested:

1 - Remove Johnsonville Area of Change from District Plan Change 72

Submitter Number: 191

Submitter details: Pat Keane
10 Ohariu Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change for the following reasons: poor consultation; poor research in background documentation; artificial imposition of central city living on suburb; serious change to social make-up of suburb without consideration to existing residents.

Decision(s) requested:

1 - Remove Johnsonville Area of Change from District Plan Change 72

Submitter Number: 192

Submitter details: Tracy Ann Hurst-Porter
8 Ohariu Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change for the following reasons: Johnsonville is a family-friendly suburb; Council's own background documentation has identified the consequences of intensified infill housing albeit "Quality Design, low cost affordable housing"; The Area of Change is an artificial mechanism to re-create down town Wellington in a suburban setting; this is social engineering at it's worst.

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Remove Johnsonville Area of Change from District Plan Change 72

Submitter Number: 193

Submitter details: Mrs Diana Mary Sherriff
24 Churton Drive
Churton Park
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Will alter the community feel; overload schools; will be an eyesore; will cause heavy traffic flow.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 194

Submitter details: Paul Dow
29 Fisher St
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. It will change the value of properties and significantly impact on the capability of the infrastructure.

Decision(s) requested:

1 - Decline/withdraw changes from Johnsonville

Submitter Number: 195

Submitter details: Jenny Spurs
94 Clifford Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. This will lower property values

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 196

Submitter details: Mark Spiers
94 Clifford Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change. This change will destroy the character of Johnsonville; reduce property values; schools are already overloaded; current roading won't cope; population increase will adversely affect traffic flow and gridlock streets; loss of open space/ green space and parking.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 197

Submitter details: Christine Kaye Davies
37 Salford Street
Newlands
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change for the following reasons: traffic issues and park to ride facility for train.

Decision(s) requested:

1 - Do not proceed with Area of Change for Johnsonville

Submitter Number: 198

Submitter details: Mr Raymond William Sherriff
24 Churton Drive
Churton Park
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. It will alter the community feel; will be an eyesore; will cause heavy traffic flow.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 199

Submitter details: K A Hardie
7 Retter Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change for the following reasons: load on schools including population, teachers work; lack of/ destruction of green space; minimum lot size for developments; traffic issues; taller high rise buildings

Decision(s) requested:

1 - Remove Johnsonville Area of Change from District Plan Change 72

Submitter Number: 200

Submitter details: Allie Cotter
7 Retter Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change. Will lower property values; lot size imposition; increased population density; lack of parking; school overload and growth in population; increased traffic and green space destruction

Decision(s) requested:

1 - Remove Johnsonville from Area of Change. Karori would be a better option for this.

Submitter Number: 201

Submitter details: Katherine McQueen
68 Bannister Ave
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. There is not enough parking and too much traffic.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 202

Submitter details: Kathleen Mary Brown
5A Stephen Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. It will lower property values; bring high blocks of flats/ apartments; will over-populate the area causing traffic problems to increase.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 203

Submitter details: Nigel Flatman
15 Calvin Place
Avondale
AUCKLAND 1026

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Will increase traffic, overload schools and impact on property values.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville.

Submitter Number: 204

Submitter details: Jared Light
17 Fairburn Grove
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Will lower property values; will impact on views and sun; taller/denser residential properties.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Summary of submissions - Proposed District Plan Change 72

Submitter Number: 205

Submitter details: Karlis Richards Abolins
6 Middleton Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Traffic is already congested along Middleton Road and drainage in the area is about 100 years old and would not serve any more housing. This proposal would mean loss of sun and privacy as well as loss of value - will Council compensate for this loss?

Decision(s) requested:

1 - Exclude our area (Middleton Road) from District Plan Change 72

Submitter Number: 206

Submitter details: Jean Abolins
6 Middleton Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose District Plan Change 72 for the following reasons: Loss of value on our homes as well as privacy, light; more traffic; more noise; no parking

Decision(s) requested:

1 - Oppose District Plan Change 72 totally

Submitter Number: 207

Submitter details: Margaret Clark
4 Silverbirch Grove
Churton Park
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose District Plan Change 72 for the following reasons: Increased density, already high, road congestion; increased height restrictions cause wind tunnels; too many houses/apartments will mean no space for children, vegetable gardens and put pressure on open space and amenities.

Decision(s) requested:

1 - Sections no smaller than space for garden and parking of 2 vehicles. Increase allowance of open space.

2 - Reduce building height restrictions

Submitter Number: 208

Submitter details: Michael Frank Molloy
97A Clifford Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 209

Submitter details: Graeme Sawyer
10 Birch Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change. Consultation has not been effective in communicating what the real effects will be; infrastructure (roads, parking, pool, schools) will not cope with the influx of extra residents; it's anti-democratic for Council to override what existing residents want which is to keep Johnsonville largely as is.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville.

Submitter Number: 210

Submitter details: Nigel Wayne Foster
3/116 Johnsonville Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose District Plan Change 72.

Decision(s) requested:

1 - Please state clearly how Council will deal with traffic congestion problems, lack of availability for schooling, health needs for residents.

