



Te Kaunihera o
Te Awa Kairangi ki Uta
Upper Hutt City Council

SUMMARY OF SUBMISSIONS BY SUBMITTER

Plan Change 50— Rural Review

MAY 2024



Guide to this submission summary

The following format is used to summarise submissions received on Proposed Plan Change 50 – Rural Review:

Submission Point	Provision	Support/Oppose/Seek amendment	Decision Sought	Reasons
Submitter xx				
S1.1				

These submissions are ordered by submission number. Each decision requested by a submitter is individually listed (SX.X)

The accompanying volume “Submissions on Proposed Plan Change 50 – Rural Review” contains full copies of the submissions received on Proposed Plan Change 50 – Rural Review.

Making a Further Submission

Clause 8 of the First Schedule of the Resource Management Act outlines the persons that may make a further submission, being:

- a. any person representing a relevant aspect of the public interest; and,
- b. any person that has an interest in the proposed plan greater than the interest that the general public has; and
- c. the local authority itself.

A further submission must be in support of or in opposition to the submissions that have already been made and which are summarised in this document.

Further submissions should be made in writing, in general accordance with Form 6 of the Resource Management Act (Forms, Fees, and Procedure) Regulations 2003. Copies of Form 6 are available from:

- Civic Centre, 838- 842 Fergusson Drive, Upper Hutt
- Upper Hutt Library, 844 Fergusson Drive, Upper Hutt
- Pinehaven Branch Library, corner of Pinehaven Road and Jocelyn Crescent, Pinehaven, Upper Hutt
- On the Plan Change webpage at: upperhuttcity.com/PC50-Rural

Further submissions may be lodged in the following ways:

Online	letskorero.upperhuttcity.com	Email	planning@uhcc.govt.nz
In Person	Civic Centre 838- 842 Fergusson Drive Upper Hutt	Post	Plan Change 50 – Rural Review Upper Hutt City Council Private Bag 907 Upper Hutt 5140

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 1: Gary Johnson				
S1.1	SUB-RUR-05 – Berketts Farm Precinct	Seek amendment	Mandate that any new Katherine Mansfield properties to no less than 4ha in size.	The submitter understands the need to open more residential land, however, has concerns over the ongoing reduction in the rural aspect of Mangaroa and Whitemans Valley.
Submitter 2: Hugh Wiffen				
S2.1	Settlement Zone and General/Entire plan change	Support	That PC50 should be endorsed as drafted.	The change (PC50) should proceed without delay.
Submitter 3: Hugo Strydom				
S3.1	Significant Natural Areas	Seek amendment	To not rezone any part of Significant Natural Area UH005 surrounding the Whakatikei River as either a Settlement or Residential zone as proposed in PC50 Rural Review.	The submitter states that the area surrounding their property is considered a ‘Significant Natural Area’ but is proposed to be rezoned for residential development in the PC50 Rural review. However, ‘SNAs are protected from inappropriate subdivision, use and development and, where appropriate, restored’ (nfi-draft-provisions-july-2021). Reasons not to include this SNA - UH005 in the proposed zoning changes

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				are highlighted in (4390a Upper Hutt City SNAs DRAFT 2018.1025). See full submission for further details.
Submitter 4: Paula Hemana				
S4.1	General/Entire plan change	Support	PC50 is approved.	No reasons provided.
Submitter 5: Bridget Dougherty				
S5.1	Berketts Farm Precinct	Oppose	Seeks clarity on rationale for "high density subdivision" (Berketts Farm Precinct).	This submitter does not understand why Council are planning to allow higher intensity subdivision in the middle of the valley. They consider this random decision making (and wonders whether there a conflict of interest in making decisions like this, given the Berketts' previous/historical relationship with Council).
Submitter 6: Jason Price				
S6.1	Firefighting requirements (GRUZ-S14, RPROZ-S11 RLZ-S11, SETZ-S8)	Seek amendment	Objects to the requirements for water supply and sprinklers on existing residential homes in the rural lifestyle zoned area. Submitter seeks that the provisions should not apply to additions and alterations of existing	The need to comply with the need to fit domestic sprinkler systems as a requirement of any addition or alteration to an existing building structure is overreach and, in effect, is requiring retrofitting by the 'back door'. Concerned that the proposed

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			buildings and should only apply to new build properties.	<p>rule indicates that any building consent for any work to extend or alter an existing property would be declined unless the requirement to incorporate a domestic sprinkler system and a minimum 38,000 litre water tank (as per the FENZ recommendations) were incorporated.</p> <p>This will impose significant, disproportionate costs and additional requirements on the consent and not appropriate to apply to any alteration request to an existing building.</p> <p>The submitter has provided research on costs and requirements for fitting such systems</p> <p>See full submission for further details.</p>
Submitter 7: Alan Gilford Hunter				
S7.1	Firefighting requirements (GRUZ-S14, RPROZ-S11 RLZ-S11, SETZ-S8)	Oppose	Seeks the removal of this requirement from PC50.	The submitter considers this requirement is excessive for areas of the Rural Lifestyle Zone that are close to urban fire services.
Submitter 8: Patrick Greally				

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S8.1	General/Entire plan change	Oppose	<p>That council operate in an honest and reasonable way, given the number of subdivisions that have been recently approved in their area.</p> <p>The submitter is concerned Council are singling out their property and others around them.</p> <p>See full submission for further details.</p>	<p>The submitter is concerned with large document associated with PC50, and considers that it would have been better identify the amendments rather than presenting information in a large track changed document. See full submission for further details.</p>
Submitter 9: Kerry Barlow				
S9.1	Transport/roading	Seek amendment	<p>The submitter seeks clarity on what provisions have been made for the increase of traffic along Parkes Line Road and the safety of residents who walk along here without a footpath or walkway.</p>	<p>Submitter is not against the rezoning of Maclaren Street to Settlement Zone but does have some concerns about the increase of traffic, safety and the ability for residents to continue to access the rural outdoors.</p> <p>The submitter has noticed an increase in the volume of traffic on Parkes Line Road. This road is shared with commercial vehicles, tractors, logging trucks, residential cars, trucks. They note an increasing number of young families walking along Parkes Line Road and are concerned about traffic safety and the impact of intensification.</p>

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				See full submission for further details.
S9.2	Transport/roading	Seek amendment	The submitter seeks clarity on whether there are plans to upgrade the one-lane bridge as you come over Mangaroa Hill Road.	They would like to know if provisions have also been made to upgrade the busy one-way bridge on Mangaroa Hill Road.
Submitter 10: Paul & Raewyn Mansfield				
S10.1	Berketts Farm Precinct	Seek amendment	That a meeting be held to explain what exactly is being proposed and what remedies will be put in place.	The submitters main concern is the impact of 36 lots proposed for 748f Whitemans Valley Rd and the runoff into their bottom paddock. They have the added concern of 19 lots above them, During the winter they may have in excess of 50 water tanks overflowing into the creek. The submitter is further concerned that the one lane Bailey Bridge and the private road which is gravel will not sustain the additional traffic. See full submission for further details.
Submitter 11: Joany Grima				
S11.1	Subdivision	Seek amendment	Amend provisions so that General Rural properties less than 40ha are Rural Lifestyle. Alternatively there should be some flexibility within the rules to allow for subdivisions of General Rural properties under 40ha.	This submission refers to the average lot size within the subdivision rules within the General Rural Zone. The submitter suggests that a 20ha average lot is disproportionate to the 1ha minimum net

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				site area. They state that this disadvantages properties less than 40ha, and is therefore inequitable among properties classified as General Rural.
Submitter 12: Sarah Davidson				
S12.1	Rezoning of properties	Seek amendment	This submitter wants to be included as rural lifestyle so they can subdivide.	<p>This submitter states it is unfair to allow subdivision all around their property while they are classed as General Rural which does not allow them to subdivide below 10 acres. They consider their property to be much more appropriate to be subdivided than the hills above them.</p> <p>See full submission for further details.</p>
Submitter 13: Kevin & Lynaire Jones				
S13.1	Berketts Farm Precinct	Seek amendment	That a meeting to be held at one of our properties to explain what exactly is being proposed and what remedies will be put in place.	The submitter's main concern is the impact of 36 lots proposed and the runoff. They also have the added concern of 19 lots above them, as during the winter they may have in excess of 110 water tanks overflowing into the creek. The properties are accessed by a one lane bridge and the private road is gravel, and the submitters

