

SUBMISSION 111

Name (Please use your full name)

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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

TP-12, TP-P1, TP-55, Sub-RUR 01, Sub rur 05, sub rur-P1, Sub rur-P2, Sub rur-P5, P6, P8, S2, GRUZ, GRUZ-11, GRUZ02, GRUZ-p1, GRUZ-p2, GRUZ-p5, RPROZ

My submission is that

1) The submission process and supporting material is very poorly presented and makes it extremely difficult for public participation. Very difficult to follow the progression of the different (often undated) supporting documentation and history. Very difficult to read through retracted and inserted text - where often the entire meaning and intention of each

section have been altered.

2) Consultation with the rural communication has been appalling. At a meeting of Moonshine Residents Association on 9/11/23 it was clear that few on the committee were even aware of the proposed changes in Plan change50 - and that UHCC appear not to have engaged directly with the committee in any direct consultation.

3) I object strongly to the use of the term "sustainable growth" in supporting information. Sustainability and growth are non-compatible, they are opposites. No growth can be sustained in perpetuity. Councils and Governments need to work toward a robust zero-growth economy in order to attain sustainability. Increasing human populations put increasing pressure on land, water, resources, atmosphere. Increasing human populations displace natural systems and increase CO2 emissions and other pollutants.

4) UHCC needs to move more rapidly towards a low carbon future - this planning document is not looking seriously at reducing human impacts on climate through forward-thinking city planning.

5) I strongly support moves toward urban intensification (but believe such development needs careful city-wide planning - to maintain green space, reduce vehicle usage needs and to prevent these areas of intensification becoming future ghettos. City intensification around public transport hubs reduces reliance on fossil fuels.....HOWEVER - further subdivision and intensification in rural areas ADDS to fossil-fuel dependance and increases emissions.

6) TP-12 and TP-P1 discuss UHCC awareness of the constraints of rural roads such as Moonshine Hill Road. Moonshine Hill Road was considered to already be "over-capacity for a road of its nature" more than 10 years ago (when UHCC turned down Lucas's, and Thomas's subdivision proposals on the grounds of road capacity. This has not changed. It is clear that any widening of Moonshine Hill Road would have major environmental implications..... and therefore that roading constraints must be acknowledged and UHCC should continue to minimise further sub-division as these are steadily increasing pressure on the road.

7) SUB RUR 01 - has been narrowed in scope to ONLY protect soils in highly productive areas (horticultural) where there are class-1 valley soils. I strongly support the protection of these soils - however ALL rural soils, including hill-soils require protection if UHCC is to maintain food production capacity into the future. Low intensity farming of cattle and sheep still provided a large portion of the protein requirements of the UHCC community and will do into the future. The entire rural productive system needs protection from further subdivision.

8) Deleted Provisions in SUB RUR P1, P2, P5 need to be reinstated to protect rural environments (soils, productive environments and indigenous natural ecosystems),

9) I an strongly opposed in reduction of minimal subdividable area to 1Ha. I believe the 20Ha minimal subdividable area should be retained to prevent further loss of character and to prevent future situations where "urban" residents in rural areas may outnumber farmers and cause social pressures which may make farming more difficult. (noises, smells, "dangerous animals") as well as greater pressure on UHCC to improve roads and infrastructure.

10) GRUZ02 - reinstate final paragraph.

11) GRUZP1 reinstate"6" - controlling subdivision

12) GRUZP2 adding 1Ha lots will not maintain or enhance a general sence of openness; will not help indigenou vegetation or natural character; and will not help maintain primary production.

I seek the following decision from the local authority

Reinstate 20Ha as the minimum subdivideable area for General Rural area

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.
