



OFFICE USE ONLY

Submission number **170**

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN
Proposed Plan Change 50 – Rural Review

The closing date for submissions is **Friday, 17 November 2023, at 5pm**

To Upper Hutt City Council

Submission on Proposed Plan Change 50 to the Upper Hutt City Council District Plan

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

Post to: Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

Details of submitter

When a person or group makes a submission or further submission on a Proposed Plan Change this is public information. By making a submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. This is because, under the Act, all submissions must be published to allow for further submission on the original submission. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

NAME OF SUBMITTER Richard Charles Bialy

POSTAL ADDRESS OF SUBMITTER 180^A Parkes Line Road, Maymorn

AGENT ACTING FOR SUBMITTER (IF APPLICABLE) _____

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE) _____

CONTACT TELEPHONE 021 2483604 CONTACT EMAIL lynnrliche@xtra.co.nz

I could gain an advantage in trade competition through this submission (please tick one) : **yes** / : **no**

Only answer this question if you ticked 'yes' above:

I am / am not (tick one) directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Details of submission

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

See attached

USE ADDITIONAL PAPER IF NECESSARY

My submission is that:

See attached

PLEASE STATE IN SUMMARY THE NATURE OF YOUR SUBMISSION. CLEARLY INDICATE WHETHER YOU SUPPORT OR OPPOSE THE SPECIFIC PROVISIONS OR WISH TO HAVE AMENDMENTS MADE, GIVING REASONS. PLEASE USE ADDITIONAL PAPER IF NECESSARY

I seek the following decision from the local authority:

See attached

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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.
 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 wish to make a joint case. *Maymorn collective*
 I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

Lynn Marion Bialy (Lynn Marion Bialy)

DATE

17.11.23.

PROPOSED PLAN CHANGE TO UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50-Rural review

Submission Points: Richard Bialy

180a Parkes Line Rd

Maymorn

- 1.** I support the Maymorn Collective submission.
- 2.** My land is fragmented as per the attached site map of my property. Long drive, house and surrounding area, horse arena, barn and stables, large tree area and races to access all the paddocks, plus a stream.
- 3.** National's pre-election policies state that class 3 soil should be omitted from Highly Productive Land, which is the land that we have. Our soil also contains many large riverbed stones that constantly work their way up to the surface and require removal.
- 4.** There are inconsistencies in the proposed zoning and I believe my property should be considered as a settlement zone. We are partly bordered by MacLaren Street, with our own town supply water and sewerage, and should be classified as the same.
- 5.** My property is approximately seven minutes' walk to the Maymorn railway station.
- 6.** Our property at the very least should be zoned the same as the other side of Parkes Line Rd, which currently is subdivided into smaller sections.
- 7.** The UHCC Urban Growth Strategy 2007 identified Maymorn as the most significant area for urban development in Upper Hutt over the next 30 years. The properties of the Maymorn Collective were in this plan.
- 8.** The Maymorn Structure Plan adopted by the Council in 2012 includes the Maymorn Collective properties.
- 9.** UHCC Land Use Strategy 2016-2043 adopted in 2016 identified the Maymorn Collective properties for development.
- 10.** UHCC PC 50 Rural and Residential Chapter Review identified my property to be zoned settlement.

180A Parkes Line Road



- Boundary
- Fragmentation