

SUBMISSION 102

Name (Please use your full name)

Shannon McLean

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I could gain an advantage in trade competition through this submission

No

My submission is that

I am writing in response to the proposed Plan Change 50 to the Upper Hutt City Council District Plan (2004) - Rural Review.

My family and I, residents of the Fairview Drive/Kennith Gillies Way area, were initially drawn to this locality by the promise of a tranquil rural environment. Recently, we learned of the proposed Plan Change 50, which intends to rezone our property, along with some others in our community, to General Residential.

This has raised significant concerns for us and our neighbours. The appeal of our property and those in our community lies in its current designation as a rural environment. We fear that the introduction of General Residential zoning, including our property, could have a detrimental impact on our property values. Additionally, this reclassification would result in the loss of the transport discount for rural properties on the Greater Wellington Regional Council (GWRC) rates, amounting to approximately \$500.

While we understand the necessity for planning changes, we firmly believe that reclassifying our properties to General Residential provides no tangible benefits. As per feedback from the UHCC Planning team, all other services and restrictions, in accordance with city bylaws and covenants attached to our title, remain intact. Our property, along with those of our neighbours also proposed to be zoned as General Residential, meet the criteria for Rural Lifestyle zoning, and we see no merit in rezoning to General Residential. In light of this information, we request a review and reconsideration of the General Residential zoning for properties in Fairview Drive/Kennith Gillies Way/Crest Road area. Maintaining the current Rural designation for our area would better align with the environment and the expectations of current residents and potential buyers.

We wish to preserve the character of our community, ensuring that our properties retain a Rural classification.

We seek your assurance that any future development of properties in our area will align with the existing terms of these properties, including the agreed building platforms, boundaries, and especially the prohibition of subdivision. These terms remaining

unchanged is crucial for preserving the reasons that led us to choose this property and our community. Thank you for your time.

I seek the following decision from the local authority

Properties in the Fairview Drive / Kenneth Gillies Way / Crest Road area to have Rural zoning.

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

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)

I do not wish to make a joint case.
