

Form 6  
Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City  
Council District Plan

*Clause 8 of Schedule 1, Resource Management Act 1991*

**Proposed Plan Change 50 – Rural Chapter Review**

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making further submission: Sharath Varghese  
[full name]

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general public has because ... As a resident of Pinhaven, I'm directly impacted by the landscape, traffic and the noise effect of the proposed development. I'm also concerned about the lack of information provided by the Submitter as a large-scale development could affect the current residents.

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

I oppose the entire submission, especially the request to rezone land currently designated as rural in both the Operative Plan & Plan Change 50 to General Residential Zone.

The reasons for my opposition are:

- (a) The proposal lacks enough details, such as cost benefit analysis
- (b) The proposal rezoning is large & impact public interests by passing the Statutory Public Participation process

I seek that the whole of the submission be disallowed:

I request that the Council to require the Submitter to apply for Private Plan Change for the proposed rezoning.

- (c) There will be a lot of houses on the skyline according to the proposed
- (d) This will increase the traffic & flooding behind our property.

I wish *or* do not wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

*[Delete if you would not consider presenting a joint case.]*

Signature of person making further submission .....  
(*or person authorised to sign on behalf of person making further submission*)  
(*A signature is not required if you make your submission by electronic means.*)

Date ..... 26-06-24

Electronic address for service of person making further submission

Email: .....

Telephone: .....

Postal address: .....

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**Deliver to GTC's agent** (Chris Hansen, RMA Planning Consultant): [chris@rmaexpert.co.nz](mailto:chris@rmaexpert.co.nz)  
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Clause 8 of Schedule 1, Resource Management Act 1991

**Proposed Plan Change 50 – Rural Chapter Review**

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making further submission: JYOTSANA VIJAY  
[full name]

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general public has because ...

As a resident of Pinehaven, I'm directly impacted by traffic + landscape effects of the proposed development. I'm also concerned about the lack of information provided by the submitter, as a large-scale development like this could significantly affect current residents.

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

I oppose the entire submission, especially the request to rezone land currently designated as rural in both the operative plan + Plan change 50 to general residential zone.

The reasons for my opposition are:

- The proposed proposal lacks enough detail, such as cost-benefit analysis.
- The proposed rezoning is large & impacts public interest, bypassing the statutory public participation process.
- The proposed rezoning will allow many houses along the skyline.
- Lesser traffic congestion, flooding (stream behind poor property).

I seek that the whole of the submission be disallowed:

I request that the council to require the submitter to apply for private plan change for the proposed rezoning.

I wish or do not wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

*[Delete if you would not consider presenting a joint case.]*

Signature of person making further submission .....  
(or person authorised to sign on behalf of person making further submission)  
(A signature is not required if you make your submission by electronic means.)

Date ...26/06/2024

Electronic address for service of person making further submission

Email: .....

Telephone: .....

Postal address: .....

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Council District Plan

[\*Clause 8 of Schedule 1, Resource Management Act 1991\*](#)

**Proposed Plan Change 50 – Rural Chapter Review**

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

**To:** Upper Hutt City Council

**Name of person making**

**further submission:** Bruce William Christenson.....  
[full name]

This is a further submission in opposition to a submission on the following plan change  
proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

**I am a person who** has an interest in the proposal that is greater than the interest the general  
public has because our property at 116A Wyndham Road, Pinehaven shares a common boundary  
with GTC, and therefore stands to suffer the most detrimental effects of their development.

**I oppose the submission of:**

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate  
Trust (Submitter Number 162)

**The particular parts of the submission I oppose are:**

1. **The poor resolution and poor disclosure of the boundaries as shown on the maps in  
the proposal.**
2. **The lack of information as to the exact housing density being proposed.**
3. **The lack of information as to the environmental impacts that will be caused, and**
4. **The very secretive manner in which this proposal is being handled, bypassing normal  
protocols.**

**The reasons for my opposition are:**

**The hills above Pinehaven are a natural area, home to many wildlife, and a great place in which to spend free time. NO discloser is provided on what if any mitigating efforts will be employed during the build.**

**To be honest, we have a very poor relationship with the GTC, and have found that they simply cannot be trusted to do the right thing. Some three years ago, a GTC staff member approached our premises at 116a Wyndham Road to advise that our sheep were eating their trees, and if we didn't remove them, staff within the company were very keen to shoot them. This was all very alarming, and despite recovering from major spinal surgery, I made my way up to the boundary to find that yes, indeed three of our four sheep were in the area of what were major roadworks.**

**The troubling thing was that we had a relatively new, stockproof 9 wire fence between the properties, but it was no where to be seen. Long story short, GTC contractors had bulldozed the fence, covering it in meters of rock and debris, thus destroying the stock proof quality of our boundary. Subsequent surveying showed that bulldozers had illegally crossed some 17 m onto our property, and beyond to cause major damage to fauna (trees of varying age). To this day, they have not returned telephone messages or emails, and appear to have washed their hands of the matter. The Council told us that there is nothing they can do or say to GTC, and advised we find ourselves a good lawyer.**

**By the way, The fourth sheep never returned home.**

**I would suggest that this is evidence of very poor corporate practise, and shows that GTC is a poor corporate citizen. Can you imagine how we will be treated once the proposed activities commence?**

**There is also a substantial matter of who is paying for this subdivision? From the wording, it appears that rate payers are picking up the infrastructure tab. How can this be? Normally, developers pay the costs for developing tracts of land for housing. Why is this development any different? Is this legal?**

**There is a major natural drainage which feeds a stream flowing through our block. How is GTC going to look after the biota living therein? Are we to accept highly polluted waters flowing through our property as a sign of progress. This is not addressed, and clearly needs to be.**

**To date, GTC has demonstrated only that they are poor corporate neighbours, and giving them carte blanche to carry out this development will potentially be an utter disaster.**

**I seek that the whole of the submission be disallowed:**

**I do not wish to be heard in support of my further submission.**



If others make a similar submission, I will consider presenting a joint case with them at a hearing.

*[Delete if you would not consider presenting a joint case.]*

Signature of person making further submission .....

*(or person authorised to sign on behalf of person making further submission)*

*(A signature is not required if you make your submission by electronic means.)*

Date ...26 June, 2024

Electronic address for service of person making further submission

Email: [REDACTED] .....

Telephone: [REDACTED] .....

Postal address: [REDACTED]

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# FURTHER SUBMISSION 204

## Form 6 Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City  
Council District Plan

*[Clause 8](#) of Schedule 1, Resource Management Act 1991*

### Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

**To:** Upper Hutt City Council

**Name of person making**

**further submission:** Simon Edmonds

*[full name]*

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

**I am a person who** has an interest in the proposal that is greater than the interest the general public has because:

I am a member of a volunteer organisation, Silver Stream Railway, which is based in the Silverstream area adjacent the GTC land which they are seeking to be re-zoned.

As a member of Silver Stream Railway, I have previously made a number of submissions consultations and plan reviews on the proposals to re-zone the GTC land and associated proposals to rezone the Spur. These include focus group consultations on the Silverstream/Pinehaven area; Upper Hutt Land Use Strategy 2016-2043; Draft Open Space Strategy for Upper Hutt; Intensification Planning Instrument plan changes and PC49 v1 for the Silverstream Spur.

**I oppose the submission of:**

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

**The particular parts of the submission I oppose are:**

The parts of the submission seeking to re-zone GTC land to residential or similar industrial/business zoning on their land in the areas shown on the Awa Environmental Plan defined as Proposed Development Zones. No adequate assessment of effects has been provided by the submitter to support the proposed re-zoning to address issues including:

- a) Traffic modelling and related transport corridor effects of the development within this re-zoned land at the most conservative extent (fully developed state).



- b) Landscape and ecological effects on the environment of development along what is an undisturbed western ridgeline of the Hutt Valley and a continuous ecological corridor along this ridgeline that is recognised within District Plans by UHCC and Hutt City Council on either side of the submitters land.
- c) Stormwater and flood hazard issues from the development and the impact on waterways and landowners downstream or below the development.
- d) Utilities including drinking water supply and reticulation, power and communications and waste-water collection and discharge to existing networks.
- e) Reverse sensitivity issues from for example the adjacent landfill and light spill and noise (traffic for example).
- f) Any adequate addressing of requirements to S32 of the Act.
- g) Why the public should be paying for any costs related to substantive re-zoning of private land which is very likely to deliver exclusive and significant financial benefit to the owner of the private land.

### **The reasons for my opposition are:**

Under Clause 22 of the First Schedule to the Resource Management Act, a plan change request must be supported by an appropriate level of information to:

- Explain the purpose of and the reasons for the proposed plan change;
- Evaluate any proposed objectives, policies, rules or other methods pursuant to s32 of the Act; and
- Assess any environmental effects that might be anticipated from the implementation of the plan change.

The Submitter No. 162 submission requesting tens of hectares of land that is currently zoned General Rural be re-zoned to residential type zoning has not been supported by “an appropriate level of information” in my opinion.

I consider Policy 3.8 of the National Policy Statement on Urban Development would apply to this re-zoning proposal as providing significant development capacity that is not otherwise enabled in a plan or is not in sequence with planned land release.

The re-zoning proposal from Submitter No. 162 was not included in the Wellington Region 2023 Housing and Business Assessment as a greenfield site for assessment. Similarly the Future Development Strategy for the Wellington Region did not identify this land as a priority site.

Based on this absence of recognition of this site as a priority for development, the re-zoning of land requested by Submitter No. 162 should be determined to be an unanticipated, or out of sequence development to which clause 3.8 of the National Policy Statement on Urban Development applies.

The criteria for considering a change of a district plan for a development in accordance with the Regional Policy Statement for the Wellington region in accordance with the NPS-UD states that regard should be given to:

- a) The location, design and layout of the proposal.
- b) That the proposal makes a significant contribution to meeting a need identified in the 2023 Housing and Business Development Capacity Assessment, or a shortage identified in monitoring for housing variety; business space; community or educational facilities. Also that the proposal contributes to housing affordability through a general increase in supply or through providing non-market housing.
- c) Required development infrastructure can be provided effectively and efficiently for the proposal, and without material impact on planned development infrastructure provision to, or reduction in development infrastructure capacity available for, other feasible, likely to be realised development, in the short-medium term.

I consider that the proposed re-zoning submission for the GTC land has failed to meet any of these criteria for considering a change of a district plan.

As part of the plan change request, not even a detailed traffic assessment has been provided as an example of how incomplete this re-zoning submission is.

**I seek that the whole of the submission be disallowed:**

I wish to be heard in support of my further submission.

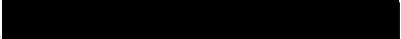
Signature of person making further submission ..... 

*(or person authorised to sign on behalf of person making further submission)*

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Date 26 June 2024.....

Electronic address for service of person making further submission

Email: ..  .....

Telephone: ..  .....

Postal address: ..  .....

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# FURTHER SUBMISSION 205

## Form 6 Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City Council District Plan

*[Clause 8](#) of Schedule 1, Resource Management Act 1991*

### Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

**To:** Upper Hutt City Council

**Name of organisation making**

**further submission:** Silver Stream Railway Incorporated

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

**I am a person who** has an interest in the proposal that is greater than the interest the general public has because ...

Silver Stream Railway will be directly affected by the submitted change of zoning, and has made many submissions on the subject over many years.

**I oppose the submission of:**

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

**The particular parts of the submission I oppose are:** Any part of the submission seeking to rezone the “Ridgeline areas” to General Residential, mixed use or business or industrial use.

**The reasons for my opposition are:**

- UHCC has identified, through the 2023 Housing and Business Assessment, the need for 7,931 new homes between 2021 and 2051, and that there is realisable capacity of 18,461 dwellings including greenfield development and uplift in density enabled by the Intensification Planning Instrument. The 2023 Housing and Business Assessment did not specifically include the GTC land formerly known as the Southern Growth Area as a greenfield site for assessment, and the Future Development Strategy for the Wellington Region did not identify the GTC land as a priority site and is therefore not required to meet any demand well past 2051.
- While such General Residential Zoning would likely provide for significant development capacity, considerations of both the RPS and NPS-UD mean this proposal falls well short of a number of factors that would warrant its inclusion as a growth area or being included

in PC50 as General Residential other than such a change being a predetermined matter by GTC and UHCC.

- Such predetermination is noted in correspondence between UHCC and GTC where statements like: *“GTC understood that UHCC and GTC agreed to work together on a public plan change to provide for access and rezoning of the SGA (Plan Change 49 -v1 and public rezoning of the SGA via plan Change 50). There was a draft term of reference developed for the rezoning between Council and GTC, which included sharing provisions in advance for comment and a no surprises approach. This was confirmed by both Wayne and Geoff at the meeting. We have also been informed by Wayne and previous GTC directors of the commitment by UHCC to fund a public plan change for the rezoning. This included plan change 49 and previously GTC land within PC50.”*
- And: *“We have been liaising with the planning team about GTC’s request to rezone the Southern Growth Area via submission as part of plan change 50. We understood, based on previous discussions with Wayne, that Council was prepared to share the costs of that (given that they were going to need to assess GTC’s request as part of its s42A report on that anyway and previous agreement that Council would fund a public plan change for the SGA). To date GTC has liaised with Suzanne Rushmere on ecology and traffic effects as part of its plan change 50 proposal and at present we have been advised that traffic and ecology costs would need to be met exclusively by GTC. It would be good to resolve this”*
- Such predetermination by at least part of Council shows that it is likely that the GTC land was left deliberately out of the publicly notified version of PC50 and only introduced by submission, this being done to limit the opportunity for the public to have their say and reduce the amount of information about the affects that would be made public. Both GTC and Council are acutely aware of the very high level of public interest in any proposal in this area, both parties have shown they are complicit in the measures taken to limit opposition to this matter.
- It is Submitted that the GTC land does not contribute to establishing or maintaining the characteristics and qualities of a well-functioning urban environment identified in Regional Policy Statement Policy 55 and Objective 22, (In providing for appropriate urban expansion policy 55(a)(ii) refers to avoiding inappropriate subdivision, use and development at risk from natural hazards, and protecting indigenous ecosystems and habitats with significant indigenous biodiversity values as identified by Policy 23) nor is it well-connected to the existing or planned urban area, as the GTC land is not along existing or planned transport corridors and would require a major road to be put through a identified Significant Natural Area along with major modifications to be made to local roads to cater for the amount of extra traffic such a proposal would undoubtedly generate.
- The land proposed for rezoning in the GTC Submission does not make a significant contribution to meeting a need identified in the 2023 Housing and Business Development Capacity Assessment, or a shortage identified in monitoring for as no shortage has been identified so far and the 2023 Housing and Business Assessment shows more than sufficient capacity to meet need. In addition when considering the significance of the submissions contribution to a matter in policy 55 (b), this means that the proposal’s contribution is unlikely to be of high yield relative to either the forecast demand or the identified shortfall, will not be realised in a timely (i.e., rapid) manner, is unlikely to be taken up, and will not facilitate a net increase in district-wide up-take in the short to



medium term. The required development infrastructure cannot be provided effectively and efficiently for the proposal due to its massive scale and its distance from existing established well functioning urban areas, and is likely to have material impact on planned development infrastructure provision to, and reduction in development infrastructure capacity available for, other feasible, likely to be realised developments, in the short, medium and long term.

- It is also likely that the residents of Upper Hutt will be “gifted” poor quality, steep, wilding pine covered land as a way of off setting reserve or development contributions. Such “exchanges” were likely dreamt up at the time of the so called Land Swap and MOU and are no less ill conceived and unpopular now as they were then.
- We consider this submission is therefore likely a ploy by GTC to maximise the value of their land for as little out lay as possible, so it can turn marginal forest land into land of much higher value, and is unlikely to actually materialise in to the housing as shown in the pictures that have been produced over many years would have the public believe.
- Silver Stream Railway will provide further comment to the hearing to oppose on the following where these will likely affect the railway:
  - Traffic and Transportation.
  - Landscape/visual effects.
  - Ecological effects.
  - Archaeological effects.
  - Stormwater and flood hazard. Geological.
  - Infrastructure – servicing/earthworks.
  - Economic.
  - Urban design.
  - Reverse sensitivity effects from the landfill.
  - Cultural effects.
  - S32A Evaluation.

**I seek that the whole of the submission be disallowed:**

We believe such a major change in zoning that has a very high level of public interest should be undertaken by Private Plan Change and seek that the entire submission be rejected which will allow the public to submit on any proposal for the GTC land with a full understanding of the effects rather than this attempt to short circuit the RMA process.

**I wish to be heard in support of my further submission.**

Signature of person making further submission: *Jason Durr*  
(or person authorised to sign on behalf of person making further submission)  
(A signature is not required if you make your submission by electronic means.)

Date 26/6/24

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED].

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OFFICE USE ONLY

Submission number **206**

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

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A copy of this further submission must also be served on the original submitter  
within 5 working days after making this further submission to Council.

### Details of submitter

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz).

NAME OF SUBMITTER **Rosemary Schrijvers**

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply ☒):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

**I am a resident in Mangaroa/ Whitemans Valley**

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area



## Details of further submission

---

To **support** ☒ / ☐ **oppose** (tick one ☐) the submission of:

NAME OF ORIGINAL SUBMITTER **Brian and Robyn Smith**

---

POSTAL ADDRESS OF ORIGINAL SUBMITTER **43 Colletts Road**

---

SUBMISSION NUMBER **249**

---

The particular parts of their submission that I support or oppose are:

That the Mangaroa Valley floor is already fragmented and characterized by Rural Lifestyle living, and the zoning as Rural Production is wrong.

Applying the NPS to land that is not currently subdivided, but surrounded by lifestyle blocks is unfair and discriminatory. It should be zoned Rural Lifestyle.

That the Council already holds evidence from the Soil Assessments for the Gabiets Block and preliminary work undertaken for the Maymorn Structure Plan, that the soils of the Mangaroa Valley floor are not highly productive, and accordingly the NPS should not apply.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

---

The reasons for my support or opposition are:

The number of properties within proposed Rural Production zone that comply with the proposed minimum allotment size requirement is disproportionate to that number of properties that DO NOT comply with minimum allotments sizes.

Existing Land Use: The valley floor is already predominantly occupied by Rural Lifestyle living, which typically includes larger residential plots and lifestyle blocks rather than larger intensive agricultural activities. Zoning it as Rural Production would not align with the current title sizes and land use patterns which is creating conflict with existing residents.

Fragmentation: The area is fragmented, land parcels are irregularly shaped, sized and divided, which is not conducive to traditional large-scale farming or agricultural production. Zoning for Rural Production typically assumes larger, contiguous tracts of land suitable for farming operations, which is not the case here.

