

SUBMISSION 213

John.Diggins just submitted the survey PC50 - Rural chapter Submission with the responses below.

Name (Please use your full name)

John Paul Diggins

Postal Address

307 Whitemans Valley Road, RD1, Whitemans Valley, Upper Hutt 5371

Agent acting for submitter (If applicable)

N/A

Telephone number

0276067792

Email address

john.p.diggins71@gmail.com

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

SUB-RUR-01 SUB-RUR-S2 TPS9

My submission is that

Declaration: I do not stand to gain commercial advantage from my submission. I wish to be heard in support of my submission. 1.) Consultation Process The Section 32 report states that genuine engagement with the community has been a guiding principle for the development of PC50. Pride is taken in the fact that local groups were consulted and draft set of provisions was released in July 2021. However, it has been made clear by those involved directly in the consultation and in the resulting proposed plan change, that what was consulted on bears little to no correlation with the resulting proposed plan change. A true process of consultation is iterative, but two years after a genuine consultation process commenced, a proposed plan change has been presented that has had little to no consultation. 2.) Berketts Farm Precinct This proposed precinct creates several anomalies with the district plan. The small lot sizes that are at odds with the rest of the plan would not appear to retain the rural character of the area. As one of the prime pieces of rural production land in Whitemans Valley which is still able to be used for rural production it appears entirely inconsistent with the balance of rezoning to create more intensive housing on these proposed zones. The resulting traffic movements, which are also inconsistent with the balance of the proposed plan change, will place additional strain on the roading infrastructure that is struggling to cope with current volumes as it is, without circa 100 additional houses in this precinct. Worth noting the number of lots is unclear between the map, the table and the narrative in the proposed plan change. The idea that the development should protect the native bush, increase planting, have houses not visible from Whitemans Valley Road and ensure that the houses are sustainable are all applaudable. But the basic concept of the roading infrastructure in the valley to support this development is not addressed in the proposed plan change. 3.) Zoning I don not believe that Council have correctly applied the definition of highly productive land and as a result the re-zoning applied to be revisited and applied more logically as appeared in the July 2021 draft. Certainly, our land has little valley floor where Section 32 identifies the majority of the limited highly productive land in the valley.

I seek the following decision from the local authority

I am seeking the following relief 1.) Consultation process I think Council needs to take this proposed change and re-engage with representative groups and further rounds of public engagement. Significant changes between the draft proposal and the current proposed plan change have been made without consultation. It is questionable that all these changes have been informed by community feedback, so this process needs to occur if Council is to be true to its goal of genuine consultation. 2.) Berketts Farm Precinct Zoning consistent with the rest of the plan needs to be applied to this precinct and property sizes consistent with the rest of the plan need to be applied to the development can be consistent with the rest of the plan and retain the rural character. Roading improvements need to be made to handle the increased traffic volumes from both the development and subsequent habitation of the additional houses. This includes 2 lanes with centre marking throughout the valley and replacement of the one lane bridges with two lane bridges. 3.) Zoning A review of the zoning for Rural Production needs to occur where Council identifies the small parcels of highly productive land in the Valley. These areas should be then appropriately zoned as such. The remaining properties should then be zoned Rural Lifestyle. Alternatively, area's zoned Rural Production should have a minimum lot size of 2 hectares to allow for further housing development at reasonable sized lots. Rural Lifestyle should have the minimum lot size increased to 2 hectares, again, to ensure further housing development has lot sizes to maintain the rural character of the rural zone. Yours Sincerely. John Diggins

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.

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/fa08bcb05a092d96a9e4849397aa30ef7d336610/original/1700188866/ce14cfdec8755dfdfad27842681310_PC50_Submission_JPD.docx?1700188866

Submission on Proposed Plan Change 50 to the Upper Hutt City Council District Plan (2004) – Rural Review.

Name: John Diggins

Address: 307 Whitemans Valley Road, RD1, Whitemans Valley, Upper Hutt, 5371.

Email: John.p.diggins71@gmail.com

Declaration: I do not stand to gain commercial advantage from my submission. I wish to be heard in support of my submission.

1.) Consultation Process

The Section 32 report states that genuine engagement with the community has been a guiding principle for the development of PC50. Pride is taken in the fact that local groups were consulted and draft set of provisions was released in July 2021. However, it has been made clear by those involved directly in the consultation and in the resulting proposed plan change, that what was consulted on bears little to no correlation with the resulting proposed plan change.

A true process of consultation is iterative, but two years after a genuine consultation process commenced, a proposed plan change has been presented that has had little to no consultation.

2.) Berketts Farm Precinct

This proposed precinct creates several anomalies with the district plan. The small lot sizes that are at odds with the rest of the plan would not appear to retain the rural character of the area.

As one of the prime pieces of rural production land in Whitemans Valley which is still able to used for rural production it appears entirely inconsistent with the balance of rezoning to create more intensive housing on these proposed zones.

The resulting traffic movements, which are also inconsistent with the balance of the proposed plan change, will place additional strain on the roading infrastructure that is struggling to cope with current volumes as it is, without circa 100 additional houses in this precinct. Worth noting the number of lots is unclear between the map, the table and the narrative in the proposed plan change.

The idea that the development should protect the native bush, increase planting, have houses not visible from Whitemans Valley Road and ensure that the houses are sustainable are all applaudable. But the basic concept of the roading infrastructure in the valley to support this development is not addressed in the proposed plan change.

3.) Zoning

I don not believe that Council have correctly applied the definition of highly productive land and as a result the re-zoning applied to be revisited and applied more logically as appeared in the July 2021 draft. Certainly, our land has little valley floor where Section 32 identifies the majority of the limited highly productive land in the valley.

I am seeking the following relief

1.) Consultation process

I think Council needs to take this proposed change and re-engage with representative groups and further rounds of public engagement. Significant changes between the draft proposal and the current proposed plan change have been made without consultation. It is questionable that all these changes have been informed by community feedback, so this process needs to occur if Council is to be true to its goal of genuine consultation.

2.) Berketts Farm Precinct

Zoning consistent with the rest of the plan needs to be applied to this precinct and property sizes consistent with the rest of the plan need to be applied to the development can be consistent with the rest of the plan and retain the rural character. Roading improvements need to be made to handle the increased traffic volumes from both the development and subsequent habitation of the additional houses. This includes 2 lanes with centre marking throughout the valley and replacement of the one lane bridges with two lane bridges.

3.) Zoning

A review of the zoning for Rural Production needs to occur where Council identifies the small parcels of highly productive land in the Valley. These areas should be then appropriately zoned as such. The remaining properties should then be zoned Rural Lifestyle. Alternatively, area's zoned Rural Production should have a minimum lot size of 2 hectares to allow for further housing development at reasonable sized lots. Rural Lifestyle should have the minimum lot size increased to 2 hectares, again, to ensure further housing development has lot sizes to maintain the rural character of the rural zone.

Yours Sincerely,

John Diggins