



OFFICE USE ONLY

Submission number

239

## 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](mailto: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](mailto:planning@uhcc.govt.nz).

NAME OF SUBMITTER **Phil Kirycuk**

POSTAL ADDRESS OF SUBMITTER **2351C Akatarawa Road**

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL **Phil.K.17@Akatarawa.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:

Please see attached

USE ADDITIONAL PAPER IF NECESSARY

My submission is that:

Please 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:

Please 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.

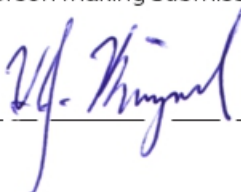
Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box ☑):

- I do wish to make a joint case.  
 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



DATE

17 Nov 2023

I wish to make a submission in support of other submissions that will have already been made by those in our community in the Akatarawa Valley, as well as adding a few comments of my own.

Collectively and individually we have gone through the draft proposal. We are fortunate to have one or two policy analysts in our neighbourhood to help us navigate the detail in PC50. Many residents will have made their own submissions and many of my arguments will already have already been presented. However there are some points I would like to reiterate, particularly those around the Staglands Precinct.

- Restriction around hours of operation for Staglands does not help anyone. Functions everywhere are often out of business hours and to restrict Staglands in this way will be very limiting for their business.
- Staglands provides a rural community with unique work opportunities, not least of which is for rural kids to have a 'first job' in an environment they are growing up in. Introducing new restrictions to their current business model makes this harder.
- The draft doesn't really recognise the value of the wildlife park as a regional asset - it's value goes beyond 'local'. How many other wildfire parks and sanctuaries are there in the Wellington area? People travel a long way with their kids to see what precious little wildlife we have left. And while Staglands is their destination, they will likely stop at other businesses in Upper Hutt before they get there. Their regional contribution needs to be recognised.
- Roothing infrastructure is a much wider issue and should be removed from the Staglands Precinct part of the draft altogether. As soon as individual business are able to be targeted and get drawn into roading related issues, a whole can of worms will have been opened, and I doubt there will ever be an easy path to resolution. Once it is found, I wonder if the benefits delivered by the process will have warranted the effort pursuing it in the first place. Roothing is a wider, regional issue and needs to be framed that way.

One final comment I wish to make is that the new government has indicated they will pursue wide sweeping changes to promote business development and reduce 'red tape'. It would be prudent for Council to reassess the intentions of the DP draft as a whole and the impact central government policy might have on the proposed changes. I see some misalignment and a little fine tuning would probably be a good idea.

For the purposes of completeness, I have included a table of points that will have already been presented in other submissions in one form or another - all of which I agree with.

| No. | Reference                       | Comments  |
|-----|---------------------------------|---|
| 1   | Page 3, "Building NPS"          | Given the functionality of caravans, they should also be excluded from this definition.   |
| 2   | Page 4, "Conference facilities" | The current definition could include a private family meeting. The defining element is the commercial nature of these activities. Suggest the insertion of "commercial" in appropriate places.  |
| 3   | Page 14, "Minor structures"     | The current text is thoroughly confusing and unclear. This must be revised and consulted upon again.  |
| 4   | Page 30, TP-S9                  | Object as it stands.<br><br>There must be specific exclusions to the vehicle movement limitations stated in this section.<br>For example, construction activities, commercial activities (forestry, infrastructure provision) and, most importantly, Staglands with its associated economic benefits to the region, should all be activities excluded from TP-S9. |



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|----|--|---|
| 5  | Pages 33 to 42                                 | Diagram titles are orphaned – need to change format.  |
| 6  | Page 45, SUB-RUR-P5                            | - typo, “stormwaterand”<br>- The last section “provides sufficient water supply for firefighting purposes” – should be deleted (see the relevant point below, Number 10)  |
| 7  | Page 73, GRUZ – General Rural Zone, Background | Object as it stands. Reinstate former definition.<br><br>Because the suggested definition <u>immediately</u> focuses on primary production, there is now a risk that “other activities that require a rural location” are not fully recognising the range and value of the activities deleted from the former / current version. These (the deleted section) must be reinstated.  |
| 8  | Page 78, GRUZ-P9                               | Staglands is of – at least – regional economic benefit. Wording needs to be changed from “Recognise local economic benefits....” to “Recognise <u>regional</u> economic benefits...”  |
| 9  | Page 83, GRUZ-S2                               | Object.<br>The new drafting effectively could sterilise any new building / the building platform in forested land, e.g. you cannot place a building within a forest as you cannot build 10m away from the forest.<br><br>It is presumed that the intent is to have adequate clear space around buildings for the purpose of wildfire protection.<br><br>Therefore, the definition needs to be: <ul style="list-style-type: none"> <li>• “up to” 10m, i.e. there is wiggle room around the distance to a “forest” as it may not be possible to achieve this distance; and</li> <li>• the other way around, i.e. when a building is being built, that there needs to be a clear space of 10m to any forest. This would be managed by means of existing resource consent processes.</li> </ul> |
| 10 | Page 86, GRUZ-S14                              | This feedback also applies to RPROZ-S12 and RLZ-S11.<br><br>We object outright to the compulsion for sprinklers and associated firefighting water supplies.<br><br>George Hare, 1975 Akatarawa Road for has detailed this in his submission   |
| 11 | Page 87, GRUZ-S15                              | Item 2 is impossible to meet and therefore must be deleted.<br>For Staglands to operate, they must bring external resources to site.  |
| 12 | Page 87, GRUZ-R18                              | As previously mentioned, Staglands is an “economic asset” for the Upper Hutt district. Not only does it provide local employment, it attracts “out of towners” to the area who can also visit other local attractions and raise the appeal of Upper Hutt.<br><br>This section will tend to constrain the value generation of Staglands by means of the traffic management demands.<br><br>In general, the continued organic growth of Staglands should be enabled not constrained because: <ul style="list-style-type: none"> <li>- the magnitude of economic benefits will increase</li> <li>- any improvements to roading will also improve an “east-west” strategic route (Upper Hutt to Waikanae).</li> </ul>   |