Planning and Development Goals: Zoning decisions should ideally support long-term planning and development goals that reflect the needs and aspirations of the community. If the current trend or demand in the area is towards Rural Lifestyle living rather than agricultural production, zoning for Rural Production may not be in line with these goals.

Zoning the land for Rural Production despite its current surroundings is unfair because it imposes restrictions and requirements (such as intensive agricultural use) that are not compatible with the existing land use patterns or residential lifestyles.

Zoning the land as Rural Lifestyle would align with the surrounding area and respect the preferences and choices of existing residents who have established a community based on rural residential living rather than agricultural production.

Soil assessments and preliminary planning work indicate that the soils in the Mangaroa Valley floor are not highly productive. Therefore, applying zoning regulations under the NPS that assume high productivity is not appropriate or practical.

The Council has already undertaken planning efforts and assessments that suggest zoning for intensive agriculture might not be feasible or sustainable given the soil conditions. This evidence should inform zoning decisions to ensure they are based on realistic assessments of land capability.

Zoning decisions should promote sustainable land use practices that take into account soil quality and productivity. Applying zoning that ignores or contradicts existing evidence could lead to unsustainable land use practices and environmental degradation.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

The proposed inclusion of a 2nd residential unit already enables increased population of the area. The ability to legally subdivide inline with this permitted activity is a logical right to have.

---

---

I seek that the whole of the submission be **allowed** ☐ / ☐ **disallowed** (tick one) **OR**

I seek that the following parts of the submission be allowed/disallowed:

Mangaroa Valley Floor to be zoned Rural Lifestyle not Rural Production.

---

Please indicate whether you wish  
to be heard in support of your  
submission (tick appropriate box):

- ☒ I **do** wish to be heard in support of my submission.  
☐ I **do not** 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):

- ☒ I **do** wish to make a joint case.  
☐ I **do not** wish to make a joint case.
- 

## Signature and date

---

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*Rosemary Schrijvers*

DATE

26-06-2024

---

OFFICE USE ONLY

Submission number **206**

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

**Post to:** Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

A copy of this further submission must also be served on the original submitter  
within 5 working days after making this further submission to Council.

### Details of submitter

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NAME OF SUBMITTER **Rosemary Schrijvers**

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply ☒):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

**I am a resident in Mangaroa/ Whitemans Valley**

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area



## Details of further submission

---

To support ☒ / ☐ oppose (tick one ☒ ) the submission of:

NAME OF ORIGINAL SUBMITTER Rosemary and Michael Schrijvers

---

POSTAL ADDRESS OF ORIGINAL SUBMITTER 119 Colletts Road, RD1, Upper Hutt 5371

---

SUBMISSION NUMBER 208

---

The particular parts of their submission that I support or oppose are:

119 Colletts Road rezoned Rural Lifestyle

That the Mangaroa Valley floor is already fragmented and characterized by Rural Lifestyle living, and the zoning as Rural Production is wrong.

Applying the NPS to land that the Council already holds evidence from the Soil Assessments for the Gabiets Block and preliminary work undertaken for the Maymorn Structure Plan, that the soils of the Mangaroa Valley floor are not highly productive, and accordingly the NPS should not apply.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

---

The reasons for my support or opposition are:

119 Colletts Road cannot be financially productive due to the reduced availability of land for grazing or primary productive activities due to the large percentage of fragmentation. The property shares a boundary with 36 MacLaren Street and neighboring surrounding zones also wishing to be changed to Rural Lifestyle. The position of 119 Colletts is the perfect position for “clustering” with neighboring MacLaren Streets and Parkes Line and the location of the Maymorn Train Station and the new development.

The number of properties within proposed Rural Production zone that comply with the proposed minimum allotment size requirement is disproportionate to that number of properties that DO NOT comply with minimum allotments sizes.

Existing Land Use: The valley floor is already predominantly occupied by Rural Lifestyle living, which typically includes larger residential plots and lifestyle blocks rather than larger intensive agricultural activities. Zoning it as Rural Production would not align with the current title sizes and land use patterns which is creating conflict with existing residents.

Fragmentation: The area is fragmented, land parcels are irregularly shaped, sized and divided, which is not conducive to traditional large-scale farming or agricultural production. Zoning for Rural Production typically assumes larger, contiguous tracts of land suitable for farming operations, which is not the case here.

Planning and Development Goals: Zoning decisions should ideally support long-term planning and development goals that reflect the needs and aspirations of the community. If the current trend or demand in the area is towards Rural Lifestyle living rather than agricultural production, zoning for Rural Production may not be in line with these goals.

Zoning the land for Rural Production despite its current surroundings is unfair because it imposes restrictions and requirements (such as intensive agricultural use) that are not compatible with the existing land use patterns or residential lifestyles.

Zoning the land as Rural Lifestyle would align with the surrounding area and respect the preferences and choices of existing residents who have established a community based on rural residential living rather than agricultural production.

Soil assessments and preliminary planning work indicate that the soils in the Mangaroa Valley floor are not highly productive. Therefore, applying zoning regulations under the NPS that assume high productivity is not appropriate or practical.

The Council has already undertaken planning efforts and assessments that suggest zoning for intensive agriculture might not be feasible or sustainable given the soil conditions. This evidence should inform zoning decisions to ensure they are based on realistic assessments of land capability.

Zoning decisions should promote sustainable land use practices that consider soil quality and productivity. Applying zoning that ignores or contradicts existing evidence could lead to unsustainable land use practices and environmental degradation.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

The proposed inclusion of a 2nd residential unit already enables increased population of the area. The ability to legally subdivide inline with this permitted activity is a logical right to have.

---

---

I seek that the whole of the submission be **allowed** ✓ / ~~**disallowed**~~ (tick one ) AND

I seek that the following parts of the submission be allowed/~~disallowed~~:

119 Colletts Road rezoned to Rural Lifestyle.

Provide a Controlled Activity Rule allowing properties of 4Ha or larger where titles were issued prior to October 2023 to subdivide inline with Rural Lifestyle standards and rules.

---

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ):

- ☒ I **do** wish to be heard in support of my submission.
- ☐ I **do not** 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 ):

- ☒ I **do** wish to make a joint case.
- ☐ I **do not** wish to make a joint case.
- 

## Signature and date

---

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE *Rosemary Schrijvers*

DATE 26/06/2024

---



Te Kaunihera o  
**Te Awa Kairangi ki Uta**  
Upper Hutt City Council

## Further submission form (FORM 6)

OFFICE USE ONLY

Submission number

### PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

Further submission only in **support of or opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

**Post to:** Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

A copy of this further submission must also be served on the original submitter  
within 5 working days after making this further submission to Council.

#### Details of submitter

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NAME OF SUBMITTER **Rosemary Schrijvers**

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply ☑):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

**I am a resident in Mangaroa/ Whitemans Valley**

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area



## Details of further submission

---

To support ☒ / ☐ oppose (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER

The Maymorn Collective

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

96

The particular parts of their submission that I support or oppose are:

That the Mangaroa Valley floor is already fragmented and characterized by Rural Lifestyle living, and the zoning as Rural Production is wrong.

Applying the NPS to land that is not currently subdivided, but surrounded by lifestyle blocks is unfair and discriminatory. It should be zoned Rural Lifestyle.

The provisions of the Rural Production Zone contradict the character and amenity of the existing environment.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

---

The reasons for my support or opposition are:

The number of properties within proposed Rural Production zone that comply with the proposed minimum allotment size requirement is disproportionate to that number of properties that DO NOT comply with minimum allotments sizes.

Existing Land Use: The valley floor is already predominantly occupied by Rural Lifestyle living, which typically includes larger residential plots and lifestyle blocks rather than larger intensive agricultural activities. Zoning it as Rural Production would not align with the current title sizes and land use patterns which is creating conflict with existing residents.

Fragmentation: The area is fragmented, land parcels are irregularly shaped, sized and divided, which is not conducive to traditional large-scale farming or agricultural production. Zoning for Rural Production typically assumes larger, contiguous tracts of land suitable for farming operations, which is not the case here.

Planning and Development Goals: Zoning decisions should ideally support long-term planning and development goals that reflect the needs and aspirations of the community. If the current trend or demand in the area is towards Rural Lifestyle living rather than agricultural production, zoning for Rural Production may not be in line with these goals.

Zoning the land for Rural Production despite its current surroundings is unfair because it imposes restrictions and requirements (such as intensive agricultural use) that are not compatible with the existing land use patterns or residential lifestyles.

Zoning the land as Rural Lifestyle would align with the surrounding area and respect the preferences and choices of existing residents who have established a community based on rural residential living rather than agricultural production.

Soil assessments and preliminary planning work indicate that the soils in the Mangaroa Valley floor are not highly productive. Therefore, applying zoning regulations under the NPS that assume high productivity is not appropriate or practical.

The Council has already undertaken planning efforts and assessments that suggest zoning for intensive agriculture might not be feasible or sustainable given the soil conditions. This evidence should inform zoning decisions to ensure they are based on realistic assessments of land capability.

Zoning decisions should promote sustainable land use practices that take into account soil quality and productivity. Applying zoning that ignores or contradicts existing evidence could lead to unsustainable land use practices and environmental degradation.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

The proposed inclusion of a 2nd residential unit already enables increased population of the area. The ability to legally subdivide inline with this permitted activity is a logical right to have.

---

I seek that the whole of the submission be allowed ☐ / ☐ disallowed (tick one) OR

I seek that the following parts of the submission be allowed/disallowed:

Mangaroa Valley Floor to be zoned Rural Lifestyle not Rural Production.

Please indicate whether you wish  
to be heard in support of your  
submission (tick appropriate box ):

- ☒ I do wish to be heard in support of my submission.  
☐ I do not 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 ):

- ☒ I do wish to make a joint case.  
☐ I do not wish to make a joint case.

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*Rosemary Schrijvers*

DATE

26-06-2024

OFFICE USE ONLY

Submission number **207**

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

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NAME OF SUBMITTER **Michael Schrijvers**

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply ☑):



A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY



A person who has an interest in the proposal that is greater than the general public has

**I am a resident in Mangaroa/ Whitemans Valley**

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY



The local authority for the relevant area

## Details of further submission

---

To **support** ☒ / ☐ **oppose** (tick one ☐) the submission of:

NAME OF ORIGINAL SUBMITTER **Brian and Robyn Smith**

---

POSTAL ADDRESS OF ORIGINAL SUBMITTER **43 Colletts Road**

---

SUBMISSION NUMBER **249**

---

The particular parts of their submission that I support or oppose are:

That the Mangaroa Valley floor is already fragmented and characterized by Rural Lifestyle living, and the zoning as Rural Production is wrong.

Applying the NPS to land that is not currently subdivided, but surrounded by lifestyle blocks is unfair and discriminatory. It should be zoned Rural Lifestyle.

That the Council already holds evidence from the Soil Assessments for the Gabiets Block and preliminary work undertaken for the Maymorn Structure Plan, that the soils of the Mangaroa Valley floor are not highly productive, and accordingly the NPS should not apply.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

---

The reasons for my support or opposition are:

The number of properties within proposed Rural Production zone that comply with the proposed minimum allotment size requirement is disproportionate to that number of properties that DO NOT comply with minimum allotments sizes.

Existing Land Use: The valley floor is already predominantly occupied by Rural Lifestyle living, which typically includes larger residential plots and lifestyle blocks rather than larger intensive agricultural activities. Zoning it as Rural Production would not align with the current title sizes and land use patterns which is creating conflict with existing residents.

Fragmentation: The area is fragmented, land parcels are irregularly shaped, sized and divided, which is not conducive to traditional large-scale farming or agricultural production. Zoning for Rural Production typically assumes larger, contiguous tracts of land suitable for farming operations, which is not the case here.

Planning and Development Goals: Zoning decisions should ideally support long-term planning and development goals that reflect the needs and aspirations of the community. If the current trend or demand in the area is towards Rural Lifestyle living rather than agricultural production, zoning for Rural Production may not be in line with these goals.

Zoning the land for Rural Production despite its current surroundings is unfair because it imposes restrictions and requirements (such as intensive agricultural use) that are not compatible with the existing land use patterns or residential lifestyles.

Zoning the land as Rural Lifestyle would align with the surrounding area and respect the preferences and choices of existing residents who have established a community based on rural residential living rather than agricultural production.

Soil assessments and preliminary planning work indicate that the soils in the Mangaroa Valley floor are not highly productive. Therefore, applying zoning regulations under the NPS that assume high productivity is not appropriate or practical.

The Council has already undertaken planning efforts and assessments that suggest zoning for intensive agriculture might not be feasible or sustainable given the soil conditions. This evidence should inform zoning decisions to ensure they are based on realistic assessments of land capability.

Zoning decisions should promote sustainable land use practices that take into account soil quality and productivity. Applying zoning that ignores or contradicts existing evidence could lead to unsustainable land use practices and environmental degradation.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

The proposed inclusion of a 2nd residential unit already enables increased population of the area. The ability to legally subdivide inline with this permitted activity is a logical right to have.

---



---

I seek that the whole of the submission be ~~allowed~~ ☐ / ☒ ~~disallowed~~ (tick one) **OR**

I seek that the following parts of the submission be allowed/~~disallowed~~:

Mangaroa Valley Floor to be zoned Rural Lifestyle not Rural Production.

---

Please indicate whether you wish  
to be heard in support of your  
submission (tick appropriate box):

☒ I **do** wish to be heard in support of my submission.

☐ I **do not** 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):

☒ I **do** wish to make a joint case.

☐ I **do not** wish to make a joint case.

---

## Signature and date

---

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*Michael Schrijvers*

DATE

26-06-2024

---

OFFICE USE ONLY

Submission number **207**

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

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NAME OF SUBMITTER **Michael Schrijvers**

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply ☒):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

**I am a resident in Mangaroa/ Whitemans Valley**

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

## Details of further submission

---

To support ☒ / ☐ oppose (tick one ☒ ) the submission of:

NAME OF ORIGINAL SUBMITTER Rosemary and Michael Schrijvers

---

POSTAL ADDRESS OF ORIGINAL SUBMITTER 119 Colletts Road, RD1, Upper Hutt 5371

---

SUBMISSION NUMBER 208

---

The particular parts of their submission that I support or oppose are:

119 Colletts Road rezoned Rural Lifestyle

That the Mangaroa Valley floor is already fragmented and characterized by Rural Lifestyle living, and the zoning as Rural Production is wrong.

Applying the NPS to land that the Council already holds evidence from the Soil Assessments for the Gabiets Block and preliminary work undertaken for the Maymorn Structure Plan, that the soils of the Mangaroa Valley floor are not highly productive, and accordingly the NPS should not apply.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

---

The reasons for my support or opposition are:

119 Colletts Road cannot be financially productive due to the reduced availability of land for grazing or primary productive activities due to the large percentage of fragmentation. The property shares a boundary with 36 MacLaren Street and neighboring surrounding zones also wishing to be changed to Rural Lifestyle. The position of 119 Colletts is the perfect position for “clustering” with neighboring MacLaren Streets and Parkes Line and the location of the Maymorn Train Station and the new development.

The number of properties within proposed Rural Production zone that comply with the proposed minimum allotment size requirement is disproportionate to that number of properties that DO NOT comply with minimum allotments sizes.

Existing Land Use: The valley floor is already predominantly occupied by Rural Lifestyle living, which typically includes larger residential plots and lifestyle blocks rather than larger intensive agricultural activities. Zoning it as Rural Production would not align with the current title sizes and land use patterns which is creating conflict with existing residents.

Fragmentation: The area is fragmented, land parcels are irregularly shaped, sized and divided, which is not conducive to traditional large-scale farming or agricultural production. Zoning for Rural Production typically assumes larger, contiguous tracts of land suitable for farming operations, which is not the case here.

Planning and Development Goals: Zoning decisions should ideally support long-term planning and development goals that reflect the needs and aspirations of the community. If the current trend or demand in the area is towards Rural Lifestyle living rather than agricultural production, zoning for Rural Production may not be in line with these goals.

Zoning the land for Rural Production despite its current surroundings is unfair because it imposes restrictions and requirements (such as intensive agricultural use) that are not compatible with the existing land use patterns or residential lifestyles.

Zoning the land as Rural Lifestyle would align with the surrounding area and respect the preferences and choices of existing residents who have established a community based on rural residential living rather than agricultural production.

Soil assessments and preliminary planning work indicate that the soils in the Mangaroa Valley floor are not highly productive. Therefore, applying zoning regulations under the NPS that assume high productivity is not appropriate or practical.

The Council has already undertaken planning efforts and assessments that suggest zoning for intensive agriculture might not be feasible or sustainable given the soil conditions. This evidence should inform zoning decisions to ensure they are based on realistic assessments of land capability.

Zoning decisions should promote sustainable land use practices that consider soil quality and productivity. Applying zoning that ignores or contradicts existing evidence could lead to unsustainable land use practices and environmental degradation.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

The proposed inclusion of a 2nd residential unit already enables increased population of the area. The ability to legally subdivide inline with this permitted activity is a logical right to have.

---

---

I seek that the whole of the submission be **allowed** ✓ / ~~**disallowed**~~ (tick one ) AND

I seek that the following parts of the submission be allowed/~~disallowed~~:

119 Colletts Road rezoned to Rural Lifestyle.

Provide a Controlled Activity Rule allowing properties of 4Ha or larger where titles were issued prior to October 2023 to subdivide inline with Rural Lifestyle standards and rules.

---

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ):

- ☒ I **do** wish to be heard in support of my submission.
- ☐ I **do not** 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 ):

- ☒ I **do** wish to make a joint case.
- ☐ I **do not** wish to make a joint case.
- 

## Signature and date

---

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*Michael Schrijvers*

DATE

26/06/2024

---





OFFICE USE ONLY

Submission number

### PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

**Post to:** Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

A copy of this further submission must also be served on the original submitter  
within 5 working days after making this further submission to Council.

#### Details of submitter

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NAME OF SUBMITTER **Michael Schrijvers**

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply) ☒

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

**I am a resident in Mangaroa/ Whitemans Valley**

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

## Details of further submission

---

To support ☒ / ☐ oppose (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER

The Maymorn Collective

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

96

The particular parts of their submission that I support or oppose are:

That the Mangaroa Valley floor is already fragmented and characterized by Rural Lifestyle living, and the zoning as Rural Production is wrong.

Applying the NPS to land that is not currently subdivided, but surrounded by lifestyle blocks is unfair and discriminatory. It should be zoned Rural Lifestyle.

The provisions of the Rural Production Zone contradict the character and amenity of the existing environment.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

---

The reasons for my support or opposition are:

The number of properties within proposed Rural Production zone that comply with the proposed minimum allotment size requirement is disproportionate to that number of properties that DO NOT comply with minimum allotments sizes.

Existing Land Use: The valley floor is already predominantly occupied by Rural Lifestyle living, which typically includes larger residential plots and lifestyle blocks rather than larger intensive agricultural activities. Zoning it as Rural Production would not align with the current title sizes and land use patterns which is creating conflict with existing residents.

