
SUMMARY OF SUBMISSIONS

PLAN CHANGE 8 – SITES IN THE CENTRAL COMMERCIAL ACTIVITY AREA
ADJACENT TO RESIDENTIAL AREAS

Further Submissions close on 23rd June 2006 at 5.00pm



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DPC08/06	Petone Community Board
DPC08/07	Maxwell John Shierlaw
DPC08/08	Robert Macdonald and David Bassett

ADDRESS FOR SERVICE – PLAN CHANGE 8

Submission No.	Name/Organisation	Address
DPC08/01	Rodger Dunstan Marvelly	[REDACTED] Lower Hutt
DPC08/02	Derek Scott and Lynda Reid	[REDACTED] Lower Hutt
DPC08/03	Robert Crawford Young	[REDACTED] Lower Hutt
DPC08/04	Central Ward Committee C/- Desiree Mulligan	[REDACTED] Lower Hutt
DPC08/05	Warwick Edwin Denys Stoupe	[REDACTED] Lower Hutt
DPC08/06	Petone Community Board C/- Richard Cole	[REDACTED] Petone
DPC08/07	Maxwell John Shierlaw	[REDACTED] Lower Hutt
DPC08/08	Robert Macdonald David Bassett	[REDACTED] Lower Hutt [REDACTED] Lower Hutt

SUMMARY OF SUBMISSIONS

DPC08/01

Submission No. Decision No. Submitter

DPC08/01 D1 Rodger Dunstan Marvelly

Decision Sought

Amend Plan Change 8 to restrict commercial buildings to a 12 metre height within 150 metres of residential boundaries.

Submission No. Decision No. Submitter

DPC08/01 D2 Rodger Dunstan Marvelly

Decision Sought

That Council ensures that commercial developments adjacent to residential areas do not detract from the character and quality of the areas.

DPC08/02

Submission No. Decision No. Submitter

DPC08/02 D1 Derek Scott and Lynda Reid

Decision Sought

Minimise risks to the public by giving full consideration to seismic risks, risks to the aquifer and microclimate changes.

Submission No. Decision No. Submitter

DPC08/02 D2 Derek Scott and Lynda Reid

Decision Sought

Ensure a harmonious integration of the CBD with the adjoining residential zone.

DPC08/03

Submission No. Decision No. Submitter

DPC08/03 D1 Robert Crawford Young

Decision Sought

A height restriction of 12 metres to be held constant for 30 metres from the residential boundary, and that a 45 degree recession plane be then permitted from this 30 metre point.

Submission No. Decision No. Submitter

DPC08/03 D2 Robert Crawford Young

Decision Sought

Assurances that the Council's building restrictions adequately address earthquake risk and subsidence for high rise buildings bordering residential zones.

DPC08/04

Submission No. Decision No. Submitter

DPC08/04 D1 Central Ward Committee

Decision Sought

A solution that will ensure that the amenity values of residential or recreation areas abutting properties in the Central Commercial Activity Area are protected.

Submission No. Decision No. Submitter

DPC08/04 D2 Central Ward Committee

Decision Sought

Urgent clarification of the word "abut" in the District Plan.

Submission No. Decision No. Submitter

DPC08/04 D3 Central Ward Committee

Decision Sought

Requests the implementation of a 'buffer zone' which provides a harmonious integration between the Commercial and Residential Activity Areas, either by (a) at a specified distance from the

boundary of the Residential Activity Area the building height shall not exceed 12 metres, or
(b) the implementation of Option 3 (combined 30 metres and 31 degree angle) as proposed at the Extraordinary Council Meeting on 9 March 2006.

DPC08/05

Submission No. Decision No. Submitter

DPC08/05 D1 Warwick Edwin Denys Stoupe

Decision Sought

Requests an appropriate balance between development and the protection of amenity values.

DPC08/06

Submission No. Decision No. Submitter

DPC08/06 D1 Petone Community Board

Decision Sought

Adopt Proposed Plan Change 8.

DPC08/07

Submission No. Decision No. Submitter

DPC08/07 D1 Maxwell John Shierlaw

Decision Sought

That the status quo (prior to the proposed change number 8) be retained until a proper evaluation as detailed under S32 of the RMA is conducted.

DPC08/08

Submission No. Decision No. Submitter

DPC08/08 D1 Robert Macdonald and David Bassett

Decision Sought

To specify that no building or structure within the Central Commercial Activity Area, to be sited in whole or in part within 150 metres of a Residential Activity Area or Recreational Activity Area, may have a building height of more than 12 metres.

Submission No. Decision No. Submitter

DPC08/08 D2 Robert Macdonald and David Bassett

Decision Sought

To clarify that the word ‘abut’ (and corresponding derivatives of that word) in the City of Lower Hutt District Plan includes as to meaning the words ‘border’, ‘abound’, and ‘adjacent’ (with corresponding derivatives for each of those words).

Submission No. Decision No. Submitter

DPC08/08 D3 Robert Macdonald and David Bassett

Decision Sought

Without limiting the meaning of ‘abut’, to clarify that a Commercial Activity Area abuts a Residential Activity Area or a Recreational Activity Area where the areas are separated by a road or a lane or any other passage or right of way or access.

Submission No. Decision No. Submitter

DPC08/08 D4 Robert Macdonald and David Bassett

Decision Sought

For the purposes only of determining whether a Residential Activity Area abuts a Commercial Activity Area, any part of a Commercial Activity Area that, before a subdivision, abuts a Residential Activity Area shall be deemed to continue to abut that Residential Activity Area after the subdivision.

Submission No. Decision No. Submitter

DPC08/08 D5 Robert Macdonald and David Bassett

Decision Sought

To specify that developments in the Commercial Activity Area, abutting a Residential Activity Area or a Recreational Activity Area, must, in addition to complying with other provisions of the District Plan:

- (a) have or follow a design and outlook developed in accordance with internationally recognised urban planning principles;
- (b) without limiting (a), be in balance and blend in with the immediate residential properties in the relevant Residential Activity Area; and

(c) where those developments are of a significant or substantial scale, and without limiting (a) and (b), include reserves or other features that make a contributions to the immediate environs.

Submission No. Decision No. Submitter

DPC08/08 D6 Robert Macdonald and David Bassett

Decision Sought

To note that nothing in the proposed change limits or obviates the need for developments on sites in the Commercial Activity Area to satisfy the other provisions of the District Plan.
