

UPPER HUTT CITY

Summary of Feedback: 2014 Rural Strategy



Feedback received on identified issues, outcomes, and options | a summary of the second round of consultation



This document is a summary of feedback received on the 'Developing the 2014 Rural Strategy' document. The information contained within this summary should be read in conjunction with that document.

The purpose of 'Developing the 2014 Rural Strategy' was to:

- provide commentary on the outcomes of consultation; making sure Council had correctly identified the key issues for rural Upper Hutt as presented during consultation, and the outcomes sought; signal an initial range of potential options that will be evaluated further in the development of the Rural Strategy – and seek feedback on these;
- set out the relationship between the Rural Strategy, other Council strategies and tools for implementation; and
- set out Council's jurisdictional functions and responsibilities (noting any funding consequences).

Feedback respondents were asked the following questions of the 'Developing the 2014 Rural Strategy' document:

1. Are the 'desired outcomes' stated at the beginning of each topic representative of what you consider the Rural Strategy should achieve? If not, let us know why and please be specific when referring to individual outcomes.
2. Do you support the potential options identified to address the desired outcomes and if so, which ones? If not, let us know why, and please be specific by referring to particular topics and their related potential options.
3. Do you have any other comments on the 'Developing the 2014 Rural Strategy' document?
4. Would you support merging the Rural Strategy and Urban Growth Strategy into one strategy for Upper Hutt? (Please tick 'NO' if you would rather they remain as two different strategies).

The information contained within this document is the views of respondents who completed a feedback form, or who wrote to Council explaining their individual thoughts and comments on the 'Developing the 2014 Rural Strategy' document. The 'desired outcomes' for each topic are stated again and feedback received about them, the 'potential options' and other comments relating to each topic are listed in this summary. Feedback to questions 3 and 4 are then listed (see pages 33-37).

This information will be considered and incorporated into the draft rural strategy.

Topic 1: Natural values

Desired outcomes

- 1.1 Planting of riparian margins to help prevent runoff and erosion, to maintain rural amenity and river quality.
- 1.2 Native trees are planted to promote biodiversity values and regenerate native bush.
- 1.3 Future development considers the surrounding environment and is in keeping with the natural values of the rural area.
- 1.4 Fencing of riparian margins to prevent stock accessing waterways.
- 1.5 The unique rural environment is protected (waterways, vegetation and biodiversity).
- 1.6 Landowners are encouraged to protect their land (informal and formal mechanisms for protection).

Feedback received on 'desired outcomes'

Outcome	Feedback
1.1 – 1.6	These objectives seem sensible. Planting of exotics should be done too.
1.2	Add: low flammability native trees are planted.
1.4	The idea to fencing off all watercourses from access by stock is unrealistic. Other councils have specifically named cattle in their plans for exclusion in riparian areas, rather than 'stock' which will include by default sheep. Cattle need to be kept away from watercourses since they drink and urinate at the same time, but this does not apply to other stock such as sheep.
All	We agree with the desired outcomes in the Natural Values section. We consider however that there is a desperate need for a study identifying evaluating and ranking natural areas in rural Upper Hutt. We note that this study was promised in the operative District Plan but has never been undertaken.
All	Yes [representative of what the rural strategy should achieve]. Add: Establish a protected green belt around Upper Hutt valleys.

Feedback received on 'potential options'

Support proposed actions.
I strongly support the options listed.
I support all the potential options identified for natural values. I wish to emphasise that not only are investigations of values and review of District Plan an option, I consider them to be essential in order to comply with the provisions of the RMA 1991 and the

Regional Policy Statement for the Wellington Region 2013.

It needs to be recognised that investigations of natural resources is resource intensive and is likely to require considerable expert input. Engagement and consultation with private landowners is also likely to require considerable resources.

Investigate a protected green belt and make recommend how best to protect the land for future generations, against further residential development.

Other comments

There should be more emphasis on the sustainable use of land in this section. There was certainly discussion about it and this is probably the place for it.

Weed control. This is not a Council problem, it's Regional Council. We would be more worried about ragwort than gorse, as ragwort is a health risk to stock, but very few small blocks are active in eradicating it. We spend many thousands of dollars each year on both gorse and ragwort control, don't get many lifestylers offering to help out.

'Commentary' – could you replace the reference to 'bee corridors' with the wider recognition of 'BIODIVERSITY CORRIDORS' which would include bees...but also reflect an understanding that connectivity across the environment is essential for the sustainability of our natural biodiversity.

Topic 2: Waterways

Desired outcomes

- 2.1 Riparian margins are managed in a way that prevents erosion and contaminants entering the waterways – enhancing water quality.
- 2.2 Rural wetlands are preserved and re-vegetated with native species.
- 2.3 Rural households have their own water tanks (being self-sufficient).
- 2.4 The amount of water flowing through rivers is managed sustainably to prevent algal build up and maintain healthy ecosystems.
- 2.5 Rural households have highly efficient waste water management systems.
- 2.6 The quality of waterways is improved.

Feedback received on 'desired outcomes'

Outcome	Feedback
2.3	Can we have something that refers to catering for firefighting needs?
2.4	Please note the inter-relationship between aquifers and surface waterways.
All	Support the outcomes and commentary of this section.
	Yes, except for 2.4 which suggests flushing away consequences of excess nutrients in streams, and except for 2.5 for which the most efficient method is to pour waste into nearby streams. These interpretations are not welcomed.

Feedback received on 'potential options'

Feedback
I strongly support potential options listed.
I strongly support the option of increased monitoring of existing waste water systems. The absence of sufficient controls over septic tanks in the Blue Mountains City Council area within New South Wales, has led to widespread water pollution throughout adjacent World Heritage Listed Blue Mountains National Park.
Establish a cap on the volume of water supply for Upper Hutt. We meet the deficit by rainwater harvesting. Push for this with all Councils. Meter residential water use if on mains water supply. We have no hope of re-establishing previous water flows if we increasingly remove water from the Hutt River and its tributaries. We have to cap it (and possibly reduce it).
Investigate the inter-relationships between aquifers and rural waterways and wetlands....
Rural development must not compromise water quality in rivers and streams.