Fragmentation: The area is fragmented, land parcels are irregularly shaped, sized and divided, which is not conducive to traditional large-scale farming or agricultural production. Zoning for Rural Production typically assumes larger, contiguous tracts of land suitable for farming operations, which is not the case here.

Planning and Development Goals: Zoning decisions should ideally support long-term planning and development goals that reflect the needs and aspirations of the community. If the current trend or demand in the area is towards Rural Lifestyle living rather than agricultural production, zoning for Rural Production may not be in line with these goals.

Zoning the land for Rural Production despite its current surroundings is unfair because it imposes restrictions and requirements (such as intensive agricultural use) that are not compatible with the existing land use patterns or residential lifestyles.

Zoning the land as Rural Lifestyle would align with the surrounding area and respect the preferences and choices of existing residents who have established a community based on rural residential living rather than agricultural production.

Soil assessments and preliminary planning work indicate that the soils in the Mangaroa Valley floor are not highly productive. Therefore, applying zoning regulations under the NPS that assume high productivity is not appropriate or practical.

The Council has already undertaken planning efforts and assessments that suggest zoning for intensive agriculture might not be feasible or sustainable given the soil conditions. This evidence should inform zoning decisions to ensure they are based on realistic assessments of land capability.

Zoning decisions should promote sustainable land use practices that take into account soil quality and productivity. Applying zoning that ignores or contradicts existing evidence could lead to unsustainable land use practices and environmental degradation.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

The proposed inclusion of a 2nd residential unit already enables increased population of the area. The ability to legally subdivide inline with this permitted activity is a logical right to have.

---

---

I seek that the whole of the submission be ~~allowed~~ ☐ / ☐ ~~disallowed~~ (tick one) **OR**

I seek that the following parts of the submission be allowed/disallowed:

Mangaroa Valley Floor to be zoned Rural Lifestyle not Rural Production.

---

Please indicate whether you wish  
to be heard in support of your  
submission (tick appropriate box):

- ☒ I do wish to be heard in support of my submission.  
☐ I do not 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):

- ☒ I do wish to make a joint case.  
☐ I do not wish to make a joint case.
- 

## Signature and date

---

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*Michael Schrijvers*

DATE

26-06-2024

---

OFFICE USE ONLY

Submission number **208**

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

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NAME OF SUBMITTER **Daniel Schrijvers**

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply ☑):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

**I am a resident in Mangaroa/ Whitemans Valley**

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area



## Details of further submission

---

To support ☒ / ☐ oppose (tick one ☒ ) the submission of:

NAME OF ORIGINAL SUBMITTER Rosemary and Michael Schrijvers

---

POSTAL ADDRESS OF ORIGINAL SUBMITTER 119 Colletts Road, RD1, Upper Hutt 5371

---

SUBMISSION NUMBER 208

---

The particular parts of their submission that I support or oppose are:

119 Colletts Road rezoned Rural Lifestyle

That the Mangaroa Valley floor is already fragmented and characterized by Rural Lifestyle living, and the zoning as Rural Production is wrong.

Applying the NPS to land that the Council already holds evidence from the Soil Assessments for the Gabiets Block and preliminary work undertaken for the Maymorn Structure Plan, that the soils of the Mangaroa Valley floor are not highly productive, and accordingly the NPS should not apply.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

---

The reasons for my support or opposition are:

119 Colletts Road cannot be financially productive due to the reduced availability of land for grazing or primary productive activities due to the large percentage of fragmentation. The property shares a boundary with 36 MacLaren Street and neighboring surrounding zones also wishing to be changed to Rural Lifestyle. The position of 119 Colletts is the perfect position for “clustering” with neighboring MacLaren Streets and Parkes Line and the location of the Maymorn Train Station and the new development.

The number of properties within proposed Rural Production zone that comply with the proposed minimum allotment size requirement is disproportionate to that number of properties that DO NOT comply with minimum allotments sizes.

Existing Land Use: The valley floor is already predominantly occupied by Rural Lifestyle living, which typically includes larger residential plots and lifestyle blocks rather than larger intensive agricultural activities. Zoning it as Rural Production would not align with the current title sizes and land use patterns which is creating conflict with existing residents.

Fragmentation: The area is fragmented, land parcels are irregularly shaped, sized and divided, which is not conducive to traditional large-scale farming or agricultural production. Zoning for Rural Production typically assumes larger, contiguous tracts of land suitable for farming operations, which is not the case here.

Planning and Development Goals: Zoning decisions should ideally support long-term planning and development goals that reflect the needs and aspirations of the community. If the current trend or demand in the area is towards Rural Lifestyle living rather than agricultural production, zoning for Rural Production may not be in line with these goals.

Zoning the land for Rural Production despite its current surroundings is unfair because it imposes restrictions and requirements (such as intensive agricultural use) that are not compatible with the existing land use patterns or residential lifestyles.

Zoning the land as Rural Lifestyle would align with the surrounding area and respect the preferences and choices of existing residents who have established a community based on rural residential living rather than agricultural production.

Soil assessments and preliminary planning work indicate that the soils in the Mangaroa Valley floor are not highly productive. Therefore, applying zoning regulations under the NPS that assume high productivity is not appropriate or practical.

The Council has already undertaken planning efforts and assessments that suggest zoning for intensive agriculture might not be feasible or sustainable given the soil conditions. This evidence should inform zoning decisions to ensure they are based on realistic assessments of land capability.

Zoning decisions should promote sustainable land use practices that consider soil quality and productivity. Applying zoning that ignores or contradicts existing evidence could lead to unsustainable land use practices and environmental degradation.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

The proposed inclusion of a 2nd residential unit already enables increased population of the area. The ability to legally subdivide inline with this permitted activity is a logical right to have.

---



---

I seek that the whole of the submission be **allowed** ✓ / ~~**disallowed**~~ (tick one ) AND

I seek that the following parts of the submission be allowed/~~disallowed~~:

119 Colletts Road rezoned to Rural Lifestyle.

Provide a Controlled Activity Rule allowing properties of 4Ha or larger where titles were issued prior to October 2023 to subdivide inline with Rural Lifestyle standards and rules.

---

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ):

- ☒ I **do** wish to be heard in support of my submission.
- ☐ I **do not** 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 ):

- ☒ I **do** wish to make a joint case.
- ☐ I **do not** wish to make a joint case.
- 

## Signature and date

---

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*Daniel Schrijvers*

DATE

26/06/2024

---

OFFICE USE ONLY

Submission number **208**

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

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NAME OF SUBMITTER **Daniel Schrijvers**

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply 

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

**I am a resident in Mangaroa/ Whitemans Valley**

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

## Details of further submission

---

To **support** ☒ / ☐ **oppose** (tick one ☐) the submission of:

NAME OF ORIGINAL SUBMITTER **Brian and Robyn Smith**

---

POSTAL ADDRESS OF ORIGINAL SUBMITTER **43 Colletts Road**

---

SUBMISSION NUMBER **249**

---

The particular parts of their submission that I support or oppose are:

That the Mangaroa Valley floor is already fragmented and characterized by Rural Lifestyle living, and the zoning as Rural Production is wrong.

Applying the NPS to land that is not currently subdivided, but surrounded by lifestyle blocks is unfair and discriminatory. It should be zoned Rural Lifestyle.

That the Council already holds evidence from the Soil Assessments for the Gabiets Block and preliminary work undertaken for the Maymorn Structure Plan, that the soils of the Mangaroa Valley floor are not highly productive, and accordingly the NPS should not apply.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

---

The reasons for my support or opposition are:

The number of properties within proposed Rural Production zone that comply with the proposed minimum allotment size requirement is disproportionate to that number of properties that DO NOT comply with minimum allotments sizes.

Existing Land Use: The valley floor is already predominantly occupied by Rural Lifestyle living, which typically includes larger residential plots and lifestyle blocks rather than larger intensive agricultural activities. Zoning it as Rural Production would not align with the current title sizes and land use patterns which is creating conflict with existing residents.

Fragmentation: The area is fragmented, land parcels are irregularly shaped, sized and divided, which is not conducive to traditional large-scale farming or agricultural production. Zoning for Rural Production typically assumes larger, contiguous tracts of land suitable for farming operations, which is not the case here.

Planning and Development Goals: Zoning decisions should ideally support long-term planning and development goals that reflect the needs and aspirations of the community. If the current trend or demand in the area is towards Rural Lifestyle living rather than agricultural production, zoning for Rural Production may not be in line with these goals.

Zoning the land for Rural Production despite its current surroundings is unfair because it imposes restrictions and requirements (such as intensive agricultural use) that are not compatible with the existing land use patterns or residential lifestyles.

Zoning the land as Rural Lifestyle would align with the surrounding area and respect the preferences and choices of existing residents who have established a community based on rural residential living rather than agricultural production.

Soil assessments and preliminary planning work indicate that the soils in the Mangaroa Valley floor are not highly productive. Therefore, applying zoning regulations under the NPS that assume high productivity is not appropriate or practical.

The Council has already undertaken planning efforts and assessments that suggest zoning for intensive agriculture might not be feasible or sustainable given the soil conditions. This evidence should inform zoning decisions to ensure they are based on realistic assessments of land capability.

Zoning decisions should promote sustainable land use practices that take into account soil quality and productivity. Applying zoning that ignores or contradicts existing evidence could lead to unsustainable land use practices and environmental degradation.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

The proposed inclusion of a 2nd residential unit already enables increased population of the area. The ability to legally subdivide inline with this permitted activity is a logical right to have.

---

---

I seek that the whole of the submission be ~~allowed~~ ☐ / ☒ ~~disallowed~~ (tick one) **OR**

I seek that the following parts of the submission be allowed/~~disallowed~~:

Mangaroa Valley Floor to be zoned Rural Lifestyle not Rural Production.

---

Please indicate whether you wish  
to be heard in support of your  
submission (tick appropriate box):

- ☒ I **do** wish to be heard in support of my submission.  
☐ I **do not** 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):

- ☒ I **do** wish to make a joint case.  
☐ I **do not** wish to make a joint case.
- 

## Signature and date

---

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*Daniel Schrijvers*

DATE

26-06-2024

---



OFFICE USE ONLY

Submission number

### PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

#### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

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NAME OF SUBMITTER **Daniel Schrijvers**

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply ☑):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

**I am a resident in Mangaroa/ Whitemans Valley**

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area



## Details of further submission

---

To support ☒ / ☐ oppose (tick one ~~o~~) the submission of:

NAME OF ORIGINAL SUBMITTER

The Maymorn Collective

---

POSTAL ADDRESS OF ORIGINAL SUBMITTER

---

SUBMISSION NUMBER

96

---

The particular parts of their submission that I support or oppose are:

That the Mangaroa Valley floor is already fragmented and characterized by Rural Lifestyle living, and the zoning as Rural Production is wrong.

Applying the NPS to land that is not currently subdivided, but surrounded by lifestyle blocks is unfair and discriminatory. It should be zoned Rural Lifestyle.

The provisions of the Rural Production Zone contradict the character and amenity of the existing environment.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

---

The reasons for my support or opposition are:

The number of properties within proposed Rural Production zone that comply with the proposed minimum allotment size requirement is disproportionate to that number of properties that DO NOT comply with minimum allotments sizes.

Existing Land Use: The valley floor is already predominantly occupied by Rural Lifestyle living, which typically includes larger residential plots and lifestyle blocks rather than larger intensive agricultural activities. Zoning it as Rural Production would not align with the current title sizes and land use patterns which is creating conflict with existing residents.

Fragmentation: The area is fragmented, land parcels are irregularly shaped, sized and divided, which is not conducive to traditional large-scale farming or agricultural production. Zoning for Rural Production typically assumes larger, contiguous tracts of land suitable for farming operations, which is not the case here.

Planning and Development Goals: Zoning decisions should ideally support long-term planning and development goals that reflect the needs and aspirations of the community. If the current trend or demand in the area is towards Rural Lifestyle living rather than agricultural production, zoning for Rural Production may not be in line with these goals.

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Zoning the land as Rural Lifestyle would align with the surrounding area and respect the preferences and choices of existing residents who have established a community based on rural residential living rather than agricultural production.

Soil assessments and preliminary planning work indicate that the soils in the Mangaroa Valley floor are not highly productive. Therefore, applying zoning regulations under the NPS that assume high productivity is not appropriate or practical.

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LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

The proposed inclusion of a 2nd residential unit already enables increased population of the area. The ability to legally subdivide inline with this permitted activity is a logical right to have.

---

~~I seek that the whole of the submission be allowed~~ ☐ / ☐ ~~disallowed (tick one)~~ **OR**

I seek that the following parts of the submission be allowed/disallowed:

Mangaroa Valley Floor to be zoned Rural Lifestyle not Rural Production.

Please indicate whether you wish  
to be heard in support of your  
submission (tick appropriate box):

- ☒ I do wish to be heard in support of my submission.  
☐ I do not 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):

- ☒ I do wish to make a joint case.  
☐ I do not wish to make a joint case.

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*Daniel Schrijvers*

DATE

26-06-2024

OFFICE USE ONLY

Submission number **209**

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

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NAME OF SUBMITTER Richard Wasley

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply ☑):



A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY



A person who has an interest in the proposal that is greater than the general public has

I am a resident in Mangaroa/ Whitemans Valley

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY



The local authority for the relevant area

## Details of further submission

---

To support ☒ / ☐ oppose (tick one ☒ ) the submission of:

NAME OF ORIGINAL SUBMITTER Rosemary and Michael Schrijvers

---

POSTAL ADDRESS OF ORIGINAL SUBMITTER 119 Colletts Road, RD1, Upper Hutt 5371

---

SUBMISSION NUMBER 208

---

The particular parts of their submission that I support or oppose are:

119 Colletts Road rezoned Rural Lifestyle

That the Mangaroa Valley floor is already fragmented and characterized by Rural Lifestyle living, and the zoning as Rural Production is wrong.

Applying the NPS to land that the Council already holds evidence from the Soil Assessments for the Gabiets Block and preliminary work undertaken for the Maymorn Structure Plan, that the soils of the Mangaroa Valley floor are not highly productive, and accordingly the NPS should not apply.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

---

The reasons for my support or opposition are:

119 Colletts Road cannot be financially productive due to the reduced availability of land for grazing or primary productive activities due to the large percentage of fragmentation. The property shares a boundary with 36 MacLaren Street and neighboring surrounding zones also wishing to be changed to Rural Lifestyle. The position of 119 Colletts is the perfect position for “clustering” with neighboring MacLaren Streets and Parkes Line and the location of the Maymorn Train Station and the new development.

The number of properties within proposed Rural Production zone that comply with the proposed minimum allotment size requirement is disproportionate to that number of properties that DO NOT comply with minimum allotments sizes.

Existing Land Use: The valley floor is already predominantly occupied by Rural Lifestyle living, which typically includes larger residential plots and lifestyle blocks rather than larger intensive agricultural activities. Zoning it as Rural Production would not align with the current title sizes and land use patterns which is creating conflict with existing residents.

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LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

The proposed inclusion of a 2nd residential unit already enables increased population of the area. The ability to legally subdivide inline with this permitted activity is a logical right to have.

---

---

I seek that the whole of the submission be **allowed** ✓ / ~~**disallowed**~~ (tick one ) AND

I seek that the following parts of the submission be allowed/~~disallowed~~:

119 Colletts Road rezoned to Rural Lifestyle.

Provide a Controlled Activity Rule allowing properties of 4Ha or larger where titles were issued prior to October 2023 to subdivide inline with Rural Lifestyle standards and rules.

---

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ):

- ☒ I **do** wish to be heard in support of my submission.
- ☐ I **do not** 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 ):

- ☒ I **do** wish to make a joint case.
- ☐ I **do not** wish to make a joint case.
- 

## Signature and date

---

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*Richard Wasley*

DATE

26/06/2024

---





OFFICE USE ONLY

Submission number

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## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

**Post to:** Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

A copy of this further submission must also be served on the original submitter  
within 5 working days after making this further submission to Council.

### Details of submitter

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NAME OF SUBMITTER **Richard Wasley**

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply 

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ A person who has an interest in the proposal that is greater than the general public has

**I am a resident in Mangaroa/ Whitemans Valley**

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

## Details of further submission

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To **support** ☒ / ☐ **oppose** (tick one ☐) the submission of:

NAME OF ORIGINAL SUBMITTER **Brian and Robyn Smith**

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POSTAL ADDRESS OF ORIGINAL SUBMITTER **43 Colletts Road**

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SUBMISSION NUMBER **249**

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The particular parts of their submission that I support or oppose are:

That the Mangaroa Valley floor is already fragmented and characterized by Rural Lifestyle living, and the zoning as Rural Production is wrong.

Applying the NPS to land that is not currently subdivided, but surrounded by lifestyle blocks is unfair and discriminatory. It should be zoned Rural Lifestyle.

That the Council already holds evidence from the Soil Assessments for the Gabiets Block and preliminary work undertaken for the Maymorn Structure Plan, that the soils of the Mangaroa Valley floor are not highly productive, and accordingly the NPS should not apply.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

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The reasons for my support or opposition are:

The number of properties within proposed Rural Production zone that comply with the proposed minimum allotment size requirement is disproportionate to that number of properties that DO NOT comply with minimum allotments sizes.

Existing Land Use: The valley floor is already predominantly occupied by Rural Lifestyle living, which typically includes larger residential plots and lifestyle blocks rather than larger intensive agricultural activities. Zoning it as Rural Production would not align with the current title sizes and land use patterns which is creating conflict with existing residents.

Fragmentation: The area is fragmented, land parcels are irregularly shaped, sized and divided, which is not conducive to traditional large-scale farming or agricultural production. Zoning for Rural Production typically assumes larger, contiguous tracts of land suitable for farming operations, which is not the case here.

Planning and Development Goals: Zoning decisions should ideally support long-term planning and development goals that reflect the needs and aspirations of the community. If the current trend or demand in the area is towards Rural Lifestyle living rather than agricultural production, zoning for Rural Production may not be in line with these goals.

Zoning the land for Rural Production despite its current surroundings is unfair because it imposes restrictions and requirements (such as intensive agricultural use) that are not compatible with the existing land use patterns or residential lifestyles.

Zoning the land as Rural Lifestyle would align with the surrounding area and respect the preferences and choices of existing residents who have established a community based on rural residential living rather than agricultural production.

Soil assessments and preliminary planning work indicate that the soils in the Mangaroa Valley floor are not highly productive. Therefore, applying zoning regulations under the NPS that assume high productivity is not appropriate or practical.

The Council has already undertaken planning efforts and assessments that suggest zoning for intensive agriculture might not be feasible or sustainable given the soil conditions. This evidence should inform zoning decisions to ensure they are based on realistic assessments of land capability.

