

Proposed Private District Plan Change 24

**1 – 13 Ludlam Crescent – Rezoning to General Residential Activity Area,
Medium Density**

Summary of Submissions

Publicly Notified:

17 April 2012

Further Submissions Close:

2 May 2012 at 5.00pm

PUBLIC NOTICE

Public Notification of the Summary of Submissions on Proposed Private District Plan Change 24 to the City of Lower Hutt District Plan

Clause 8 of the First Schedule – Part 1 of the Resource Management Act 1991

Hutt City Council has prepared the summary of submissions received on

Proposed Private District Plan Change 24: 1 – 13 Ludlum Crescent, rezoning to General Residential Activity Area, Medium Density

The summary of the decisions sought and full copies of the submissions are available and can be inspected at

- All Hutt City Council Libraries; and
- Customer Services Counter, Council Administration Building, 30 Laings Road, Lower Hutt.

Alternatively, the summary of submissions is available on the Council website:

- <http://www.huttcity.govt.nz/Your-Council/Plans-and-publications/District-Plan/District-Plan-changes/District-Plan-change-24>

Copies can also be requested by contacting Hutt City Council:

- Phone: (04) 570 6666 or
- Email: district.plan@huttcity.govt.nz

Further Submissions close on 2 MAY 2012 at 5.00pm

Persons who are representing a relevant aspect of the public interest or persons who have an interest in the proposed plan change that is greater than the interest of the general public can make a submission in support of, or in opposition to, the submissions already made.

You may do so by sending a written submission to Council:

- Post: Environmental Policy Division, Hutt City Council, Private Bag 31912, Lower Hutt 5040;
- Deliver: Council Administration Building, 30 Laings Road, Lower Hutt
- Fax: (04) 570 6799;
- Email: district.plan@huttcity.govt.nz

You must also send a copy of your further submission to the person on whose submission you are supporting or opposing within five working days of sending your further submission to Hutt City Council.

The further submission must be written in accordance with RMA Form 6 and must state whether or not you wish to be heard on your submission. Copies of Form 6 are available from the above locations and the Council website.

Please state clearly the submission reference number to which your further submission relates.

Tony Stallinger
Chief Executive

17 April 2012

SUBMISSIONS RECEIVED

<i>Sub. No</i>	<i>Name/Organisation</i>	<i>Page No.</i>
DPP12-5-24-001	Vincent Manks	3
DPP12-5-24-002	Greater Wellington Regional Council	3
DPP12-5-24-003	Soma Medical Centre	4

SUMMARY OF SUBMISSIONS - PROPOSED PRIVATE PLAN CHANGE 24

Submission Number: DPP12-5-24-001					
Submitter	Sub. Ref.	Amendment & Provision	Support / Oppose	Reasons	Decision/Relief Sought
Vincent Manks	1.1	General	Support	No reasons stated.	That Council accept the private plan change in its entirety

Submission Number: DPP12-5-24-002					
Submitter	Sub. Ref.	Amendment & Provision	Support / Oppose	Reason	Decision/Relief Sought
Greater Wellington Regional Council	2.1	General	Not stated	<p>The plan change is in an area at risk from flooding from the Hutt River. Improving flood protection of the area is being undertaken by Greater Wellington's Flood Protection department as part of a programme of work outlined in the Hutt River Flood Plain Management Plan to protect most parts of the floor plain to a 440 year return period flood.</p> <p>Once all proposed flood protection measures have been achieved, there will still be a residual hazard from flooding. It is important to recognise and acknowledge this. Greater Wellington notes that this has not been addressed in the Proposed Private Plan Change 24 report by Cuttriss Consultants.</p>	<p>That Council consider the following points:</p> <ul style="list-style-type: none"> • The recognition of the residual flooding risk posed to the site proposed to be rezoned • The potential requirements to reduce and/or mitigate future development on the site to reduce the risk from flooding. Technical build levels are available from Greater Wellington if required.

Submission Number: DPP12-5-24-003					
Submitter	Sub. Ref.	Amendment & Provision	Support / Oppose	Reason	Decision/Relief Sought
Soma Medical Centre	3.1	General	Not opposed in principle	No reasons stated.	<p>That Council specifically mention in their decision the consideration of the following points:</p> <ul style="list-style-type: none"> • Access. Ensure that the entrance and exit ways to 23 Ludlam Crescent are never obstructed. There are occasions when urgent ambulance access is required • Parking. There is limited close parking in Ludlam Crescent and Wai-Iti Crescent for staff at Soma Medical Centre and overflow from the carpark the Centre provides. The submitter requests that the Council make provision for these parks to be avoided and left unused by any vehicles involved in construction work. • Noise. The submitter requests that the Council make provision so the contractors must negotiate with the Medical Centre in relation to noise. In particular, the timing of any excessive noise, and especially in the adjacent site, be when the nearest consulting room is not in use. • Power. There is recent history of power surges and power cuts affecting the Medical Centre's building. This places computers and the business generally at risk. How are these to be prevented during construction? • Odour. During demolition of the petrol station a toilet was placed near to the fence next to the Medical Centre's property. Repeatedly, there was odour from it into adjacent rooms. Please ensure that this does not occur. • Privacy. The submitter requests that a double story building is not built adjacent to their property, where occupiers in an upstairs room could view into the waiting room or other rooms on that side of the Medical Centre.

ADDRESS FOR SERVICE – PROPOSED PRIVATE PLAN CHANGE 24

Submission No.	Name/Organisation	Address	Address
DPP12-5-24-001	Vincent Manks	██████████	██████████, Lower Hutt 5040
DPP12-5-24-002	Greater Wellington Regional Council C/- Caroline Ammundsen	PO Box 11646	Wellington 6142
DPP12-5-24-003	Soma Medical Centre C/- Ralph and Adrienne Brock-Smith,	23 Ludlam Crescent	Woburn, Lower Hutt 5010