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				<p>do not think the road nor the bridge will sustain the additional traffic.</p> <p>The submitters are currently involved in the movie industry and the decimation of the land around them could have a huge impact on their potential filming opportunities.</p> <p>See full submission for further details.</p>
Submitter 14: Jacqui Thompson				
S14.1	Subdivision	Oppose	Retain operative subdivision provisions to allow my property to be subdivided.	<p>This submitter is unhappy with the change of zoning to "productive valley floor", which directly effects their property. Under the current zoning and rules their 12ha property is subdividable into 3 x 4ha blocks, but under the proposed scheme it would not be able to be subdivided.</p> <p>See full submission for further details.</p>
S14.2	Minor residential unit	Support	Retain as notified.	<p>I think the increase to 100sqm for extra dwellings is a good idea</p> <p>As many people are already loopholing this by saying it is just "shed space" and then</p>

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				opening it out to extra living areas after it has been signed off.
Submitter 15: Graham & Jill Bond				
S15.1	Staglands Tourism Precinct	Seek amendment	Amend the proposed plans (GRUZ-S15 and TP-S9) to reflect concerns raised in the submission.	<p>The submitter states that road maintenance or upkeep should not in any way be incumbent on any person or activity in the rural sector. Human population expansion is inevitable and roading should reflect this in general council planning.</p> <p>They consider Staglands provides a service for the greater regional community and the proposed restricted hours do not recognise this. Weddings, funerals or just general function restrictions should not be imposed on this rural community when the same restrictions are not imposed on businesses operating in an urban environment.</p>
Submitter 16: Judith Murphy				
S16.1	Settlement Zone for Maymorn Road	Support	To implement Plan Change 50.	The submitter supports their property on Maymorn Road being rezoned to Settlement Zone from Rural Lifestyle. With the increase in development now taking

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				place in Maymorn, they no longer regard this area as being rural.
Submitter 17: John Wilkens				
S17.1	Settlement Zone for Maymorn Road	Support	To implement Plan Change 50.	The submitter supports their property on Maymorn Road being rezoned to Settlement Zone from Rural Lifestyle. With the increase in development now taking place in Maymorn, they no longer regard this area as being rural.
Submitter 18: Thomas Bongers				
S18.1	Rezoning of properties	Seek amendment	That the land at Lot 1, 4-5, 7 DP22911; Lots 2-3 DP 80809) be reclassified from General Rural Zone to Rural Lifestyle Zone.	Various reasons are identified in the submission including, the land is not highly productive, location on the valley floor, easy access and surrounding rural lifestyle environment. See full submission for further details.
Submitter 19: Tamara Hrstich				
S19.1	Subdivision / rezoning of properties	Seek amendment	That subdivision and building development opportunities for properties north of Maclaren Street are granted in line with the Gabites Farm development.	The submitter states that their Parkes Line property and other neighbouring properties

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				meet all of the criteria approved by Council for high density subdivision.
Submitter 20: Nigel Marriott				
S20.1	Subdivision	Oppose	To cease all current and future rural subdivision applications and implement local legislation that instructs all current and future rural property owners that subdivision of their land is prohibited.	The submitter states that there should be no further rural subdivision permitted and rural property currently owned should remain or be sold as it is. They consider that Upper Hutt has lost too much of its rural character and believe that current and future rural property owners should be required to maintain their rural holdings in the allotted size and area they currently are, no subdivision permitted.
Submitter 21: Ian Wood				
S21.1	General/Entire plan change	Seek amendment	To provide clarity around the proposal.	The submitters property is located in the Maymorn area where the proposed zoning changes are centred. They state that there seems to be two separate, different planned zoning changes. One showing their property being rezoned as Settlement Zone, being on the boundary of the Village Precinct zone with the other showing their

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				<p>property being rezoned from Rural Valley Floor to Rural Lifestyle.</p> <p>See full submission for further details.</p>
S21.2	Zoning	Oppose	We are opposed to both options of rezoning of our property	<p>They state that the western side of the railway line is reasonably well developed, when driving eastwards along Maymorn Road, the rural character immediately apparent. They would like to see it stay that way and strongly oppose development on the eastern side of the railway. They have major concerns that their rates will increase because of any rezoning. They have no intentions of selling or subdividing and wish to make it very clear that they will not accept a rates increase due to a zoning change that they did not request or want.</p> <p>See full submission for further details.</p>
Submitter 22: Celeste Digby-Smith				
S22.1	Staglands Tourism Precinct	Oppose	Seeks less restrictive provisions for Staglands	<p>The submitter believes that the restrictions put on Staglands is very discriminatory.</p> <p>See full submission for further details.</p>

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S22.2	PREC-03- Staglands commercial activities (from Draft PC50 provisions)	Seek amendment	Amend PREC-03 to adequately cover the activities carried out at Staglands	Preserves the status-quo though the wording does not adequately cover the activities carried out at Staglands.
S22.3	PREC-P6	Oppose	No decision stated.	Preserves the status-quo.
S22.4	PREC-P7 – Local economic benefits	Seek amendment	Amend PREC-P7 to reflect Staglands wider economic benefits	“Local” is too restrictive. Council should recognise the regional economic benefits
S22.5	PREC-04 – Manging Staglands growth	Oppose	Staglands should not be required to consider Akatarawa Road in any growth plans.	Could be very restrictive.
S22.6	PREC-P8 – Roading safety assessment	Oppose	This should not be a requirement imposed on Staglands.	This should not be a requirement imposed on Staglands. It is something that Council should manage as part of its roading strategy.
S22.7	GRUZ-S15 - Hours of operation	Seek amendment	Amend standard to reflect current hours of operation for Staglands	The hours of business operation do not reflect the current situation i.e. weddings and community functions, and would be restrictive
S22.8	GRUZ-R14- Commercial expansion of Staglands	Oppose	No decision stated.	Preserves the status quo

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S22.9	GRUZ-R18 – Expansion of the Staglands precinct	Oppose	No decision stated.	This reflects a Council fixation on the road and doesn't take into account logging and the newly refurbished Thorndon Camp at 2120 Akatarawa Road (which probably should be a precinct also).
Submitter 23: Jeffrey Alan Calton				
S23.1	Transport/roading (PC50 Transport Provisions Report).	Seek amendment	A comprehensive traffic report, including road behaviour, all entrances considered, multi-use provisions, plans for volume, and speed control.	The submitter is concerned about traffic volumes in an area Council has deemed as special character and used in high volume by walkers, runners, horse riders, vintage cars, and other vehicle clubs.
Submitter 24: Scott & Loretta Lovell				
S24.1	RLZ-R19 – Animal Boarding	Seek amendment	<p>The submitter considers that the decision makers should reject the change and allow animal boarding activities to continue to be permitted as they currently are under R5 of the Operative District Plan.</p> <p>If retained, then the decision makers should:</p> <p>(a) review the definition of animal boarding to exclude small scale animal housing and breeding. The definition is not included in the National</p>	<p>Council has failed to provide an appropriate evaluation or any in evidence of the need for this change. Nor has empirical and clear information and data reflecting the need for this change been provided.</p> <p>The submitter undertakes a small hobby dog breeding program on their property (rural lifestyle zone), which they state will now be a discretionary activity requiring a</p>