Zoning decisions should promote sustainable land use practices that take into account soil quality and productivity. Applying zoning that ignores or contradicts existing evidence could lead to unsustainable land use practices and environmental degradation.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

The proposed inclusion of a 2nd residential unit already enables increased population of the area. The ability to legally subdivide inline with this permitted activity is a logical right to have.

---

I seek that the whole of the submission be ~~allowed~~ ☐ / ☒ ~~disallowed~~ (tick one) **OR**

I seek that the following parts of the submission be allowed/~~disallowed~~:

Mangaroa Valley Floor to be zoned Rural Lifestyle not Rural Production.

Please indicate whether you wish  
to be heard in support of your  
submission (tick appropriate box):

- ☒ I **do** wish to be heard in support of my submission.  
☐ I **do not** 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):

- ☒ I **do** wish to make a joint case.  
☐ I **do not** wish to make a joint case.

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*Richard Wasley*

DATE

26-06-2024

OFFICE USE ONLY

Submission number

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## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

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NAME OF SUBMITTER **Richard Wasley**

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply ☑):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

**I am a resident in Mangaroa/ Whitemans Valley**

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

## Details of further submission

---

To support ☒ / ☐ oppose (tick one ☐) the submission of:

NAME OF ORIGINAL SUBMITTER

The Maymorn Collective

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POSTAL ADDRESS OF ORIGINAL SUBMITTER

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SUBMISSION NUMBER

96

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The particular parts of their submission that I support or oppose are:

That the Mangaroa Valley floor is already fragmented and characterized by Rural Lifestyle living, and the zoning as Rural Production is wrong.

Applying the NPS to land that is not currently subdivided, but surrounded by lifestyle blocks is unfair and discriminatory. It should be zoned Rural Lifestyle.

The provisions of the Rural Production Zone contradict the character and amenity of the existing environment.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

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The reasons for my support or opposition are:

The number of properties within proposed Rural Production zone that comply with the proposed minimum allotment size requirement is disproportionate to that number of properties that DO NOT comply with minimum allotments sizes.

Existing Land Use: The valley floor is already predominantly occupied by Rural Lifestyle living, which typically includes larger residential plots and lifestyle blocks rather than larger intensive agricultural activities. Zoning it as Rural Production would not align with the current title sizes and land use patterns which is creating conflict with existing residents.

Fragmentation: The area is fragmented, land parcels are irregularly shaped, sized and divided, which is not conducive to traditional large-scale farming or agricultural production. Zoning for Rural Production typically assumes larger, contiguous tracts of land suitable for farming operations, which is not the case here.

Planning and Development Goals: Zoning decisions should ideally support long-term planning and development goals that reflect the needs and aspirations of the community. If the current trend or demand in the area is towards Rural Lifestyle living rather than agricultural production, zoning for Rural Production may not be in line with these goals.

Zoning the land for Rural Production despite its current surroundings is unfair because it imposes restrictions and requirements (such as intensive agricultural use) that are not compatible with the existing land use patterns or residential lifestyles.

Zoning the land as Rural Lifestyle would align with the surrounding area and respect the preferences and choices of existing residents who have established a community based on rural residential living rather than agricultural production.

Soil assessments and preliminary planning work indicate that the soils in the Mangaroa Valley floor are not highly productive. Therefore, applying zoning regulations under the NPS that assume high productivity is not appropriate or practical.

The Council has already undertaken planning efforts and assessments that suggest zoning for intensive agriculture might not be feasible or sustainable given the soil conditions. This evidence should inform zoning decisions to ensure they are based on realistic assessments of land capability.

Zoning decisions should promote sustainable land use practices that take into account soil quality and productivity. Applying zoning that ignores or contradicts existing evidence could lead to unsustainable land use practices and environmental degradation.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

The proposed inclusion of a 2nd residential unit already enables increased population of the area. The ability to legally subdivide inline with this permitted activity is a logical right to have.

---



I seek that the whole of the submission be ~~allowed~~ ☐ / ☒ ~~disallowed~~ (tick one) **OR**

I seek that the following parts of the submission be allowed/~~disallowed~~:

Mangaroa Valley Floor to be zoned Rural Lifestyle not Rural Production.

Please indicate whether you wish  
to be heard in support of your  
submission (tick appropriate box):

- ☒ I **do** wish to be heard in support of my submission.  
☐ I **do not** 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):

- ☒ I **do** wish to make a joint case.  
☐ I **do not** wish to make a joint case.

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*Richard Wasley*

DATE

26-06-2024

OFFICE USE ONLY

Submission number &\$-

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

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NAME OF SUBMITTER

Richard Wasley

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply) ☒:

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

I am a resident in Mangaroa/ Whitemans Valley

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

## Details of further submission

---

To **support** ☒ / ☐ **oppose** (tick one ☒ ) the submission of:

NAME OF ORIGINAL SUBMITTER      Ian Stewart

---

POSTAL ADDRESS OF ORIGINAL SUBMITTER      268 Mangaroa Valley Rd

---

SUBMISSION NUMBER      93

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The particular parts of their submission that I support or oppose are:

Allow Controlled Activity subdivision for properties fronting onto Colletts Road, Mangaroa Valley Road, and Whitemans Valley Road.

Provide a Controlled Activity Rule allowing properties of 4Ha or larger where titles were issued prior to 4 Oct 2023 to subdivide.

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The reasons for my support or opposition are:

The number of properties within proposed Rural Production zone that comply with the proposed minimum allotment size requirement is disproportionate to that number of properties that DO NOT comply with minimum allotments sizes.

Existing Land Use: The valley floor is already predominantly occupied by Rural Lifestyle living, which typically includes larger residential plots and lifestyle blocks rather than larger intensive agricultural activities. Zoning it as Rural Production would not align with the current title sizes and land use patterns which is creating conflict with existing residents.

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---

I seek that the whole of the submission be ~~allowed~~ ☐ / ☐ ~~disallowed~~ (tick one ☐ ) **OR**

I seek that the following parts of the submission be allowed/~~disallowed~~:

Allow Controlled Activity subdivision for properties fronting onto Colletts Road, Mangaroa Valley Road, and Whitemans Valley Road.

Provide a Controlled Activity Rule allowing properties of 4Ha or larger where titles were issued prior to 4 Oct 2023 to subdivide.

---

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Please indicate whether you wish to be heard in support of your submission (tick appropriate box ):

- ☒ I **do** wish to be heard in support of my submission.
- ☐ I **do not** 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 ):

- ☒ I **do** wish to make a joint case.
- ☐ I **do not** wish to make a joint case.

---

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*Richard Wasley*

DATE

26-06-2024

---

Form 6  
**Further Submission**

in opposition to a submission on notified proposed plan change to Upper Hutt City Council District Plan

*[Clause 8](#) of Schedule 1, Resource Management Act 1991*

**Proposed Plan Change 50 – Rural Chapter Review**

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

**To:** Upper Hutt City Council

**Name of person making further submission** Kenny Jonathan Harle

.....  
[full name]

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general public has, because I am a long term resident of Pinehaven and Silverstream, living in the area for over 35 years and residing in Pinehaven I will be directly affected by the issues caused by increased traffic and water runoff from increased density housing on the hills above.

The reason for my opposition are, I am concerned that the Submitter and also Upper Hutt City Council have not adequately found genuine solutions to increased traffic between Pinehaven and Silverstream and then out of Silverstream into the congestion that builds up between Eastern Hutt Rd and the motorway on the other side.

Putting in roundabouts to give people up on the upper hills right of way does not solve the problem and will not solve the problem, the exit from Pinehaven already is a narrow road with barely enough room for on street parking and also the stream a mere 4 metres from the road.

During the December 1976 Wellington Storm, a state of emergency was declared at Pinehaven after slips blocked drains and streams, causing flooding and damage to properties.<sup>1</sup>

This was due to slash not being cleared properly and causing a dam and then the local pipework couldn't cope with it, this pipework has not had an increase in performance and with Pinehaven's population already increasing by more than 130 people in 20 years, the idea of a potential population increase of 3000 people within 5km and no explanations on how the water runoff will be dealt with.

This is 'new' water that will have to be pumped up to a new reservoir and then the wastewater will have to join the existing pipes which flow to Pinehaven and Silverstream and the local stream. Likewise can be said for sewerage, there are already bottlenecks in Pinehaven and onto Silverstream just like the roads.



Already the Pinehaven 115 service is a limited service to Upper Hutt and often only an hour and doesn't run on Sunday's.

People aren't going to walk up and down a steep 4km or more hill to use public transport especially when to get to connecting services like the Hutt Valley rail line has limited parking at the trainstation.

But those who do, will clog the Park and ride spots, as limited as they are, with people already parking on suburban streets and in the New World, the infrastructure is not there and is not intended to be improved.

Will a bus depot be placed at the new subdivision for park and ride access to the other connecting transport Hub?

Will there be a supermarket to cater for the new influx of people to the area?

I have not seen transparency regarding how the above will be dealt with and who will be paying for this, this is inclusive of the roading.

I have previously voiced my opposition to this Submission due to lack of transparency by both UHCC and GTC as to processes.

There also seems to be no indication of new sports playing fields.

One would expect 2 new rugby or soccer fields in the winter and in between those pitches a grass cricket block and an artifical wicket also in that strip between the width of those 70m wide football pitches.

I hear a lot about how fantastic the return of native Birdlife is and the possibility of the return of Kiwi, and then the next thing we intend to do is to destroy the habitat of the Karearea that Habitate or will habitate the area.

These are hunting and breeding grounds for the native wildlife.

**I oppose the submission of:**

I oppose Submission 162 for a Plan Change by GTC.

**The particular parts of the submission I oppose are:**

The change from Rural Zoning to General Zoning in its entirety, re any previously changes proposed to Plan 50.

**I seek that the whole of the submission be disallowed:**

I seek that because there are so many questions re costings and who is actually paying for what, that GTC should apply for a Private Plan Change for the rezoning, to enable full disclosure so that we the Ratepayers can know exactly what the costs are to the city and the ratepayers.

Rates are set to go up 20%, why would Ratepayers pay for private development which they will not get a return on and in fact damage the local area and put a financial burden on the community.

I do not wish to be heard in support of my further submission

Signature of person making further submission .....  
(or person authorised to sign on behalf of person making further submission)  
(A signature is not required if you make your submission by electronic means.)

Date 26 June 2024.....

Electronic address for service of person making further submission

Email: [REDACTED]  
.....

Telephone: ... [REDACTED] .....

Postal address: [REDACTED]  
[REDACTED] .....

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**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

**Deliver to GTC's agent** (Chris Hansen, RMA Planning Consultant): [chris@rmaexpert.co.nz](mailto:chris@rmaexpert.co.nz)  
A copy of your further submission must be served on the original submitter by emailing to GTC's agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

### Note to person making further submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

Form 6  
**Further Submission**

in opposition to a submission on notified proposed plan change to Upper Hutt City  
Council District Plan

*Clause 8 of Schedule 1, Resource Management Act 1991*

**Proposed Plan Change 50 – Rural Chapter Review**

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making

further submission: ..... LANCERLOT BRIAN HURLEY .....  
[full name]

This is a further submission in opposition to a submission on the following plan change  
proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general  
public has because ... I have been a resident of Silverstream/

Pinehaven for 54 years, and a member of UH Forest & Bird  
for over 40 years, and have worked on Forest & Bird  
projects throughout that time

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate  
Trust (Submitter Number 162)

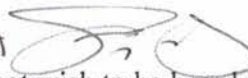
The particular parts of the submission I oppose are:

Development of the Silverstream Spur including building  
of road, intrusion on Reserve land and development  
of housing and necessary infrastructure to support it.

The reasons for my opposition are:

The spur provides an ideal corridor for birds to travel  
from east to west (and return) which would be lost forever  
if the planned development were to go ahead. The birds would  
not be able to transfer seeds to help native forest regenerate.

I seek that the whole of the submission be disallowed:

~~I do not~~   
~~I wish or do not wish to be heard in support of my further submission.~~

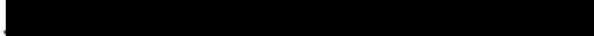
If others make a similar submission, I will consider presenting a joint case with them at a hearing.

*[Delete if you would not consider presenting a joint case.]*

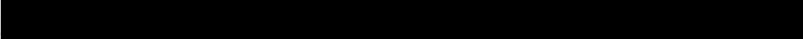
Signature of person making further submission .....  
(or person authorised to sign on behalf of person making further submission)  
(A signature is not required if you make your submission by electronic means.)

Date ...24.06.2024

Electronic address for service of person making further submission

Email: 

Telephone: 

Postal address: 

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- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

OFFICE USE ONLY

Submission number **212**

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

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NAME OF SUBMITTER **Emily Wasley**

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply 

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

**I am a resident in Mangaroa/ Whitemans Valley**

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area



## Details of further submission

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To **support** ☒ / ☐ **oppose** (tick one ☐) the submission of:

NAME OF ORIGINAL SUBMITTER **Brian and Robyn Smith**

---

POSTAL ADDRESS OF ORIGINAL SUBMITTER **43 Colletts Road**

---

SUBMISSION NUMBER **249**

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The particular parts of their submission that I support or oppose are:

That the Mangaroa Valley floor is already fragmented and characterized by Rural Lifestyle living, and the zoning as Rural Production is wrong.

Applying the NPS to land that is not currently subdivided, but surrounded by lifestyle blocks is unfair and discriminatory. It should be zoned Rural Lifestyle.

That the Council already holds evidence from the Soil Assessments for the Gabiets Block and preliminary work undertaken for the Maymorn Structure Plan, that the soils of the Mangaroa Valley floor are not highly productive, and accordingly the NPS should not apply.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

---

The reasons for my support or opposition are:

The number of properties within proposed Rural Production zone that comply with the proposed minimum allotment size requirement is disproportionate to that number of properties that DO NOT comply with minimum allotments sizes.

Existing Land Use: The valley floor is already predominantly occupied by Rural Lifestyle living, which typically includes larger residential plots and lifestyle blocks rather than larger intensive agricultural activities. Zoning it as Rural Production would not align with the current title sizes and land use patterns which is creating conflict with existing residents.

Fragmentation: The area is fragmented, land parcels are irregularly shaped, sized and divided, which is not conducive to traditional large-scale farming or agricultural production. Zoning for Rural Production typically assumes larger, contiguous tracts of land suitable for farming operations, which is not the case here.

Planning and Development Goals: Zoning decisions should ideally support long-term planning and development goals that reflect the needs and aspirations of the community. If the current trend or demand in the area is towards Rural Lifestyle living rather than agricultural production, zoning for Rural Production may not be in line with these goals.

Zoning the land for Rural Production despite its current surroundings is unfair because it imposes restrictions and requirements (such as intensive agricultural use) that are not compatible with the existing land use patterns or residential lifestyles.

Zoning the land as Rural Lifestyle would align with the surrounding area and respect the preferences and choices of existing residents who have established a community based on rural residential living rather than agricultural production.

Soil assessments and preliminary planning work indicate that the soils in the Mangaroa Valley floor are not highly productive. Therefore, applying zoning regulations under the NPS that assume high productivity is not appropriate or practical.

The Council has already undertaken planning efforts and assessments that suggest zoning for intensive agriculture might not be feasible or sustainable given the soil conditions. This evidence should inform zoning decisions to ensure they are based on realistic assessments of land capability.

Zoning decisions should promote sustainable land use practices that take into account soil quality and productivity. Applying zoning that ignores or contradicts existing evidence could lead to unsustainable land use practices and environmental degradation.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

The proposed inclusion of a 2nd residential unit already enables increased population of the area. The ability to legally subdivide inline with this permitted activity is a logical right to have.

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I seek that the whole of the submission be ~~allowed~~ ☐ / ☒ ~~disallowed~~ (tick one) **OR**

I seek that the following parts of the submission be allowed/~~disallowed~~:

Mangaroa Valley Floor to be zoned Rural Lifestyle not Rural Production.

---

Please indicate whether you wish  
to be heard in support of your  
submission (tick appropriate box):

- ☒ I **do** wish to be heard in support of my submission.  
☐ I **do not** 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):

- ☒ I **do** wish to make a joint case.  
☐ I **do not** wish to make a joint case.
- 

## Signature and date

---

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*Emily Schrijvers*

DATE

26-06-2024

---

OFFICE USE ONLY

Submission number **212**

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

**Post to:** Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

A copy of this further submission must also be served on the original submitter  
within 5 working days after making this further submission to Council.

### Details of submitter

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NAME OF SUBMITTER Emily Wasley

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply 

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

I am a resident in Mangaroa/ Whitemans Valley

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

## Details of further submission

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To support ☒ / ☐ oppose (tick one ☒ ) the submission of:

NAME OF ORIGINAL SUBMITTER Rosemary and Michael Schrijvers

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POSTAL ADDRESS OF ORIGINAL SUBMITTER 119 Colletts Road, RD1, Upper Hutt 5371

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SUBMISSION NUMBER 208

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The particular parts of their submission that I support or oppose are:

119 Colletts Road rezoned Rural Lifestyle

That the Mangaroa Valley floor is already fragmented and characterized by Rural Lifestyle living, and the zoning as Rural Production is wrong.

Applying the NPS to land that the Council already holds evidence from the Soil Assessments for the Gabiets Block and preliminary work undertaken for the Maymorn Structure Plan, that the soils of the Mangaroa Valley floor are not highly productive, and accordingly the NPS should not apply.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

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The reasons for my support or opposition are:

119 Colletts Road cannot be financially productive due to the reduced availability of land for grazing or primary productive activities due to the large percentage of fragmentation. The property shares a boundary with 36 MacLaren Street and neighboring surrounding zones also wishing to be changed to Rural Lifestyle. The position of 119 Colletts is the perfect position for “clustering” with neighboring MacLaren Streets and Parkes Line and the location of the Maymorn Train Station and the new development.

The number of properties within proposed Rural Production zone that comply with the proposed minimum allotment size requirement is disproportionate to that number of properties that DO NOT comply with minimum allotments sizes.

Existing Land Use: The valley floor is already predominantly occupied by Rural Lifestyle living, which typically includes larger residential plots and lifestyle blocks rather than larger intensive agricultural activities. Zoning it as Rural Production would not align with the current title sizes and land use patterns which is creating conflict with existing residents.

Fragmentation: The area is fragmented, land parcels are irregularly shaped, sized and divided, which is not conducive to traditional large-scale farming or agricultural production. Zoning for Rural Production typically assumes larger, contiguous tracts of land suitable for farming operations, which is not the case here.

Planning and Development Goals: Zoning decisions should ideally support long-term planning and development goals that reflect the needs and aspirations of the community. If the current trend or demand in the area is towards Rural Lifestyle living rather than agricultural production, zoning for Rural Production may not be in line with these goals.