Submitter Number: 211

Submitter details: Patricia Lynn Jones
10 Birch Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change. The addition of 3000 residents will have a negative impact on our community by putting pressure on already encumbered transit system (traffic gridlock), parking availability, destroying green space and bird habitat, making shopping facilities overcrowded, overload schools. New housing developments to accommodate all these new residents will most likely be targeting low-rent tenants and lead to more transient population and increased crime rates.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 212

Submitter details: Anne Georgina Larking
55B Cortina Ave
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 213

Submitter details: Peter Larking
55B Cortina Ave
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 214

Submitter details: Elizabeth Rose Young
13 Braemar Terrace
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Will make Johnsonville unattractive and over populated.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 215

Submitter details: John Young
13 Braemar Terrace
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Not enough information and could turn Johnsonville Central into a concrete ghetto area.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 216

Submitter details: Nicholas J Francis
3 Maywood Grove
Churton Park
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 217

Submitter details: Brian Frederick Henskie
26 Branscombe Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 218

Submitter details: Betty Ann Henskie
26 Branscombe Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 219

Submitter details: Stephen Best
29B Bould Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change.
Council was not forthcoming with information.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 220

Submitter details: Susan Kathleen McPhee
6 Takatimu Way
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 221

Submitter details: Paul Sefton Williams
9A Swinford Crescent
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 222

Submitter details: Monveb V. Monreal
79A Moorefield Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 223

Submitter details: Spencer Jonathan
59 Bassett Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 224

Submitter details: E. Wallace
PO Box 12391
Thorndon
WELLINGTON 6144

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville. Protect this area against medium - high density housing

Submitter Number: 225

Submitter details: R. Wallace
31 Salford Street
Newlands
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville. Council should protect Johnsonville's character

Submitter Number: 226

Submitter details: W. Wallace
31 Salford Street
Newlands
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville. Area should be protected against intensification of housing.

Submitter Number: 227

Submitter details: Derek John Watson
95 Cortina Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 228

Submitter details: Toni Leigh Jack
19 Woodland Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change.
Area is already built up enough

Decision(s) requested:

1 - Do not approve the change

Submitter Number: 229

Submitter details: Alistair Kerry Haussemann
37 Tarawera Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose high density infill housing

Decision(s) requested:

1 - Amend District Plan Change 72 to remove provisions for high density infill housing

Submitter Number: 230

Submitter details: Stephen Drew
58 Frankmoore Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change.
The impact of these changes on existing residents will be too great.
The character of Johnsonville will be lost forever.

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 231

Submitter details: Elizabeth Rendell
65 Salford Street
Newlands
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change.
Do not want high rise housing/
buildings or blocking neighbours out.

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 232

Submitter details: Hon Peter Dunne MP
Parliament Buildings
WELLINGTON 6011

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Seek deferral of the proposed Plan Change planning full and proper local consultation with the opportunity to voice their say at the 2010 local body elections.

Submitter Number: 233

Submitter details: Frederick Stanley North
64 Bould Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 234

Submitter details: Penelope North
64 Bould Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 235

Submitter details: Denis Smith
19 Kimball Place
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. It will have substantial adverse effects on Johnsonville

Decision(s) requested:

1 - Complete rejection of Johnsonville Area of Change

Submitter Number: 236

Submitter details: Robert George Bell
7 Bharat Terrace
Broadmeadows
WELLINGTON 6035

Wish to be Heard: No

Submission summary: Totally oppose Johnsonville Area of Change

Decision(s) requested:

1 - Reject Johnsonville Area of Change

Submitter Number: 237

Submitter details: Kotomi Uchiyama
27A Elliott Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Strongly oppose Johnsonville Area of Change

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 238

Submitter details: Nathaniel Bacchus
27A Elliott Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 239

Submitter details: Craig Douglas Merritt
23 Bellringer Crescent
Newlands
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Strongly oppose Johnsonville Area of Change

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 240

Submitter details: Janine Rachael Merritt
23 Bellringer Crescent
Newlands
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Strongly oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 241

Submitter details: Josh Hartigan Merritt
23 Bellringer Crescent
Newlands
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Strongly oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 242

Submitter details: Tegan Rachael Merritt
23 Bellringer Crescent
Newlands
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Strongly oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 243

Submitter details: Rod Forster
11 Rossport St
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Oppose housing height and the resulting traffic chaos.

Decision(s) requested:

1 - Leave Johnsonville as is.

Submitter Number: 244

Submitter details: Mavis Ann Forster
11 Rossport St
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. There is already a lack of parking. We don't want the village look taken away.

Decision(s) requested:

1 - Leave Johnsonville as is. Decline Area of Change.

Submitter Number: 245

Submitter details: Akiko Grainger
PO Box 13-420
Johnsonville
WELLINGTON 6440

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 246

Submitter details: Rick Zeng
59 Frankmoore Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 247

Submitter details: Deepti Sandeep Tulpule
72A Sheridan Terrace
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 248

Submitter details: Sumedh Tulpule
72A Sheridan Terrace
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change.