Other comments

A serious problem exists in the demarcation of authority between UHCC and GW at the river edge. This is compounded when there is flood erosion, along with the opaque rules relating to what a landowner can do. It is not satisfactory for the Council to say 'not our problem'. Action: recognise this in the Strategy and work positively with landowners and GW to achieve a workable set of rules.

The division of functions and responsibilities between regional and territorial Councils appears to have led to the traditionally poor management of land use activities, which have a direct bearing on water quality, especially vegetation/site clearance, earthworks and drainage provisions.

Sufficient information is now available to inform Councils how land use activities (which Upper Hutt Council has control over through subdivision and land use consents) can improve, maintain, or degrade water quality. A review of the District Plan is required to ensure that resource consents granted do not allow for increased sedimentation or pollution of water courses (from the absence of soil erosion management measures or the discharge of untreated storm water/surface water runoff into streams).

Good quality guidelines for earthworks have been produced by Taranaki Regional Council and would help in minimising the effects of earthworks on water quality.

It was very certain that the question re water quality would get thumbs down from practically everyone. It really was a mistake from our perspective to even invite comments. Until it can be proven that any problem with Mangaroa/Hutt/Akatarawa rivers is caused by anything we, as farmers do, we will not be prepared to spend large amounts of money fencing and planting waterways. The main reason is that the first flood will take it all away, who then replants and re-fences, and while the fences are down with no power, we cannot control the stock throughout the farm. We, of course, have to re-fence and replant. Also, by fencing waterways there will be a large build-up of long grass, and weeds which will block culverts and cause worse flooding. Also, where will our stock get a drink? Regional Council would require resource consent if we put in tubs, would need pumps, etc. etc. so more and more expense.

In relation to water quality, I believe regulations should be put in place to protect waterways. All waterways should be required by law to be fenced to keep stock out. I also feel the GWRC and UHCC should explore funding options to purchase and restore the wetland (swamp) area in Whiteman's Valley as an important ecological area.

Topic 3: Public access

Desired outcomes

3.1 Public access to rivers and streams is appropriately provided for (access is easy and legible).

Feedback received on 'desired outcomes'

Outcome	Feedback
All	Support
All	Support the outcomes and commentary of this section.
All	Yes [outcomes are representative of what the rural strategy should achieve].
	No [do not support]. Topic 3 reads of Council open spaces and you intend to sell them? Same in Topic 7.

Feedback received on 'potential options'

Feedback
Support
I strongly support the potential options listed.
Could be addressed in part by creating a continuous 'green belt' around the Maymorn, Mangaroa, Whitemans Valley for cycling, walking, horse riding. Widening country roads may not be the best answer.

Other comments

Landowners' property rights should not be interfered with. Plenty of river access available in Upper Hutt.
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Topic 4: Waste

Desired outcomes

4.1 Illegal dumping of rubbish is avoided.

4.2 Restoration of areas subject to illegal dumping.

4.3 Appropriate refuse services are available to rural areas.

Feedback received on 'desired outcomes'

Outcome	Feedback
All	Support
All	The desired outcomes for waste management are non-controversial. The commentary however is purely an exercise in self-justification by Council. It does not recognise or attempt to address the significant issue of contaminated sites within the rural environment and the ongoing illegal commercial dumping of urban and industrial waste at a number of well-known sites.
All	Yes [representative of what the rural strategy should achieve].
	Add 4.4: 'Zero toxins from burning rubbish'.
	Add 4.5: 'Closer monitor waste from building sites e.g. asbestos'.
	Add 4.6: 'Animal waste awareness (hunters)'.

Feedback received on 'potential options'

Feedback
Support.
I support the potential options listed. I thank the staff employed working on waste minimization and sustainability, especially Steve Quinn who get to clean up some pretty awful messes.
I don't know whether removal and disposal of harmful materials such as asbestos should be under this heading. At present the onus seems to be on individual local citizens to make sure that the law is being enforced with regard to removal and disposal of such materials. I would like to trust the council to enforce what regulations it has.

Other comments

Need recycling centre in Upper Hutt.

How many people get prosecuted for illegal dumping in UHCC areas? The law is currently toothless, penalties inadequate and monitoring almost non-existent...needs more investigation here.

Topic 5: Rural character and amenity

Desired outcomes

5.1 Rural character and amenity values are recognised, described and recorded.

5.2 Future development maintains and enhances rural character and amenity values which people live in the rural areas for (e.g. 'small town' and 'village' feel is retained).

Feedback received on 'desired outcomes'

Outcome	Feedback
5.1/5.2	I consider these outcomes v important. I do not favour small towns!
5.2	<p>I have an issue with desired outcome 5.2.</p> <p>UHCC – please do not misconstrue the 'small town and village feel' comment for a Maymorn development of any kind, of which there was absolutely no support for at the Mangaroa school meeting.</p> <p>That comment was made in reference to the possibility of a small park on Council land being developed on Whitemans Valley Road as a means of creating a small community area that locals could utilise.</p>
5.2 and 6.1 [refer to Topic 6]	<p>1)</p> <p>The wording of these outcomes could be used against any change (no matter how minor or small in scale) in the rural area because by its very nature change is not in keeping with the existing surrounding environment, and in the case of rural lifestyle housing additional buildings and smaller lot sizes result in a different type of rural amenity albeit one with different rural landscape character but one which is still sensitive to natural and rural amenity values.</p> <p>An unforeseen result of desired outcomes 5.2 and 6.1 is that it could make it more difficult to introduce new lifestyle development in the rural areas even though it is accepted that rural lifestyle housing into the rural area (whether by resource consent or plan change) because the introduction of new lifestyle housing into an area that currently contains larger lots would not be in keeping with the existing surrounding environment, and will result in a different type of rural landscape and amenity values. There is potential that desired outcomes 5.2 and 6.1 will be interpreted and used by some sectors of the rural area to resist any change or flexibility of land use or development in rural areas with the intention of using outcomes 5.2 and 6.1 to lock in the status quo.</p>

The rural strategy and wording of outcomes 5.2 and 6.1 need to be clarified to acknowledge that there will continue to be a place for new rural lifestyle living in rural areas in Upper Hutt and that rural landscapes and rural amenity values change and are not static over time through changes in land use, subdivision, and on-going farming and primary production activities.

