



OFFICE USE ONLY

Submission number

98

# 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:**

### 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 John Peter Boyle

POSTAL ADDRESS OF SUBMITTER  
224B Parkes Line Road, Maymorn, Upper Hutt

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE 0276977503 CONTACT EMAIL jslboyle@gmail.com

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:

*See Attached*

USE ADDITIONAL PAPER IF NECESSARY

My submission is that:

*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:

*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.

*Maymorn Collective*

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

*John Boyle*

DATE

*15/11/23*

# PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

## Proposed Plan Change 50 -Rural Review

Submission Points From : John Boyle

224B Parkes Line Road , Maymorn , Upper Hutt

Email: jslboyle@gmail.com

- (1) I agree with the Maymorn Collective submission in all aspects and to be considered as part of my own individual submission .
- (2) Class 3 soil should NOT be included as Highly Productive Land , and the new incoming Government might be in agreement with their pre election statement. National Party's pre-election platform which included the removal of Land Use Capability 3 from the definition of highly productive land.
- (3) I am NOT comfortable with the proposed zoning , I think there are some inconsistencies . I would like SETTLEMENT ZONE to be considered for our property.
- (4) Having rural production amongst the immediate area is fragmenting the immediate area which has clearly been targeted as residential with a rural lifestyle flair. I am part of this area and this will not be conducive to the overall future of the immediate area.
- (5) I DO NOT consider class 3 soil to be considered highly productive because my property is fragmented and variable. My land is fragmented with modified soils on my property and also includes House, surrounding play and recreational area, gardens with bush and tree area, outbuilding, surrounding hard fill areas, pool area, driveway access and walkways in and around the property. (See map attached the colour orange indicates this and is 3.0 Ha in total area as shown), Total land size of my property is 5.4Ha
- (6) I can't see why the other side of Parkes Lines Road is different to my side, in respect to subdividing into smaller lots at present .
- (7) People like living out in this area away from the built up suburban areas in town . This gives an opportunity and choice to have a larger more open property but be close to all major amenities. This will align with what is happening in the immediate area around the Maymorn Railway Station .
- (8) My property is close to the Maymorn Railway station, easy walking distance to the station, approx 5 minutes. It gives good access north, south by rail and close to SH2 for north and south access,
- (9) My land is primarily used for residential purposes, fragmented, and similar in character to that across the road, and I feel the SETTLEMENT ZONE would be more appropriate.

(10) UHCC Urban Growth strategy 2007-identified Maymorn which included my property and the properties of the Maymorn Collectives as the most significant area for urban development in Upper Hutt over the next 30 years

(11) Maymorn Structure plan -adopted by council in 2012 includes my land and the Maymorn Collectives,

(12) UHCC Land Use Strategy 2016-2043- adopted in September 2016  
Identifies my land and the Maymorn Collectives for development

(13) UHCC PC 50 Rural and Residential Chapter Review, my property was zoned for Settlement

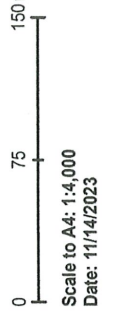
(14) NPS HPL exemption clause 3.5(7)b (i) identified for future urban development.