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			<p>Planning Standards therefore the Council has discretion to provide for that nuance.</p> <p>(b) Reduce or step the activity status from discretionary to permitted (for 10 dogs or less full time at the property), controlled (for 10-20) and discretionary (20+).</p> <p>(c) Require the council to confirm that existing activities are covered under Existing Use Rights for the purposes of the plan and PC50.</p> <p>(d) Such other ancillary, consequential and technical changes so as to support the decisions sought.</p> <p>The submitter will provide any proposed decisions recommended with respect to subdivision (if required) during their presentation.</p>	<p>consent under PC50. They do not support the change to Rule R19 as it relates to Animal Boarding. The submitter states that their activity would fall under permitted activity R5 under the current plan. However, under PC50 amends rule RLZ R19 replacing 'active recreation activities' with 'Animal boarding'. Animal boarding is broadly defined without reference to scale or size of activity. Commercial activity is included in the definition, and they presume would include the occasional sale of pups.</p> <p>They note that the amendment of the rule R19 would not be a consequential amendment – the change from active recreation activities does not seem to align with animal boarding. The s32 report does not discuss the change at all and does not provide an appropriate evaluation of the appropriateness of the change in achieving the purpose of the RMA.</p> <p>See full submission for further details.</p>
Submitter 25: Ian Spendlove				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S25.1	Infrastructure	Seek amendment	To fully investigate the infrastructure issues within Whitemans Valley.	This submitter considers that the infrastructure is not able to sustain extra housing.
Submitter 26: Nigel Parry				
S26.1	Rezoning of properties	Seek amendment	To change PC 50 zoning so that 2092e Akatarawa Road (Lot 1 DP 397651) is zoned Rural Lifestyle.	<p>The submitter is supportive of the Rural Lifestyle objectives and policies as stated in PC50 and considers that the proposed zoning for their property (General Rural) is inconsistent with the provisions stated in PC50. They state that the property aligns more closely with the Rural Lifestyle zone, for the reasons identified within their submission.</p> <p>See full submission for further details.</p>
Submitter 27: Paul O'Leary				
S27.1	General/Entire plan change	Oppose	The submitter is opposed to the proposed PC 50 plan change and requests it be declined in its entirety until substantial improvements are made to roads, bridges, off road parking and that there are assurances that school bus operation is safe on these General Rural roads in Whitemans Valley.	<p>In light of the genuine concerns raised in their submission, relating to road safety, access, infrastructure, traffic, soil erosion, water run-off and rural character concerns, the submitter is opposed to the proposed Plan Change 50 in the Whitemans Valley.</p> <p>See full submission for further details.</p>

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Submitter 28: Scott Thompson				
S28.1	General/Entire plan change	Oppose	No decision stated.	<p>The submitter is concerned about the new proposed plan, as it will destroy the rural feeling of the valley and it needs to stay how it is. They state the that the roading and one-way bridges are not suited for the higher demands if small sections are created. There seems to be one rule for some and another for others.</p> <p>See full submission for further details.</p>
Submitter 29: Bob Orriss				
S29.1	Zoning	Support	For the proposed rezoning for some properties on Maymorn Road to process post haste.	<p>This submitter supports the rezoning proposal. Given that Gabites Farm has already been rezoned to Settlement Zone it is only fair that the same zoning be applied to rural lifestyle properties on the other side of the road. They no longer consider the surrounding area as being rural due to the profound increase of late in both residential and business industrial development.</p>
Submitter 30: Catherine Barron				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S30.1	Zoning	Support	To rezone Maymorn Road properties from Rural Lifestyle to Settlement Zone	This submitter supports the rezoning. They have lived there for 20 years and no longer consider it the quiet rural atmosphere they moved to as houses have popped up and nearby business industrial activity has intensified. Traffic, noise, and general goings on have increased significantly, and the new Maymorn Farm development will further transfer the atmosphere from rural to suburbia. They state that is not feasible having one side of the road zoned Settlement and the other rural lifestyle; the road cannot act as a boundary between rural and Settlement.
Submitter 31: Ans Potting				
S31.1	Subdivision	Oppose	No decision stated.	That subdivision is not enabled.
Submitter 32: Darren William Pettengell				
S32.1	TP-P1 – safe and efficient use and development of the transport network TP-P2 – To promote accessibility within the City	Seek amendment	This submitter states that they have not been consulted on this proposal and have issues they would like to have answered.	This submission is in relation to the Berketts Precinct proposal. The submitter has questions on how roading, sewage and wastewater issues, earthworks, indigenous vegetation, and rural character issues will

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	<p>TP-P3 – safe and adequate access from the roading network</p> <p>TP-P4 – To promote a safe and efficient roading network</p> <p>TP-P5 –sustainable pattern of</p> <p>TP-P6 –safer and more secure environment for the community</p> <p>TP-S9 – Traffic generation</p> <p>TP-MC1 – Traffic generation and access</p> <p>TP-MC2 – Roads</p> <p>TP-MC3 – Car parks</p> <p>SUB-RUR-P5 – Infrastructure capacity</p> <p>SUB-RUR-P6 – Productive capacity of highly productive land</p> <p>SUB-RUR-P8 – Berketts Farm Precinct</p>			<p>be managed and who will fund such improvements.</p> <p>See full submission for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
	<p>SUB-RUR-R2 – Subdivision around any existing lawfully established residential unit</p> <p>SUB-RUR-R3 – Subdivision of land for network utilities, reserves or conservation</p> <p>SUB-RUR-R4 – Subdivision which is a unit title</p> <p>SUB-RUR-S2 – Minimum requirements for subdivision</p> <p>SUB-RUR-S7 – Subdivision within the Berketts Farm Precinct</p> <p>EW-MC2 – Liaison with service providers and network utility operators</p>			
Submitter 33: Graeme Taylor				
S33.1	Transport/roading	Seek amendment	The submitter wants assurances from UHCC that roading will be completely upgraded to two-way traffic lanes and the blind corners removed to allow visibility of oncoming traffic. These improvements need to be made before any Plan Change 50 details are approved.	This submitter is concerned about the increased traffic flow that will happen under PC50 in Whitemans Valley. See full submission for further details.

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Submitter 34: Doug Gillanders				
S34.1	Subdivision	Seek amendment	To increase the minimum lot size of the Settlement Zone to 4000sqm	<p>This submitter suggests that the minimum lot size in the Settlement area is too small, and. They suggest it will have a very large effect on the houses surrounding this area due to access. Minimum lot size should be increased to 4000sqm,</p> <p>See full submission for further details.</p>
S34.2	Rezoning of properties	Seek amendment	Increase the area of the Settlement Zone to match physical boundaries of the railway track and river	The boundary of the settlement zone doesn't make sense and the Settlement area extended with the railway track as one boundary and the river as the other boundary.
Submitter 35: Bob Anker				
S35.1	General/Entire plan change	Oppose	The document should be withdrawn and there should be a period of intensive consultation with the Rural Community.	The submitter presents issues with both the notified PC50 document together with the Section 32 Evaluation Report, in regards to a general lack of attention to detail, an inadequate understanding of the Rural Area, lack of consultation, inconsistent application of rules, and the

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				<p>subsequent disadvantage to their private property rights.</p> <p>The submitter also has concerns that the notified PC50 document bears no resemblance to versions previously released for community consultation.</p> <p>See full submission for further details</p>
S35.2	Vehicle movements definition	Oppose	Delete this clause or redraft, following consultation with the Rural community, to reflect business realities and proportionality.	This definition needs clarification.
S35.3	Minor structures definition	Seek amendment	If the clause is superfluous then delete it. If it is required then amend it so that it makes sense and use phraseology that actually conveys that which is intended.	<p>Normal tank size for domestic water supply in a rural setting is 25,000 litres and up to 35,000 litres as a standard production capacity. Definition would exclude all these tanks as it calls for a capacity of LESS than 25,000.</p> <p>In a rural setting 5 square metres is inadequate and the height of 1.2m is insufficient.</p>
S35.4	Building definition	Seek amendment	Assess whether this National Policy Statement definition appropriately meets the intentions of the plan. Amend as necessary.	Seeks clarity on whether under this definition a Motorhome or converted Bus is not a building but a Caravan is a building?