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 249

Submitter details: Marita Basabas
13 Angell Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 250

Submitter details: Linda Riddell
18 Alder Place
Newlands
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 251

Submitter details: Desarae Reti
34 Ruskin Road
Newlands
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 252

Submitter details: Alexia Landy
13 Prospect Terrace
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 253

Submitter details: Leighsah Rawiri
5 Arthur Carman Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 254

Submitter details: Phillipa Landy
1/44 Dr Taylor Terrace
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 255

Submitter details: George Herewini
91 Blackrock Road
Newlands
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 256

Submitter details: R.D. McFaul
48 Frankmoore Ave
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 257

Submitter details: L. Melrose
91A Broderick Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 258

Submitter details: J.J McFaull
48 Frankmoore Ave
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 259

Submitter details: McFaull Investments Limited
48 Frankmoore Ave
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 260

Submitter details: Susan Anne Delahunt
9A Swinford Crescent
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 261

Submitter details: Sheryl Dooley
197 Helston Road
Paparangi
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Concerned that the area will become over populated; crime rates will rise; attract transient population. Oppose infill housing.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Summary of submissions - Proposed District Plan Change 72

Submitter Number: 262

Submitter details: Lynn W. Sawyer
73 Mornington Road
Brooklyn
WELLINGTON 6021

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Doesn't consider how the changes will impact on existing residents, schools and parking.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville. Do not allow 4 storey cheap flatting developments.

Submitter Number: 263

Submitter details: Sarah Le Breton
30A Hereford Street
Wilton
WELLINGTON 6012

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 264

Submitter details: Damien Le Breton
30A Hereford Street
Wilton
WELLINGTON 6012

Wish to be Heard: No

Submission summary: Oppose the unrestricted building heights proposed for Johnsonville. Concerned this will take away the village feel, increase crime.

Decision(s) requested:

1 - Oppose Johnsonville Area of Change and wish the proposal to be declined.

Submitter Number: 265

Submitter details: John Kevin Wholey
8 Chippenham Grove
Churton Park
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose District Plan Change 72. I do not want high rise housing in Johnsonville.

Decision(s) requested:

1 - Oppose District Plan Change 72

Submitter Number: 266

Submitter details: Margaret Scott
8 Phillip Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 267

Submitter details: Jacklyn Hensch
22 Findlay Street
Tawa
WELLINGTON 5028

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change.

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 268

Submitter details: Margaret Hanson
101 Simla Crescent
Khandallah
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 269

Submitter details: Michael David Wong
36 Raumati Terrace
Khandallah
WELLINGTON 6035

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 270

Submitter details: Elizabeth Anne Fyfe
43 Truscott Ave
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 271

Submitter details: Virginia Takamoana Rawiri
120 Homebush Road
Khandallah
WELLINGTON 6035

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 272

Submitter details: Janet Marie Heaver
17 Monowai Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 273

Submitter details: Margaret Torrens
21 Sim Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 274

Submitter details: Helen Mary Toms
105 Fraser Avenue
Raroa
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change.
Existing infrastructure will not cope with the proposed changes

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 275

Submitter details: Mrs Colleen Talty
72 Broderick Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Do not approve Johnsonville Area of Change

Submitter Number: 276

Submitter details: Michael Talty
72 Broderick Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not approve Johnsonville Area of Change

Submitter Number: 277

Submitter details: Karen-Anne McDonald
17A Kentwood Drive
Woodridge
Newlands
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 278

Submitter details: Diana Flatman
15 Calvin Place
Avondale
AUCKLAND 1026

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change.
Will impact on property values.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 279

Submitter details: Deborah Clare Todd
4B Kentwood Drive
Woodridge
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 280

Submitter details: Rachel Ward
6/5 Hawtrey Terrace
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 281

Submitter details: Kaye Denise Wheeler
1 Branscombe Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 282

Submitter details: Lorayn Hart
14 Kinapori Terrace
Newlands
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change.
Oppose 3 story buildings next to existing family properties blocking sun and views.

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 283

Submitter details: Bibiana Sieh Yen Quek
2/ 145 Ohariu Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 284

Submitter details: Lilia Maria Molloy
97A Clifford Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 285

Submitter details: Mark Greenfield
1/31 Ironside Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 286

Submitter details: Ella Kislick
14A Ngarimu Grove
Ngaio
WELLINGTON 6035

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 287

Submitter details: Jo Blackman
44 Bould Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change.
Will cause overcrowding.

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 288

Submitter details: Sheenagh Jardine
76 Middleton Road
Churton Park
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 289

Submitter details: Barbara Anne Black
36 Phillip Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 290

Submitter details: Ian Walter Matthews
74 Broderick Road
Johnsonville

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change. Consultation and information has been undemocratic. This proposal will destroy the lifestyle.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 291

Submitter details: Patricia Diane Matthews
74 Broderick Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change. Proposal will destroy existing lifestyle, devalue properties, cause overcrowding and have great affect on our amenities such as water, traffic, rail, roads and clean green areas.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 292

Submitter details: Arnold John Buck
17A Monowhai Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 293

Submitter details: Margaret M. Ash
1/3 Takatimu Way
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Oppose Johnsonville Area of Change

Submitter Number: 294

Submitter details: Helen Elizabeth Becker
12 Glen Alton Avenue
Paparangi
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 295

Submitter details: Dixie Lee Hoppener
3 Takatimu Way
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 296

Submitter details: James David Sawyer
73 Mornington Road
Brooklyn
WELLINGTON 6021

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change.
Will cause overcrowding and increased traffic congestion.