2) Urban expansion

Where will greenfield urban expansion be provided in Upper Hutt in 20-50 years' time? The development of the rural strategy and review of the urban growth strategy need to address and provide for this. Upper Hutt is competing with other areas of the region to attract population and growth and unless Upper Hutt plans ahead now to accommodate future population growth areas in the medium and long term, future development and growth will only be able to be established in those local authority areas that have provided locations for it to occur e.g. Porirua is currently consulting on a future growth area to the north of that city to accommodate future growth within 30 years.

In relation to submitter responses the commentary to Topic 6: Subdivision and Housing includes that “...overall, there was generally support for keeping rural areas ‘rural’ and aiming to limit future development in order to retain the rural character which people value. Intensive development of an urban scale is not supported. Many references were made to the proposed development at Maymorn; the overall feeling was that development of an urban scale should be promoted within existing urban zones (e.g. infill housing)”.

Infill housing will not be able to accommodate all of Upper Hutt's urban growth needs in the medium to long term, and there is general resistance from existing residents in urban areas to urban intensification in established residential suburbs. The small number of greenfield and brownfield sites within the urban footprint of the City are likely to be developed before the medium term, and it is therefore sound planning and resource management practice and important in providing for the needs of future generations to plan ahead now for where future urban development will be accommodated within the City in the medium term.

If the Maymorn Plan is not proceeded with (as a result of the potential option under Topic 5) and the outcome of the Rural Strategy is that future urban growth will need to be accommodated wholly within the existing urban footprint of the City, then the review of the Urban Growth Strategy will need to consult with urban and rural residents on where and how residential growth will be accommodated 15-20 years out.

If planning ahead for residential growth is not addressed in the review of the Urban Growth Strategy and development of the Rural Strategy then the alternative is potentially very low, to nil, or negative residential growth from the medium

	term (due to an ageing population and changes in household composition).
All	Yes [representative of what the rural strategy should achieve].
All	It is disappointing that the outcomes and commentary with regards to rural character have not acknowledged that rural character is changing rapidly within the privately owned part of the rural environment. The open space character of the zone can no longer be maintained due to subdivisions and inevitable consequential amenity and shelter planting. The strategy should look towards achieving a new and practical consensus regarding the valued aspects of rural character rather than trying to hold onto a pastoral agriculture paradigm that no longer exists.
	Add 5.3 'Light pollution'.

Feedback received on 'potential options'

Feedback
I support strongly the potential options listed.
Particularly support reconsideration of the Maymorn Structure Plan.
Review the DP – Plan changes should protect and strengthen measures to protect rural character and amenity.

Other comments

It is abundantly clear that there will never be peace between the Council and the community until the Maymorn plan is thrown out. This is an ongoing affront that cannot be justified in any way. Action: stop the Maymorn plan.
'Rural amenity and character' is something we all understand but struggle to define. We need continuing discussion on this and more content in the final strategy. Action: continue consultation to better understand 'Rural Amenity and Character'.
In the interests of maintaining rural character and amenity, it is recommended that a design guide is produced for subdivisions for residential development within rural areas. Good model design guides for rural subdivision have been produced by Selwyn and Taupo District Councils.
It is important to be realistic about the likely effects of future development on rural character and amenity. Any large-scale change to existing housing density provisions in rural areas is likely to have a significant effect on rural amenity and character. It is considered likely that any housing area with a density above 1 dwelling per 0.5 hectare would inevitably have an urban appearance.

Some types of unsympathetic residential development can also have an urbanising effect on the landscape at lower densities, such as those involving extensive earthworks and vegetation clearance, retaining walls, access ways, hard surface areas, urban-style fences, large accessory buildings such as home offices and garages with accommodation above, and a proliferation of accessory buildings.

An important aspect of retaining rural amenity will be managing the boundary of urban and rural areas.

Investigations of indigenous biodiversity and landscape character are essential for assessing the capability of land to absorb additional development, without significant adverse effects. The District Plan should be specifically reviewed with the intention of limiting additional residential development on prominent landforms and ridges, even when such ridges are not visible from the State Highway.

Good design guidance on avoiding adverse visual effects is contained in the Kapiti Coast District Council Rural Subdivision Design Guide.

Topic 5 reads about rural character. A set boundary is needed to keep urban from rural. Not a moving boundary as current.

The area is already losing its rural character because you are allowing encroaching small subdivisions on the rural side of the dividing hills. Stop it.

No large scale developments like Maymorn.

Any form of large development at Maymorn is going to have a devastating impact on the rural aspects of Mangaroa...

Topic 6: Subdivision and housing

Desired outcomes

6.1 Future subdivision and housing is in keeping with the surrounding environment and ensures that the rural landscape and amenity/natural values are maintained.

6.2 Ensure infrastructure is safe and can appropriately accommodate development.

6.3 The right of existing activities are protected.

Feedback received on 'desired outcomes'

Outcome	Feedback
6.1	No [representative of what the rural strategy should achieve]. Subdivision will eventually destroy the rural character.
6.1	I favour retaining existing subdivision rules for rural zone.
6.3	Supportive of desired outcome 6.3. This is an appropriate outcome for the strategy to seek. Reverse sensitivity is a significant threat to existing activities from the development of rural land. Activities that take place at the military camp can be noisy and are not generally compatible with the amenity levels expected of residential developments. The ability for residential activities to establish near the army camp therefore needs to be carefully considered.
6.3	The agricultural uses of the rural area such as livestock farming and forestry, as predominantly permitted activities, should be the first in the strategy – not piecemeal dealt with under other topics. If the rural atmosphere of Upper Hutt is to be retained then these activities are what ultimately make for a rural environment in conjunction with lifestyle blocks.
All	Support the outcomes and commentary of this section.
	Generally support the outcomes but I would like to see number 6 'Subdivision and housing' expanded to include 'Land use'. Under 'Land use' I would like to see mention of inter-generational living or 'homesteading' in rural areas and see this topic more fully explored.
	Add 6.4 'Close attention to changes in hydrology. Neutral impact'.
	Add 6.5 'Minimise earthworks'.
	Add 6.6 'Depave balancing whenua if impermeable surface'.
	Add 6.7 'No averaging'.