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S35.5	Community scale renewable energy generation definition	Seek amendment	Amend this clause to more accurately reflect probable permutations and reference Rural.	Definition not sufficient. There is an assumption that the Community scale will provide all of the Community needs and will produce a surplus. It does not cover a situation where there is a shortfall which is met by calling on the distribution network. It also makes the assumption that it will occur in the urban area and does not reference the Rural area.
S35.6	Farm stay definition	Seek amendment	Amend the definition to read “where accommodation is provided on site and meals may also be provided.”	Not all Farm stay offerings include meals. Definition needs to be revised.
S35.7	Gang fortification definition	Seek amendment	Amend the document to remove reference to Gang Fortifications.	The Gang fortification clause was removed as noted in UHCC presentation to Independent Commissioner in relation to the IPI for NPS-UD but seems to have found its way back in these definitions.
S35.8	TP-S8 – Screening of carparking areas	Oppose	Revise and redraft this clause after community consultation.	This policy is inappropriate for the Rural zone and needs to be thoroughly thought out. On a large rural block (like Mangaroa Farm shop) the car park is 100 metres from a Rural Lifestyle block. A screen of at least 1.6m in height and close boarded would stand.. This concept would not work

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				for Thompsons Riding Academy, nor would it work for Rainbow Equestrian.
S35.9	TP-S9 – Traffic generation	Seek amendment	Consult with Rural communities and revise accordingly.	<p>This needs a rethink and goes against the idea of encouraging Rural based activity in the Rural zone.</p> <p>Thompsons Riding, Rainbow Equestrian and Smith Contracting (depending on how you count Farm machinery) would all exceed the 100 count.</p> <p>It also seems backwards thinking for the Settlement Zone count to be higher than the Lifestyle Zone count.</p>
S35.10	TP-S10 – maximum number of allotments accessed via a right of way or private road	Seek amendment	Delete clause 1. Retain clause 2.	Not appropriate for Rural developments. Maymorn Farm has 20 times this limit already consented. Berketts Settlement Zone would require over 17 times for it to work.
S35.11	SUB-RUR-05 - Berketts Farm Precinct	Oppose	Withdraw the notified plan (related to Berketts Farm) and consult meaningfully.	It is not appropriate for a major (within the Rural area) development to warrant only 20 words. Not only that, it is accompanied by a map with no labelling of any public road making it impossible for the site to be located.

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				<p>The s32 evaluation contains information that is not presented in the notified plan.</p> <p>There has been zero community consultation in respect of this development and there is a clear indication of predetermination by council. It would be a fair statement that the community has been blindsided by this development proposal that is being presented as a fait accompli.</p>
S35.12	EW-S3 – The physical extent of earthworks	Seek amendment	The wording of this clause requires amendment to give clarity to the Rural situation and also provide for normal new build eventualities.	It is not clear if the earthworks provision is intended to incorporate the period of new house construction. Within the Rural area the footprint size of houses is generally more extensive than in the Urban area due to less constraint arising from the lot size. There are also earthworks associated with water storage tanks and sewage systems and dispersal fields. A minimum size for a dispersal field is 250 square metres. If the object of the exercise is to reduce the necessity for a consent for “normal” activities then the Rural size for earthworks associated with building a new dwelling should be 500 square metres or greater.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				It is also not clear what is meant by “any one site”. If the property is in the urban area then it is more simple. In the rural area a property can be 100 hectares so in that case what is the meaning of “one site”.
S35.13	Noise provisions NOISE-S1, NOISE-S3, NOISE-S5	Seek amendment	Amend the structure of this policy to make it clearer for anyone other than a qualified Sound Engineer. In a document of this nature complex technical terms should be accompanied by an explanatory note.	<p>Noise standards are extremely difficult to comprehend given that there is a lack of consistency in the measurement standards used. Building and demolition uses leqdba and lmaxdba whereas the others use dba L10 Lmax.</p> <p>For Building and Demolition the noise level is measured immediately outside residential units.</p> <p>For other noise sources it is measured at the boundary.</p>
S35.14	GRUZ-P6 – Intensive Farming	Seek amendment	<p>Remove the reference to three waters infrastructure.</p> <p>Delete clause 4 or radically redraft.</p>	<p>This policy is totally disingenuous in that there is no 3 Waters infrastructure in the Rural area. No reticulated water, No storm water system and No reticulated sewage system.</p> <p>A blanket statement that “areas of indigenous vegetation are retained” is totally woolly. How big is an area? What</p>

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				form is the vegetation? Has it been mapped and agreed with landowners? This is even worse than the drafting of NPS-IB.
S35.15	GRUZ-P8 – Quarrying	Seek amendment	Amend the drafting to clarify these points.	What constitutes a Cleanfill area? Does 1 truckload constitute an area?
S35.16	GRUZ-S10 – Rural Produce Retail	Seek amendment	Redraft the entire policy so that it makes sense and reflects rural realities. Meaningful consultation with the Rural community would have avoided this.	<p>There is a carpark within the site required to be screened by a close boarded fence. Then there is the requirement for evergreen planting with a specified minimum height of 2m but no maximum height stipulated.</p> <p>What components of the operation contribute to the gross floor area of 25m². Shop, greenhouse, Pick your own area.</p> <p>12m setback does not make sense.</p>
S35.17	GRUZ-S11(1) – Rural industries and rural contractor’s depot	Seek amendment	Redraft this so that it reflects the lived realities.	This does not fit with the use of a contractors depot which is principally for the storage of agricultural plant and machinery. The assumption is being made that Residential is the primary use. The contractor does not necessarily engage in

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				Primary Production but is simply a contracted component of it.
S35.18	GRUZ-S11(2) - Rural industries and rural contractor's depot	Oppose	Delete this clause.	<p>None of this makes sense in the Rural Setting. Farm machinery is an intrinsic part of the Rural environment and does not need to be hidden away. The area is a community of Rural residents who do not think and react like Townies. The Rural chapter should reflect the norms of the Rural community and Urban thought patterns have no place in it.</p> <p>Front yards are not features of Rural Residential properties.</p>
S35.19	GRUZ-S14 – Water supply and fire fighting sprinkler system for residential units	Oppose	Delete this clause from PC50 and ensure that there is a consistent approach between developments in the Rural area.	<p>Where did the number 38,000 spring from?</p> <p>Is the requirement for a domestic fire sprinkler system to be fitted going to also apply to the Urban area? If not then why is the Rural area being discriminated against?</p> <p>Planners should check the evidence presented relative to Private Plan Change 55 when the sprinkler system was put</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>forward as a desirable but not mandated option.</p> <p>Planners reference 2 documents in the plan, NZS 4541:2013 and SNZ PAS 4509:2008. The first of these is no longer current and has been replaced by NZS 4541:2020. Neither of these are freely available with costs of \$117 and \$139.50 respectively making a total cost of \$256.50 if we wish to confirm the veracity of planner's statements.</p> <p>Is this even the appropriate place for this regulation and should it not be part of the building code? In this respect have Building Services been consulted?</p>
S35.20	Settlement Zone	Seek amendment	<p>This factually incorrect statement must be corrected and the nomenclature for MacLaren Street should be corrected to reflect its true nature.</p> <p>This is another example that indicates an absence of Community consultation.</p>	<p>This blanket statement is not correct. McLaren Street has reticulated water, sewage and storm water. McLaren Street is not a Settlement Zone. It is an historical anomaly constructed to service an industry that no longer exists.</p>
S35.21	Appendix 3 – Berketts Farm Precinct Structure Plan	Oppose	<p>This proposal should be withdrawn from the notified PC50 and resubmitted as a Private Plan Change.</p>	<p>The submitter provides various issues and reasons for their relief sought, including a sparse s32 assessment, difficult to read</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				map, and access, transport and infrastructure concerns.
S35.22	Section 32 evaluation report	Oppose	Significantly amend s32 evaluation report.	<p>The submitter provides various reasons and instances where amendments should be made to the s32 assessment including lack of attention to detail, lack of analysis, irrelevant information, formatting issues, etc.</p> <p>See full submission for further details.</p>
Submitter 36: Craig Thorn				
S36.1	Transport/roading	Seek amendment	Would like there to be roading improvements before development as a proactive activity, not a reactive activity.	<p>This submitter states that the roads are not good enough currently to support the existing traffic. There is not any public transport in the area so all residents will need vehicles, bicycles won't be a viable option. For those who need to catch a train, where will they park their vehicles? Silverstream is already short of available commuter carparks.</p> <p>SH2 intersection at Silverstream and the Fergusson Drive roundabout needs a serious upgrade. This intersection is a traffic bottleneck that can only get worse with the increase in housing numbers</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>throughout all of Upper Hutt including Stokes Valley.</p> <p>See full submission for further details.</p>
S36.2	Infrastructure	Seek amendment	All new subdivisions should have fibre installed from gate to building site and along any new roads.	This will ensure residents will have access to highspeed internet enabling them to work from home. This will reduce demand for cars on roads and carparks.
Submitter 37: Anne Rainey				
S37.1	Subdivision	Seek amendment	Minimum lot size should remain as per operative district plan.	<p>This submitter has significant concerns surrounding the addition of traffic on Blue Mountains Road. They state that significant work needs to be completed on this and the surrounding road network to be suitable for increased density, and notes that a bus service is not viable and it is already difficult for emergency services.</p> <p>They do not agree in any way with the proposed rezoning and sizes of properties. These should stay at the current size (1ha) to ensure that the aesthetics of a country area remain. The ideal would be 2 ha.</p> <p>There are issues with electricity supply, sewage, water, areas still do not have</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>access to internet, with zero access to fibre.</p> <p>All of these issues can easily be addressed proactively in PC50, and the infrastructure should be in place before any development occurs.</p> <p>See full submission for further details.</p>
Submitter 38: Anne Wood				
S38.1	General/Entire plan change	Oppose	No decision stated.	<p>This submitter considers that the most recent proposed rural plan change in Maymorn from Council, whilst reading as a well-intended sustainable solution to a town planning need for expansion and growth, is- an overreach of elected power.</p> <p>See full submission for further details.</p>
Submitter 39: Saskia Holditch				
S39.1	GRUZ-S14 – Water supply and fire fighting sprinkler system for residential units	Seek amendment	Amend firefighting standard to refer to the most recent and appropriate ISO standard and consider whether the standards should also apply to non-residential buildings.	<p>This submitter states the following:</p> <ul style="list-style-type: none"> • NZS 4541 is more applicable to commercial buildings. • NZS 4541:2013 is superseded, the newest edition is NZS 4541:2020