# UPPER HUTT CITY COUNCIL MAP



PROPERTY	PRECINCTS	CEMETERY	UHCC 3 WATERS
Land Parcels	Residential Centres Precinct	Available	Water Hydr.
Titles	Residential Hill Precinct	Available - Ashes	Water Service
Easement	Residential Conservation Precinct	Reserved	Water Valve
Esplanade Strip	Blue Mountains Precinct	Reserved - Ashes	Service Val
Covenant	Subdivision Residential Figure 1	In Use	Water Pump
OEII National Trust	Subdivision Residential Figure 2	In Use - Ashes	Water Pump
<b>OPERATIVE DISTRICT PLAN</b>			
<b>DISTRICT PLAN ZONES</b>			
General Residential	Industrial Eastern Hutt Road	Water Valve	Water Meter
General Rural	Wallaceville Structure Plan	Water Tank	Water Fitting
Rural Production	Business Appendix 1 - Subdivision	Wastewater Manhole	Transmission
Rural Lifestyle	Business Appendix 2 - Riverstone Terraces	Wastewater Septic Tank	Water Pipe
Settlement	St Patrick's Estate	Stormwater Inlet	Rider Main
Commercial	Gabites Block Development Area	Stormwater Joint	Service Cor
City Centre	<b>PROPOSED PLAN CHANGES</b>	Stormwater Lamphole	<b>WASTEWATER</b>
General Industrial	<b>47 - NATURAL HAZARDS</b>	Stormwater Manhole	Wastewater
Open Space	<b>WELLINGTON FAULT BAND</b>	Stormwater Outlet	Wastewater
Special Activity	Distributed	Stormwater Soakpit	Manhole
<b>FEATURES</b>			
Heritage Features	Uncertain constrained	Stormwater Sump	Lamphole
Notable Trees	Uncertain poorly constrained	Unknown	Valve
Urban Tree Groups	Well-defined	Potable Water Pipe	Chamber
Rivers & Streams	Well-defined extension	Wastewater Pipe	Pump or Pu
Protected Ridgelines	<b>PEAT &amp; SLOPE</b>	Stormwater Pipe	Wastewater
Utilities Designation	High Peat Risk (Coffey, 2022)	<b>ABANDONED SERVICES</b>	Wastewater
Designation - General	High Slope Risk (Coffey, 2020)	Potable Water Pipe	Trunk Main
Designation - Highway	<b>49 - OPEN SPACES</b>	Wastewater Pipe	Main
Designation - Railway	Open Space	Stormwater Pipe	<b>STORMWATER</b>
Southern Hills - Visual Overlay	Natural Open Space	Stormwater Pipe	Stormwater
Southern Hills - Landscape Overlay	Sports & Active Recreation	Stormwater Pipe	Manhole
Southern Hills - Ecological Overlay	Variation 1 - Spur SNA	Stormwater Pipe	Lamphole
<b>HAZARDS</b>			
Fault Band	Variation 1 - Spur Zoning	Stormwater Pipe	Sump
High Voltage Lines	<b>PROPOSED IPI</b>	Stormwater Pipe	Inlet
100 year Flood Extent	Active Street Frontage	Stormwater Pipe	Outlet
Pinehaven Catchment Overlay	Qualifying Matter Indigenous Biodiversity	Stormwater Pipe	Stormwater
Pinehaven Stream Corridor	Precinct - St Patrick's College	Stormwater Pipe	Stormwater
Pinehaven Overland Flow	Precinct - St Patrick's Urban	Stormwater Pipe	Sump Lead
Pinehaven Ponding Area	General Residential Zone	Stormwater Pipe	Stormwater
Mangaroa Erosion Hazard Area	High Density Residential Zone	Stormwater Pipe	<b>ABANDONED S</b>
Mangaroa River Corridor	Neighbourhood Centre Zone	Stormwater Pipe	Abandoned
Mangaroa Overflow Path	Local Centre Zone	Stormwater Pipe	Abandoned Pipe
Mangaroa Ponding Area	Mixed Use Zone	Stormwater Pipe	Abandoned Pipe



Property boundaries may not be survey-accurate, and can only be verified by a licensed cadastral surveyor. Cadastral information is derived from Land Information New Zealand. Crown Copyright Reserved. This map is drawn on the New Zealand Transverse Mercator projection, using New Zealand Geodetic Datum 2000. The wind zone data may not be used to determine the wind zone or speed for design purposes or a building consent application. Wind zone or speed must be determined by applying the methodologies in NZS 3604:2011 Timber framed buildings or AS/NZS 1170 Structural Design Actions Part 2: 2002 Wind Actions.



*John & Susan Boyle 224B Pakesline Rd, Maymorn Upper Hutt*