

SUBMISSION 145

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-S9 SUB-RUR-S2 GRUZ GRUZ-P9 GRUZ-S2 GRUZ-S14 GRUZ-S15 GRUZ-R18

My submission is that

TP-S9 - Staglands should be excluded from TP-S9. As a community, we rely upon Staglands as a hub of economic activity, identity, civil protection in the case of disaster. My overarching comment is that not enough is done to support Staglands and its continued flourishing. SUB-RUR-S2 – I’m quite surprised, given the emphasis on reducing subdivision in rural areas that the minimum net site area is 1ha in General Rural. This seems to pose the greatest risk of intensification where a large block could subdivide off many small 1ha blocks, while keeping the average size at 20ha. This must be intentional because the implication is so obvious, but also seems at odds with all the other anti-development policies being implemented. GRUZ – General Rural Zone Background – The new background description of General Rural neglects anything but primary industry. This is a mixed use area with residential activity, recreation and tourism, among the many other activities that take place. GRUZ-P9 – Staglands has more than just local benefit. It has regional benefit. Just look at the work WellingtonNZ does to promote it. GRUZ-S2 – Requiring new residential to be more than 10m from an existing forest is an effective way to stop any new building on properties that are exclusively or almost exclusively forested.

Explicit recognition needs to be given to the notion that if a 10m distance is required, this can be created by clearing foliage as part of the building's consent process. GRUZ-S14 – The costs associated with abiding by this is beyond most residents capacity to afford (both the size of the reservoir of water, and the in-home sprinkler). This seems like very callous policy making. GRUZ-S15 - For Staglands to operate, they must bring external resources to site. GRUZ-R18 - In general, Staglands' growth should be encouraged because: - It is a major attraction, and for many people in the entire region, not just valley residents. This is a place that holds special significance as a place they visited as children, and now are sharing with their own children. It's part of our identify. -It is a major place of employment for local youth. Without work at Staglands, what will teenagers be getting up to in the summer? - Any improvements to roading will strengthen the strategic link between Upper Hutt and Waikanae (which can be a source of revenue and is important in the event of a roading failure along SH1 during a disaster).

I seek the following decision from the local authority

Completely remove GRUZ-S14. Encourage sensible economic development, and don't target specific businesses (i.e. Staglands) for ways to get out of maintaining our roads. This is a short sighted way of managing our shared assets. Change GRUZ-S2 to wording that does not allow for the possible prohibition of all building in forested areas. Investigate the internal tension between policies meant to stifle rural development and the move to allow subdivisions of 1ha (SUB-RUR-S2). Recognise all the functions of rural areas in the background description, not just primary industry (GRUZ – General Rural Zone Background).

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.
