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Proposed Plan Change G – Aokautere Urban Growth

First name	Rosemary and Anthony
Last name	Gear
This is a further submission [in support of or in opposition to] a submission on Proposed Plan Change G	in support of
I am:	a person who has an interest in the proposal that is greater than the interest the general public has
Please specify the grounds for saying that you come within this category	We live in Moonshine Valley which is affected by the proposed multi unit and multi storey dwellings immediately above the Valley
My further submission is on submission number:	41
Name of original submitter	Brett Guthrie
The particular parts of the submission that I support / oppose are:	<p>We support the request to remove the proposed multi unit and multi storey dwellings along the promontories above Moonshine Valley.</p> <p>We support the request for a 15m setback from the edge of the escarpment above Moonshine Valley.</p> <p>We support the request for a transition area between the Woodgate subdivision and the Moonshine Valley Special Character area</p>
The reasons for my support / opposition are:	<p>Support for the removal of the proposed multi unit and multi storey dwellings.</p> <p>Allowing these will have a significant visual impact on Moonshine Valley.</p> <p>In addition this proposal above the escarpment along the Moonshine Valley boundary does not fit the new criteria for medium density development in town</p> <ol style="list-style-type: none"> 1. They are not within 800m of the city centre. They are about 3.5km from the city centre. 2. They will not be within easy walking distance of any future community centre due to the topography as well as distance. 3. There are no schools planned within the 800m of these "fingers" on the plateau, only possibly the Brethren School which is not available to the general public. 4. No bus will be able to drive up to these dwellings as there is insufficient room for a bus to turn. In addition it will no be economically viable for public transport. <p>Support for a 15m setback along the edge of the escarpment. This will help with visual impact as well as reducing the danger from storm water causing slippage along the slopes. Proposed detention (or retention) ponds, whilst controlling the discharge of storm water into the gullies in a more controlled fashion, will not reduce the volume of water having to be got rid of. In fact because of the reduced soakage</p>

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	<p>area caused by increased footprints of houses and roading, MORE water will have to be dealt with, not less. A precedent for this setback is that overlooking Turitea Valley. Their slopes are not as unstable as Moonshine Valley's so it is even more important that this is put in place for the plateau above Moonshine Valley.</p> <p>We support a transition area between Woodgate and Moonshine Valley. This has been proposed many times in the last few years. We support the request that a minimum section size of 1ha be allowed for this area which not only would solve the problem of visual impact on the Moonshine Valley area but also alleviate the issue of drainage. The increased water runoff from the developments above Moonshine Valley have already increased sediment into the Moonshine Valley stream which is affecting our important aquatic life. i.e. Giant Kokopu and long fin eels. This sediment is getting worse and no mitigation by the developers seems to reduce it.</p>
I seek that the whole (or part) of the submission be allowed / disallowed:	I seek the whole of the submission to be allowed
Supporting information	
I wish to be heard in support of my submission	Yes
If others make a similar submission, I will consider presenting a joint case with them at a hearing	No