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<ul style="list-style-type: none"> • Unless the intent is to have a firefighting water supply in addition to a sprinkler system, either sprinkler standard contains requirements for the water supply for that system. Reference to SNZ PAS 4509:2008 may conflict with the results of those calculations and make it difficult to install a sprinkler compliant with the appropriate standard. <p>Consider also whether other non-residential buildings not connected to the reticulated water supply will also require sprinklers and/or water supply for firefighting which currently do not need these?</p>
Submitter 40: Luke Joseph Wood				
S40.1	Subdivision	Seek amendment	To leave the subdivision sizes in the current district plan unchanged	<p>This submitter objects to some changes of PC50 for the following reasons:</p> <ul style="list-style-type: none"> • Changes to minimum lot size do not make sense and are not economically viable • Smaller than 4ha lot sizes would harm the rural character

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<ul style="list-style-type: none"> Only one access road in Whitemans Valley should limit smaller than 4ha lots. Mangaroa has three good access roads so smaller lot sizes could be more suitable.
S40.2	Berketts Farm Precinct	Oppose	To not allow more than one hundred small allotments on the Berketts Farm.	<p>The submitter objects to the Berketts Farm proposal as this farm has already a much higher value in terms of subdivision than any of its neighbours. No neighbouring farms with similar properties have that potential for intensive subdivision.</p> <p>The one hundred plus new property owners will most likely use the Blue Mountains Road. Although the road has improved, the road south of the Berketts Farm is probably the worst road in Upper Hutt and unpassable with large vehicles. This road would certainly need to be widened.</p> <p>See full submission for further details</p>
Submitter 41: Amber Bill				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S41.1	Rezoning of properties	Oppose	To zone 34a Kenneth Gillies Way from General Residential Zone to Rural Lifestyle Zone	This submitter opposes the proposal in so far as it relates to their property. They state that rural lifestyle is a more appropriate zone due to the land use, amenity, natural character and services associated with their property. In addition, their neighbours, with whom they share a right of way, are to continue to be zoned rural lifestyle as are several adjacent properties.
Submitter 42: Richard Tyler				
S42.1	Consultation	Seek amendment	Provide a document that explains the reasons for the change from the 2020 plan to the 2023 plan.	The submitter states that during the March/May original consultation the areas under amendment were not advised of the change and were therefore unable to provide submissions that may have affected the plan changes provided in this round of consultation. There is no explanation of why PC50 has been significantly changed between 2020 and 2023. We are lacking the reasons for the differences in the plan.
S42.2	Infrastructure	Seek amendment	PC50 must include provisions to upgrade the arterial roading of Mangaroa and Maymorn with a defined timeline and funded plan to improve the roads for width, footpaths and even bridal paths.	The arterial roads, throughout Whitemans and Mangaroa Valleys are sub-standard to the present rate of vehicle, pedestrian, cyclist and equine use. The council is

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>Roading upgrades must be initiated and then completed in line with expected population growth.</p>	<p>abrogating its responsibility in the provision of suitable roading now, and its intent increase the population stating that “people moving into the area should not expect suburban roading” borders on being criminal, as it is the council’s intent to increase the population. The lowering of speed limits is not a solution to a population use problem with narrow unsuitable roading. It is totally unacceptable that council expects developers to put in private roads at a suburban street level yet intend to do nothing with their own substandard roading within the valleys.</p>
S42.3	Rezoning of properties	Seek amendment	<p>Consideration should be given for properties on the right-hand side of Parkes Line Road to be zoned as Settlement as they fit within the plans for an increased population near to a transportation hub.</p>	<p>PC50 consultation released in 2020 provided for a Village Precinct and expanded Settlement Zone on both sides on Maymorn Station and Parkes Line Road. Village Precinct zone has disappeared in the 2023 PC50 Consultation and then Settlement Zone has been cut back to the right-hand side of Parkes Line Road. Why? If the intent of the Settlement Zone, is close to the proposed Maymorn Station transport hub?</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 43: Julie Allison				
S43.1	Consultation	Seek amendment	For the Council to consult with the community and create new documentation outlining the provisions that are being proposed and tailored for each zone so that the submitter can clearly understand the environmental and economic ramifications of this proposed plan change on their property and the surrounding area in which they live.	The submitter states that Council have failed to consult with the community. The documentation provided is extremely hard to understand. It seems to be creating zones specifically for development and allowing different rules to apply. They are concerned on the impact these changes will have on the roads with increased traffic generated, noise and light pollution, destruction of native bush and water runoff.
Submitter 44: Chris Flannigan				
S44.1	Subdivision	Seek amendment	The submitter does not want sections to be any smaller than 1 hectare/3 acres as they think this will keep in the aspect of a rural block holding.	The submitter states they do not want this level of subdivision because of effluent disposal; vehicle and road traffic will vastly increase on a very substandard road; visual and lighting pollution will be detrimental to wild/bird life; the rural aspect of the valley will be spoilt by all the extra traffic and housing (it will become more residential than rural); they don't want an eyesore of houses slapped on the hill overlooking their rural property, and they don't want a major

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				developer or development ruining the rural atmosphere of Whitemans Valley.
Submitter 45: Miriam Flannigan				
S45.1	Subdivision	Seek amendment	The submitter is seeking that if there is to be development in the valley, the minimum size should be around 2 hectares.	The submitter states that they do not feel that the roading in the valley is up to a lot more traffic as the roads are very substandard as they are; more housing will lead to more pets which could be very harmful to the wildlife and farm animals; new properties would take away from the rural aspect of the area; the infrastructure is not up to all the extra properties that are proposed.
Submitter 46: Jo Perez				
S46.1	Rezoning of properties	Seek amendment	That 86 Flux Road to be reclassified as Rural Lifestyle.	The submitter states that the Rural Lifestyle zone is most appropriate for Mangarua in the vicinity of the Mangarua school and Mangarua Hill. See full submission for further details.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S46.2	Subdivision	Seek amendment	To increase the Rural Zones: Rural Lifestyle Minimum net site area from 3,000m ² to 1Ha and Rural Production from 4ha to 10 ha.	<p>The submitter states that the Rural Production designation is set up to provide for continuation of productive use of the rural land resource.</p> <p>The Rural Production classification is based on it being Highly Productive Land – however Highly Productive Land is defined as meeting three requirements:</p> <ul style="list-style-type: none"> a. General Rural or Rural Production AND b. LUC class 1, 2, or 3 AND c. A large, geographically cohesive area. <p>Mangaroa lots (in the vicinity of Mangaroa School and Mangaroa Hill) are <u>not</u> large, geographically cohesive areas.</p>
S46.3	New discretionary activity for subdivision	Seek amendment	The creation of a Discretionary Activity in the Rural Lifestyle Zone – “Subdivision that creates allotments with a minimum area of 1ha, allowing a variety of lot sizes, where the layout reflects the physical characteristics of the site”.	The submitter states the Rural Lifestyle classification in PC50, recognises and protects the rural character of the Lifestyle Community. Allowing subdivision to a minimum of 1 Ha (2.5 acres) in Mangaroa with discretion for the layout to reflect the physical characteristics of the site enables a range of lot sizes in keeping with the landscape and would ensure the Lifestyle

