



OFFICE USE ONLY

Submission number 251

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.

NAME OF SUBMITTER

Paul Davoine

POSTAL ADDRESS OF SUBMITTER

CM Box 15 Kaitoke upper Hutt

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

122 marchant Road kaitoke

Upper Hutt

CONTACT TELEPHONE

021 240 2461

CONTACT EMAIL

P.davoine@xtra.co.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:

Rural changes, subdivision and development
Protection of highly productive land

increased size of a second dwelling

USE ADDITIONAL PAPER IF NECESSAR

My submission is that:

My main concern over the last 5-10 yrs is the loss of rural land to development, over population, increase of traffic and an adverse effect on infrastructure and the loss of and compromise of character and amenity values particularly in and around the kaitoke region

* Please see additional Paper

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 NECESSAR

I seek the following decision from the local authority:

With clarification on the two issues raised in my submission that will satisfy me, I seek the council to pass the PC 50 document in its current form.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSAR

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

Paul Savage

DATE

16-11-23

The rezoning of my property at 122 Marchant Rd to rural production, is a great step. Keeping the minimum 4ha size will in my view keep the rural feel, character and maintain the amenity values, which made me move to Karitoke 24 years ago.

I hope the new government maintains the existing class 1, 2 and 3 soil classification and don't drop class 3 from the rural production land class, this in my view will be a negative step for us all.

My other concern is the General rural zone around me. It may be hill and not highly productive land but in the past has been an important part of the original farm for grazing and letting the lower paddocks rest. The minimum net site area, and average lot size within the subdivision of both General rural and rural production confused me a little so that needs clarification on my part.

I also am worried that the existing subdivision at 102 Marchant Road is exempt from the new PC 50 document due to the fact the submission was placed well before PC 50 could come into law, if the 18 lot subdivision goes ahead the major loss of rural productive land will be lost forever and I would be at a loss to understand how the Council could let this happen given the new PC 50 document goes against this proposal.

The other provision of my submission is around the second dwelling size increase, I think this is a good move the increased size would enable a more family orientated dwelling to exist either for immediate family or a rental situation.

My only concern is the rating factor how will this be calculated.

Thank you Paul Doughty