Zoning the land for Rural Production despite its current surroundings is unfair because it imposes restrictions and requirements (such as intensive agricultural use) that are not compatible with the existing land use patterns or residential lifestyles.

Zoning the land as Rural Lifestyle would align with the surrounding area and respect the preferences and choices of existing residents who have established a community based on rural residential living rather than agricultural production.

Soil assessments and preliminary planning work indicate that the soils in the Mangaroa Valley floor are not highly productive. Therefore, applying zoning regulations under the NPS that assume high productivity is not appropriate or practical.

The Council has already undertaken planning efforts and assessments that suggest zoning for intensive agriculture might not be feasible or sustainable given the soil conditions. This evidence should inform zoning decisions to ensure they are based on realistic assessments of land capability.

Zoning decisions should promote sustainable land use practices that consider soil quality and productivity. Applying zoning that ignores or contradicts existing evidence could lead to unsustainable land use practices and environmental degradation.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

The proposed inclusion of a 2nd residential unit already enables increased population of the area. The ability to legally subdivide inline with this permitted activity is a logical right to have.

---

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I seek that the whole of the submission be **allowed** ✓ / ~~**disallowed**~~ (tick one ) AND

I seek that the following parts of the submission be allowed/~~disallowed~~:

119 Colletts Road rezoned to Rural Lifestyle.

Provide a Controlled Activity Rule allowing properties of 4Ha or larger where titles were issued prior to October 2023 to subdivide inline with Rural Lifestyle standards and rules.

---

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ):

- ☒ I **do** wish to be heard in support of my submission.
- ☐ I **do not** 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 ):

- ☒ I **do** wish to make a joint case.
- ☐ I **do not** wish to make a joint case.
- 

## Signature and date

---

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*Emily Wasley*

DATE

26/06/2024

---



OFFICE USE ONLY

Submission number **212**

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

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**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

A copy of this further submission must also be served on the original submitter  
within 5 working days after making this further submission to Council.

### Details of submitter

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NAME OF SUBMITTER **Emily Wasley**

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply ☑):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

**I am a resident in Mangaroa/ Whitemans Valley**

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

## Details of further submission

---

To support ☒ / ☐ oppose (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER

The Maymorn Collective

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

96

The particular parts of their submission that I support or oppose are:

That the Mangaroa Valley floor is already fragmented and characterized by Rural Lifestyle living, and the zoning as Rural Production is wrong.

Applying the NPS to land that is not currently subdivided, but surrounded by lifestyle blocks is unfair and discriminatory. It should be zoned Rural Lifestyle.

The provisions of the Rural Production Zone contradict the character and amenity of the existing environment.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

---

The reasons for my support or opposition are:

The number of properties within proposed Rural Production zone that comply with the proposed minimum allotment size requirement is disproportionate to that number of properties that DO NOT comply with minimum allotments sizes.

Existing Land Use: The valley floor is already predominantly occupied by Rural Lifestyle living, which typically includes larger residential plots and lifestyle blocks rather than larger intensive agricultural activities. Zoning it as Rural Production would not align with the current title sizes and land use patterns which is creating conflict with existing residents.

Fragmentation: The area is fragmented, land parcels are irregularly shaped, sized and divided, which is not conducive to traditional large-scale farming or agricultural production. Zoning for Rural Production typically assumes larger, contiguous tracts of land suitable for farming operations, which is not the case here.

Planning and Development Goals: Zoning decisions should ideally support long-term planning and development goals that reflect the needs and aspirations of the community. If the current trend or demand in the area is towards Rural Lifestyle living rather than agricultural production, zoning for Rural Production may not be in line with these goals.

Zoning the land for Rural Production despite its current surroundings is unfair because it imposes restrictions and requirements (such as intensive agricultural use) that are not compatible with the existing land use patterns or residential lifestyles.

Zoning the land as Rural Lifestyle would align with the surrounding area and respect the preferences and choices of existing residents who have established a community based on rural residential living rather than agricultural production.

Soil assessments and preliminary planning work indicate that the soils in the Mangaroa Valley floor are not highly productive. Therefore, applying zoning regulations under the NPS that assume high productivity is not appropriate or practical.

The Council has already undertaken planning efforts and assessments that suggest zoning for intensive agriculture might not be feasible or sustainable given the soil conditions. This evidence should inform zoning decisions to ensure they are based on realistic assessments of land capability.

Zoning decisions should promote sustainable land use practices that take into account soil quality and productivity. Applying zoning that ignores or contradicts existing evidence could lead to unsustainable land use practices and environmental degradation.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

The proposed inclusion of a 2nd residential unit already enables increased population of the area. The ability to legally subdivide inline with this permitted activity is a logical right to have.

---



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I seek that the whole of the submission be ~~allowed~~ ☐ / ☐ ~~disallowed~~ (tick one) **OR**

I seek that the following parts of the submission be allowed/~~disallowed~~:

Mangaroa Valley Floor to be zoned Rural Lifestyle not Rural Production.

---

Please indicate whether you wish  
to be heard in support of your  
submission (tick appropriate box):

- ☒ I do wish to be heard in support of my submission.  
☐ I do not 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):

- ☒ I do wish to make a joint case.  
☐ I do not wish to make a joint case.
- 

## Signature and date

---

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*Emily Schrijvers*

DATE

26-06-2024

---

OFFICE USE ONLY

Submission number **212**

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

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**A copy of this further submission must also be served on the original submitter within 5 working days after making this further submission to Council.**

### Details of submitter

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NAME OF SUBMITTER

Emily Wasley

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply) ☒:

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

I am a resident in Mangaroa/ Whitemans Valley

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

## Details of further submission

To **support** ☒ / ☐ **oppose** (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER Ian Stewart

POSTAL ADDRESS OF ORIGINAL SUBMITTER 268 Mangaroa Valley Rd

SUBMISSION NUMBER 93

The particular parts of their submission that I support or oppose are:

Allow Controlled Activity subdivision for properties fronting onto Colletts Road, Mangaroa Valley Road, and Whitemans Valley Road.

Provide a Controlled Activity Rule allowing properties of 4Ha or larger where titles were issued prior to 4 Oct 2023 to subdivide.

The reasons for my support or opposition are:

The number of properties within proposed Rural Production zone that comply with the proposed minimum allotment size requirement is disproportionate to that number of properties that DO NOT comply with minimum allotments sizes.

Existing Land Use: The valley floor is already predominantly occupied by Rural Lifestyle living, which typically includes larger residential plots and lifestyle blocks rather than larger intensive agricultural activities. Zoning it as Rural Production would not align with the current title sizes and land use patterns which is creating conflict with existing residents.

Fragmentation: The area is fragmented, land parcels are irregularly shaped, sized and divided, which is not conducive to traditional large-scale farming or agricultural production. Zoning for Rural Production typically assumes larger, contiguous tracts of land suitable for farming operations, which is not the case here.

Planning and Development Goals: Zoning decisions should ideally support long-term planning and development goals that reflect the needs and aspirations of the community. If the current trend or demand in the area is towards Rural Lifestyle living rather than agricultural production, zoning for Rural Production may not be in line with these goals.

Zoning the land for Rural Production despite its current surroundings is unfair because it imposes restrictions and requirements (such as intensive agricultural use) that are not compatible with the existing land use patterns or residential lifestyles.

Zoning the land as Rural Lifestyle would align with the surrounding area and respect the preferences and choices of existing residents who have established a community based on rural residential living rather than agricultural production.

Soil assessments and preliminary planning work indicate that the soils in the Mangaroa Valley floor are not highly productive. Therefore, applying zoning regulations under the NPS that assume high productivity is not appropriate or practical.

The Council has already undertaken planning efforts and assessments that suggest zoning for intensive agriculture might not be feasible or sustainable given the soil conditions. This evidence should inform zoning decisions to ensure they are based on realistic assessments of land capability.

Zoning decisions should promote sustainable land use practices that take into account soil quality and productivity. Applying zoning that ignores or contradicts existing evidence could lead to unsustainable land use practices and environmental degradation.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

The proposed inclusion of a 2nd residential unit already enables increased population of the area. The ability to legally subdivide inline with this permitted activity is a logical right to have.

I seek that the whole of the submission be ~~allowed~~ ☐ / ☐ ~~disallowed~~ (tick one) **OR**

I seek that the following parts of the submission be allowed/~~disallowed~~:

Allow Controlled Activity subdivision for properties fronting onto Colletts Road, Mangaroa Valley Road, and Whitemans Valley Road.

Provide a Controlled Activity Rule allowing properties of 4Ha or larger where titles were issued prior to 4 Oct 2023 to subdivide.

---

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ):

- ☒ I **do** wish to be heard in support of my submission.
- ☐ I **do not** 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 ):

- ☒ I **do** wish to make a joint case.
- ☐ I **do not** wish to make a joint case.

---

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*Emily Wasley*

DATE

26-06-2024

---

OFFICE USE ONLY

Submission number **213**

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

**Post to:** Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

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within 5 working days after making this further submission to Council.

### Details of submitter

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NAME OF SUBMITTER Femke van der Zee

POSTAL ADDRESS OF SUBMITTER [REDACTED]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE [REDACTED]

CONTACT EMAIL [REDACTED]

I am (please tick all that apply 

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ A person who has an interest in the proposal that is greater than the general public has

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

Details of further submission

To support ☐ / ☐ oppose (tick one ☒) the submission of:

NAME OF ORIGINAL SUBMITTER Femke van der Zee

POSTAL ADDRESS OF ORIGINAL SUBMITTER 167 Fairview Drive

SUBMISSION NUMBER

The particular parts of their submission that I support or oppose are:

I am writing in response to the proposed Plan Change 50 to the Upper Hutt City Council District Plan (2004) - Rural Review. Our family are residents of the Fairview Drive/Kennith Gillies Way area, were initially drawn to this locality by the promise of a tranquil rural environment. Recently, we learned of the proposed Plan Change 50, which intends to rezone our property, along with some others in our community, to General Residential. This has raised significant concerns for us and our neighbours. The appeal of our property and those in our community lies in its current designation as a rural environment. We fear that the introduction of General Residential zoning, including our property, could have a detrimental impact on our property values. Additionally, this reclassification would result in the loss of the transport discount for rural properties on the Greater Wellington Regional Council (GWRC) rates, amounting to approximately \$500. While we understand the necessity for planning changes, we firmly believe that reclassifying our properties to General Residential provides no tangible benefits. As per feedback from the UHCC Planning team, all other services and restrictions, in accordance with city bylaws and covenants attached to our title, remain intact. Our property, along with those of our neighbours also proposed to be zoned as General Residential, meet the criteria for Rural Lifestyle zoning, and we see no merit in rezoning to General Residential. Considering this information, we request a review and reconsideration of the General Residential zoning for properties in Fairview Drive/Kennith Gillies Way/Crest Road area. Maintaining the current Rural designation for our area would better align with the environment and the expectations of current residents and potential buyers. We wish to preserve the character of our community, ensuring that our properties retain a Rural classification. We seek your assurance that any future development of properties in our area will align with the existing terms of these properties, including the agreed building platforms, boundaries, and especially the prohibition of subdivisions. These terms remaining SUBMISSION 102 unchanged are crucial for preserving the reasons that led us to choose this property and our community. Thank you for your time.



The reasons for my support or opposition are:



PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY



I seek that the whole of the submission be allowed ☐ / ☐ disallowed (tick one ☐ ) OR

I seek that the following parts of the submission be allowed/disallowed:



Please indicate whether you wish to be heard in support of your submission (tick appropriate box ):

- ☐ I **do** wish to be heard in support of my submission.
- ☐ I **do not** 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 ):

- ☐ I **do** wish to make a joint case.
- ☐ I **do not** wish to make a joint case.

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE Femke van der Zee

DATE  
2606  
2024

OFFICE USE ONLY

Submission number **214**

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

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within 5 working days after making this further submission to Council.

### Details of submitter

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NAME OF SUBMITTER Phil Hancock

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply ☐

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒

A person who has an interest in the proposal that is greater than the general public has

Our property is immediately below the area seeking to be rezoned which has potential implications for our flooding, and local road use

☐

The local authority for the relevant area

Details of further submission

To support ☐ / ☒ **oppose** (tick one ) the submission of:

NAME OF ORIGINAL SUBMITTER Guidford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER 162

The particular parts of their submission that I support or oppose are:

I oppose it in full.

I also oppose the addition added as their 'late submission'

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

There is no explanation of why the land should be rezoned before there is appropriate access approved (or shown to be feasible) for the scale of development they are seeking zoning for. The proposed road is up to 300m in altitude above the starting points in Silverstream – for comparison this is higher than the peak of Transmission Gulley (273m).

There is no traffic plan and no explanation of how the traffic would be accommodated by the existing infrastructure – acknowledging that the scale is effectively doubling the traffic flow through Silverstream/Pinehaven.

There is no explanation of how they would neutralise storm water/flood control.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be **allowed** ☐ / ☒ **disallowed** (tick one ) OR

I seek that the following parts of the submission be allowed/disallowed:

Disallow the entirety

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ): ☒ ☐ ☒ I **do** wish to be heard in support of my submission. ☐ I **do not** 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 ): ☐ I **do** wish to make a joint case. ☒ I **do not** wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE Phil Hancock

DATE  
26/  
6/202  
4

# FURTHER SUBMISSION 215

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## Form 6 Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City  
Council District Plan

[\*Clause 8\*](#) of Schedule 1, Resource Management Act 1991

### **Proposed Plan Change 50 – Rural Chapter Review**

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

**To:** Upper Hutt City Council

**Name of person making**

**further submission:** .....Gerald Bealing.....[full name]

This is a further submission in opposition to a submission on the following plan change  
proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

**I am a person who** has an interest in the proposal that is greater than the interest the general  
public has because ...

I am a resident of Upper Hutt and an active member of the Silverstream Railway Museum

**I oppose the submission of:**

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate  
Trust (Submitter Number 162)

**The particular parts of the submission I oppose are:**

The development of the Spur land

**The reasons for my opposition are:**

The proposal would result in the destruction of the native ecology of the spur including  
animal and plant life. It is unrealistic to expect that a road could be constructed through that  
area sufficient to support up to 5000 houses or other buildings without causing major  
destruction to the environment.

**I seek that the whole of the submission be disallowed:**

For reasons outlined above,

I do not wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

*[Delete if you would not consider presenting a joint case.]*

Signature of person making further submission G S Bealing.....  
(or person authorised to sign on behalf of person making further submission)  
(A signature is not required if you make your submission by electronic means.)

Date 26 June 2024.....

Electronic address for service of person making further submission

Email:

.....

Telephone: .....  
.....

Postal address:

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz).

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019  
**Post to:** Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140  
**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

**Deliver to GTC's agent** (Chris Hansen, RMA Planning Consultant): [chris@rmaexpert.co.nz](mailto:chris@rmaexpert.co.nz)  
A copy of your further submission must be served on the original submitter by emailing to GTC's agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

#### **Note to person making further submission**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

### **Form 6 Further Submission**

in opposition to a submission on notified proposed plan change to Upper Hutt City Council District Plan



## **Proposed Plan Change 50 – Rural Chapter Review**

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

**To:** Upper Hutt City Council

**Name of person making**

**further submission:** .....Gerald Bealing.....[full name]

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

**I am a person who** has an interest in the proposal that is greater than the interest the general public has because ...

I am a resident of Upper Hutt and an active member of the Silverstream Railway Museum

**I oppose the submission of:**

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

**The particular parts of the submission I oppose are:**

The development of the Spur land

**The reasons for my opposition are:**

The proposal would result in the destruction of the native ecology of the spur including animal and plant life. It is unrealistic to expect that a road could be constructed through that area sufficient to support up to 5000 houses or other buildings without causing major destruction to the environment.

**I seek that the whole of the submission be disallowed:**

For reasons outlined above,

I do not wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

*[Delete if you would not consider presenting a joint case.]*

Signature of person making further submission G S Bealing.....  
(or person authorised to sign on behalf of person making further submission)  
(A signature is not required if you make your submission by electronic means.)

Date 26 June 2024.....

Electronic address for service of person making further submission

Email:

.....

Telephone: .....  
.....

Postal address:

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz).

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**Post to:** Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140  
**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

**Deliver to GTC's agent** (Chris Hansen, RMA Planning Consultant): [chris@rmaexpert.co.nz](mailto:chris@rmaexpert.co.nz)  
A copy of your further submission must be served on the original submitter by emailing to GTC's agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

#### **Note to person making further submission**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

OFFICE USE ONLY

Submission number **216**

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

**Post to:** Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

A copy of this further submission must also be served on the original submitter  
within 5 working days after making this further submission to Council.

### Details of submitter

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz).

NAME OF SUBMITTER **Rosemary and Michael Schrijvers**

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply) ☒:

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

**I am a resident in Mangaroa/ Whitemans Valley**

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

## Details of further submission

---

To **support** ☒ / ☐ **oppose** (tick one ☒ ) the submission of:

NAME OF ORIGINAL SUBMITTER      Ian Stewart

---

POSTAL ADDRESS OF ORIGINAL SUBMITTER      268 Mangaroa Valley Rd

---

SUBMISSION NUMBER      93

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The particular parts of their submission that I support or oppose are:

Allow Controlled Activity subdivision for properties fronting onto Colletts Road, Mangaroa Valley Road, and Whitemans Valley Road.

Provide a Controlled Activity Rule allowing properties of 4Ha or larger where titles were issued prior to 4 Oct 2023 to subdivide.

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The reasons for my support or opposition are:

The number of properties within proposed Rural Production zone that comply with the proposed minimum allotment size requirement is disproportionate to that number of properties that DO NOT comply with minimum allotments sizes.

Existing Land Use: The valley floor is already predominantly occupied by Rural Lifestyle living, which typically includes larger residential plots and lifestyle blocks rather than larger intensive agricultural activities. Zoning it as Rural Production would not align with the current title sizes and land use patterns which is creating conflict with existing residents.

Fragmentation: The area is fragmented, land parcels are irregularly shaped, sized and divided, which is not conducive to traditional large-scale farming or agricultural production. Zoning for Rural Production typically assumes larger, contiguous tracts of land suitable for farming operations, which is not the case here.

Planning and Development Goals: Zoning decisions should ideally support long-term planning and development goals that reflect the needs and aspirations of the community. If the current trend or demand in the area is towards Rural Lifestyle living rather than agricultural production, zoning for Rural Production may not be in line with these goals.

Zoning the land for Rural Production despite its current surroundings is unfair because it imposes restrictions and requirements (such as intensive agricultural use) that are not compatible with the existing land use patterns or residential lifestyles.

Zoning the land as Rural Lifestyle would align with the surrounding area and respect the preferences and choices of existing residents who have established a community based on rural residential living rather than agricultural production.