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>Community in Mangaroa thrives with more people able to access and enjoy a Rural Lifestyle.</p> <p>Giving the Council Discretionary Activity in this area to determine future lot sizes, in keeping with the physical characteristics of the site, allows the Council to continue progress in sync with the overall Council aims.</p>
Submitter 47: Leia Maxwell				
S47.1	Subdivision	Seek amendment	To revise the plan.	<p>This submitter requests to stop the population in Mangaroa / Whitemans Valley increasing by over a 1/3 as the roading in the valleys cannot currently service the houses already there and this is a rural area not residential. They do support the reduction in blocks but only down to 5 acres and not the highly residential plains around the school and church and to not allow those with large blocks to reduce them.</p>
Submitter 48: Edwin Rex Alexander				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S48.1	Berketts Farm Precinct	Seek amendment	For access roads to the proposed development be via Whitemans Valley Road, not Sierra Way.	The submitter is concerned that the development will create increased volumes of traffic which will severely impact the local community. Particularly in relation to the extremely narrow and windy Sierra Way and Blue Mountains Roads. Also of concern is the destruction of significant areas of native forest and water runoff.
Submitter 49: Enys Delmage				
S49.1	Berketts Farm Precinct	Oppose	To not allow the proposed development to go ahead.	The submitter disagrees with this development as this is a small quiet rural road and the volume of traffic is going to make it dangerous. There are lots of blind turns and kids often play in the street on that road.
Submitter 50: Chrissy McCawe				
S50.1	The paddocks behind 7 Indiana Grove in Totara Park	Oppose	The submitter votes a definite no for the rural paddocks [behind their address] to be changed to residential.	The submitter states that there are a number of trees and native trees that home many of our native birds that will be cut down if these homes go up.. It is a hub for other wildlife like the horses and sheep that roam there. The submitter would be disappointed if these houses were to go

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				<p>ahead and their vote is definitely a NO for the rural paddocks to be changed to residential for the poor native animals that live there.</p> <p>See full submission for further details.</p>
Submitter 51: Joanne Goddard				
S51.1	Berketts Farm Precinct	Oppose	The submitter would like the Council to deny this development going ahead and look at other options outside of the rural community.	<p>This submitter strongly opposes the proposed development of the Berketts Farm Precinct on Whitemans Valley Road for various reasons including, heightened risk to personal and road safety, potential loss of tight knit community, increased crime rates, and heightened risk to animal safety. Their concern is the heightened risk in many areas of this proposed development outweigh any benefits.</p> <p>See full submission for further details.</p>
Submitter 52: Glen Skachill				
S52.1	Berketts Farm Precinct	Oppose	Council failed to consult on the development and the submitter wants to be heard.	The submitter lives on a road that will potentially be directly affected by the Berketts Farm development and expects to have someone come speak to them

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				regarding this. Dropping a letter in the letter box is not good enough.
Submitter 53: Theresa Tong				
S53.1	Berketts Farm Precinct	Seek amendment	To provide an updated road plan to mitigate risk and reduce the number of proposed properties in this area.	The submitter states that the proposed 100 properties off Whitemans Valley Road will make an already dangerous narrow road more dangerous and likely to increase accidents and potentially fatal crashes. Additional planning around roads needs to be made clear.
Submitter 54: Sara Wareing				
S54.1	Section 32 Report, Berketts Farm Precinct	Seek amendment	To openly consult on the new development with the community and balance out the number of new households added with upgrading the existing infrastructure, particularly the roads.	The submitter states that there has been little public consultation on this development and is buried in the wider district plan changes. It was not obvious that the plan change was the announcement for a new subdivision. There is very little planning for the impacts of hundreds of additional people living in this rural valley. The roads in the valley are already not suitable for the amount of traffic they receive; upgrading needs to be at least two way throughout if there are

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				going to be hundreds more vehicle movements a day. There is also little consideration for additional noise, light pollution and water quality from additional septic systems.
Submitter 55: Charlotte Barton				
S55.1	Berketts Farm Precinct	Oppose	That Berketts Farm development does not proceed in its current state due to the impact on road safety, traffic, and the natural environment.	The submitter states that there has been no prior consultation about Berketts Farm development and as a resident of Sierra Way they can say with confidence that adding more traffic to Sierra Way and Blue Mountains Road is unsafe. Sierra Way as a single lane road, in most places, is insufficient to provide for construction traffic and additional traffic from a significant number of additional residents. In addition, further development in the area will have a negative impact on the surrounding native bush and natural environment.
Submitter 56: Richard Barton				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S56.1	Berketts Farm Precinct	Oppose	To repeal plan changes enabling increased sub-division in the Blue Mountains / Whitemans Valley area, specifically Berketts Farm.	The submitter states that before any plan changes are made to increase the potential for sub-division in the Blue Mountains / Whitemans Valley the council needs to invest in roading and other infrastructure to ensure the safety of current and future rate payers.
Submitter 57: Frances Reilly				
S57.1	Consultation	Oppose	To consult with the local community.	The submitter expresses their strong opposition to the proposed subdivision at Berkett's Farm Precinct, as outlined in the recent proposal submitted to the Upper Hutt City Council. While they appreciate the need for responsible urban development, several concerns have arisen from the vague wording of the proposal, potential strain on existing infrastructure, and adverse impacts on the safety, environment, and character of our community.
S57.2	Berketts Farm Precinct	Seek amendment	To provide a clear and detailed map of the proposed development area and provide a comprehensive plan for roading and infrastructure	The proposal lacks clarity and specificity regarding the exact location of the proposed houses within the Precinct. This ambiguity raises concerns for residents seeking transparency understanding how

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>this development may impact their surroundings. Clear delineation would enable the community to make informed decisions and provide accurate feedback.</p> <p>The existing poor state of infrastructure and roading in the area presents a serious challenge. An increase in residential properties without concurrent improvements to infrastructure will likely exacerbate current issues, leading to safety concerns for both new and existing residents. Council needs to consider the capacity of the current infrastructure to accommodate the proposed subdivision and address deficiencies before proceeding.</p>
S57.3	Berketts Farm Precinct	Seek amendment	Implement changes to the current plan in line with community consultation	<p>The submitter respectfully requests that Council carefully reconsiders the proposed subdivision, considering the concerns raised regarding the vague wording of the proposal, existing poor infrastructure, potential environmental impact, and the overall impact on the rural community. They trust that the Council will make decisions that prioritize the well-being and</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				sustainable development of our community.
Submitter 58: Dan Flannigan				
S58.1	Berketts Farm Precinct	Oppose	The submitter respectfully urges the Upper Hutt City Council to reevaluate the proposed subdivision at Berketts Farm Precinct.	<p>The submitter expresses their strong opposition to the proposed subdivision at Berketts Farm Precinct.</p> <p>Concerns primarily stem from the vagueness of the proposal, the inadequacy of existing infrastructure, and the potential adverse impacts on the safety, environment, and character of our community.</p> <p>See full submission for further details.</p>
Submitter 59: Sahib Singh				
S59.1	General/Entire plan change	Oppose	To not allow this plan.	The submitter states that they totally oppose new housing in the valley.
Submitter 60: Darryl Kee & Sharon Kee				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S60.1	Firefighting requirements - GRUZ-S14, RPROZ-S11 RLZ-S11	Oppose	To remove requirements GRUZ-S14, RPROZ-S12 and RLZ-S11 from the proposed plan as the cost benefit cannot be justified.	<p>This submitter states that GRUZ-S14, RPROZ-S12 and RLZ-S11 will require each residential unit not connected to the council's reticulated water supply to have a potable water supply of at least 38,000L. They currently have a 20,000L tank and are concerned about the cost to retrofit (approx. \$3-4k), the suitability of the proposed sprinkler system and water supply standards (which they note is out of date). They note that the cost of the proposed system is likely to run to many \$10,000's even for a new build where it could be installed during construction. A retrofit would cost \$10,000's more to replace ceiling linings and redecorate in order to run the pipework.</p> <p>They consider that these requirements are overly onerous for individual homeowners to be burdened with.</p> <p>See full submission for further details.</p>
Submitter 61: Louise Gartside				
S61.1	Consultation, particularly in relation to Berketts Farm Precinct	Oppose	The submitter would like the local authority to reconsider their current plans after appropriate	This submitter opposes the proposed plans and requests that they are significantly

