



OFFICE USE ONLY

Submission number 253

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 OWEN AND CHRISTINE BURRELL

POSTAL ADDRESS OF SUBMITTER C M BOX 13 KAITOKE
UPPER HUTT 5018

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE) 19 WATERWORKS RD
KAITOKE UPPER HUTT

CONTACT TELEPHONE 0274845517 CONTACT EMAIL burrellfam@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:

Section 32 Report - PC 50 Rural Review
Rural Production zone (RPROZ)

USE ADDITIONAL PAPER IF NECESSARY

My submission is that:

We oppose the PPC50
please see attached notes

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 status quo, as per submission

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

To whom this may concern,

We are long term residents of Kaitoke and have spent our working lives farming on this land.

We oppose the Proposed Plan Change 50 to the Upper Hutt City Council.

As people who have lived off our land and raised four children rurally, we have had the pleasure of seeing a rural upbringing become accessible for local families as a result of rural subdivision into lifestyle blocks. We have felt privileged to be surrounded by nature and to see the positive effects that has had on our children, and now grandchildren's lives.

In our opinion, productive land should not be predominantly based on soil type. With 58 years experience of farming on this land, although soils have been an advantage, cooler and temperamental weather has continuously provided challenges. This land is high altitude and runs colder which has continuously led to limited production. When we started in Kaitoke, there were 11 productive dairy farms. We recently retired from the final farm in Kaitoke, and believe we lasted as long as we did purely due to keeping a low stocking rate compared to other more productive areas of the country. We believe this decline shows wider themes of the lack of viable productive land in our specific area. Hence we believe the Proposed Plan Change 50 is misguided in its approach to supporting productivity- the emphasis on soil distracts from the specifics of this low temperature environment.

We understand the need for more productive land for food growing, however we find the proposed assigned change of size block to be misguided also. It is not the size of the block of land, whether it be four hectares or sixteen or more, it's what you do with the land that creates the productivity. Within our direct area, there is a variety of sizes of land, with many different levels of productivity- these two do not correlate. We feel the focus on size within the proposed plan change is not directly linked with the outcomes you are planning for. Therefore, we are also not happy that these proposed changes could unnecessarily devalue land prices on larger blocks of land without compensation.

We believe this land is prime lifestyle block land.

We feel we have been respectful kaitiaki of this land for 58 years and have invested our care with the hope that many families will benefit and enjoy this land for years to come. We struggle to see how an area that has always been challenging agriculturally, yet an asset in lifestyle, may be at risk of changes that restrict more families from living a healthy rural life.

Sincerely,

Christine Burrell



Owen Burrell

