

SUBMISSION 201

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

Staglands Tourism Prescient

My submission is that

See attached pdf

I seek the following decision from the local authority

See attached pdf

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.

If your submission is over 500 words, please upload a word document with your submission. Please provide the questions as your headers before each paragraph.

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Submission to Upper Hutt City Council by Sarah Purdy, Staglands Wildlife Reserve.

Proposed Provisions Plan Change 50-Rural Review.

16th November 2023.

Staglands Tourism precinct

We applaud the Council for recognising the unique position Staglands has in the rural community and creating the Staglands Tourism precinct. However, this must not be used to restrict or limit any potential that the business may have. No business can survive if it is not allowed to take up opportunities that may come along in the future while its competitors are free to develop in any way they choose. We operate in a competitive environment and the Council cannot claim to be supportive of business development on the one hand and then single out a business and put unjustified limits and restrictions on that business.

Loose wording in many of the provisions in the proposed plan change could in the future be interpreted in ways not intended by this Council. This could be very detrimental to Staglands and so their removal has been recommended.

Objectives

GRUZ-P9 page 78

Staglands Tourism precinct

Recognise local economic benefits of the Staglands Wildlife Reserve and enable the continued operation of established tourism activities while requiring traffic effects of additional activities or facilities that would increase patronage to be managed.

Submission:

Replace the wording with:

Recognise the regional economic benefits of Stagnant Wildlife Reserve and enable the continued operation and development of established tourism activities.

Reason:

Staglands provides economic benefits beyond the local region.

All businesses need the opportunity to develop if they are to be sustainable. You can't compete if you are forced to stand still.

Restricted Discretionary Activities

GRUZ-S15 page 87

In addition to the underlying zone standards, the following additional standards apply to activities within the Staglands precinct:

1. hours of business operation are limited to 7am to 7pm; and
2. all servicing must be provided for on site.

Submission:

Change hours of business operation to 6am to 12 midnight

Remove servicing requirement altogether.

Reason:

To impose a finish time of 7.00pm is in complete contradiction to the objective set out in GRUZ-P9 of this document which allows for “the continued operation of established tourism activities” at Staglands.

For the last 20 years our “established commercial activities” have at times meant we have operated past 7:00 pm. In fact, we have a Council issued liquor licence that goes to 12:00 midnight.

We have had poets, musicians, weddings, birthday parties, Christmas parties, engagement parties, community meetings, square dancing, filming, a Book launch, locals’ fish and chip nights during this time. They are fun nights, some an important income stream and some part of our need to reach out to the local community in some way. They all finish after 7:00 o’clock and there is no logical reason why this cannot continue.

The limited operating hours achieves nothing and restricts our current activities and needs to be extended.

The requirement that all servicing must be provided for on site is a loose statement and it is hard to determine what “servicing” it is referring to.

GRUZ-R18 page 87

The construction or expansion of any building associated with any commercial activity or rural tourism in the Staglands precinct with discretion limited to:

1. How the increase in traffic and transport effects is managed.
2. Whether established parking areas will be reduced.
3. Any proposed upgrades made to the safety and efficiency of supporting roading infrastructure.
4. Whether construction works are ancillary in nature and not anticipated to increase traffic.
5. The design, scale, and appearance of building

Submission:

Reduce to only include:

2. Whether established parking areas will be reduced.

Reason:

It is not sustainable for a business to have this sort of restriction. It is the council’s responsibility to manage traffic increases as the valley has become more popular. This is a positive for the City and an opportunity. Infrastructure development is the Councils role and they need to be planning for the future needs of the community.

Standards for Permitted Activities

TP-S9 page 30

Traffic generation for any site shall not exceed:

1. 100 vehicle movements per day in the General rural, Rural production, Rural lifestyle zones.
2. 250 vehicle movements per day in the Settlement zone.

Submission:

Remove this unworkable requirement.

Reason:

Traffic can be safely managed on and off a site. If this had been in place 20 years ago Karapoti Classic would never have been able to grow, and this is now one of Upper Hutts premier events. This limitation will stop similar events developing and sends all the wrong messages to Event Managers about Upper Hutt. One off adventure sports, family fun days, filming, fundraising home open days, garden tours, lifestyle block tours, artists open days, large family events such as weddings will all potentially be over these limits.

The second point on this standard is the cost and difficulty of the monitoring such a restriction.