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 297

Submitter details: Andrew Burton
73 Mornington Road
Brooklyn
WELLINGTON 6021

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change.
Will lead to overcrowding and increased traffic congestion.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 298

Submitter details: Michael Lane
5 Tralee Place
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 299

Submitter details: Renee Paul
12 George Street
Stokes Valley
LOWER HUTT 5019

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 300

Submitter details: Frances Scott
2 Branscombe Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose infill housing in Johnsonville.
Keep height restrictions low.

Decision(s) requested:

1 - Consultation and public agreement

Submitter Number: 301

Submitter details: Joan Macneil
Malvina Major Retirement Village
134 Burma Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 302

Submitter details: Anthony John Karantonis
Flat Fifty Heath Flats
3 Bannister Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Oppose Johnsonville Area of Change

Submitter Number: 303

Submitter details: Geoffrey George Sanders
27 Te Kiteroa Grove
Churton Park
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose District Plan Change 72.

Decision(s) requested:

1 - Leave the District Plan as is.

Submitter Number: 304

Submitter details: Margaret Lavery
11 Baylands Drive
Newlands
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 305

Submitter details: Margaret Robyn Buck
17A Monowhai Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 306

Submitter details: Inga Abolins-Thompson
15 Clifford Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 307

Submitter details: Mrs Dawn Munro
22 Branscombe Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Oppose Johnsonville Area of Change

Submitter Number: 308

Submitter details: Daniel Jacobs
63 Chesterton Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 309

Submitter details: Janet Tyson
8 Macaulay Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Concerned Council is putting "cart before the horse". Infrastructure and services need to be considered first to develop a sustainable community in Johnsonville.

Decision(s) requested:

1 - Review the designation of the area around Burgess Rd/Macaulay St as part of the Johnsonville Area of Change. A traffic plan needs to be developed for Johnsonville before any decisions increasing the density of housing are made.

Submitter Number: 310

Submitter details: Alice Joy Zentveld
53 Kipling Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Changes will destroy values of properties and will cause a negative scene for central Johnsonville.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 311

Submitter details: Maria Telfar
90 Endeavour Street
Kilbirnie
WELLINGTON 6022

Wish to be Heard: No

Submission summary: Submitter opposes District Plan Change 72 on the grounds that it is unnecessary.

Decision(s) requested:

1 - It should be left up to the individual property owner to decide what they want to do to their property or its development.

Submitter Number: 312

Submitter details: Kathryn Wright
43 Bould Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Allowing increased site coverage, higher buildings and more lenient building recession planes will allow high multi-unit development that will diminish the value of other properties in the area, attract less family orientated people.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 313

Submitter details: Daniel Keller
43 Bould Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Johnsonville does not have public areas or room for public areas now let alone with an increased population. High quality, affordable housing does not exist.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 314

Submitter details: Frances Sheldon
1/20 Frankmoore Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Will put pressure on services; affect quality of life within the designated area such as sunlight and views; property values will be affected in the designated area.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 315

Submitter details: Angela Sheldon
6 Birch Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Existing infrastructure can not cope with increased population; changes will spoil Johnsonville's character; pressure on services; sunlight.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 316

Submitter details: Susan Julia Hart
5/21 Rotoiti Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose District Plan Change 72. Medium density housing is not conducive in narrow streets where off-street/ on-street parking is at premium; roads around Johnsonville are overcrowded; greater fire risk when houses are closer together; inner Johnsonville will become a concrete jungle with little green space or trees to combat carbon emissions; loss of privacy.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 317

Submitter details: Murray Henderson
44 Kipling Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Specific areas of concern are around traffic congestion, public transport, loading capacity, parking for visitors, and new medium density residential development.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 318

Submitter details: James Michael Joseph Murphy
8 Sheridan Terrace
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. This is a hill suburb with very difficult parking conditions. The need for extra density housing would be very destructive for not only the character of the town, but traffic conditions are already horrendous. It won't cope with more.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 319

Submitter details: Carol McKnight
25 Kipling Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose taller, denser residential development. Will impact on light/ sun, cause parking problems, loss of green space. Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 320

Submitter details: Brian Pike
24 Imlay Crescent
Ngaio
WELLINGTON 6035

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Suburban nature of the area will be lost. Adverse effects on property values, lifestyle and congestion, existing infrastructure, social problems relating to overcrowding.

Decision(s) requested:

1 - Remove Johnsonville from District Plan Change 72 as an Area of Change.

Submitter Number: 321

Submitter details: Warren Taylor
34 Burgess Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change. Good practice planning requires the infrastructure to be put in place first and then developments to follow. District Plan Change 72 does not state what substantial changes will be made to local roading infrastructure before any developments are allowed to proceed. Local schools are already at full capacity. It is also not clear whether consequential effects on local water and sewerage infrastructure facilities have been factored in to District Plan Change 72. Infill housing will not fit well with the existing style of homes and there could be adverse effects on neighbours including loss of amenity (sunlight, visual qualities, privacy, safety, etc) and loss of property value.

