

Details of submission

The specific provisions of the proposed Plan Change that my submission relates to are as follows:

As attached

USE ADDITIONAL PAPER IF NECESSARY

My submission is that:

As attached

PLEASE STATE IN SUMMARY THE NATURE OF YOUR SUBMISSION. CLEARLY INDICATE WHETHER YOU SUPPORT OR OPPOSE THE SPECIFIC PROVISIONS OR WISH TO HAVE AMENDMENTS MADE, GIVING REASONS. PLEASE USE ADDITIONAL PAPER IF NECESSARY

I seek the following decision from the local authority:

As attached

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

I 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~~):

Maymorn Collective

- 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:

BaBatis

SIGNATURE

DATE

15/11/23

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

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 -Rural Review

Submission Points From : Bruce Bates

186 Parkes Line Road , Maymorn , Upper Hutt

Email: bruce.bates186@gmail.com

Bruce

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

(10) UHCC Urban Growth strategy 2007-identified Maymorn which included our property and the properties of the Maymorn Collectives as the most significant area for urban development in Upper Hutt over the next 30 years

(11) Maymorn Structure plan -adopted by council in 2012 includes our land and the Maymorn Collectives,

(12) UHCC Land Use Strategy 2016-2043- adopted in September 2016
Identifies our land and the collectives for development

(13) UHCC PC 50 Rural and Residential Chapter Review, our property was zoned for Settlement

.(14) NPS HPL exemption clause 3.5(7)b (i) identified for future urban development.