Feedback received on 'potential options'

Feedback
I strongly support the potential options listed. I would like investigation into the building and sharing of small community/subdivision water reticulation and treatment and waste disposal, both storm water and sewerage.
Collective power generation should be investigated as well. These will be in cutting edge sustainable developments. These will show the path for the future. There are examples already in other parts of the country. This comment also fits under 15.
<i>'Ensure resource consent applications consider the impacts of new activities on existing established activities.'</i>
Concern is raised about this option. Matters such as reverse sensitivity effects are considered to be best examined at the plan change stage, rather than the resource consent stage. For example, a plan change which reduced the minimum site area for new dwellings in rural areas, would be expected to have previously considered, whether the closer proximity of residential development to existing rural activities was acceptable in principle or not.
I strongly support the reconsideration of the Maymorn Structure Plan. Especially now a large amount of land near ESR in Wallaceville will be developed for housing. Keeping the structure plan alive in some or other form will keep Maymorn/Mangaroa residents in limbo.
The Maymorn Structure Plan must be abandoned. It was an initiative which would destroy the rural area.
Subdivision. I am strongly opposed to more intensive development in the rural zone.
<i>'Information.'</i>
Add last line – pre-application meeting with Council <u>and community</u>

Other comments

This is closely tied to the previous section. One of the characteristics of 'rural' is diversity which should be a factor in land use. Action: create a District Plan for rural areas that protects the 'rural' and provides certainty into the future.
Suggest the addition of an option, to compliment the option 'ensure resource consent applications consider the impacts of new activities on existing established activities'. The additional option would be to review how well the District Plan currently manages the issue of reverse sensitivity. In order to ensure that resource consent applications consider this effect, it may be necessary to change or add objectives, policies, rules, and/or assessment criteria to ensure the effect is considered at resource consent stage.
The subdivision provisions in the District Plan need to be reviewed once the objectives and policies for the rural character have

<p>been settled. The current spatially based rules have been spectacular in their failure to protect open character it would be serendipitous if they were appropriate for any new objectives.</p>
<p>I strongly support maximising the opportunities from a planned and integrated approach to population and economic growth in the Wellington area.</p> <p>Maymorn is a prime example of land available for residential development and, whilst acknowledging the concerns of a small number of people, these must not be allowed to constrain the significant opportunities that development will provide.</p> <p>Where 'balance' is required is in retention of the rural/scenic 'feel' of Upper Hutt, and in this context preservation of hill sides and ridge lines is of critical importance.</p>
<p>Any change to existing District Plans which allow for additional residential development within the rural area should be accompanied by capacity analysis. The absence of such analysis would call into doubt the validity of any section 32 analysis prepared for a proposed plan change.</p> <p>A design guide for rural development is strongly encouraged.</p>
<p>I want to make sure that future living options for extended families are catered for. Inter-generational living is currently happening in Mangaroa. I'm not referring to having a Granny flat on site. I'm talking about properties that have two complete houses within one new building. I don't think people should be forced to bend the planning rules in order to commit to looking after their parents or in-laws long term. It is considerable cost saving for Government/taxpayer and an increasing cultural trend to do so.</p>
<p>Several people would like to see small block holders be allowed to subdivide. One solution would be to re-introduce 'retirement' blocks. If the block is, say less than 15ha and has been owned by the same owner for 15 years (or whatever), they would be allowed to build another house and subdivide. The original owners would also have to retain ownership of at least one of the houses for a specific period, except in extenuating circumstances, or a claw back of rates would apply. Is messy, but there is probably a better way of administrating it.</p>
<p>Keep all rural subdivisions at 4ha or more.</p>
<p>No large scale subdivisions like Kirton corner, ruins rural outlook.</p>
<p>I strongly support the reconsideration of the Maymorn structure plan. Especially now a large amount of land near ESR in Wallaceville will be developed for housing. Keeping the structure plan alive in some or other form will keep Maymorn/Mangaroa residents in limbo.</p>
<p>Note that the issues of rural roading may be a reflection that increasing traffic densities ARE ALREADY impacting on recreational usage and existing activities in some areas.</p>

Topic 7: Recreation

Desired outcomes

7.1 An open space network which provides safe recreational opportunities for cyclists, horse riders and pedestrians.

7.2 The rural area is a safe environment for all recreational users.

Feedback received on 'desired outcomes'

Outcome	Feedback
7.1	I would favour lower speed limits on rural roads to improve safety.
7.1	Add 'dog walking'.
All	Support the outcomes and commentary of this section.
All	Yes [representative of what the rural strategy should achieve].

Feedback received on 'potential options'

Feedback
I support strongly potential options listed.
The creation of an Open Space Strategy and/or Cycling, Walking and Bridal Path Strategy is supported.
Particularly support developing the strategies listed.
Am very much in favour of promoting the Rimutaka Cycleway and providing improved facilities.

Other comments

"Pedestrian links and bridle tracks would not provide suitable options for road cyclists, for example, as they require well-sealed paths." - This comment is considered to overlook the value that unsealed paths (such as existing sections of the Hutt River Trail, Rimutaka Rail Trail and the extensive Queenstown bike trail network) can have in improving accessibility or providing recreational opportunities for cyclists. It is however acknowledged, that unsealed bike paths would not appeal to all cyclists.

Otherwise, general thrust of the commentary on recreation is supported.

The rural areas and related recreation should be one of Upper Hutt's selling points. This needs a thorough investigation of the potential.
Make speed limit 50 kph throughout rural roads. Safe then for everyone. Same for Topic 9.
Cycle lanes are needed in Whitemans Valley.
In 4 th paragraph change 'cars' to 'motorised vehicles'.