Soil assessments and preliminary planning work indicate that the soils in the Mangaroa Valley floor are not highly productive. Therefore, applying zoning regulations under the NPS that assume high productivity is not appropriate or practical.

The Council has already undertaken planning efforts and assessments that suggest zoning for intensive agriculture might not be feasible or sustainable given the soil conditions. This evidence should inform zoning decisions to ensure they are based on realistic assessments of land capability.

Zoning decisions should promote sustainable land use practices that take into account soil quality and productivity. Applying zoning that ignores or contradicts existing evidence could lead to unsustainable land use practices and environmental degradation.

LUC 3 mapping is likely to be excluded from the DEF of HPL in the NPS-HPL under the National coalition government.

The proposed inclusion of a 2nd residential unit already enables increased population of the area. The ability to legally subdivide inline with this permitted activity is a logical right to have.

---

I seek that the whole of the submission be ~~allowed~~ ☐ / ☐ ~~disallowed~~ (tick one ☐ ) **OR**

I seek that the following parts of the submission be allowed/~~disallowed~~:

Allow Controlled Activity subdivision for properties fronting onto Colletts Road, Mangaroa Valley Road, and Whitemans Valley Road.

Provide a Controlled Activity Rule allowing properties of 4Ha or larger where titles were issued prior to 4 Oct 2023 to subdivide.

---

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Please indicate whether you wish to be heard in support of your submission (tick appropriate box ):

- ☒ I **do** wish to be heard in support of my submission.  
☐ I **do not** 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 ):

- ☒ I **do** wish to make a joint case.  
☐ I **do not** wish to make a joint case.

---

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*Rosemary Schrijvers*      *Michael Schrijvers*

DATE

26-06-2024

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Form 6

**Further Submission**

in opposition to a submission on notified proposed plan change to Upper Hutt City  
Council District Plan

*Clause 8 of Schedule 1, Resource Management Act 1991*

**Proposed Plan Change 50 – Rural Chapter Review**

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making  
further submission: .....

[full name]

LISA-Ann CLIFFORD

This is a further submission in opposition to a submission on the following plan change  
proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

**I am a person who** has an interest in the proposal that is greater than the interest the general

I feel more personally invested than the general public due to my residency in Upper Hutt. My concerns are focused on the proposed land changes, particularly the lack of clarity surrounding the situation and the insufficient information provided by Submitter 162. Moreover, I fear that the zone change could potentially harm our city.

**I oppose the submission of:**

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

**The particular parts of the submission I oppose are:**

I am against the entire submission, particularly the request to change the land currently zoned as Rural in both the existing Plan and in Plane Change 50 to a General Residential zone.

**The reasons for my opposition are:**

I oppose this because, to the best of my knowledge, there has been no analysis conducted on the costs and benefits of this proposal, including its environmental impact.

**I seek that the whole of the submission be disallowed:**

- I recommend that the Council stipulate the Submitter's requirement to apply for a Private Plan Change regarding the rezoning.



I wish or do not wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

*[Delete if you would not consider presenting a joint case.]*

Signature of person making further submission .....  
(or person authorised to sign on behalf of person making further submission)  
(A signature is not required if you make your submission by electronic means.)

Date ..25/6/24

Electronic address for service of person making further submission

Email: .....

Telephone: .....

Postal address: .....

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz).

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019  
**Post to:** Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140  
**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

**Deliver to GTC's agent** (Chris Hansen, RMA Planning Consultant): [chris@rmaexpert.co.nz](mailto:chris@rmaexpert.co.nz)  
A copy of your further submission must be served on the original submitter by emailing to GTC's agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

### Note to person making further submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

OFFICE USE ONLY

Submission number **218**

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

**To Upper Hutt City Council**

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

A copy of this further submission must also be served on the original submitter  
within 5 working days after making this further submission to Council.

**Details of submitter**

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NAME OF SUBMITTER

Mrs Janice CAREY

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply ☑):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

I have lived in the Silverstream/Pinehaven area for over 50 years, as it has become completely full to overflowing in all respects. I love this area.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area



## Details of further submission

To support ☐ / ☒ oppose (tick one ☒) the submission of:

NAME OF ORIGINAL SUBMITTER

Janice Carey

POSTAL ADDRESS OF ORIGINAL SUBMITTER

22 HAREWOOD GR., PINEHAVEN, UPPER HUTCH

SUBMISSION NUMBER

162

The particular parts of their submission that I support or oppose are:

The area is already stressed for road use access at several times during the day. Schools are full, Doctors are full, no parking for trains etc.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

Why haven't we in this area been advised of all the details of the plan change. The council has bypassed sections of important information that the public have a right to know.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be ~~allowed~~ / ☒ disallowed (tick one ☒) OR

I seek that the following parts of the submission be allowed/disallowed:

the public (Ratepayers) should not bear the cost of any changes for private zone change,

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ☒):

☐ I do wish to be heard in support of my submission.

☒ if I need to  
☐ I do not 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 ☒):

☐ I do wish to make a joint case.

☐ I do not wish to make a joint case.

Signature and date

Janice Carey

25-11 June 2024

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

DATE



OFFICE USE ONLY

Submission number 219

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN  
Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is Wednesday, 26 June 2024, at 5pm

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

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Details of submitter

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NAME OF SUBMITTER

ANDREW MACCOLM MACKINDER

POSTAL ADDRESS OF SUBMITTER

[REDACTED ADDRESS]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

[REDACTED PHONE NUMBER]

CONTACT EMAIL

[REDACTED EMAIL ADDRESS]

I am (please tick all that apply ☑):



A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY



A person who has an interest in the proposal that is greater than the general public has

MY PROPERTY 6 GLENAAE GROVE BACKS DIRECTLY ON TO SILVERSTREAM GENERAL ZONE LAND. I LIVE BENEATH GUILDFORD (SUBMITTERS) LAND.  
PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY



The local authority for the relevant area



## Details of further submission

To support ☐ / ☒ oppose (tick one ☒) the submission of:

NAME OF ORIGINAL SUBMITTER GUILDFORD TIMBER COMPANY LIMITED

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

162

The particular parts of their submission that I ~~support or~~ oppose are:

I OPPOSE SUBMISSION 162 IN FULL. I OPPOSE THE  
SUBMITTERS REQUEST TO CHANGE GENERAL RURAL ZONED  
LAND SPECIFICALLY TO GENERAL RESIDENTIAL LAND.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

MANY & VARIED. EXCESSIVE AND UNREASONABLY HIGH  
LEVELS OF TRAFFIC, TRUCKS AND MACHINERY. NOISE FROM  
CONSTRUCTION. CLEARING OF FOREST & GREEN SPACES,  
INCREASED PRESSURE ON ALL EXISTING INFRASTRUCTURE  
HIGHER LIKELIHOOD OF FLOODING IN SILVERSTREAM

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ☐ / ☒ disallowed (tick one ☒) OR

I seek that the following parts of the submission be ~~allowed~~/disallowed:

I WOULD LIKE AND REQUEST THAT THE UHCC  
REQUIRES THE SUBMITTER TO GO THROUGH CORRECT  
PROCEDURES TO APPLY FOR A PRIVATE PLAN CHANGE  
FOR THE REZONING REQUEST.

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ☒):

☒ I do wish to be heard in support of my submission.

☐ I do not 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 ☒):

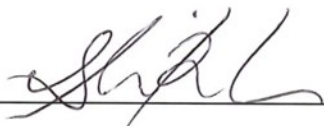
☒ I do wish to make a joint case.

☐ I do not wish to make a joint case.

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE

24 June 2024

# FURTHER SUBMISSION 220

## Form 6 Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City  
Council District Plan

*Clause 8 of Schedule 1, Resource Management Act 1991*

### Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making  
further submission: .....

[full name]

ANTHONY CAREY

This is a further submission in opposition to a submission on the following plan change  
proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general public has because ... AS A LONG TERM RESIDENT (52 YEARS) OF THE SILVERSTREAM/PINEHVEN COMMUNITY I AM APPALLED THAT THE UPPER HUTT COUNCIL HAVE LITTLE OR NO CONCERN FOR LOCALS. THE LOCAL VILLAGE IS JUST RIGHT AND PEOPLE MOVE TO THE AREA. TRAFFIC IS ALREADY AT PEAK VOLUMES AND INFRASTRUCTURE SERVICES SUCH AS SCHOOLS - MEDICAL ETC ARE ALL AT CAPACITY. WHY WOULD WE WANT TO RUIN WHAT WE HAVE.

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

The particular parts of the submission I oppose are: THAT THE REZONING AND JOINING ON TO SILVERSTREAM VIA KIM STREET AND BLUE MOUNTAINS ROAD WILL RESULT IN COMPLETE CONGESTION AND OVERCROWDING IN MANY AREAS. THE COUNCIL'S PRESENT INFRASTRUCTURE CAN NOT ACCOMMODATE THIS PROJECT WITHOUT EXPENSIVE ADDITIONAL COSTS TO RATEPAYERS.

The reasons for my opposition are: THE PROPOSED REZONING WILL RESULT IN CONGESTION AND ALTERATIONS TO THE ALREADY OVERLOADED ROADING, INCLUDING, FERGUSON DRIVE. ALL SECTION (HORSE OWNERS) WILL NEED AT LEAST ONE VEHICLE (PROPERTY 2) AND OUR PRESENT SERVICES WON'T COPE, WATER IS LIMITED AND THE COUNCIL SHOULD NOT HAVE TO PAY TO UPGRADE ALL THAT IS REQUIRED TO ACCOMMODATE THE VOLUMES OF PEOPLE PROPOSED IN THE REZONING.

I seek that the whole of the submission be disallowed: I CONSIDER THAT THE C.T.C. REQUEST FOR A POSSIBLE PLAN CHANGE BE REJECTED AND THAT ALL PAST - NOW - AND FUTURE COSTS ARE PAID FOR BY THE APPLICANTS. ALL FUTURE PLAN CHANGES SHOULD FOLLOW THE APPROVED FORMAT AS SET OUT IN CURRENT DISTRICT PLANS. RATEPAYERS SHOULD NOT HAVE THIS BURDEN OF COSTS AS RATES INCREASES ARE PROPOSED



I wish ~~or do not wish~~ to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

*[Delete if you would not consider presenting a joint case.]*

Signature of person making further submission .....  
(or person authorised to sign on behalf of person making further submission)  
(A signature is not required if you make your submission by electronic means.)

Date 25th June 2024

Electronic address for service of person making further submission

Email: .....

Telephone: ....

Postal address: .....

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**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019  
**Post to:** Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140  
**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

**Deliver to GTC's agent** (Chris Hansen, RMA Planning Consultant): [chris@rmaexpert.co.nz](mailto:chris@rmaexpert.co.nz)  
A copy of your further submission must be served on the original submitter by emailing to GTC's agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

#### **Note to person making further submission**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

OFFICE USE ONLY

Submission number 221

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN  
Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is Wednesday, 26 June 2024, at 5pm

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

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Details of submitter

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NAME OF SUBMITTER

CHELSEA TE MOTUHI MACKINDER

POSTAL ADDRESS OF SUBMITTER

[REDACTED ADDRESS]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

[REDACTED PHONE NUMBER]

CONTACT EMAIL

[REDACTED EMAIL ADDRESS]

I am (please tick all that apply ☑):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

I LIVE DIRECTLY BENEATH THE SUBMITTERS LAND

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area



## Details of further submission

To support ☐ / ☒ oppose (tick one ☒) the submission of:

NAME OF ORIGINAL SUBMITTER

GUILDFORD TIMBER COMPANY LIMITED

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

162

The particular parts of their submission that I support or oppose are:

I FULLY OPPOSE SUBMISSION 162 IN FULL, AND OPPOSE THE REQUEST TO CHANGE GENERAL RURAL LAND TO GENERAL RESIDENTIAL LAND AS OUTLINED in 162

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

LACK OF INFRASTRUCTURE TO SUPPORT THE PROPOSED DEVELOPMENT; LEVELS OF HEAVY MACHINERY REQUIRED FOR PROPOSED DEVELOPMENT; INCREASED RISK OF FLOODING DUE TO LAND CHANGES; EXCESSIVE TRAFFIC ON TOP OF RESULTING TRAFFIC FROM WALLACEVILLE DEV; INADEQUATELY ADVISED OF

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ☐ / ☒ disallowed (tick one ☒) OR

I seek that the following parts of the submission be allowed/disallowed:

UHCC ARE RESPONSIBLE TO ENSURE CORRECT PROCEDURES ARE FOLLOWED FOR THIS TYPE OF REQUEST, AND I WOULD LIKE UHCC TO UPHOLD THESE PROCEDURES BY ENSURING THAT GUILDFORD THEMSELVES APPLY CORRECTLY FOR THE REQUEST TO REZONE

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ☒):

☒ I do wish to be heard in support of my submission.

☐ I do not 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 ☒):

☒ I do wish to make a joint case.

☐ I do not wish to make a joint case.

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*Halinder*

DATE

24/06/24



OFFICE USE ONLY

Submission number **222**

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

**Post to:** Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

A copy of this further submission must also be served on the original submitter  
within 5 working days after making this further submission to Council.

### Details of submitter

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NAME OF SUBMITTER

Barry Gall

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply ☑):

☐ A person representing a relevant aspect of the public interest

☒ A person who has an interest in the proposal that is greater than the general public has

As a resident of Pinehaven, I will be directly affected by the traffic, run-off and visual effects of the development allowed by the zone change. I am also concerned about the negative effects on the environment, ecosystem and climate change

☐ The local authority for the relevant area



## Details of further submission

To support ☐ / ☒ oppose (tick one ☒) the submission of:

NAME OF ORIGINAL SUBMITTER

Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

The particular parts of their submission that I support or oppose are:

I oppose the submission as a whole and in particular; the submitters request that land currently with Rural zoning in both the operative Plan and Plan Change 50 be changed to General Residential zone.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

The proposed rezoning will result in a significant number of houses being able to be built along the skyline as a permitted activity.

Negative effects include traffic congestion, pollution, flooding and noise.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ☐ / ☒ disallowed (tick one ☒) OR

I seek that the following parts of the submission be allowed/disallowed:

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ☒):

☐ I do wish to be heard in support of my submission.

☒ I do not 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 ☒):

☐ I do wish to make a joint case.

☒ I do not wish to make a joint case.

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*B D Gell*

DATE

26/06/2024



OFFICE USE ONLY

Submission number **223**

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

**Post to:** Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

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within 5 working days after making this further submission to Council.

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NAME OF SUBMITTER

Louise Gall

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply ☑):



A person representing a relevant aspect of the public interest



A person who has an interest in the proposal that is greater than the general public has

As a resident of Pinehaven, I will be directly affected by the traffic, run-off and visual effects of the development allowed by the zone change. I am also concerned about the negative effects on the environment, ecosystem and climate change



The local authority for the relevant area



## Details of further submission.

To support ☐ / ☒ oppose (tick one ☒) the submission of:

NAME OF ORIGINAL SUBMITTER

Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

The particular parts of their submission that I oppose are:

I oppose the submission as a whole and in particular; the submitters request that land currently with Rural zoning in both the operative Plan and Plan Change 50 be changed to General Residential zone.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my opposition are:

Likely slips risk given recent slips in Pinehaven (and further afield in Lower Hutt) in recent years. An engineer explained to me while doing insurance work on a slip in Pinehaven that the hills in the area are a high percentage clay, **sometimes 100%**, with little to no rock to hold the hills in place when water soaks in. **This seems foolhardy.**

Negative effects include traffic congestion, pollution, noise, and **especially flooding, with the removal of trees and the increase in concrete, roads, homes. The effects of flooding would most likely be felt by those lower down in the valley.**

The proposed rezoning will result in a significant number of houses being able to be built along the skyline as a permitted activity.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be **allowed** ☐ / ☒ **disallowed** (tick one ☒) **OR**

I seek that the following parts of the submission be allowed/disallowed:

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ☒):

☐ I do wish to be heard in support of my submission.

☒ I do not 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 ☐):

☐ I do wish to make a joint case.

☒ I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

 Louise Gail

26/6/2024



OFFICE USE ONLY

Submission number **224**

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

### To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140)

Scan and email to: [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

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### Details of submitter

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NAME OF SUBMITTER ELIZABETH CHRISTENSEN

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply ☑):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

my property is located near / beneath the GTC Land.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area



## Details of further submission

To support ☐ / ☒ oppose (tick one ☒) the submission of:

NAME OF ORIGINAL SUBMITTER

Guildford Timber Company Limited, Silverstream Forest Ltd

POSTAL ADDRESS OF ORIGINAL SUBMITTER

Chase rnaexped.co.uk and Goodwin Estate Trust

SUBMISSION NUMBER

162

The particular parts of their submission that I ~~support~~ or oppose are:

I oppose the whole submission

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my ~~support~~ or opposition are:

The proposed rezoning is located above and near my property. I am concerned that General Residential and mixed use zoning on the hill tops and ridge lines will seriously diminish the ecological/environmental features of the valley, negatively impacting bird life, increasing traffic congestion, light and noise pollution.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ☐ / ☒ disallowed (tick one ☒) OR

I seek that the following parts of the submission be allowed/disallowed:

I ask that the submitter be required to apply for a Private Plan change for rezoning of GTC land.

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ☒):

- ☒ I do wish to be heard in support of my submission.  
☐ I do not 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 ☒):

- ☒ I do wish to make a joint case.  
☐ I do not wish to make a joint case.

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

seccal

DATE

26/6/24

Form 6  
**Further Submission**

in opposition to a submission on notified proposed plan change to Upper Hutt City  
Council District Plan

*Clause 8 of Schedule 1, Resource Management Act 1991*

**Proposed Plan Change 50 – Rural Chapter Review**

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making  
further submission: Ruth Mary Mackinder  
[full name]

This is a further submission in opposition to a submission on the following plan change  
proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

**I am a person who** has an interest in the proposal that is greater than the interest the general  
public has because ...

*I have lived in Silverstream since 1974 - fifty years -  
and have a strong affiliation with community groups in  
Silverstream and Pinehaven.*

**I oppose the submission of:**

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate  
Trust (Submitter Number 162)

**The particular parts of the submission I oppose are:** *all of submission 162,  
ie changing general rural zoned land to general  
residential zoned land.*

**The reasons for my opposition are:** *the removal of green spaces and*  
*- reduction of existing wild life,*  
*- Excessively high congestion in Silverstream area,*  
*- a very high risk of land-slides and flooding,*  
*- Our local roads are in a poor state without increased traffic intensifications.*

**I seek that the whole of the submission be disallowed:**

*Disallowed.*



I ~~wish~~ do not wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

*[Delete if you would not consider presenting a joint case.]*

Signature of person making further submission ..... *R. Mackinder* .....  
(or person authorised to sign on behalf of person making further submission)  
(A signature is not required if you make your submission by electronic means.)

