

From: [Judith Swildens](#)
To: [UHCC Planning](#)
Subject: Re: Private Plan Change 55 - Hearing Report
Date: Thursday, 29 September 2022 9:17:03 am
Attachments: [image001.gif](#)

Hi Hayley,

I am unable to make it to the hearings, but I ask that you share my summarised thoughts with the panel.

The overwhelming response from the public submissions is opposition to the proposed density. I have read the majority of the information provided by the developer as well as the proposals provided by the panel. The general consensus from public submissions is that it is too much, too many lots. The general consensus from the developer and their paid experts is "it's fine".

I ask the panel to take a look at the opposite side of Maymorn Road, look at it from a satellite image. There are around 40 homes whose driveways have access from the rural stretch of Maymorn Road, stretched over a much larger area of land than the proposed development. This is the type of density that Maymorn strives to be, this is the density that people here have bought into. We don't expect modern conveniences like footpaths, and electric vehicle charging, we value peace, space and birdsong.

I urge you to consider reducing the amount of lots. The existing Maymorn community is going to be outnumbered, and any of the concerns we have raised now may be disregarded in near future because the new development will greatly outnumber us. Any small wins such as the lack of street-lighting could well be lost by a single petition.

A lot of people also raised concerns about the traffic, and the intersection at SH2. On paper it might look okay but with such a negative response from locals, maybe there is something the experts have missed? Consider that the concrete yard often have truck and trailer units turning into Plateau Rd, sitting in the middle of the road at the northbound turning bay, that's 20 meters of truck, which significantly shortens the stopping distance for anyone entering the turning bay, coming from a blind corner. All these concerns were disregarded by experts. Surely the concern from locals are worth more than someone who purely looks at the data. There are many near misses. Sit outside the dairy for half an hour and watch the chaos on the weekend.

The proposed denser, smaller lots at the northern end don't fit in with the neighbouring lots. There is a distinct change from residential sized lots once you pass 66 Maymorn Road. And in fact, the majority of homes on Maymorn Road in the residential area sit on lots well over 800sqm, so 400sqm lots don't really fit in with the community as it stands now.

I feel the concerns of residents have been mostly disregarded and the submissions have just been part of the necessary process. None of the expert advice provided on behalf of the developer take into consideration the very real prospect of secondary dwellings on any of these sections, which come with additional impacts such as traffic and service usage.

Again, I ask you to consider why so many locals oppose the density? Because it doesn't fit in with the community, and it's upsetting that even with so much opposition there has been no offer or suggestion to lessen the numbers. Our voices don't mean much at all it seems.

Thanks

Judith

On Thu, 22 Sep 2022, 15:26 UHCC Planning, <UHCC.Planning@uhcc.govt.nz> wrote:

Kia ora,

As per my email on 23 August, the hearing for Private Plan Change 55 has been scheduled for 17, 18 and 20 October 2022.

Council officers have prepared a hearing report (s42A report) in advance of the hearing which can be found at [this link](#). This web page also provides links to the expert statements of evidence that support the Council hearing report.

Those who wish to be heard will receive confirmation of their scheduled hearing time slot shortly. If you have not indicated that you would like to be heard, but wish to – please let us know by **29 September 2022**.

As outlined in Minute #1 (emailed on 23 August), please also note that submitters who wish to call expert witnesses in their submissions are asked to provide a copy of that evidence to the Council at planning@uhcc.govt.nz by no later than 12 noon on 7 October 2022.

If you have any other questions, please contact me at planning@uhcc.govt.nz. I look forward to hearing from you.

Ngā mihi

Hayley Boyd

Planning Support Officer (Policy)

Office Hours: Monday to Friday 9.00am to 2.30pm



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