Topic 8: Heritage

Desired outcomes

8.1 The heritage that remains in rural Upper Hutt is understood.

8.2 Identified heritage values and sites are protected.

8.3 Promote the heritage values that exist in rural Upper Hutt.

Feedback received on 'desired outcomes'

Outcome	Feedback
8.2	A lot of the heritage/historical sites in the rural area have almost disappeared, such the original saw-mills. Individuals who know these sites are aging and will not be with us much longer.
All	Support the outcomes and commentary of this section.
All	Yes [representative of what the rural strategy should achieve].
All	Support.

Feedback received on 'potential options'

Feedback
Support.
I support strongly potential options listed. I think the development of an Arts, Culture and Heritage Strategy would be a great idea. I'm pleased heritage came through strongly from the meetings. I think it is an undervalued resource throughout UH reflected in the fact that it seems to get dropped off 'to do' objectives whenever funding is tight. It's a 'nice to have' option. It's integral to who we are and it could be the beginning of an economic thrust. Other parts of NZ have recognised and successfully tapped into their heritage.

Other comments

RMA and Regional Policy Statement obligations need to be met. Compliance with these is likely to require more than desk-top investigation. A major problem with heritage management in New Zealand is the absence of a comprehensive inventory of heritage resources. Nevertheless a number of other major problems exist in heritage management.

Whilst non-regulatory methods of heritage protection are supported, a voluntary system of heritage protection is not considered adequate by itself.

Notwithstanding, it is considered that the loss of heritage items would be acceptable in some situations.

Ultimately Councils are expected to have the ability to provide a degree of protection to heritage items, but are unlikely to have the ability to ensure that all heritage items are preserved.

The Rimutaka Rail Trail cycleway has great tourism potential.

Topic 9: Road safety and quality

Desired outcomes

- 9.1** Safety of road users (including horses, cyclists and pedestrians) is improved.
- 9.2** A good quality road network that provides for the safe access of vehicles and other modes of transport, and which is maintained and managed effectively.

- 9.3** Rural traffic is well managed and the conflicts between different users are addressed.
- 9.4** Speed limits are appropriate for the road conditions.

Feedback received on 'desired outcomes'

Outcome	Feedback
9.1	I would favour lower speed limits on rural roads to improve safety.
All	We totally support the outcomes and commentary with regards to road safety. We note in addition that there is considerable opportunity to provide for new alternative routes for non-motor road users which would be a considerable enhancement for the rural environment.
All	Yes [representative of what the rural strategy should achieve]. 9.4 should be: speed limits are appropriate for the road conditions and users (including cyclists, horse riders).

Feedback received on 'potential options'

Feedback
I strongly support potential options listed. I think that widening rural roads is not the best option to make them safer. It only promoted faster travelling and less safety whilst the culture and heritage are interfered with. Separate routes for users other than vehicles are a must over time. It comes back to finding the balance point between rural and urban development.
Investigations referred to are supported. Some of this information is likely to be needed for the production of a 30 year Infrastructure Plan, which is expected to be introduced as a new requirement under an amendment to the <i>Local Government Act 2002</i> .
Could be addressed in part by creating a continuous 'green belt' around the Maymorn, Mangaroa, Whitemans Valley for cycling, walking, horse riding. Widening country roads may not be the best answer.

Other comments

<p>The increase in rural traffic and change in mix of users has created more potential for accidents and contention. A very good way to alleviate this is to develop off road access for non-vehicle users. Support: investigation of aspects of walkways and linkages.</p>
<p>Given the high cost of road upgrades, the most optimal use of resources is likely to require an understanding of road constraints and realistic opportunities for improvement.</p>
<p>Road closures. Several replies berated the UHCC for allowing car/cycle races that close roads. Every road closure has to be advertised and residents are given an opportunity to put in a submission. For many years we were the sole submitters, now we have an understanding for access out our gate if needed for our contracting business. If people want to complain, they should do it through the correct channels. We have no objection to these closures, is a better pastime than 'hooning and stealing'.</p>
<p>Cyclists, a major problem. Perhaps residents should start taking photos and get the UHCC to display these in the leader or identify culprits through the various cycle clubs. There has been very little adherence to the 'single file' notices.</p>
<p>Speed limit. Definitely agree to lowering, but there is little point if there is no policing, same with cyclists not complying.</p>
<p>Whitemans Valley is narrow, has one way bridges and 100km speed limit. Very dangerous, needs to be upgraded.</p>
<p>I would like to see roading improved in Whitemans Valley and one way bridge unacceptable with 100 km speed limit also unsafe for cyclists and horses.</p>

Topic 10: Water supply, wastewater and stormwater

Desired outcomes

10.1 Rural houses have adequate wastewater disposal systems, available water supply and stormwater drainage systems.

10.2 Septic tanks are safe and not leaching into waterways.

10.3 Hydraulic neutrality is promoted.

Feedback received on 'desired outcomes'

Outcome	Feedback
10.1	Need to discourage waste contaminating waterways.
All	Support.
All	Support the outcomes and commentary of this section.
	Yes [representative of what the rural strategy should achieve]. Reword 10.1: Rural houses have adequate wastewater disposal systems, available water supply (such as water tanks), and stormwater drainage systems. Add: new houses recycle grey water.

Feedback received on 'potential options'

Feedback
Support.
I strongly support the potential options listed.
Investigations referred to are supported.
Particularly support understanding hydraulic neutrality approaches, and a monitoring regime for septic tanks.

Other comments

It is noted that NZ is lagging behind many other parts of the world, in its old-fashioned approach to stormwater management. Better information about the benefits of 'sustainable drainage systems' is available in England, Wales, Scotland and several states of Australia, where this is now a mandatory requirement for new development in greenfield areas. Considerable evidence of harm from lack of stormwater management and evidence of benefits from an alternative approach is also available in Europe and

America.

Improved stormwater management is of greatest importance for any urban expansion area. The lower density of development allowed (with or without resource consent), the lower the need to active stormwater management.

Topic 10 and topic 2 conflict each other. Desired outcomes own water tanks/available water???

Topic 11: Natural hazards

Desired outcomes

- 11.1** Reduce the consequences of flooding and erosion in rural Upper Hutt. **11.2** Ensure future development adequately manages the risk of damage from natural hazards.