Date *25-06-2024*

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED] ...

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**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

**Deliver to GTC's agent** (Chris Hansen, RMA Planning Consultant): [chris@rmaexpert.co.nz](mailto:chris@rmaexpert.co.nz)

A copy of your further submission must be served on the original submitter by emailing to GTC's agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

#### **Note to person making further submission**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

**Proposed Plan Change 50 – Rural Chapter Review**

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

to: Upper Hutt City Council

Name of person making

further submission:

[full name]

FREDERICK BARRY EYLES

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general public has because ...

HAVING LIVED IN SILVERSTREAM FOR 35 YEARS, MY MAIN CONCERN IS TRAFFIC AND FLOODING.

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

CHANGE OF PLAN TO GENERAL RESIDENTIAL.

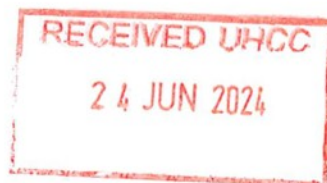
The reasons for my opposition are:

TRAFFIC AND NOISE.

I seek that the whole of the submission be disallowed:

SUBMITTER apply FOR PRIVATE PLAN CHANGE.





Form 6  
**Further Submission**

in opposition to a submission on notified proposed plan change to Upper Hutt City  
Council District Plan

*Clause 8 of Schedule 1, Resource Management Act 1991*

**Proposed Plan Change 50 – Rural Chapter Review**

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

**To:** Upper Hutt City Council

**Name of person making further submission:** ..... *Harry and Betty Ross* .....  
[full name]

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

**I am a person who** has an interest in the proposal that is greater than the interest the general public has because ...

*We are residents of Heretunga Park in Upper Hutt for 60 years.*

**I oppose the submission of:**

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

**The particular parts of the submission I oppose are:**

*This re-zoning will destroy the wildlife and the amenity of the town belt area behind Silverstream. It will make the traffic even worse.*

**The reasons for my opposition are:**

*This should be a private plan change that the developer pays for and allows the public the opportunity to review and submit comments*

**I seek that the whole of the submission be disallowed:**

*I request that Council require the developer to apply for a private plan change.*

I ~~wish or~~ do not wish to be heard in support of my further submission.

~~If others make a similar submission, I will consider presenting a joint case with them at a hearing.~~

*[Delete if you would not consider presenting a joint case.]*

Signature of person making further submission ..... *Harry Rees*  
(or person authorised to sign on behalf of person making further submission)  
(A signature is not required if you make your submission by electronic means.)

Date *21 JUNE 2024*

Electronic address for service of person making further submission

Email: ...

Telephone: .....

Postal address: .....

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz).

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**Post to:** Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140  
**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

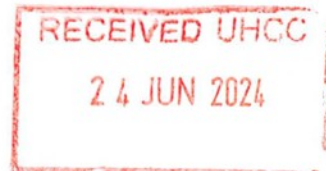
**Deliver to GTC's agent** (Chris Hansen, RMA Planning Consultant): [chris@rmaexpert.co.nz](mailto:chris@rmaexpert.co.nz)  
A copy of your further submission must be served on the original submitter by emailing to GTC's agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

#### **Note to person making further submission**

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- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter





Form 6  
**Further Submission**

in opposition to a submission on notified proposed plan change to Upper Hutt City Council District Plan

*Clause 8 of Schedule 1, Resource Management Act 1991*

**Proposed Plan Change 50 – Rural Chapter Review**

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

**To:** Upper Hutt City Council

**Name of person making further submission:** ..... *MARTIN McFLANE* .....  
[full name]

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

**I am a person who** has an interest in the proposal that is greater than the interest the general public has because ...

*Do not want proposal of THE ZONING of LGND for housing. Resisted in upper hutt because it will effect the railway silverstream stream rail & other Volunteer at.*  
*Resident*

**I oppose the submission of:**

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

**The particular parts of the submission I oppose are:** *Building houses on Silverstream Railway because it is heritage site and houses would be sited on the land we own and has no reasonable natural beauty and interest the railway and people who enjoy it.*

**The reasons for my opposition are:**

*THE COST of RATES in Upper Hutt and the public submission against the rural plan to from rural to residential. This should be private land change. To be used residential in this area.*

**I seek that the whole of the submission be disallowed:**

*I request that Council require the submitter Number 162 to apply for a private plan change at their cost*

I wish *or* do not wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

*[Delete if you would not consider presenting a joint case.]*

Signature of person making further submission ..... *mandle*  
(or person authorised to sign on behalf of person making further submission)  
(A signature is not required if you make your submission by electronic means.)

Date ..... *21 June 2024*

Electronic address for service of person making further submission

Email: .....

Telephone: [REDACTED]

Postal address: [REDACTED] .....

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz).

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019  
**Post to:** Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140  
**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

**Deliver to GTC's agent** (Chris Hansen, RMA Planning Consultant): [chris@rmaexpert.co.nz](mailto:chris@rmaexpert.co.nz)

A copy of your further submission must be served on the original submitter by emailing to GTC's agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

#### **Note to person making further submission**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter



OFFICE USE ONLY

Submission number 229

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN  
Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is Thursday, 13 June 2024, at 5pm

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

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NAME OF SUBMITTER

Brett McKenzie

POSTAL ADDRESS OF SUBMITTER

[REDACTED]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

ledowns of 18A Flux Road

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

## Details of further submission

To support ☒ / ☐ oppose (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER

Jo Perez

POSTAL ADDRESS OF ORIGINAL SUBMITTER

36 Flux Rd Mangarua

SUBMISSION NUMBER

46

The particular parts of their submission that I support or oppose are:

As owner of 18A Flux Rd to  
Re Classifying the area as "Rural lifestyle"

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

More families needed in area to  
maintain Mangarua School stays open.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ☒ / ☐ disallowed (tick one) OR

I seek that the following parts of the submission be allowed/disallowed:

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

☐ I do wish to be heard in support of my submission.

☒ I do not 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):

☒ I do wish to make a joint case.

☐ I do not wish to make a joint case.

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE

11/6/2024





OFFICE USE ONLY

Submission number 230

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN  
Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is Thursday, 13 June 2024, at 5pm

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

Deliver to: Upper Hutt Civic Centre, 838–842 Fergusson Drive, Upper Hutt 5019

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Scan and email to: [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

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Details of submitter

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NAME OF SUBMITTER PETER + MARGARET MCKENZIE

POSTAL ADDRESS OF SUBMITTER [REDACTED]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE) [REDACTED]

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE) [REDACTED]

CONTACT TELEPHONE [REDACTED] CONTACT EMAIL [REDACTED]

I am (please tick all that apply ☑):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

As landowners of 18A Flux Rd.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

## Details of further submission

To support ☒ / ☐ oppose (tick one ☒) the submission of:

NAME OF ORIGINAL SUBMITTER

JO PEREZ

POSTAL ADDRESS OF ORIGINAL SUBMITTER

86 FLUX RD MANGAROA UPPER HUTT

SUBMISSION NUMBER

46

The particular parts of their submission that I support or oppose are:

Reclassify our property at 18A Flux Rd as  
"Rural lifestyle" (as owners of 18A Flux Rd)

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

The current min size requirement of 4ha is far too small to be an economically viable unit.

Given the close proximity to Mangarua school this land is far more suited to smaller "lifestyle" lots.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ☒ / ☐ disallowed (tick one ☒) OR

I seek that the following parts of the submission be allowed/disallowed:

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ☒):

☐ I do wish to be heard in support of my submission.

☒ I do not 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 ☒):

☒ I do wish to make a joint case.

☐ I do not wish to make a joint case.

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE

8/6/2024





OFFICE USE ONLY

Submission number 230

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN  
Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is Thursday, 13 June 2024, at 5pm

To Upper Hutt City Council

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NAME OF SUBMITTER

PETER + MARGARET MCKENZIE

POSTAL ADDRESS OF SUBMITTER

[REDACTED]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

[REDACTED]

CONTACT EMAIL

[REDACTED]

I am (please tick all that apply ☑):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

landowners of 104 Flux Rd.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

## Details of further submission

To support ☒ / ☐ oppose (tick one ☒) the submission of:

NAME OF ORIGINAL SUBMITTER

JO PEREZ

POSTAL ADDRESS OF ORIGINAL SUBMITTER

86 FULTON RD MANGAROA UPPER HUTI.

SUBMISSION NUMBER

46

The particular parts of their submission that I support or oppose are:

As owners of 104 Fulton Rd MANGAROA.

we support the reclassification of our property to "RURAL LIFESTYLE"

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

Current min size of blocks at 4ha is far too small to be economically viable. Area round school ~~also~~ should be smaller lifestyle blocks.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ☒ / ☐ disallowed (tick one ☒) OR

I seek that the following parts of the submission be allowed/disallowed:

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ☒):

☐ I do wish to be heard in support of my submission.

☒ I do not 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 ☒):

☒ I do wish to make a joint case.

☐ I do not wish to make a joint case.

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE

8/6/2024



OFFICE USE ONLY

Submission number **231**

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN  
**Proposed Plan Change 50 - Rural Chapter Review**

The closing date for further submissions is **Thursday, 13 June 2024, at 5pm**

**To Upper Hutt City Council**

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

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NAME OF SUBMITTER

*Paul Davoine*

POSTAL ADDRESS OF SUBMITTER

*[Redacted address]*

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

*[Redacted phone number]*

CONTACT EMAIL

*[Redacted email address]*

I am (please tick all that apply ☐):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

*Resident for 24 years live at [Redacted address]*

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

## Details of further submission

To support ☐ / ☒ oppose (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER Rowan Brookman

POSTAL ADDRESS OF ORIGINAL SUBMITTER 43A Blackbeach Street Birchville upper Hutt

SUBMISSION NUMBER 250

The particular parts of their submission that I ~~support~~ oppose are:

Changing the Zoning from Rural production to Rural lifestyle

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my ~~support~~ opposition are:

Infrastructure not able to cope with increased traffic, Safety of current road users, walkers, horse riders on Marchant Rd and the intersection on SH2, Loss of and compromise of character and amenity values for existing residents who moved to Kaitoke for peace + privacy

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ☐ / ☒ disallowed (tick one) OR

I seek that the following parts of the submission be allowed/disallowed:

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

☐ I do wish to be heard in support of my submission.

☒ I do not 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):

☐ I do wish to make a joint case.

☒ I do not wish to make a joint case.

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

Paul Davis

DATE

24/6/24

# FURTHER SUBMISSION 232

Form 6

## Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt  
City Council District Plan

*Clause 8 of Schedule 1, Resource Management Act 1991*

## Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making further submission: [full name]

*Murray Smith*

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am [select one or more of the following]—

- a person who has an interest in the proposal that is greater than the interest the general public has because:
  - ☒ my property is located next to or near the GTC land and/or the Silverstream Spur, or
  - ☒ I live in southern Upper Hutt and I have concerns about how this proposal will affect my way of life due to such things as the increases in traffic volume, potential stormwater run off, or loss of visual amenity, or
  - I live in Upper Hutt and I am concerned about the lack of any detailed information for public consultation provided by Submitter 162 and the impact that such a large and significant zone change could have on our city, or
- a person representing a relevant aspect of the public interest, namely:
  - climate change, or
  - environmental sustainability, or
  - stormwater management and flood control, or
  - traffic management, and/or the promotion of active transport modes, or
  - some other relevant aspect

I oppose the submission of:

Guildford Timber Company Limited, Silverstream Forest Limited and the  
Goodwin Estate Trust (Submitter Number 162)



The particular parts of the submission I oppose are:

[clearly indicate which parts of the original submission you oppose, together with any relevant provisions of the proposal].

Clause 6 of Sch 1

The reasons for my opposition are: [give reasons].

The traffic increase and infrastructure are not in place and not likely to be for many years

I seek that the whole of the submission be disallowed: ✓

I wish ~~or do not wish~~ to be heard in support of my further submission.

✓ \*If others make a similar submission, I will consider presenting a joint case with them at a hearing.

\*Delete if you would not consider presenting a joint case.

Signature of person making further submission .....  
(or person authorised to sign on behalf  
of person making further submission)

Date 23-06-24

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission (email)

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

Contact person: [name and designation, if applicable]

Murray Smith

**Note to person making further submission** - A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter





OFFICE USE ONLY

Submission number

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

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NAME OF SUBMITTER

Anne Huggett

POSTAL ADDRESS OF SUBMITTER

[REDACTED]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

[REDACTED]

CONTACT EMAIL

[REDACTED]

I am (please tick all that apply ☑):



A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY



A person who has an interest in the proposal that is greater than the general public has

My property is directly affected by the proposed re-zoning.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY



The local authority for the relevant area

## Details of further submission

To support ☒ / ☐ oppose (tick one ☒) the submission of:

NAME OF ORIGINAL SUBMITTER Julie Allison

POSTAL ADDRESS OF ORIGINAL SUBMITTER 16 Avian Road

SUBMISSION NUMBER 5 43

The particular parts of their submission that I support or oppose are:

- That the council consults with the community and creates new documentation outlining objectives policies and rules.

- The council seems to be creating zones specifically for development where different rules apply.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

There have been significant changes between the 2020 and 2023 documents with no community consultation on the 2023 version. The creation of the settlement zone has been applied only on the Gabites block and no other land owner.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ☒ / ☐ disallowed (tick one ☒) OR

I seek that the following parts of the submission be allowed/disallowed:

---

---

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PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ☒):

☒ I do wish to be heard in support of my submission.

☐ I do not 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 ☒):

☐ I do wish to make a joint case.

☐ I do not wish to make a joint case.

Signature and date

Aue Haggard

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

Aue Haggard

DATE

26.06.2024





OFFICE USE ONLY

Submission number

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

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NAME OF SUBMITTER

Anne Huggett

POSTAL ADDRESS OF SUBMITTER

[Redacted address]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

[Redacted phone number]

CONTACT EMAIL

[Redacted email address]

I am (please tick all that apply ☑):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

My property is directly affected by the proposed new zones

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

## Details of further submission

To support ☒ / ☐ oppose (tick one ☒) the submission of:

NAME OF ORIGINAL SUBMITTER Buddf Vos and Ans Potting

POSTAL ADDRESS OF ORIGINAL SUBMITTER 52 Mangrova Valley Road, Upper Hutt

SUBMISSION NUMBER S 112.

The particular parts of their submission that I support or oppose are:

• That the settlement zone on Mangrova Valley Road is reinstated as it was anticipated in all previous drafts of PC50.

• That the council postpones the PC50 review (continued)

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

The Mangrova settlement zone, which included my land, are small blocks of land that cannot support primary production, and should be reinstated as settlement zone.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ☒ / ☐ disallowed (tick one ☒) OR

I seek that the following parts of the submission be allowed/disallowed:

The Mangrova settlement zone, including my land, is reinstated.

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ☒):

☒ I do wish to be heard in support of my submission.

☐ I do not 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 ☒):

☐ I do wish to make a joint case.

☐ I do not wish to make a joint case.

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE 

DATE 26.06.2022



until the new government has removed LUC3 from the NPS/HPL legislation and then reinstates the removed settlement zone in the PC50 rural review.

The settlement zone in Mangaroo Valley also included my property, and was left this way for 3 years before being rezoned without any consultation.

While the protection of productive land is laudible, the land originally included in the settlement zone is lifestyle blocks, they are far too small, and many are too fragmented to support agricultural or horticultural activities, certainly not on the scale that the NPS/HPL legislation intended.



OFFICE USE ONLY

Submission number

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

**Post to:** Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

A copy of this further submission must also be served on the original submitter  
within 5 working days after making this further submission to Council.

#### Details of submitter

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz).

NAME OF SUBMITTER

Anne Huggett

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

077 000 3813

CONTACT EMAIL

[Redacted email address]

I am (please tick all that apply):

☐

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒

A person who has an interest in the proposal that is greater than the general public has

My property is directly affected by proposed zone change under PC50

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐

The local authority for the relevant area



## Details of further submission

To support ☒ / ☐ oppose (tick one ☒) the submission of:

NAME OF ORIGINAL SUBMITTER

Joany Grima

POSTAL ADDRESS OF ORIGINAL SUBMITTER

1483 Akatarawa Road, RD2, Upper Hutt 5372

SUBMISSION NUMBER

S11

The particular parts of their submission that I support or oppose are:

I support a change in the minimum requirements for subdivision with regard to the average lot size within the General Rural Zone.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

The current minimum subdivision within this zone is 20 hectares which disadvantages any properties under 40 hectares. Many of the smaller properties to be zoned under General rural are fragmented and unsuitable for Primary Production. (continued)

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ☒ / ☐ disallowed (tick one ☒) OR

I seek that the following parts of the submission be allowed/disallowed:

I support rezoning General Rural properties less than 40 hectares to Rural Lifestyle, or allow more flexibility within the regulations to allow subdivisions down to 1 hectare.

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ☒):

☒ I do wish to be heard in support of my submission.

☐ I do not 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 ☒):

☐ I do wish to make a joint case.

☒ I do not wish to make a joint case.

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE 26 / 06 / 2024

There are not many large lots (over 40 hectares) of land still held under one title, and even fewer that are productive farming or forestry units.

It is unfair that one of the proper land blocks in Mangarua valley, the Gabites block, has been subdivided down to settlement, while other much smaller and non-productive blocks are denied this despite not being arable or suitable for primary production.





OFFICE USE ONLY

Submission number

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

#### To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

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**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

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NAME OF SUBMITTER

Anne Huggett

POSTAL ADDRESS OF SUBMITTER

[Redacted address]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

[Redacted phone number]

CONTACT EMAIL

[Redacted email address]

I am (please tick all that apply ☑):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

My property is directly affected by the new proposed zoning.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

## Details of further submission

To support ☒ / ☐ oppose (tick one ☒) the submission of:

NAME OF ORIGINAL SUBMITTER

Sarah Woodfield

POSTAL ADDRESS OF ORIGINAL SUBMITTER

Cannot find an address, submitted via email

SUBMISSION NUMBER

5 187

sez.woodfield@gmail.com

The particular parts of their submission that I support or oppose are:

That the proposed General Rural Zone disproportionately affects properties under 20 hectares

To rezone properties under 20 hectares as Rural lifestyle

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

Many of the properties zoned General Rural with a minimum lot size of 20 hectares have already been subdivided, and very few properties are 40 hectares or over. Most properties in Mangrove Valley are hobby farms at best. (continued)

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ☒ / ☐ disallowed (tick one ☒) OR

I seek that the following parts of the submission be allowed/disallowed:

I seek that changes are made to the minimum requirements for Rural Production and General Rural zones.

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ☒):

☐ I do wish to be heard in support of my submission.

☐ I do not 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 ☒):

☐ I do wish to make a joint case.