Decision(s) requested:

1 - A well planned programme of infill housing up to 2 storeys high in Johnsonville and other Wellington suburbs together with a well planned new greenfields suburb/s for absorbing future population growth be a better solution.

Submitter Number: 322

Submitter details: Paul Sefton Williams
9A Swinford Crescent
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 323

Submitter details: Deborah Jacqueline Mackley
161 Broderick Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. This will attract the wrong people to our area. There are already traffic problems.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 324

Submitter details: Amanda Cunningham
47 Woodland Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 325

Submitter details: Ian Baggott
6 Birch Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Rooding around Johnsonville won't cope with more residents in high density housing.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 326

Submitter details: Leon Cast
13 Old Coach Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. There are already traffic and parking difficulties. Additional population would require considerable infrastructure improvements.

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 327

Submitter details: Natasha Hallett
27 Erris Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 328

Submitter details: Aidan Hallett
27 Erris Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 329

Submitter details: Paul Hallett
27 Erris Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 330

Submitter details: Susan McIntyre
4 Adair Way
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change pending further consultation with residents/businesses. There needs to be more clear/ transparent information on the proposal and the effects on the suburb is required.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville. Further consultation with residents is required

Submitter Number: 331

Submitter details: Jeanette Mason
129 Ohariu Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change. Changes would devalue house prices and make the area unsafe.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 332

Submitter details: Edward Williams
129 Ohariu Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change. Changes will devalue housing prices and make the area unsafe.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 333

Submitter details: Sarah Krystyna Stirling
33 Bassett Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change. Little research and inadequate consultation has been done. Existing infrastructure and services will not cope with an increased population. There is already traffic congestion and plenty of infill housing in Johnsonville. The changes will also affect property values.

Decision(s) requested:

1 - Seek that Council remove Johnsonville from the Area of Change and District Plan Change 72

Submitter Number: 334

Submitter details: James William Stirling
33 Bassett Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change. Research and consultation has been poor; artificial imposition of Central City living on suburb; serious change to social make-up of suburb without consideration to existing residents; services and infrastructure won't cope with increased population.

Decision(s) requested:

1 - Remove Johnsonville from the Area of Change.

Submitter Number: 335

Submitter details: Denise Dickinson
96 Stewart Drive
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change. There has been poor background research and consultation; artificial imposition of central city living on suburb; serious change to social make-up of suburb without consideration to existing residents; services and infrastructure won't cope with increased population.

Decision(s) requested:

1 - Remove Johnsonville from the Area of Change

Submitter Number: 336

Submitter details: Julia White
26 Monowai Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Oppose changes to the District Plan that will increase the density of housing around Johnsonville. Infrastructure won't cope with the increased population.

Decision(s) requested:

1 - Don't change the District Plan

Submitter Number: 337

Submitter details: Johnsonville Progressive Association (JPA)
Tracy Hurst-Porter
C/- Graeme Sawyer
10 Birch Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Submitter opposes the proposed Johnsonville Area of Change, on the grounds that it is not appropriate for the suburb. The submitter is concerned that the changes will remove property rights for individual owners and lead to a reduction in property values. The increased development will degrade the existing environment and community, particularly the 'family friendly' feel of the suburb. The submitter is concerned at the density of development proposed and lacks confidence in the Council's ability to guarantee that development is of high quality. The submitter questions the ability for the local infrastructure to cope with the increases in population, traffic and parking, and considers that these should be upgraded before the plan is changed to facilitate increased density. The submitter raises grave concerns regarding the fairness and effectiveness of the consultation process used to inform the Johnsonville community of the proposed area of change, and notes that many in the community are completely unaware of the potential implications of plan change 72.

Decision(s) requested:

1 - Withdraw the Area of Change proposal for Johnsonville.

Submitter Number: 338

Submitter details: Tony Evans
9 Trafalgar Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. The proposal does not fully provide for the purpose of the Resource Management Act 1991 (RMA). It seeks to promote more intensive medium density housing in the area and may impact on community uses of the area. Concerned about higher traffic volumes and safety, further restrictions for car parking on our streets, loss of sunlight, privacy and poor design from adjacent new buildings, loss of potential green space, loss of value on our homes, more pressure on already overcrowded schools.

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - The submitter seeks the following changes: In section 4.1, the recognition of the diverse community uses within the Areas of Change; the addition of a new policy under 4.2.1 'Areas of Change' that recognises community-related uses of Areas of Change; the addition of a new policy under 4.2.1 to ensure that residential intensification and comprehensive redevelopment does not have adverse effects on the variety of diverse community uses; the addition of a new matter when assessing applications for new infill or multi-unit developments within an Area of Change to consider whether the proposal will impact on existing community related uses; the addition of a new policy under 4.2.7.3 to provide for a range of residential activities within Areas of Change.

Submitter Number: 339

Submitter details: Teresa Frost
9 Trafalgar Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. The Plan Change does not fully provide for the purpose of the Resource Management Act (1991). Plan Change 72 seeks to promote more intensive medium density housing in the area. The submitter is concerned that the proposed changes will: cause higher traffic volumes resulting in safety issues; further restrictions for car parking; amenity related effects on homes including loss of sunlight, privacy and poor design from adjacent new buildings; loss of potential green space; loss of value on homes; more pressure on already crowded schools.