Feedback received on 'desired outcomes'

Outcome	Feedback
All	Support the outcomes and commentary of this section.
	Add: some places should not be built upon because of the natural hazard risks.
	Add: Reduce the incidents and consequence of fires in rural Upper Hutt.

Feedback received on 'potential options'

Feedback
I support potential options listed.
Add: Identify areas that are not suitable for residential development (because of the risks of natural hazards).
Add under 'Review the District Plan' – "Review the District Plan to include actions that will reduce the fire risk on rural properties".

Other comments

Plan Change 15 was not done well. Also see comments in Section 2, waterways.
There should be more content here regarding community safety during emergencies. Rural areas lose services and become isolated more often than urban as a result of natural hazards. Action: include investigation of hazards on rural areas and identifying support processes needed.
Areas subject to flood risk (1 in 100 years plus allowance for climate change effects) need to be identified in the District Plan, with rules introduced which limit development within this flood zone. The fact that this identification may have an impact on property values does not represent sufficient justification for the Council to disregard its statutory obligations in relation to hazard planning and management. It needs to be kept in mind that the identification of hazard risk does not in itself increase hazard risk. It is not an

unreasonable expectation to require landowners of land adjacent to rivers and streams to have some regard to flood risk. In the absence of investigations which reveal areas with higher levels of hazard risks, it is likely that all property owners will be penalised through higher insurance premiums in the future.

Hazard planning and mapping is full of uncertainties and any expectation that mapping would be 100% accurate are unrealistic.

Other natural hazards that may be present in rural areas are slope instability and liquefaction prone land. Additional development in hazard prone areas is undesirable.

The problem with the Mangaroa Flood Plan needs to be addressed and amended before any decisions are made on the future of the rural area. There are too many errors in the maps that have to be changed and this will determine a lot of the future of the Whitemans Valley/Mangaroa farmland. It is interesting to see that the ongoing discussions re this Plan do not include consultation with local residents. The main errors could have been avoided if locals, especially those who have been in the valley for many years, were visited in the very early stages, like 8 years or so ago.

Commentary: 'Rural fire was raised during consultation. The Wellington Rural Fire Authority (WRFA) is the organisation responsible for rural fire in rural Upper Hutt. Council is a stakeholder and funder of WRFA with a representative on their board. The WRFA works closely with the New Zealand Fire Service to reduce the risk of fire and response to fire in rural Upper Hutt.

Topic 12: Telecommunications and power

Desired outcomes

12.1 Access to high quality telecommunications/internet for all rural residents.

12.2 Reliable power supplied to all rural residents.

12.3 Ensure any new infrastructure considers the surrounding environment.

Feedback received on 'desired outcomes'

Outcome	Feedback
All	We support the outcomes and commentary regarding the telecommunications and note that good telecommunications are an essential component of modern day farming and non-farming based rural business.
All	Yes [representative of what the rural strategy should achieve].

Feedback received on 'potential options'

Feedback
I support potential options listed.

Other comments

Action: ensure the District Plan (or whatever) reduces potential for downstream damage to these services from natural hazards.
Support the recognition and advocacy of the rural situation.

Topic 13: Business

Desired outcomes

- 13.1** Ensure that the rural zone continues to provide for rural activities, traditional farming and rural business opportunities.
- 13.2** Future employment opportunities are created in the rural areas.
- 13.3** Encourage home-based employment in the rural areas.
- 13.4** Ensure that any future businesses are suited to the rural environment and provide for rural residents'/visitors' needs.

Feedback received on 'desired outcomes'

Outcome	Feedback
13.1	The agricultural uses of the rural area such as livestock farming and forestry, as predominantly permitted activities, should be the first in the strategy – not piecemeal dealt with under other topics. If the rural atmosphere of Upper Hutt is to be retained then these activities are what ultimately make for a rural environment in conjunction with lifestyle blocks.
13.1	Farming, small cropping and cottage industry OK. Use local resources.
All	Support.
All	Support the outcomes and commentary of this section.
	Yes (representative of what you consider the RS should achieve). Excellent.

Feedback received on 'potential options'

Feedback
Support.
I strongly support potential options listed. I would also like to see an inventory done maybe by the community on what businesses currently operate rurally before any rules are set as to what constitutes a rural business.

Other comments

We support the objectives for under the business topic and note that many and possibly the majority of rural homes operate a non-traditional business of some sort of other. We consider that the focus of any investigation should be to understand what business is being conducted in the rural zone and how best to foster such businesses.

Care needs to be exercised in the encouragement of additional business opportunities in rural areas.

Whilst some business types may require a rural or semi-rural locality (e.g. cattery, forestry, B&B/homestay) and a range of small or home businesses are likely to be able to be accommodated on rural land, some rural land in Britain has been degraded from business activities which are more appropriately located in urban locations. Rural locations tend to have lower property prices/business rents, which could attract businesses which are less suitable for rural localities with their higher visual amenity, lower background noise levels and greater road and access constraints. Storage activities (including storage of vehicles, waste/clean fill and other materials) can be particularly problematic in rural localities due to visual and traffic effects. Rural locations may also be more suitable for new business start-ups but become progressively less suitable as non-agricultural businesses expand.

There can be an element of conflict between persons which are moved to rural localities to carry out farming activities and those which have moved to these localities due to housing preferences, such as desire for greater house and section sizes. In Britain, a significant proportion of rural landowners are not involved in agricultural production. Persons not involved in rural industries may object to noise, odour and other disturbances associated with traditional farming activities, particularly in relation to the storage and disposal of waste materials (including animal waste).

It is anticipated that future residential growth in urban and rural localities would continue to create pressure to relocate existing farming activities to more remote locations. It is likely that the best way to protect traditional farming activities is to provide a buffer from rural-residential types of development and to cluster rural-residential developments into a village-like setting.

More than one person suggested cropping as an income source. In an area where we can get frosts and snow in November and frosts in February, there are very few crops that would yield anything. By the time we get any produce, you can buy elsewhere cheaper. Many residents have very successful small orchards and gardens, but would be too chancey on a large scale.

Council should buy and run a farm.

