

Wellington City Proposed District Plan Further Submission Form – Multiple points attachment

Use this form to lodge a number of additional further submission points. Add additional rows as needed. You must fill out a full further submission form (PDF form) with your contact details in addition to this document

I support/oppose the submission of: <i>(State the submission number, name and address of the person making the original submission)</i>	The particular part/s of the submission I support/oppose are: <i>(State the submission number/point number of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>		The reasons for my support/ opposition are: <i>(State the nature of your submission, giving reasons)</i>	I seek that the whole (or part) of the submission be allowed/disallowed: <i>(Give precise details of the decision you want the Council to make)</i>
<p>Lincolnshire Farm Ltd, Hunters Hill Ltd, Best Farm Ltd, Stebbings Farmlands Ltd, Ohau Land and Cattle Ltd 107B Westchester Drive Churton Park 6037 Rod Halliday</p>	<p>Sub no./ point no. 25.19 25.20 25.21</p> <p>(Original points 19.1, 19.2, 19.3)</p> <p>Also 108.4 Standards/Built Areas/DEV3-S15 Medium Density 108.10; Planning Maps /Streams 108.11 Planning maps/Unbuilt areas 108.13 Plannings maps/Positions of roads.</p>	<p>Oppose</p>	<p>Provision</p> <p>Hydrological neutrality relating to Stebbings and Seton Nossiter dams</p> <p>Submitter states that Rule R5 requiring hydrological neutrality for any new housing development should not apply to the Upper Stebbings Valley or Seton Nossiter catchments because both these catchments are protected by detention dams. Submitter argues that previous developments in these catchments, including Churton Park subdivisions over the last 5+ years, have had no requirement for stormwater neutrality - however climate change is accelerating and what was required in the past must change to reduce future negative flood impacts.</p> <p>Serious flooding has occurred in the past from these catchments including some events after the detention dams were constructed. Stebbings detention dam was completed in 1994 and is designed to hold back water arising from a one on one-hundred-year flood event, a target that is now unlikely to be met due to the accelerating effects of climate change.</p> <p>Furthermore, Glenside West catchment is not in the Stebbings Dam or Seton Nossiter catchment and there is no downstream floodwater protection therefore Council should be taking additional measure to reduce the impact of earthworks and housing development on the Glenside West water catchment.</p>	<p>We urge that Rule 5 be maintained for developments in these two catchments and include Glenside West.</p> <p>Please refer to photo's and our full submission including reference to original submission points 108.4 Standards/Built Areas/DEV3-S15 Medium Density; 108.10 Planning Maps /Streams; 108.11 Planning maps/Unbuilt areas (mistakenly listed as 108.12); 108.13 Plannings maps/Positions of roads which relate to protecting residents and Council infrastructure downstream, from sediment, stormwater, erosion, flooding.</p> <ul style="list-style-type: none"> • We seek acknowledgement by Council that the Government's Policy Statement on Urban Development does not apply to areas such as Glenside West. • That any development in Glenside West takes place with a minimum of earthworks and that natural gullies are not filled in. • That the grey unbuilt area in Glenside West is unsuitable land for housing and that the whole area shown in mustard/yellow (Fig 1) is limited to Large Lot Residential. • Roading and housing doesn't extend into gullies, ephemeral streams, intermittent and perennial streams and is kept away from the ridgetop. • Furthermore no housing is built above the current Glenside-Churton park suburb boundary in order that the ridgeline is offered at least some degree of visual protection. • Significant Natural Areas (SNAs) on this site must be preserved and not impacted by development, if any development is to take place

<p>Lincolnshire Farm Ltd, Hunters Hill Ltd, Best Farm Ltd, Stebbings Farmlands Ltd, Ohau Land and Cattle Ltd 107B Westchester Drive Churton Park 6037 Rod Halliday</p>	<p>Sub no./ point no. 25.57 25.58 25.59 (original 10.1 Roads DEV3-APP- R5)</p>	<p>Oppose</p>	<p>Provision Constructi on of intersectio n linking Te Kahu Road to Westchest er Drive</p>	<p>We submit that the development of the intersection and Te Kahu Road should be brought forward and built now. Completing the Te Kahu link road to Westchester Drive is necessary to reduce circuitous route through Churton Park. The intersection and related road is necessary now, to reduce emissions, reduce wear and tear on roads and to prevent traffic conflicts and near misses at Melksham-Westchester drive intersection.</p>	<p>Council to make it a requirement to construct the Te Kahu link road and intersection in readiness for any further development. Please refer to our full submission. Please refer to our full submission.</p>
<p>Lincolnshire Farm Ltd, Hunters Hill Ltd, Best Farm Ltd, Stebbings Farmlands Ltd, Ohau Land and Cattle Ltd 107B Westchester Drive Churton Park 6037 Rod Halliday</p>	<p>Sub no./ point no. 25.31 (original 108.1 Standards /Built area /DEV3-S10 Permeable surface area Also 108.4 Standards /Built Area /DEV3-S15 Medium Density 108.10; Planning Maps /Streams 108.11 Planning maps unbuilt areas 108.13 Plannings maps/Positio ns of roads.</p>	<p>Oppose</p>	<p>Provision Permeable surface areas</p>	<p>Oppose submitter seeking to reduce permeable surface from 30% to 20%. This is because residents below the site and downstream will be adversely affected. Housing development on Glenside West slopes should be hydrologically neutral. Because this is almost certainly not achievable, we oppose any high or medium density housing development in this area at all. The Boffa Miskell Upper Stebbings Valley Wellington Landscape and Ecology Analysis report (2018) is very pertinent when considering this development. This report identified Glenside West as having remnant forest of high ecological values, worthy of protection.</p>	<p>Council to limit the Glenside West area to lower density development such as Large Lot Residential and, regardless of outcome, apply the appropriate standard for permeable surfaces that avoids any increase in flooding or risk of slips i.e. 30% permeable surface or higher. Please refer to photo's and our full submission including reference to original submission points 108.4 Standards/Built Areas/DEV3-S15 Medium Density; 108.10 Planning Maps /Streams; 108.11 Planning maps/Unbuilt areas (mistakenly listed as 108.12 in our submission); 108.13 Plannings maps/Positions of roads which relate to protecting residents and Council infrastructure downstream, from sediment, stormwater, erosion, flooding.</p> <ul style="list-style-type: none"> • We seek acknowledgement by Council that the Government's Policy Statement on Urban Development does not apply to areas such as Glenside West. • That any development in Glenside West takes place with a minimum of earthworks and that natural gullies are not filled in. • That the grey unbuilt area in Glenside West is unsuitable land for housing and that the whole area shown in mustard/yellow (Fig 1) is limited to Large Lot Residential. • Roading and housing doesn't extend into gullies, ephemeral streams, intermittent and perennial streams and is kept away from the ridgetop. • Furthermore, no housing is built above the current Glenside-Churton park suburb boundary in order that the ridgeline is offered at least some degree of visual protection. • Significant Natural Areas (SNAs) on this site must be preserved and not impacted by development, if any development is to take place.