

SUBMISSION 64

Name (Please use your full name)

John Raffan

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Agent acting for submitter (If applicable)

Not applicable.

Address for service (If different from above)

Same as above.

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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

Staglands Precinct.

My submission is that

See attached submission.

I seek the following decision from the local authority

Adopt a realistic position to the Staglands Precinct as per my submission.

Please indicate whether you wish to be heard in support of your submission (tick appropriate box)

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 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.

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Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

1. It is frivolous or vexatious

2. It discloses no reasonable or relevant case

3. It would be an abuse of the hearing process to allow the submission (or the part) to be taken further

4. It contains offensive language

5. It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Noted and not applicable.

PC50 Submission - Raffan JL

Final Draft – PC50 Proposed Rural Objectives and Policies

Objective 1

PREC-O3 – Staglands commercial activities

Commercial activities continue in the Staglands Precinct that support commercial active recreational activities related to the care and conservation of animals in the reserve.

Submission:

Replace the wording with:

Commercial activities continue in the Staglands Precinct that support commercial active recreational activities related to the care and conservation of animals in the reserve, education and sharing of these activities with the general public.

Comment

The original wording does not adequately cover the activities carried out at Staglands.

Policy 1

PREC-P6 – Suitable commercial activities in Staglands

Enable the continued operation of established commercial activities to support the commercial operation of the Staglands Wildlife Reserve.

PREC-P7 – ~~Local economic benefits~~ Regional Economic Benefits

Recognise local economic benefits of the Staglands Wildlife Reserve for the Akatarawa Valley.

Submission

Replace the wording with:

Recognise the economic benefits of the Staglands Wildlife Reserve for the entire Wellington region.

Comment

Staglands is of benefit to the greater Wellington region.

PC50 Submission - Raffan JL

Objective 2

PREC-04 – Managing Staglands growth

Growth within the Staglands Precinct is managed in a way that prioritises the safety and efficiency of Akatarawa Road and rural character outcomes for the underlying zone.

Submission

Replace the wording with:

Planned growth within the Staglands Precinct is shared with the Upper Hutt City Council to allow Council to manage the safety and efficiency of Akatarawa Road and rural character outcomes for the underlying zone.

Comment

Staglands should not be restricted by the nature of Akatarawa Road. Upper Hutt City Council should be planning ahead and managing the safety and efficiency of the road.

Policy 2

PREC-P8 – Roding safety assessment

Require an integrated traffic assessment when increasing the capacity of any established facility or the construction of new facilities that would increase patronage of the Staglands Wildlife Reserve.

Submission

This Policy should be removed. It should not be incumbent on any business or organisation to provide an integrated traffic assessment. This is a roding requirement that should be an ongoing activity for Council based on forward planning for natural growth and development in an area. As the population increases Akatarawa Road is going to see more traffic heading over to Waikanae and back. This is what Council should be planning for.

PC50 Submission - Raffan JL

Final Draft – PC50 Proposed Rural Provisions

Provision

Commercial Activities and Commercial Active Recreational Activities

Standards:

In addition to the underlying zone standards, the following additional standards and rules apply to activities within the Staglands Precinct

1. Hours of business operation are limited to 7am to 7pm.
2. All servicing must be provided on site.

Submission

Replace list item 1 with:

1. Hours of business operation are limited to 7am to 12pm.

Comment

Staglands has weddings and hosts community functions that should be able to take place up to midnight.

Permitted Activities:

Any commercial activity or associated buildings lawfully established prior to [date of PC50 notification].

Restricted Discretionary Activity:

The construction or expansion of any building associated with any commercial activity or Commercial Active Recreational Activities with discretion limited to:

1. How the increase in traffic and transport effects is managed;
2. Whether established parking areas will be reduced;
3. Any proposed upgrades made to the safety and efficiency of supporting roading infrastructure;

PC50 Submission - Raffan JL

4. Whether construction works are ancillary in nature and not anticipated to increase traffic; and
5. The design, scale, and appearance of buildings.

Submission

Replace the wording with:

The construction or expansion of any building associated with any commercial activity or Commercial Active Recreational Activities with discretion limited to:

1. Whether established parking areas will be reduced;
2. Whether construction works are ancillary in nature; and
3. The design, scale, and appearance of buildings.

Comment

As submitted above, there is an obligation on Council to work with businesses and organisations to understand their future growth plans. Council should be planning on providing the roading infrastructure to support these growth plans. It should not be using a lack of council planning to restrict commercial activity growth.. There is already considerable traffic on the road that is not Staglands related. Especially now that the pine forests are maturing and logging traffic has started.. This is only going to increase over time. The Thorndon Camp at 2120 Akatarawa Road has recently had a multi-million dollar refurbishment. Maybe this should have a precinct zoning also.

Submitter

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