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			consideration with Whiteman's Valley residents. This has not happened for the current proposal.	<p>revised before appropriate consultation with residents, due to the potential destruction of natural habitat, significantly increased volume of traffic and lack of transparency.</p> <p>Council should fully consult with residents, so everyone understands what is going on and ensure that all documentation is clear and accessible.</p> <p>See full submission for further details.</p>
Submitter 62: Josh Robertson				
S62.1	Berketts Farm Precinct	Oppose	A strong denial to let this change and development to go ahead.	<p>This submitter states that the roads in Whitemans Valley are already at their limit and are just a sealed old track and that the number of trucks needed to build this subdivision will be enormous. The roads are already at capacity and will be a disaster with heavy roading trucks over it all day every day. It will put cyclists at risk with the huge trucks on narrow roads and blind corners.</p> <p>Areas of natural beauty will be in jeopardy if this goes ahead. Significant native bush land will be lost as will bird life. The number</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>of vehicles using the roads regularly once residents are in the proposed properties will increase. Most homes have 2 vehicles, that's an extra 200 vehicles at least.</p> <p>The properties in question will look over their land which they object to.</p>
Submitter 63: Jaime Fuller				
S63.1	Berketts Farm Precinct.	Oppose	Seek for the Upper Hutt City Council to strongly decline the proposed plan for the Berketts Farm Precinct.	<p>This submitter states that Whitemans Valley is a quiet rural area and making the Berketts Farm Precinct into a residential area will be invasive for all occupants of the valley. The roads leading in and out of the valley are mostly single car roads that are not maintained by council. These are already at capacity and heavy vehicle trucks will cause damage to the roads. The safety of other vehicles, farmers moving stock, cyclists, rural school bus and other residents will be in jeopardy with the heavy volume of traffic.</p> <p>In the proposed plans you state that the indigenous vegetation will not be touched, you cannot guarantee that therefore you will be destroying the natural habitat for</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				the animals and native birds that live in that vegetation.
Submitter 64: John Raffan				
S64.1	Staglands Tourism Precinct	Seek amendment	To adopt a realistic position to the Staglands Precinct as per my submission.	See full submission for further details.
S64.2	PREC-03 - Staglands commercial activities	Seek amendment	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.”	The original wording does not adequately cover the activities carried out at Staglands.
S64.3	PREC-P7 – Local economic benefits	Seek amendment	Replace the wording with: PREC-P7 – Local economic benefits Regional Economic Benefits Recognise the economic benefits of the Staglands Wildlife Reserve for the entire Wellington region.	Staglands is of benefit to the greater Wellington region.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S64.4	PREC-04 – Managing Staglands growth	Seek amendment	<p>Replace the wording with:</p> <p>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.</p>	<p>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.</p>
S64.5	PREC-P8 – Roading safety assessment	Oppose	<p>This Policy should be removed.</p>	<p>It should not be incumbent on any business or organization to provide an integrated traffic assessment. This is a roading 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.</p>
S64.6	GRUZ-S15 – Hours of operation	Seek amendment	<p>Replace list item 1 with:</p> <p>1. Hours of business operation are limited to 7am to 12pm.</p>	<p>Staglands has weddings and hosts community functions that should be able to take place up to midnight.</p>
S64.7	GRUZ-R18	Seek amendment	<p>Replace the wording with:</p>	<p>As submitted above, there is an obligation on Council to work with businesses and</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>The construction or expansion of any building associated with any commercial activity or Commercial Active Recreational Activities with discretion limited to:</p> <ol style="list-style-type: none"> 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. 	<p>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.</p>
Submitter 65: Scott & Jacqui Nicholls				
S65.1	Berketts Farm Precinct.	Oppose	<p>The submitters strongly oppose the development of Berketts Farm Precinct proposed in Plan Change 50 and urge the Upper Hutt City Council to reconsider this proposal.</p>	<p>The submitters object to the proposed precinct development due to concerns regarding their own privacy, the nature of the rural landscape, increased traffic, noise, and light pollution, effects on community values, the destruction of native bushlands and potential water runoff issues posed by the development.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>When they purchased their property, they had to obtain resource consent and prove to the Council that the height of their house was not going to affect any neighbour. This proposed development is somewhat of a slap in face to considering that they would be subjected to seeing 100+ houses over the road.</p> <p>They also want to highlight the economic importance of farming operations in our community. They purchased their property and invested heavily in planting forest to ensure financial security for retirement. This proposed plan change would severely impact their ability to mill trees when the time comes for harvest.</p> <p>See full submission for further details.</p>
S65.2	Consultation – Berketts Farm	Oppose	We request that a comprehensive and transparent community consultation process be initiated to ensure that the voices and concerns of the residents directly impacted by this development are taken into account.	The submitters concern primarily lies in the lack of prior community consultation on this matter.
Submitter 66: Stephen Paul Kyle				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S66.1	Berketts Farm Precinct.	Oppose	To not proceed in relation to the development.	<p>The submitter states that due to lack of infrastructure and living in the rural community, and paying for these privileges, let alone the roading issues in Whitemans Valley, they oppose this going forward.</p> <p>See full submission for further details</p>
Submitter 67: Matt Watson				
S67.1	Berketts Farm Precinct.	Oppose	No decision stated	<p>This submitter states that a new housing subdivision in Whitemans Valley will create unmanageable traffic issues, and UHCC has proven it cannot maintain its rural roads effectively. UHCC do not have the resources to manage an entire new housing development.</p> <p>They consider that the houses will be done like the new Wallaceville site, using cheap building practices that will lead to costly repairs.</p> <p>See full submission for further details.</p>
Submitter 68: Kelly Carter				
S68.1	General/Entire plan change	Oppose	No decision stated.	This submitter states that this is not good for the valley with increased traffic and

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				water runoff impacting bird life and the environment.
Submitter 69: Tracy Simms				
S69.1	General/Entire plan change	Oppose	No decision stated.	<p>This submitter states that with regards to the PC50 report and the Section 32 Evaluation Report, it has been brought to their attention that there are multiple inconsistencies, lack of detail overall, very little understanding of rural life and no real consultation with those that live rurally.</p> <p>To say that they 'are disappointed with the Council is a gross understatement'</p>
S69.2	Berketts Farm Precinct.	Oppose	For all the reasons provided, this proposed subdivision should be withdrawn.	<p>The submitter considers the sheer number of properties, potential for run-off and soil erosion, removal of beautiful native bush, loss of biodiversity and wildlife, the inadequate infrastructure including sewerage, water supply and roading surrounding the precinct, potential for increased crime and noise, would be the most damaging aspects should Berketts Farm Precinct go ahead.</p> <p>See full submission for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 70: Emma Goodbehere				
S70.1	Berketts Farm Precinct	Oppose	To stop the development at Berketts Farm	<p>This submitter states that they are sure many residents in the Valley feel privileged to live in a rural area close to a city. The smaller size of their section (4 acres) made it more affordable for them to live in this beautiful valley.</p> <p>In their opinion, the Berketts Farm development seems more like filling in a rural area rather than providing an opportunity for people to live rurally. It's located so far into the Valley that they don't believe it's a well-thought-out place for development.</p> <p>Wallaceville Estate is a good example of development being close enough to the train station to be walkable, near supermarkets and other amenities. Berketts Farm doesn't meet any of these criteria.</p> <p>The submitter is also worried about water runoff, the alteration of the natural landscape, increased traffic pollution,</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>noise pollution, and light pollution, all of which can harm the environment.</p> <p>This development affects residents the most. These are our neighbours, our roads, and our lives at risk with the increase in cars. The council has exercised poor judgment in approving this development. The submitter is deeply concerned about the future of the Valley and Upper Hutt.</p> <p>See full submission for further details.</p>
S70.2	Consultation	Oppose	To consult and inform the residents of Upper Hutt in an accessible manner.	<p>PC50 has not been presented in a user-friendly way. Not everyone understands how these documents are written or the language used. The council has failed to make it accessible for everyone to understand and grasp. The council has failed to consult on this development. Residents need to be well-informed and have their voices heard as they pay rates and deserve to have a say.</p>
Submitter 71: Bridget Myles				
S71.1	Consultation	Seek amendment	To be informed of all progress with reviews of PC50- rural review.	The submitter states that there are many inconsistencies in this current PC50 documents and previous versions, and they