Decision(s) requested:

1 - Submitter seeks the following changes from Council: In section 4.1, the addition of a new policy under 4.2.1 'Areas of Change' that recognises community-related uses of Areas of Change; the addition of a new policy under 4.2.1 to ensure that residential intensification and comprehensive redevelopment does not have adverse effects on the variety of diverse community uses; the addition of a new matter when assessing applications for new infill or multi-unit developments within an Area of Change to consider whether the proposal will impact on existing community-related uses; the addition of a new policy under 4.2.7.3 to provide for a range of residential activities within Areas of Change.

Submitter Number: 340

Submitter details: Dave Crampton
95 Holston Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change. Intensive development could impact on the community use of this area and so will increased traffic volumes. Concerned that residential intensification will detract from the character and amenity of the area. Nothing in the proposal to promote recreational spaces. If this proposal goes through, no new development should be allowed to start without all applications being notified. Consultation has been unacceptable.

Decision(s) requested:

1 - Oppose Johnsonville Area of Change. Notification of all applications if proposal goes through. Residential intensification does not detract from the character and amenity of the area.

Submitter Number: 341

Submitter details: Mary Crampton
95 Helston Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Johnsonville Area of Change. More intensive housing could impact on the community use of the area, so will the expected increase in traffic volumes which is also a safety issue. Further restrictions for car parking will only add to the car parking problem that already exists. Properties will lose sunlight, privacy and poor design from adjacent new buildings. Homes will lose value due to the high density and poor design and crowding. Proposed plan doesn't protect natural bush - would be sad to see houses get built all through it.

Decision(s) requested:

1 - Council should call for submissions again as consultation with Johnsonville residents hasn't been adequate. Council Officers should visit all schools, kindergartens, churches in the area to get a feel for what community members really want.

2 - Provide for the protection of areas of natural bush within and around the proposed area of change, particularly the area between Helston Road and the Motorway.

Submitter Number: 342

Submitter details: Anne-Marie Wallace
31 Salford Street
Newlands
WELLINGTON

Wish to be Heard: Yes

Submission summary: Oppose minimum lot imposition and taller, denser residential development.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville

Submitter Number: 343

Submitter details: Bronwyn Cook
67 Ohariu Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Suburb is already overloaded in regards to roading, schools, parking and general services.

Decision(s) requested:

1 - Do not impose Area of Change on Johnsonville. More consultation needed.

Submitter Number: 344

Submitter details: Lorraine Murrie
7a Peter Bulton Place
Churton Park
WELLINGTON

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Impact of high density housing is negative in all aspects - resource impact, crime rates, decrease values of properties adjacent.

Decision(s) requested:

1 - Remove Johnsonville from the planned Area of Change

Submitter Number: 345

Submitter details: Louise Dow
29 Fisher Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose Johnsonville Area of Change. Impact of high density housing is negative in all aspects - crime, resource impact, rates impact. It will also negatively impact property values

Decision(s) requested:

1 - Remove Johnsonville Area of Change from the proposed plan.

Submitter Number: 346

Submitter details: J'ville Plunket New Facilities Project
Steering Gp
C/o- 24 Rotoiti Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Support Johnsonville Area of Change. Support Plan Changes that focus on; maintaining and strengthening our centres to enable them to provide accessible local services and facilities; maintaining a sufficient supply of land for industrial and service activities. Additional site coverage will allow us to build more on one level. This Plan Change allows us to build a new Plunket Facility on our current site or acquire a new site that will meet our current and future needs and deliver services to the community.

Decision(s) requested:

1 - Support Johnsonville Area of Change.

Submitter Number: 347

Submitter details: Ted Mitchell
70A Buckley Road
Southgate
WELLINGTON

Wish to be Heard: No

Submission summary: Support Johnsonville Area of Change. This will keep housing affordable. Johnsonville is a high growth area and we need to prepare for this. This will allow large parcels of land near the mall with only one dwelling them it to be better used.

Decision(s) requested:

1 - Support Johnsonville Area of Change

Submitter Number: 348

Submitter details: Nick Economu
107 The Parade
Island Bay
WELLINGTON

Wish to be Heard: No

Submission summary: Support Residential Areas of Change. Johnsonville and Kilbirnie are perfect for these. Population is growing and we need to prepare for this and put people where the surrounds are fully serviced (transport, schools, shops, etc.) with urban space for "wet" houses.

Decision(s) requested:

1 - Support the Johnsonville Area of Change.

2 - Support the Kilbirnie Area of Change

Submitter Number: 349

Submitter details: Shazia Nazil
3 Rama Crescent
Khandallah
WELLINGTON

Wish to be Heard: No

Submission summary: Support Johnsonville Area of Change. We need to think 20 years ahead. We need to increase supply in appropriate areas. Johnsonville has everything to offer for young families and elderly.

Decision(s) requested:

1 - Support Johnsonville Area of Change and Council should implement it.

Submitter Number: 350

Submitter details: John Bateson
11 Kebbell Drive
WAIKANAE

Wish to be Heard: No

Submission summary: Support Johnsonville Area of Change. This will provide the additional housing the Johnsonville will require to support more people that will need to live in the area as a result of the mall.

