

Submission 18

Name (Please use your full name)

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Agent acting for submitter (If applicable)

NA

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I could gain an advantage in trade competition through this submission

No

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

Plan Change 50 - Pertains to land on western edge of UHCC Plan (Haywards Hill, Judgeford, Lot1, 4-5, 7 DP22911; Lots 2-3 DP 80809) Classified as General Rural Zone

My submission is that

In principle I agree with the General Rural Zone classification and specifications as mentioned in the Plan Change 50. However, I would like to submit an alteration of the zoning classification for the land in question:

- a. Not being land with highly productive soils but with rocky nature.
- b. Not situated on valley floor but with steeper rocky topography.
- c. Has no level or interest from Maori.
- d. Not being registered for the Carbon Scheme (recurring) and not being eligible for such registration due to the planting/harvesting history.
- e. Featuring steep rural landscape edged by productively inaccessible gullies with thriving native forest.
- f. Has two major transmission lines crossing (Bunny Thorpe Lines), significantly reducing land use for forestry, but enabling regrowth of native bush.

- g. Has established high quality smooth fully metaled forestry roads for easy physical access by regular (2WD) cars due to finished logging operations and ongoing inspection and maintenance of the transmissions pylons.
 - h. Proven to be insensitive to landslides even after forest has been harvested, due to its solid rocky substrate.
 - i. Being surrounded by properties already ranging in sizes from 1.5 to 20 hectares I would like to submit that the land in question be classified as Rural Lifestyle Zone.
- a. The land can easily and comfortably accommodate blocks of not less than 5 ha each.
 - b. It will deliver development for future housing needs in Upper Hutt something which is recognized within local and regional strategies and plans
 - c. This will cater to a rural lifestyle for those who wish to reside in a rural environment but without a large rural block
 - d. Servicing of this area has been increased with the opening of Transmission Gully.
 - e. Very good access to the lots is provided by the existing network of forestry roads.
 - f. This will provide housing opportunities for those working in the city (Upper Hutt, Lower Hutt, Petone and Wellington) but wishing to reside in a rural environment.
 - g. Houses and associated structures can be built opaque from the main highway as well as from neighbors as the rolling landscape allows for natural cover maintaining its rural character.
 - h. Will enable housing development which support the growth of rural communities
 - i. Will enable council to fulfill its statutory duties under the RMA (s5 and s7).

I seek the following decision from the local authority

That the land in question be reclassified from General Rural Zone to Rural Lifestyle Zone.

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.

please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box)

I do not wish to make a joint case.