

Submission 26

Name (Please use your full name)

Nigel Parry

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No Answer

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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

The proposed zoning of our property at 2092e Akatarawa Road, Lot 1 DP397651

My submission is that

The proposed zoning for our property (General Rural) is inconsistent with the Provisions, Objectives and Policies stated in PC50. The property aligns more closely with the Rural Lifestyle zone, for the reasons outlined below.

1. The Property is less than 5 hectares, which is non-complying under the proposed General Rural subdivision rules.
2. It is adjacent to numerous small properties of approx 0.5 ha on the opposite side of the river,

and several 1 to 2 ha lifestyle blocks nearby, with proposed Rural Lifestyle zoning.

3. The property has no rural production capacity beyond the 2 horses it currently supports. The property's character does not align with the Objectives stated in PC50 GRUZ01 or GRUZ02

4. The Property is also not suited to the "Rural Hill" current zoning, being riverside on its longest boundary and predominantly flat, with some steep terraces falling approximately 10 to 15 metres to the river. It is possible that the erroneous current zoning has been translated into the new proposed zoning. This would undermine the opportunity to get the new zoning fit for purpose.

4. The property has minimal exotic forestry coverage and no viable capacity for forestry production (mapping data on UHCC incorrectly shows cleared areas as exotic forestry). The economic, character and potential use is limited to the rural lifestyle nature of the surrounding properties.

5. The property may be suited to a sympathetic subdivision consistent with the Rural Lifestyle Objectives RLZ01 to 04 and consistent with the local rural lifestyle community and consistent with the wider objectives of the Upper Hutt District Plan.

I seek the following decision from the local authority

To change PC 50 zoning so that 2092e Akatarawa Road (Valuation Number 15190-03301, Lot 1 DP 397651) is zoned Rural Lifestyle. We are supportive of the Rural Lifestyle Objectives and Policies as stated in PC50

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.
