

Submission form (FORM

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OFFICE USE ONLY	Submission numbe	er 89
PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY		RICT PLAN
Proposed Plan Change 50 — Rural Re	view	
The closing date for submissions is Friday , 17 November 20	123 at 5pm	
The closing date for submissions is friday, 17 November 20	23, at 3pm	
To Upper Hutt City Council		
Submission on Proposed Plan Change 50 to the Upper Hutt Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, U Post to: Planning Policy Team, Upper Hutt City Council, Private Bag 907 Scan and email to:	pper Hutt 5019	ct Plan
Details of submitter		
When a person or group makes a submission or further submission on a Proposed Plan Change this is public idetails, including your name and addresses, will be made publicly available under the Resource Management Act must be published to allow for further submission on the original submission. There are limited circumstances we kept confidential. If you consider you have reasons why your submission or your contact details should be kept email at planning@uhcc.govt.nz.	1991. This is because, under t when your submission or your	he Act, all submissions contact details can be
POSTAL ADDRESS OF SUBMITTER 186 Parkes line Road, Mayono	on Te Man	۹
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AGENT ACTING FOR SUBMITTER (IF APPLICABLE)		* v
ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)		
CONTACT TELEPHONE 021455761 CONTACT EMAIL bruce battes 180	3 @ gmail.	om
I could gain an advantage in trade competition through this submission (please tick or	ne ᢀ): yes ○/ Ø no	
Only answer this question if you ticked 'yes' above:		

I am / am not (tick one) directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

Details of submission	
The specific provisions of the proposed Plan Change that my suit	bmission relates to are as follows:
	. USE ADDITIONAL PAPER IF NECESSARY
My submission is that: As attached	OSE ADDITIONAL PAPER IF NECESSARI
	OF YOUR SUBMISSION. CLEARLY INDICATE WHETHER YOU SUPPORT OR OPPOSE THE SPECIFIC HAVE AMENDMENTS MADE, GIVING REASONS. PLEASE USE ADDITIONAL PAPER IF NECESSARY
I seek the following decision from the local authority: As attacheel	
	PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY
Please indicate whether you wish to be heard in support of your submission (tick appropriate box <i>③</i>):	I do wish to be heard in support of my submission.
Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box): Maymorn Collective	I do wish to make a joint case.
Signature and date	
Signature of person making submission or person authorised to	o sign on behalf of person making submission:

(b) does not relate to trade competition or the effects of trade competition.			

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 -Rural Review

Submission Points From: Bruce Bates

186 Parkes Line Road, Maymorn, Upper Hutt

Email: bruce.bates186@gmail.com

Bruce

- (1) I agree with the Maymorn Collective submission in all aspects and to be considered as part of my own individual submission .
- (2) Class 3 soil should NOT be included as Highly Productive Land, and the new incoming Government might be in agreement with their pre election statement. National Party's pre-election platform which included the removal of Land Use Capability 3 from the definition of highly productive land.
- (3)We are not comfortable with the proposed zoning, we think there are some inconsistencies. We would like SETTLEMENT ZONE to be considered for our property.
- (4) Having rural production amongst the immediate area is fragmenting the immediate area which has clearly been targeted as residential with a rural lifestyle flair. This would create fragmentation for the immediate area we are part of, and not conducive to the overall future of the immediate area.
- (5) We didn't consider class 3 soil to be considered highly productive because our property is fragmented and variable. Our land is fragmented with modified soils on our property and also includes House, surrounding land and large gardens with bush and tree area part of our large lawn garden area, outbuildings, driveway access and walkways in and around the property. This fragmented modified area covers approx 0.9 Ha.
- (6) We can't see why the other side of Parkes Lines Road is different to our side, in respect to subdividing into smaller lots at present.
- (7) People like living out in this area away from the built up suburban areas in town . This gives an opportunity and choice to have a larger more open property but be close to all major amenities. This will align with what is happing in the immediate area around the Maymorn Railway Station .
- (8) Our property is close to the Maymorn Railway station, easy walking distance to the station, approx 5 minutes. It gives good access north, south and close to SH2.
- (9) Our land is primarily used for residential purposes, fragmented, and similar in character to that across the road, and I feel the Settlement Zone would be more appropriate.

- (10) UHCC Urban Growth strategy 2007-identified Maymorn which included our property and the properties of the Maymorn Collectives as the most significant area for urban development in Upper Hutt over the next 30 years
- (11) Maymorn Structure plan -adopted by council in 2012 includes our land and the Maymorn Collectives,
- (12) UHCC Land Use Strategy 2016-2043- adopted in September 2016 Identifies our land and the collectives for development
- (13) UHCC PC 50 Rural and Residential Chapter Review, our property was zoned for Settlement
- .(14) NPS HPL exemption clause 3.5(7)b (i) identified for future urban development.