☐ I do not wish to make a joint case.

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

DATE



The General Rural Zone as proposed under PC50 has the following characteristics included;

- larger scale farming operations
- Forestry blocks
- No highly fragmented rural lifestyle areas and is
- Spatially separated from urban areas.

Yet many of the areas to be included under this category do not contain these characteristics.

They are much smaller, have no farming operations, no forestry blocks, are highly fragmented and in the case of my property are situated and accessed off Plateau Road, an urban area, with properties less than 0.5 hectares.

The proposed regulations under the General Rural zone disadvantages many properties that should not be included. In the earlier draft for consultation, and in all previous drafts, the preferred minimum subdivision was 1 hectare.

It is also stated under the NPS (HPL) that if subdivision does not interfere with productive land, then (National Policy Statement, section 3.10, subsection 1)

**Further Submission**

in opposition to a submission on notified proposed plan change to Upper Hutt  
City Council District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

**Proposed Plan Change 50 – Rural Chapter Review**

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making further submission: [full name]

Gordon David McIntosh  
This is a further submission in opposition to a submission on the following plan change  
proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am [select one or more of the following]—

- a person who has an interest in the proposal that is greater than the interest the general public has because:
  - ☒ my property is located next to or near the GTC land and/or the Silverstream Spur, or
  - ☒ I live in southern Upper Hutt and I have concerns about how this proposal will affect my way of life due to such things as the increases in traffic volume, potential stormwater run off, or loss of visual amenity, or
  - I live in Upper Hutt and I am concerned about the lack of any detailed information for public consultation provided by Submitter 162 and the impact that such a large and significant zone change could have on our city, or
- a person representing a relevant aspect of the public interest, namely:
  - climate change, or
  - environmental sustainability, or
  - stormwater management and flood control, or
  - traffic management, and/or the promotion of active transport modes, or
  - some other relevant aspect

☒ I oppose the submission of:

Guildford Timber Company Limited, Silverstream Forest Limited and the  
Goodwin Estate Trust (Submitter Number 162)



The particular parts of the submission I oppose are:

[clearly indicate which parts of the original submission you oppose, together with any relevant provisions of the proposal].

The reasons for my opposition are: [give reasons].

Affect on lifestyle (Traffic)  
Storm water runoff issues  
Loss of green belt.

I seek that the whole of the submission be disallowed:

I wish or do not wish to be heard in support of my further submission.

\*If others make a similar submission, I will consider presenting a joint case with them at a hearing.

\*Delete if you would not consider presenting a joint case.

Signature of person making further submission ..... *Gordon or Fiona McIntosh*  
(or person authorised to sign on behalf  
of person making further submission)

Date *20/6/24*

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission (email)

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

Contact person: [name and designation, if applicable]

*Gordon or Fiona McIntosh*

**Note to person making further submission** - A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

## Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt  
City Council District Plan

*Clause 8 of Schedule 1, Resource Management Act 1991*

## Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making further submission: [full name]

Noomi Geldard

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am [select one or more of the following]—

- a person who has an interest in the proposal that is greater than the interest the general public has because:
  - my property is located next to or near the GTC land and/or the Silverstream Spur, or
  - ☒ ◦ I live in southern Upper Hutt and I have concerns about how this proposal will affect my way of life due to such things as the increases in traffic volume, potential stormwater run off, or loss of visual amenity, or
  - ☒ ◦ I live in Upper Hutt and I am concerned about the lack of any detailed information for public consultation provided by Submitter 162 and the impact that such a large and significant zone change could have on our city, or
- a person representing a relevant aspect of the public interest, namely:
  - climate change, or
  - environmental sustainability, or
  - stormwater management and flood control, or
  - traffic management, and/or the promotion of active transport modes, or
  - some other relevant aspect

I oppose the submission of:

Guildford Timber Company Limited, Silverstream Forest Limited and the  
Goodwin Estate Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

[clearly indicate which parts of the original submission you oppose, together with any relevant provisions of the proposal].

I oppose Guildford Timber Company's PC50 (Submission #662) that council change the zoning of their land from

The reasons for my opposition are: [give reasons].

I don't think this is good for Pinehaven/Silverstream

General Rural to General Residential.

current residents - will bring many problems to this area.

I seek that the whole of the submission be disallowed:

yes

I wish ~~or do not wish~~ to be heard in support of my further submission.

✓ \*If others make a similar submission, I will consider presenting a joint case with them at a hearing.

\*Delete if you would not consider presenting a joint case.

Signature of person making further submission

W. H. G. G. G. G.

(or person authorised to sign on behalf of person making further submission)

Date

21/6/24

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission (email)

Email:

Telephone:

Postal address:

Contact person: [name and designation, if applicable]

5018

**Note to person making further submission** - A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

# FURTHER SUBMISSION 236

Form 6

## Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt  
City Council District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

## Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making further submission: *[full name]*

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am *[select one or more of the following]*—

- a person who has an interest in the proposal that is greater than the interest the general public has because:
  - ☒ my property is located next to or near the GTC land and/or the Silverstream Spur, or
  - I live in southern Upper Hutt and I have concerns about how this proposal will affect my way of life due to such things as the increases in traffic volume, potential stormwater run off, or loss of visual amenity, or
  - I live in Upper Hutt and I am concerned about the lack of any detailed information for public consultation provided by Submitter 162 and the impact that such a large and significant zone change could have on our city, or
- a person representing a relevant aspect of the public interest, namely:
  - climate change, or
  - environmental sustainability, or
  - stormwater management and flood control, or
  - traffic management, and/or the promotion of active transport modes, or
  - some other relevant aspect

I oppose the submission of:

Guildford Timber Company Limited, Silverstream Forest Limited and the  
Goodwin Estate Trust (Submitter Number 162)



The particular parts of the submission I oppose are:

[clearly indicate which parts of the original submission you oppose, together with any relevant provisions of the proposal].

Roading along the Spw ridgeline  
Access to new development

The reasons for my opposition are: [give reasons].

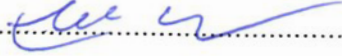
Erosion of land leading to potential flooding  
Major traffic hazards and congestion through  
Kiln St - current infrastructure is not sufficient

I seek that the whole of the submission be disallowed:

I ~~wish~~ or ~~do not wish~~ to be heard in support of my further submission.

\*If others ~~make~~ a similar submission, I will consider presenting a joint case with them at a ~~hearing~~.

\*Delete if you would not consider presenting a joint case.

Signature of person making further submission .....   
(or person authorised to sign on behalf  
of person making further submission)

Date 25/6/24

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission (email)

Email: 

Telephone: 

Postal address: 

Contact person: [name and designation, if applicable]

He Nicol

**Note to person making further submission** - A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

## Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt  
City Council District Plan

*Clause 8 of Schedule 1, Resource Management Act 1991*

## Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making further submission: *[full name]*

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am *[select one or more of the following]*—

- a person who has an interest in the proposal that is greater than the interest the general public has because:
  - ☒ my property is located next to or near the GTC land and/or the Silverstream Spur, or
  - I live in southern Upper Hutt and I have concerns about how this proposal will affect my way of life due to such things as the increases in traffic volume, potential stormwater run off, or loss of visual amenity, or
  - I live in Upper Hutt and I am concerned about the lack of any detailed information for public consultation provided by Submitter 162 and the impact that such a large and significant zone change could have on our city, or
- a person representing a relevant aspect of the public interest, namely:
  - climate change, or
  - environmental sustainability, or
  - stormwater management and flood control, or
  - traffic management, and/or the promotion of active transport modes, or
  - some other relevant aspect

I oppose the submission of:

Guildford Timber Company Limited, Silverstream Forest Limited and the  
Goodwin Estate Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

[clearly indicate which parts of the original submission you oppose, together with any relevant provisions of the proposal].

- ROAD CONGESTION AT FIELD ST ROUND ABOUT
- LOSS OF WILDLIFE HABITAT AT LOCAL SILVERSTREAM AREA.

The reasons for my opposition are: [give reasons].

I seek that the whole of the submission be disallowed:

I wish or do not wish to be heard in support of my further submission.

\*If others make a similar submission, I will consider presenting a joint case with them at a hearing.

\*Delete if you would not consider presenting a joint case.

Signature of person making further submission .....  
(or person authorised to sign on behalf  
of person making further submission)

Date 25/6/24

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission (email)

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

Contact person: [name and designation, if applicable]

MARK NICOL

**Note to person making further submission** - A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter





OFFICE USE ONLY

Submission number **238**

**PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN**  
**Proposed Plan Change 50 - Rural Chapter Review**

The closing date for further submissions is **Thursday, 26 June 2024, at 5pm**

**To Upper Hutt City Council**

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

**Post to:** Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140)

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**Details of submitter**

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NAME OF SUBMITTER

Ann Marie Wagstaff

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply ☑):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

I am a resident of Silverstream, a ratepayer, who has a very keen interest in ensuring that local decision making follows established due process.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area



## Details of further submission

To support ☐ / ☒ oppose (tick one ☒) the submission of:

NAME OF ORIGINAL SUBMITTER

Cuildford Timber Company Limited, Silverstream

POSTAL ADDRESS OF ORIGINAL SUBMITTER

Forest Limited and Goodwin Estate Trust

SUBMISSION NUMBER

162

The particular parts of their submission that I support or oppose are:

The by-passing of established due process which has limited the public's ability to assess and respond to the proposed change in the zoning of land parcels in the District Plan, particularly on the hills of Silverstream and Linehaven.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

The lack of transparency in the CTC and UMCC negotiations and agreements to date.

The lack of traffic modelling, infrastructure planning or an environmental assessment that would be submitted by a landowner seeking a plan change.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ☐ / ☒ disallowed (tick one ☒) OR

I seek that the following parts of the submission be allowed/disallowed:

On the grounds that due process has not been followed by CTC or UMCC. CTC to go back to the beginning for a private plan change, and pay for this themselves.

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ☒):

☐ I do wish to be heard in support of my submission.

☒ I do not 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 ☒):

☐ I do wish to make a joint case.

☒ I do not wish to make a joint case.

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

A M Wray

DATE

21-June 2024

## Further submission form (FORM.6)

OFFICE USE ONLY

Submission number **239**

### PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is Thursday, 26 June 2024, at 5pm

#### To Upper Hutt City Council

Further submission only in *support of or opposition to* a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

Post to: Planning (Policy Team, Upper Hutt City Council Private Bag 907, Upper Hutt 5140

Scan and email to: [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

A copy of this further submission must also be served on the original submitter  
within 5 working days after making this further submission to Council.

#### Details of submitter

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz).

NAME OF SUBMITTER

Pinehaven Progressive Association

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

Kate Hunter

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

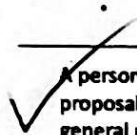
CONTACT TELEPHONE

CONTACT EMAIL

☒ I am (please tick all that apply):

☐ A person representing a  
relevant aspect of the public  
interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY



A person who has an interest in the  
proposal that is greater than the  
general public has

Pinehaven residents are affected neighbours

The local authority for the relevant area

### Details of further submission

To support ☐ / ☒ oppose (tick one ) the submission of:

Gulfport Timber Company

Care of Kendons Chartered Accountants Ltd, 69 Rutherford Street, Lower Hutt, 5010

Submission 162

The particular parts of their submission that I support or oppose are:

Please see emailed submission attached

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

Please see emailed submission attached

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ☐ / ☒ disallowed (tick one ) OR

I seek that the following parts of the submission be allowed/disallowed:

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY.

Please indicate whether you wish<sup>2</sup>  
to be heard in support of your  
submission (tick appropriate box ):

☒ I do wish to be heard in support of my submission.

☐ I do not wish to be heard in support of my submission.

Please indicate whether you wish to make<sup>2</sup>  
a joint case at the hearing if others make a  
similar submission (tick appropriate box ):

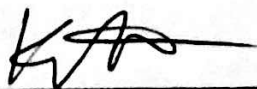
☐ I do wish to make a joint case.

☒ I do not wish to make a joint case.

### Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE

9/7/24





### **Further Submission on Plan Change 50 from Pinehaven Progressive Association**

President: Kate Hunter

1. The PPA **submits in opposition to** the request for the re-zoning of GTC land in Submission 162 as the request currently stands as a change from Rural zoning to General Residential zone.
2. The image above, used in almost all UHCC promotional materials – including the Housing and Business Capacity Assessment (HBA) – showcases the highly-valued natural backdrop of the city. The hills on the left of picture are mainly GTC land that is under discussion in Submission 162.
3. The city prides itself and promotes itself on natural surroundings, birdlife, liveability and accessibility, all of which may be adversely affected by the submitter's proposed re-zoning.
4. Any diminishment of such values and amenities needs to be sensitive and managed carefully. Examples of such rules include: the hilltops, hillsides and ridgelines rules for the Gabites Block in SUB-DEV3 of the Operative District Plan (dated 13.12.2023); and other councils' rules around high-value landscapes (eg. Auckland Unitary plan that demands particular unobtrusive colour schemes in some areas). These rules mitigate the potential landscape and visual effects of development.
5. At this stage we do not have confidence that the Council would be able to introduce and enforce rules designed to protect the natural values of the landscape if a Public Plan Change process is followed..
6. Re-zoning large amounts of GTC land as General Residential raises questions about the alignment with the National Policy Statement on Urban Development and we request **more discussion and clarification about how such zoning**

**would safeguard the requirements** of the NPS-UD. Such information could be required from GTC through a private plan change process.

- a. The NPS-UD states policy makers must have particular regard to “the benefits of urban development that are consistent with well-functioning urban environments” and “the likely current and future effects of climate change”.
  - b. “Well-functioning urban environments” are defined in part as GTC define them in their Submission 162 as meeting social, economic, and cultural wellbeing, and for their health and safety, now and into the future. The NPS-UD also includes in the definition: good accessibility by way of public or active transport; that developments support reductions in greenhouse gas emissions; that developments are resilient to the likely current and future effects of climate change (NDP-US 2.2 Policies)
  - c. Re-zoning through a public plan change process demands less information of the submitter and removes important public feedback on the detailed proposals. Re-zoning ridgelines and hillsides as General Residential through a public plan leaves the Council and affected neighbours in a weakened position from the start.
7. UHCC’s own HBA declares that there is ample capacity for housing development in areas already zoned as residential, close to public transport including railway in Trentham North and Upper Hutt Central.
  - a. In total, in the Wellington region, there is plenty of capacity for future housing. The Wellington HBA estimates 99,000 houses will be needed by 2053 and that “there will be plenty of opportunity for this with over 206,000 homes enabled” (pp.34,37).
  - b. The regional HBA assumes proportional population growth in each city (see graphs on pp.29,36) and so is an approximation of forecast growth in each city.
  - c. There is only a 50% probability of annual population growth of 0.8-1.7%pa over the next 30 years (p.27).
  - d. UHCC’s own HBA forecasts the need for 7900 houses to 2050; “projections expect that the majority of growth would be within the central areas of Upper Hutt, where dwellings (and therefore households) have better access to transport links, services and amenities” (p.240).
  - e. UHCC’s HBA capacity assessment estimates that Trentham North has the largest theoretical capacity in the city at 27,527 dwellings (p.242). There is also an estimate of potential greenfields developments providing theoretical capacity for 31,693 new dwellings.
8. We are especially concerned with ridgeline re-zoning because of its potential effect on the Pinehaven Catchment. We have the protection in the DP (2.4.11) but we are struggling to have confidence in the Council after the letter supporting a road through to the proposed Southern Growth Area was sent to Ministers without the knowledge of the full Council and before the ruling from the independent commission. This has shaken our already reduced confidence in processes in UHCC and it will take some effort on the part of Council to rebuild trust with the community.

9. **We submit that any re-zoning of GTC land should be done by way of the Private Plan Change process** as is appropriate when the PC is of mainly private benefit, and in which the applicant describes any anticipated environmental effects of the proposed change (taking into account clauses 6 and 7 of Schedule 4 of the RMA) and includes an evaluation report prepared in accordance with section 32 of the RMA for the proposed change. This would include modelling on the effects on the Pinehaven catchment.
10. We submit that, as part of the Private Plan Change application, GTC also include information on the mitigation of adverse environmental effects, their approaches to consultation and site-specific details including information on services.

Kate Hunter  
President, Pinehaven Progressive Association

[REDACTED]  
Pinehaven  
[REDACTED]

FURTHER SUBMISSION 240 - ILLEGIBLE



# FURTHER SUBMISSION 241

## Form 6 Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City  
Council District Plan

*Clause 8 of Schedule 1, Resource Management Act 1991*

### Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

**Name of person making further submission:** Carl Lansdown

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general public has because as a resident of Pinehaven for 20 years I will be directly affected by the traffic, run-off and landscape effects of the development caused by the zone change.

The particular parts of the submission I oppose are:

- I oppose the submission as a whole and in particular the submitter's request that land currently with Rural zoning in both the operative Plan and Plan Change 50 be changed to General Residential zone.

The reasons for my opposition are:

- The proposed rezoning will result in a significant number of houses being able to be built along the skyline as a permitted activity.
- The proposed rezoning will cause traffic congestion, flooding, noise and light pollution.
- The proposed rezoning is of a very large scale and has significant consequences that are of interest to the public. Inclusion of a rezoning of this scale by submission subverts the statutory process for public participation in plans.
- There is no analysis of the costs and benefits of the proposal.

I seek that the whole of the submission be disallowed:

- I request that Council require the Submitter to apply for a Private Plan Change for the rezoning.

Kind Regards



Carl Lansdown

23<sup>rd</sup> June 2024

Form 6  
**Further Submission**

in opposition to a submission on notified proposed plan change to Upper Hutt City  
Council District Plan

*Clause 8 of Schedule 1, Resource Management Act 1991*

**Proposed Plan Change 50 – Rural Chapter Review**

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

**To:** Upper Hutt City Council

**Name of person making further submission:** Wendy Lansdown

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general public has because as a resident of Pinehaven for 20 years I will be directly affected by the traffic, run-off and landscape effects of the development caused by the zone change.

The particular parts of the submission I oppose are:

- I oppose the submission as a whole and in particular the submitter's request that land currently with Rural zoning in both the operative Plan and Plan Change 50 be changed to General Residential zone.

The reasons for my opposition are:

- The proposed rezoning will result in a significant number of houses being able to be built along the skyline as a permitted activity.
- The proposed rezoning will cause traffic congestion, flooding, noise and light pollution.
- The proposed rezoning is of a very large scale and has significant consequences that are of interest to the public. Inclusion of a rezoning of this scale by submission subverts the statutory process for public participation in plans.
- There is no analysis of the costs and benefits of the proposal.

I seek that the whole of the submission be disallowed:

- I request that Council require the Submitter to apply for a Private Plan Change for the rezoning.

Kind Regards



22 June 2024.

Wendy Lansdown