

**From:** [Upper Hutt City Council](#)  
**To:** [Mel Peterson](#); [UHCC Planning](#)  
**Subject:** Magenta completed PC50 - Rural chapter Submission  
**Date:** Thursday, 26 October 2023 4:07:04 pm

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Magenta just submitted the survey PC50 - Rural chapter Submission with the responses below.

**Name (Please use your full name)**

Celeste Digby-Smith

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**Postal Address**

2406 Akatarawa Road

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**Telephone number**

045279843

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**Email address**

celesteleppan@yahoo.co.nz

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**I could gain an advantage in trade competition through this submission**

No

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

PREC-O3 – Staglands commercial activities Commercial activities continue in the Staglands Precinct that support commercial active recreational activities related to the care and conservation of animals in the reserve. Policy 1 PREC-P6 – Suitable commercial activities in Staglands Enable the continued operation of established commercial activities to support the commercial operation of the Staglands Wildlife Reserve. PREC-P7 – Local economic benefits Recognise local economic benefits of the Staglands Wildlife Reserve for the Akatarawa Valley. Objective 2 PREC-04 – Managing Staglands growth Growth within the Staglands Precinct is managed in a way that prioritises the safety and efficiency of Akatarawa Road and rural character outcomes for the underlying zone. Policy 2 PREC-P8 – Roading safety assessment Require an integrated traffic assessment when increasing the capacity of any established facility or the construction of new facilities that would increase patronage of the Staglands Wildlife Reserve. Final Draft – PC50 Proposed Rural Provisions Provision Commercial Activities and Commercial Active Recreational Activities Standards: In addition to the underlying zone standards, the following additional standards and rules apply to activities within the Staglands Precinct 1. Hours of business operation are limited to 7am to 7pm. 2. All servicing must be provided on site. Permitted Activities: Any commercial activity or associated buildings lawfully established prior to [date of PC50 notification]. Restricted Discretionary Activity: The construction or expansion of any building associated with any commercial activity or Commercial Active

Recreational Activities with discretion limited to: 1. How the increase in traffic and transport effects is managed; 2. Whether established parking areas will be reduced; 3. Any proposed upgrades made to the safety and efficiency of supporting roading infrastructure; 4. Whether construction works are ancillary in nature and not anticipated to increase traffic; and 5. The design, scale, and appearance of buildings.

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### **My submission is that**

I believe the restrictions put on Staglands is very discriminatory and pins a large portion of the state of the Akatarawa road on it. I do not believe that is it right to restrict a business and not allow them to expand. Why are you trying to do so? It is unfair and I do not think that a business that brings revenue to the city and regionally should be restricted from expanding on their own land, I feel like Staglands is being picked on by the council because they don't agree with everything the council has done in the past. Why does Staglands need to think about the impact of the road if no one (business) else has to specifically? All the provisions feel like you have singled out Staglands and have some kind of vendetta against them. They are good for the road, city and regionally. Don't you want the city to improve instead of stagnate? Have you asked Staglands direct neighbours? I live 200m away from Staglands and do not have a problem with their open hours why do you? I do not know of any of their direct neighbours having an issue with them and you as a representative/servants of the people shouldn't put restrictions in place against businesses which we do not agree with. The road is (poorly) maintained by UHCC and not by Staglands and you need to do a better job not pin it on others. Logging has done far more damage to the road than the patrons. Improve the road, cut down trees that cause problems. Be proactive not reactive. Growth is so important, if we do not grow we stagnate or depreciate. This is basic economics and not difficult to understand. Do not put unreasonable restrictions of business. Objective 1 PREC-O3 – Staglands commercial activities Commercial activities continue in the Staglands Precinct that support commercial active recreational activities related to the care and conservation of animals in the reserve. Comment Preserves the status-quo though the wording does not adequately cover the activities carried out at Staglands. Policy 1 PREC-P6 – Suitable commercial activities in Staglands Enable the continued operation of established commercial activities to support the commercial operation of the Staglands Wildlife Reserve. Comment Preserves the status-quo PREC-P7 – Local economic benefits Recognise local economic benefits of the Staglands Wildlife Reserve for the Akatarawa Valley. Comment “Local” is too restrictive. Council should recognise the regional economic benefits. Objective 2 PREC-04 – Managing Staglands growth Growth within the Staglands Precinct is managed in a way that prioritises the safety and efficiency of Akatarawa Road and rural character outcomes for the underlying zone. Comment Could be very restrictive. Staglands should not be required to consider Akatarawa Road in any growth plans. Policy 2 PREC-P8 – Roading safety assessment Require an integrated traffic assessment when increasing the capacity of any established facility or the construction of new facilities that would increase patronage of the Staglands Wildlife Reserve. Comment This should not be a requirement imposed on Staglands. It is something that UHCC should manage as part of its roading strategy. Final Draft – PC50 Proposed Rural Provisions Provision Commercial Activities and Commercial Active Recreational Activities Standards: In addition to the underlying zone standards, the following additional standards and rules apply to activities within the Staglands Precinct 1. Hours of business operation are limited to 7am to 7pm. 2. All servicing must be provided on site. Comment The hours of business operation do not reflect the current situation i.e. weddings and community functions, and would be restrictive. Permitted Activities: Any commercial activity or associated buildings lawfully established prior to [date of PC50 notification]. Comment Preserves the status-quo. Restricted Discretionary Activity: The construction or expansion of any building associated with any commercial activity or

Commercial Active Recreational Activities with discretion limited to: 1. How the increase in traffic and transport effects is managed; 2. Whether established parking areas will be reduced; 3. Any proposed upgrades made to the safety and efficiency of supporting roading infrastructure; 4. Whether construction works are ancillary in nature and not anticipated to increase traffic; and 5. The design, scale, and appearance of buildings. Comment Again, this reflects a Council fixation on the road and doesn't take into account logging and the newly refurbished Thorndon Camp at 2120 Akatarawa Road (which probably should be a precinct also).

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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.

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**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.

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