



OFFICE USE ONLY

Submission number **208**

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.

Rosemary and Michael Schrijvers

119 Colletts Road, RD1, Upper Hutt 5371

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE **021 1726748**

CONTACT EMAIL rose27mike@gmail.com

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:

We wish to be heard regarding the proposed zoning of 119 Colletts Road and areas of the Northern Mangaroa Valley zoned as Rural Production.

My submission is that:

We wish to challenge the proposed zoning of 119 Colletts Road as Rural Production. We oppose the proposed zoning of Rural Production released in the Plan Change 50 review dated 4th October 2023 which adopts the NPS-HPL. The purpose of the Rural Production zone is to maintain highly productive land for primary production activities. Specific to 119 Colletts Road, the existing land is highly fragmented through on-site development significantly reducing the productive capacity of the land due to housing, driveways, sheds, garaging, tree stands and imported fill under RC 1210061 totaling 16,507m² of the property's available 41,919m². Given only 25,412m² of NPS-HPL defined "Highly Productive" land is available for primary production activities, there is no financial productive capacity and no primary production opportunities due to limited availability of usable land. Earlier versions of the Plan Change 50 review released in 2021 had proposed zoning to surrounding properties as Rural Lifestyle and Settlement zoning, more appropriate for the area given the precedent set by a high number of existing fragmented sites under 20,000m² in the Mangaroa Valley area.

119 Colletts Road Total Area	41,919m ²	
House, Driveway, Sheds, Garaging (Blue)		-7,577m ²
Tree Stands (Red)		-2,899m ²
Imported Fill – Unsuitable Pasture – RC 1210061 (Green)		-5,007m ²
Wet (Purple) (claim to get the m ² up)		-1,024m ²
119 Colletts Road Total No/ Low Productivity Land (40%)	-16,507m ²	
119 Colletts Road Total "Productive" Land (60%)	25,412m ²	



119 Colletts Road is long and narrow in shape. It is 50 meters wide (the frontage to Colletts Road) and is 500 meters long. There are no adverse effects on the environment with the requested change in zoning from Rural Production to Rural Lifestyle. The narrow frontage eliminates and loss of rural character as the property is unseen from Colletts Road. The property has restricted productive land available for primary production activities, this eliminates any potential adverse loss of efficient use of productive land. The long shape of the property protects any adverse effects on the amenity of neighboring properties. 119 Colletts Road shares a boundary with 36 McLaren Street that has proposed zoning of Settlement and Rural Lifestyle under PC 50 review dated 4th October 2023, further eliminating any adverse effects to the environment, we wish 119 Colletts Road to be included in Rural Lifestyle zoning.

Mangaroa Valley in Upper Hutt is a special place to call home. The reason we were able to move to Mangaroa Valley was the originally subdivided 10 acre blocks, from when the original larger blocks (working farms) were subdivided.

Whilst we too wish to preserve the special rural character of the valley, we feel that a reasonable compromise in consideration of the zonings purpose to Rural Lifestyle and Settlement zoning is more suitable than the blanket NPS-HPL which doesn't consider existing fragmentation and development.

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:

We seek the zoning of 119 Colletts road to be amended from Rural Production to Rural Lifestyle for the reasons stated above we believe this property cannot be financially productive due to the reduced availability of usable land for grazing or primary productive activities due to the large percentage of fragmentation.

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.
- 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 *Rosemary Schrijvers* *Michael Schrijvers* DATE 17/11/2023