

With regard to Plan Change 50 Rural Chapter Review

Below is my submission to the Upper Hutt City Council in relation to this consultation.

I could not gain an advantage in trade competition through this submission.

I wish to be heard in support of this submission.

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

Requirements for subdivision
Zoning extents in Whitemans Valley
Appendix 3 - Berketts Farm Precinct

Preservation / restoration of the rural environment

As an active member of Pest Free Upper Hutt, I expect that our local government processes take responsibility for preserving and improving the quality of the rural environment, including preserving and restoring habitat for our native species. This goes hand in hand with the need to improve the quality of our waterways. Recent development in Katherine Mansfield has shown that developers cannot be trusted to respect the environment whilst building new subdivisions.

In recent years there has been a series of government policies which recommend and instruct new development should be satisfied by intensive development within for example the urban rail corridor. Intensive development such as the Berketts Farm Precinct is neither required nor welcome in the rural area. The break up of rural land removes the option of future reforestation or gradual extension of areas of regenerating native bush.

I am concerned that PC50 Rural does not appear to incorporate the full extent of recent government policy. PC50 Rural does not give consideration to all of the relevant national policy statements and the Wellington Regional Policy Statement (WRPS).

I am concerned that PC50 proposes a surprise and aggressive change to zoning of the rural area.

I am particularly concerned that its proposals appear to have been put forward for the sole purpose of facilitating urban-level subdivision in the rural area - Berketts Farm.

I am further concerned that the findings of recent government research shows that none of this is necessary - we have adequate allowance for housing to last the next 30 years.

I seek the following decision from the local authority:

- **I seek that PC50 Rural incorporates the full extent of ALL recent government policy.**
- **I ask that the Berketts Farm Precinct be withdrawn from PC50 Rural**
- **I ask that the zoning of Berketts Farm Precinct stays unchanged**
- **I ask that the huge sweeping changes to zoning of rural land throughout Whitemans Valley not be made. ie changes from General Rural and Rural Production to Rural Lifestyle.** In the years to come, when the effects of climate change become more apparent, we will need much of this land for growing food locally. Ill-advised re-zoning now would take away those options.