Decision(s) requested:

1 - I wish the Council to implement the Johnsonville Area of Change

Submitter Number: 351

Submitter details: Hamish Dahya
PO Box 2000
WELLINGTON

Wish to be Heard: Yes

Submission summary: Support Areas of Change, especially Johnsonville.

Decision(s) requested:

1 - Support Johnsonville Area of Change. It will prepare Johnsonville for expected growth and allow Council to better manage this.

Submitter Number: 352

Submitter details: Rupert Gough
19 Chatham Street
Berhampore
WELLINGTON

Wish to be Heard: No

Submission summary: Support Johnsonville Area of Change. There are excellent transport and community facilities in Johnsonville.

Decision(s) requested:

1 - Support Johnsonville Area of Change

Submitter Number: 353

Submitter details: Shanti Govind
173 Westchester Drive
Churton Park
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Support Johnsonville Area of Change. Perfect time to create good housing developments in close proximity to the new Mall. Good range of transport and community facilities.

Decision(s) requested:

1 - Wish Council to go ahead with DPC72

Submitter Number: 354

Submitter details: Min Govind
173 Westchester Drive
Churton Park
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Support Johnsonville Area of Change. Good opportunity for growth and to attract more people to the area. Perfect timing with the shopping centre being developed.

Decision(s) requested:

1 - Wish Council to go ahead with Johnsonville Area of Change

Submitter Number: 355

Submitter details: Tony Randle
20 Truscott Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Oppose Areas of Change. This approach will not work in suburban nodes. The area of change is not supported by the required infrastructure investment or other plans. Johnsonville already struggles to support the wider planned residential growth as the residential green fields area of Wellington City. The Council cannot ensure the Johnsonville Area of Change is successful because it cannot ensure the rules are enforced or make other stakeholders support it.

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Remove Johnsonville from the Areas of Change until it is proven that the Area of Change concept can work elsewhere. Council must ensure major changes to the District Plan are highlighted to communities with feedback provided being properly considered and incorporated into the plan. Council should also review the Johnsonville Town Centre Plan to properly align its objectives with the needs of Johnsonville being North Wellington suburban regional centre.

2 - Remove Kilbirnie from the Areas of Change. Council must ensure major changes to the District Plan are highlighted to communities with feedback provided being properly considered and incorporated into the plan.

Submitter Number: 356

Submitter details: James Hosie
PO Box 13378
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Support Johnsonville Area of Change. This will better support the growing population.

Decision(s) requested:

1 - Support Johnsonville Area of Change

Submitter Number: 357

Submitter details: Dr Richard Tyler
Johnsonville Medical Centre
24 Moorefield Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Support Johnsonville Area of Change. Will help create a lively and vibrant town centre and good transport to Wellington.

Decision(s) requested:

1 - Support Johnsonville Area of Change

Submitter Number: 358

Submitter details: Wai Man Choi
33 Broderick Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Support Johnsonville Area of Change

Decision(s) requested:

1 - Support Johnsonville Area of Change

Submitter Number: 359

Submitter details: Anthony Quayle
C/o - 20 Moorefield Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Support District Plan Change 72, including Johnsonville Area of Change. Johnsonville has existing services such as central bus/road hub, large shopping complex, sporting facilities, and other local amenities. Growth needs to be contained within existing areas or else Wellington will become sprawling.

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 72

1 - Approve the Area of Change for Johnsonville to enable infill developments as proposed.

Submitter Number: 360

Submitter details: June Fredricson
34 Tuapapa Street
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Oppose having ghetto like houses being erected in Johnsonville and having trees cut down or a School being on Alex Moore Park. Oppose high buildings in the area.

Decision(s) requested:

1 - As a ratepayer, I think we should have a say in what goes on in the Johnsonville Mall area and surroundings.

Submitter Number: 361

Submitter details: Greater Wellington Regional Council
Laura Paynter
PO Box 11646
WELLINGTON 6142

Wish to be Heard: Yes

Submission summary: Generally supports the Plan Change as it relates to regional form, urban design, transport and energy, however recommends that aspects of the Plan Change be amended to better address issues with natural hazards and the coastal environment.

Decision(s) requested:

- 1 - Retain Objective 4.2.1 and its associated policies relating to the Johnsonville Area of Change.
- 2 - Retain Objective 4.2.1 and its associated policies relating to the Kilbirnie Area of Change.
- 3 - Retain objectives 4.2.2, 4.2.3 and 4.2.4 and their associated policies, as well as the proposed Residential Design Guide.
- 4 - Include an additional policy at 4.2.8.4 that ensures protection and restoration of indigenous ecosystems and habitats.
- 5 - Add an additional policy and explanation at 4.2.9.4 that specifically addresses natural hazards unique to the coastal environment.
- 6 - Retain objective 4.2.10 and amend policy 4.2.10.1 to further emphasise avoiding adverse effects of natural and technological hazards on people, property and the environment.
- 7 - Retain objective 4.2.5 and policies 4.2.5.2. and 4.2.5.3, and amend Policy 4.2.5.1 to widen the scope to which sustainability applies.
- 8 - Identify sites with significant indigenous biodiversity values on District Plan Maps. Include the biodiversity action plan and grant programmes as methods under policies 4.2.8.3 and 4.2.8.4.
- 9 - Include policies 4.2.8.3 and 4.2.8.4 as amended in this submission to the list to be considered for rule 5.3.4.
- 10 - Add the words "building and" to policy 4.2.10.2 and amend policy 4.2.10.3 to include hazards other than just flood events.
- 11 - Amend General Yards standards 5.6.2.2.10 and 5.6.2.2.11 to increase the yard setback for buildings and structures and impervious surfaces from Porirua Stream, the coastal marine area and any other water body.
- 12 - Retain Rule 5.1.11 and the limitations specified in 5.1.11.1 and 5.1.11.2.
- 13 - Delete Rule 5.2.2.