Tourism-related business fine if they fit in with community e.g. gardens, coffee shops, B&B not hunting blocks. Horse trekking business or mountain bike park etc. would be good.

Topic 14: Tourism

Desired outcomes

- 14.1** Rural tourist activities are managed in a way that does not detract from the rural character and amenity values that existing residents appreciate.
- 14.2** Promote tourism that impacts positively on the rural and urban economy.
- 14.3** Promote rural Upper Hutt as a tourism destination.

Feedback received on 'desired outcomes'

Outcome	Feedback
14.1	No daft animal shooting parks.
All	Support.
All	Support the outcomes and commentary of this section.
	Yes [representative of what the rural strategy should achieve]. Excellent.

Feedback received on 'potential options'

Feedback
Support.
I support strongly potential options listed. Also assist rural tourism activities by ensuring that public transport links are in place. There is currently almost zip in the way of transport connections to our rural hinterland.

Other comments

FACT. Mangaroa and Maymorn tourist business, currently consist of one transit van full of geriatrics from a retirement village that drives through the valley on a monthly basis not stopping. If the UHCC takes any NIMBYs advice seriously, Upper Hutt's future and economy is in serious trouble.
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Topic 15: Household sustainability

Desired outcomes

- 15.1** Support and promotion from Council on self-sufficient practices and development. **15.2** Increased number of households working toward self-sufficiency.

Feedback received on 'desired outcomes'

Outcome	Feedback
All	Support the outcomes and commentary of this section.
	Yes [representative of what the rural strategy should achieve]. Add: incorporate sustainability practices into building requirements.

Feedback received on 'potential options'

Feedback
I support strongly potential options listed.
Investigate how to add building requirements for sustainability.

Other comments

Are we talking about household sustainability here or sustainable use of a rural block? Household sustainability is similar to urban.

Topic 16: Community

Desired outcomes

- 16.1** Establish and foster the growth of community facilities and support groups.
- 16.2** Improve connections between Council, rural communities and community groups.
- 16.3** Promote the establishment of community networks.
- 16.4** Facilitate events that promote rural community spirit.
- 16.5** Rates for rural landowners are appropriate.

Feedback received on 'desired outcomes'

Outcome	Feedback
16.5	The agricultural uses of the rural area such as livestock farming and forestry, as predominantly permitted activities, should be the first in the strategy – not piecemeal dealt with under other topics. If the rural atmosphere of Upper Hutt is to be retained then these activities are what ultimately make for a rural environment in conjunction with lifestyle blocks.
All	Support the outcomes and commentary of this section.
	Yes [representative of what the rural strategy should achieve].

Feedback received on potential options

Feedback
I support strongly potential options listed. Mangaroa and Whiteman's Valley Community Response Plan is a step in this direction. Well done Mangaroa School Community. And don't forget about the community notice boards please. The rest is up to us.

Other comments

Very important. In particular the concept of one or more 'hubs'. Action: preserve the Council owned block near the Wallaceville intersection for future community use.
Communication is vital, as it is with urban.
Action: investigate community communication options including noticeboards, internet and print.
A community meeting place (building) on the council/city land near the church in Whiteman's Valley is an excellent long-term

initiative. It is time also to invest more money in the rural area.
The schools are the community hub. They have community halls and events.
Topic 16 fails to address how the Council's emergency preparedness responsibilities can be used to develop community resilience.

Would you support merging the Rural Strategy and Urban Growth Strategy into one strategy for Upper Hutt?

Yes	No	Comments
✓		I support the creation of an overall Upper Hutt Strategy. This will enable all of Upper Hutt to be planned in a connected way and enable synergies to be better identified. At the same time the two areas (urban and rural) have their own unique characteristics and these must be catered for. The Urban Growth Strategy should be renamed to the Urban Strategy as any aspect of growth is a subset of this. Additionally the UGS is currently a mess so there should be no merging until a proper consultation is done.
✓		I would like to see the Rural Strategy and Urban Growth Strategy (please drop the obsession with 'growth') combined.
	✓	We do not consider that the rural strategy should be merged with the urban growth strategy. It is clear that many (if not most) of the issues raised in the consultation are only partially involved with provision for urban (or even rural) growth. There is a significant risk that merging the two strategies would mean that the focus would be narrowed and the other important issues not given sufficient attention.
	✓	The Urban Growth Strategy and the Rural Strategy should be kept separate. The intrinsic aspects of the rural area are likely to get lost within the context of urban growth.
	✓	We do not think the Urban Growth Strategy and Rural Strategy should be merged because each strategy has very different drivers, focus and objectives. Keeping the strategies separate is also more user friendly for the different stakeholders, will result in a less wieldy document, and will be simpler to use and follow for end users.
✓		The Urban Growth Strategy and Rural Growth strategies should be merged. This is another example of where integrated thinking must be applied – a symbiotic rather than separate strategy is essential.
See comments		I think that whilst rural and urban communities have different objectives there are themes which are common to both. I personally think UH lacks a satisfactory overall strategy from which both the urban and rural strategies would flow. I think the City Vision is weak. However I'm also aware that such a document can evolve over time as Council progresses with more transparent consultation and collaboration. So should the two documents be merged? Only if the Urban Growth Strategy can go through the same process as the rural one has gone through. In other words the current minor overhaul of UGS, a document which was done with no consultation, is not enough to allow them to merge in the current round of review.
See comments		I am of the view that either separate or combined strategies could provide an acceptable outcome, providing that both documents (or components of the one plan) are consistent and complementary. Issues affecting urban areas tend to vary from those applicable to rural areas. The key area of overlap is the management of the urban/rural boundary, whether urban expansion onto rural land is needed to meet anticipated housing needs and whether additional residential development should be provided for on existing rural land.

