

Submission from Sue Trueman on behalf of the HVCC on PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN: PROPOSED (PRIVATE) PLAN CHANGE 36 - REZONING OF 166 ALEXANDER ROAD FROM BUSINESS INDUSTRIAL TO RESIDENTIAL

The Hutt Valley Chamber of Commerce opposes the request to change the zoning for the land at 166 Alexander Road from "Business Industrial" to "Residential".

The Chamber is of the opinion that the ratepayers of Upper Hutt would be better served by retaining the land at 166 Alexander Road as a Business Industrial zone.

There are signs that the economy is picking up and having a good supply of industrial land, especially larger scale industrial land, puts Upper Hutt in a position to attract more businesses to our city. Having more locally based businesses is a key factor in improving the economy of Upper Hutt. More locally based businesses means more employees based in Upper Hutt, which in turn means more money spent in Upper Hutt at our current businesses both retail and other types of businesses, which in turn helps to retain businesses and services within our city.

The industrial land at Alexander Road is an asset to Upper Hutt at a time when flat industrial land in the Wellington region is in short supply. This is particularly the case given the size and scale of this piece of industrial land. The Alexander Road site is flat, accessible, with handy rail links, and already has the necessary roading in place. There are other options for housing areas within the Upper Hutt region however this block of industrial land is located in an area that is unique to the Wellington region with having the CIT, Army and Wellington Racing Club in the near vicinity. It is ideally placed as an industrial area.

The Chamber's understanding is that this piece of land has low earthquake risk. This is important for industrial land and is an added attraction that can suit businesses looking to relocate from higher earthquake risk areas.

There are already industrial developments neighbouring this land which raises two issues if the land was to be rezoned residential. Firstly existing businesses do not want to be and should not be restricted in their use of their existing land because of residential creep. Secondly if residential properties were to be located on this site it is likely that the activities of existing or future industrial sites in the area could be viewed as a nuisance factor to residents. Upper Hutt has experienced issues previously with residential property owners complaining of the noise and emissions from industrial sites. To locate residential properties on this site invites more of these types of complaints to occur in the future.

There are significant commercial developments that could possibly happen with the AgResearch land at Wallaceville. If these go ahead it is likely that they will lead to many spin off businesses wanting to be located near to Wallaceville. The land at Alexander Road would be ideal.

It is important that Upper Hutt City Council takes a long term view of the use of this land and how it will benefit the Upper Hutt community and does not simply respond to the short term needs of the Developer who bought this land knowing that it was zoned Business Industrial. Once commercial land is converted to residential properties this decision is essentially irreversible. It is vital that we encourage more businesses to locate to Upper Hutt if we want to be a vibrant, self sustaining city that is able to provide a wide range of amenities and services to our ratepayers.

The Hutt Valley Chamber of Commerce asks that Upper Hutt City Council denies the request for a District Plan change and that the Council keeps the zoning for the land at 166 Alexander Road as "Business Industrial" zone.

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