14 - Modify Rule 5.3.10 to widen the discretion and the scope to which the rule applies.

15 - Modify the non-notification/service statement for rules 5.3.10 and 5.3.4.2 to clarify that Greater Wellington is an affected party for such applications.

Submitter Number: 362

Submitter details: Craig Palmer
29 Moir Street
Mt Victoria
WELLINGTON 6011

Wish to be Heard: Yes

Submission summary: Submitter requests a number of amendments to the provisions relating to multi-unit developments, demolition controls, townscape character and work from home activities.

Decision(s) requested:

- 1 - All multi-unit developments should conform in all respects to the footprint of the eight houses on either side.
- 2 - All consent applications to demolish a pre-1930 house should be publicly notified.
- 3 - The objectives and policies should give a stronger emphasis to the retention of existing character.
- 4 - Place particular emphasis on the retention of the townscape of Wellington's inner city hillside suburbs.
- 5 - No 'work from home' activity should have an adverse effect on adjacent property owners. Exclude automotive painting operations or any operation involving the use of any hazardous material from the definition of work from home activity.
- 6 - When consent is granted to demolish a building, the replacement building should replicate the street façade of the previous house, and be built of the same materials.

Submitter Number: 363

Submitter details: Transpower New Zealand Ltd
C/- David le Marquand
Burton Planning Consultants Ltd
PO Box 33-817
Takapuna
Auckland 0740

Wish to be Heard: Yes

Submission summary: Submitter requests amendments to Plan Change 72 to provide greater recognition for the importance of the national grid, and to give effect to the National Policy Statement on Electricity Transmission (NPSET) 2008.

Decision(s) requested:

- 1 - Retain objectives and policies relating to subdivision (4.2.6 and 4.2.6.2) and the national grid (4.2.13 and 4.2.13.3) as notified.
- 2 - Amend the rules in section 5.3 to refer to 'buildings and structures' rather than the specific references to 'residential buildings and structures'.
- 3 - Retain the requirement for all buildings and structures in Rules 5.1.7-12, and 5.2.2 to comply with the standards in 5.6.2. Retain standard 5.6.2.12.
- 4 - Retain rule 5.3.4.11.
- 5 - Amend standard 5.6.2.12 to include a control on the mature height of trees/vegetation planted within the vicinity of any transmission line.
- 6 - Retain subdivision rules and standards without further modification.
- 7 - Amend the non-notification statement attached to rule 5.3.4.11 to clarify that Transpower NZ Ltd may be considered to be an affected party.

Summary of submissions - Proposed District Plan Change 72

8 - Amend the Residential Design Guide to include guidelines on subdivisions, building works and planting undertaken in the vicinity of transmission lines.

9 - Amend the planning maps to show the 'transmission corridors' that follow the national grid transmission lines that traverse Wellington.

10 - Amend the definition of 'Minor Upgrading' to include a greater range of works on the national grid transmission lines.

Submitter Number: 364

Submitter details: Ann and Alexander Mitcalfe
4 Hadfield Terrace
Kelburn
WELLINGTON 6012

Wish to be Heard: Yes

Submission summary: Submitter supports many aspects of proposed plan change 72 but seeks greater emphasis to be placed on sustainable development and transport, green buildings, native plantings, storm water control, and quality and accessibility of open space and the coastal environment.

Decision(s) requested:

- 1 - Place less focus on the provision of car-parking, and instead focus on and prioritise accessibility to public transport and alternate modes of transport.
- 2 - Provide a clearer expression of planning support for sustainable development practises and green building technologies.
- 3 - Provide higher prioritising of native plantings over exotic plants.
- 4 - Place limits on the amount of 'hard structural surfaces' that can be developed on a site.
- 5 - Protection of the coastal environment should be extended to preventing new structures on the seaward side of coastal roads.
- 6 - Place a stronger emphasis on the preservation of clean air and water when designing and building around Wellington.
- 7 - Oppose the development of a formal vehicle roadway from Wrights Hill to Mitchell Street.

Submitter Number: 365

Submitter details: Mr and Mrs Trang
75 Kauri Street
Miramar
WELLINGTON

Wish to be Heard: Did not state

Submission summary: Submitter supports proposed Plan Change 72

Decision(s) requested:

- 1 - Submitter is happy with proposed Plan Change 72.