✓		And engage in a substantial consultation process. Even better, have a collaboration process between the people, Council, developers, etc.
✓		No comment provided.
	✓	I have no faith in UHCC in respect of any Rural Strategy after the Rex Kirton 'Golden Handshake' subdivision! That Rex Kirton subdivision is a blot on the landscape.
	✓	No comment provided.
✓		Create an Upper Hutt Strategy with two strands, Rural and Urban (not growth!). Growth will happen organically if we focus on quality not quantity in our planning.
✓		Merging means that the two strategies have a better chance of being consistent.
	✓	Completely different areas and issues.
	✓	No comment provided.
✓		As long as one doesn't dominate the other.
	✓	No comment provided.
	✓	Common sense prevails.
	✓	Keep them separate despite the obvious linkages that must be maintained between them.
	✓	I am strongly opposed to merging the Rural Strategy with the Urban Growth Strategy. The rural areas have distinct rural amenity and character and this must be fostered and protected in the rural strategy. Merging the two would pave the way to urbanisation of the rural areas. The characters of the urban and rural areas are very different and it is important to recognise and develop the District Plan within the existing distinctions. The rural strategy must protect and foster the character and amenity of rural areas. Merger would submerge rural identity.
✓		It is only by creating one strategy can the funding and resource conflicts discussed in Part 2 [of the 'Developing the 2014 Rural Strategy' document] be properly managed and prioritised.

Other comments on the 'Developing the 2014 Rural Strategy' document and the strategy development process

We support the Rural Strategy process and the way it has been handled. We think it is important to have some direction for the future and for the residents to provide that direction. We are in overall agreement with the summary.

As a general comment (which applies to Urban as well) the Council should strive to make its processes and rules transparent and predictable. This comment applies particularly when it comes to the environment where the Council too often drops the ball when problems arise or does not inspect adequately.

What I have seen and heard has been good and seems to reflect our input (as well as others of course!).

The list of areas to be investigated is large and the Council likely does not have the staff/manpower to undertake the necessary work. How will these investigations be ranked and funded in conjunction with the other necessary work that the Council does?

We wish to acknowledge again the positive nature of the consultation undertaken to date. It is our view (and has been remarked by other people) that the positive nature of this dialogue has gone some way towards repairing the rift between the rural community and the Council caused by the Maymorn Structure Plan.

It is accepted that the most recent documentation is a commentary on the feedback received through earlier consultation without any significant work to formulate a strategy. We are however disappointed that the documentation did not make any meaningful attempt to identify any vision or objectives which a strategy would be attempting to achieve. In many respects the responses recorded are an inevitable consequence of the structure of the consultation and feedback documents to date.

In our first submission we suggested a series of high level goals which could be used to provide a vision for the strategy. We were disappointed that there was no mention to these goals or any alternatives in the feedback document.

We agree with the submission of the Upper Hutt Town and Country Association which has further progressed an appropriate vision.

Whilst the development of a rural strategy is a positive step, I am concerned that the very general contents of the strategy at present limit its usefulness. The draft strategy provides no information on how the existing rural environment may be changed to accommodate any anticipated future urban or rural types of growth. Nor does it provide a framework for evaluating which sites are more or less suitable for accommodating future development. Nevertheless, the pursuit of the options identified (particularly in terms of undertaking additional research), could provide quality information on which to create a good framework to guide future rural development.

Whilst possible options identified for each topic area are largely appropriate, little information is given as to their likelihood of being undertaken and associated costs (in terms of both direct financial costs) and associated opportunity costs in diverting income away from other activities. I suspect that the pursuit of all options identified could represent an unaffordable 'wish list'. Specifically it appears doubtful that either the Council's Annual Plan or Long Term Plan allocates sufficient funding for all of these activities.

The desired outcomes are appropriate for residents in and visitors to the rural areas of Upper Hutt. I am not sure that they reflect the

aspirations of the people that run primary sector businesses in the rural areas.
The strategy gives the impression that the main purpose of the rural areas of Upper Hutt are for rural residential or recreational activity. This ignores the economic and employment benefits provided by the land-based industry be that pastoral farming, horticulture or forestry. I believe this is a fundamental weakness in the rural strategy.
I appreciate the process, and hope that the Council will heed the comments.
The survey and process is skewed to small block owners through the numbers...and the results to date suggest Katherine Mansfield respondents will bias all the results...where the bulk of these residents work elsewhere and live on non-sustainable large urban blocks NOT rural holdings.
True sustainable rural residents are being marginalised through UHCC's 'land development' programme...where the real emphasis should be on long-term self-sustainability for UHC once the globalisation trend starts to implode...which doesn't seem too far away.
Generally support the outcomes but I would like to see number 6 'Subdivision and housing' expanded to include 'Land use'. Under 'Land use' I would like to see mention of inter-generational living or 'homesteading' in rural areas and see this topic more fully explored.
Thank you very much for a basically excellent initial document.
I agree with the desired outcomes, especially with 5.1, 5.2 and 6.1.
"In general = yes" [response to whether desired outcomes represent what the rural strategy should achieve].
"Yes" [response to whether desired outcomes represent what the rural strategy should achieve].
I feel that UHCC has been slow to recognise and protect the rural areas including the waterways and hills. The rural areas are fast being eroded and without these beautiful open spaces; Upper Hutt will become just another ugly urban sprawl like Lower Hutt. The rural areas provide a strategic point of difference and are an important tourist and lifestyle attraction. The strategy needs to recognise that regulation is a valid strategy to ensure compliance.
Upper Hutt's Rural Strategy has given the NIMBYs another tool to use against the Maymorn Structure Plan, the majority of these submissions would have been fabricated by UHTCA. Upper Hutt's NIMBY club. These NIMBYs are destroying Upper Hutt's economy by restricting land supply for residential development in the Maymorn area – the most suitable area for residential development in the entire Hutt Valley. The Maymorn Structure Plan is Upper Hutt's future, without it Upper Hutt's dead.
The UHCC needs to focus on Urban Growth and investing in infrastructure in the Maymorn area. The reason Upper Hutt has the worth economic growth of any city in NZ is because the UHCC continues to invest rate payer's money into projects like the Rural Strategy that will provide no economic benefit or jobs.
"Generally agree...though wording in this document is pretty brief and a bit weak and non-committal...and in the end it is the specifics of how these issues are dealt with that matter" [response to 'do you support the potential options'].
The document would benefit with a clear definition of 'rural' – is it density based, land area based, services based, or a

combination?