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				wish to be informed on the PC50 Plan - Rural Review going forward.
S71.2	Berketts Farm Precinct	Seek amendment	Information about viability of increased traffic movements from Berketts farm development.	Over development of Berketts Farm site would lead to increased traffic movements will put undue stress on all surrounding rural roads.
S71.3	Consultation	Seek amendment	Opportunity to offer feedback on new version of PC50 rural review.	References made that there has been community consultation and feedback, this is incorrect as community consultation was for previous version not this one. The current PC50 plan needs to be redone with appropriate community feedback.
S71.4	General/Entire plan change	Seek amendment	Further explanation of changes to rural zones and readable maps. Readable version with appropriate summaries of PC50 rural review.	All documentation in PC50 difficult to follow and understand by general public reader. A clean version of final draft without 'track changes' to make it clearer and easier to read - a 'track change' version in appendix. Document summaries of all content in easy-to-read sections.
S71.5	General/Entire plan change	Seek amendment	More evidence of environmental impact of increased development in rural areas – i.e.; water runoff, flooding risks, traffic volume issues.	No reasons provided.
Submitter 72: George Hare				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S72.1	The proposal to rezone submitters property from Rural Production (RPROZ) to General Rural (GRUZ).	Seek amendment	For the submitters property and others on Akatarawa Valley floor to remain RPROZ, consistent with the definition provided by the council, and not rezoned as GRUZ.	<p>The submitter outlines Council's definition of GRUZ and RPROZ as per the Operative Plan and states that his property, along with many others, is on the Akatarawa Valley floor, with a largely flat terrain does not fall within any of the parks or get used for passive or active recreation. They currently use the land for low intensity farming, grazing sheep and cattle as is consistent with RPROZ-01.</p> <p>See full submission for further details.</p>
S72.2	Firefighting requirements - GRUZ-S14, RPROZ-S12, and RLZ-S11	Oppose	Remove requirements GRUZ-S14, RPROZ-S12 and RLZ-S11 from the proposed plan.	<p>The submitter states that GRUZ-S14, RPROZ-S12 and RLZ-S11 will require each residential unit not connected to the Council's reticulated water supply to have a potable water supply of at least 38,000L. The submitter currently has a 15,000L and would be required to retrofit at a cost of \$3-4k plus delivery and installation. A local supplier suggests that 13,000L of freshwater delivered cost \$400 and at no cost to the Council. The return on investment would take somewhere around 100 years to recoup.</p> <p>The submitter further questions the other standards required (particularly as one is</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>out of date. They consider that these requirements are overly onerous for individual homeowners to be burdened with.</p> <p>See full submission for further details.</p>
Submitter 73: James Hoddinott				
S73.1	Rezoning of properties	Seek amendment	That 61b Colletts Road (Lot 6, DP 433430) should be reclassified as 'Rural Lifestyle'.	<p>The submitter states that their current lot is 4ha and, is below the size designated for rural production. They consider that this is more of a lifestyle property rather than rural production and that this is also reflected in the Council's capital valuation.</p> <p>They consider that many properties in the Mangaroa Valley are 4ha blocks and none have economic production possibility, as they would need to be amalgamated with adjoining lots which is not going to happen.</p> <p>See full submission for further details.</p>
S73.2	Discretionary Activities in the Rural Production zone.	Seek amendment	Change the Discretionary Activity in the Rural Production Zone to read - 'Subdivision that creates allotments 'with an area between 10ha and 1ha.	The submitter states that owners of rural production over 1ha may wish to subdivide in the future. They will not have the resources to set up a cluster development but could easily add another lot with a

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>dwelling without a large imposition on infrastructure.</p> <p>Extending discretionary activity in the rural production zone allows Council to continue to progress towards overall aims while allowing individuals to make a proposition to Council.</p> <p>The submitter proposes Council adopt a discretionary activity in the rural production zone allowing for subdivision from 10ha down to 1ha as opposed to the current 5ha.</p> <p>See full submission for further details.</p>
Submitter 74: Mark McCaffrey				
S74.1	Infrastructure and rural character	Seek amendment	No subdivision below 4ha.	This submitter requests the provision of comprehensive infrastructure and the protection of rural character.
Submitter 75: Andrea Martin				
S75.1	SUB-RUR - Subdivision in Rural Zones	Oppose	The revocation of the newly inserted Rural Subdivision Objectives and re-insertion of the previously noted issues into the Plan	The submitter states that it is unacceptable for Council to make a unilateral decision to make a material change to the provisions associated with

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>Rural Subdivision without appropriate consultation.</p> <p>Their concern is specifically around the deletion of the previously identified issues (SUB-RUR-I1 to SUB-RUR-I3) and replacement of those with a new a new set of 'Objectives' (SUB-RUR-O1 to SUB-RUR-O5), noting that the issues have not been resolved, and therefore should not be withdrawn from the plan.</p> <p>The submitter also notes that the new 'Objectives' for Rural Subdivision will significantly increase the scale of the previously identified issues, and SUB-RUR-O3 and SUB-RUR-O5 are in fact in direct contradiction to the issues.</p> <p>See full submission for further details.</p>
S75.2	Subdivision in Rural Zones	Oppose	The halt of any further plans for rural subdivision (and specifically of the Berketts Farm Precinct and any other undisclosed major subdivisions that the UHCC may be aware of and in discussion with developers about).	<p>The submitter states that - the creation of 'rural villages' and the new Berketts Farm Precinct will:</p> <ol style="list-style-type: none"> 1. Cause the loss of rural character and the destruction of significant areas of indigenous vegetation, with associated loss of flora and fauna habitat.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>2. Cause the loss of productive life supporting soil/land.</p> <p>3. Increase the demand on the existing infrastructure, which is already not fit for purpose for the current population of the rural zone.</p>
Submitter 76: Bradley Logan Tong				
S76.1	Berketts Farm Precinct	Seek amendment	Removal of the southern development area from the proposed Berketts Farm Precinct.	<p>The submitter states that the proposed 36 lot Southern Hills development area cannot be screened from Whiteman's Valley Road and existing homes view due to the topography of the site.</p> <p>They further question how will road safety be addressed to cope with additional construction traffic and residents, particularly at the Southern Hills site.</p>
Submitter 77: Gareth Chaplin				
S77.1	Intensification of rural land	Seek amendment	To abandon moves to permit subdivisions smaller than 4 ha.	This submitter states that Council needs to abandon the higher density housing proposals for Whitemans and Mangaroa Valley. The infrastructure cannot cope with the existing pressure. The environment and amenity value of the rural land is being

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				eroded. Properties should retain a minimum 4-hectare subdivision.
Submitter 78: Cheryl Marie Chaplin				
S78.1	Increased traffic and damage to existing regenerating native bush	Oppose	To decline the plan change and not agree to additional properties in the valley.	This submitter states that Whitemans Valley and Blue Mountains Roads are already overloaded and becoming increasingly dangerous as more people are moving into the valley. An additional 50 properties would make the roads increasingly dangerous, likely resulting in crashes, and potential fatalities.
Submitter 79: Lisa and Andrew Plimmer				
S79.1	Berketts Farm Precinct	Seek amendment	<p>To put the review on hold until:</p> <p>a) proper assessment of the site, and mitigations of the risks and issues associated with the site are undertaken and published; and</p> <p>b) there has been genuine consultation with the community.</p>	The submitters acknowledge that New Zealand is in the grip of a housing crisis due to housing supply not meeting demand and that different types of housing at different price points are needed. They do not oppose adjusting the zone settings within the Rural Zone to enable more housing. Being able to live rurally but still close to urban areas is a very attractive lifestyle choice which should be made available to more people.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>However, they consider that decisions about how many houses are built and where must be carefully considered; and all risks and issues appropriately mitigated. Also, genuine consultation with rural communities must occur (not just appear to occur). They consider that the community has not been given a reasonable opportunity to state their views on the Berketts' Farm Precinct and the quality and comprehensiveness of the information provided on Berketts' Farm Precinct is seriously deficient.</p> <p>See full submission for further details.</p>
Submitter 80: Stephanie Watson				
S80.1	Infrastructure	Seek amendment	For restrictions on traffic on Blue Mountains Road to cars, utes, school bus and ban all construction and logging traffic.	<p>This submitter states that if you want to enable more residential buildings to be built in the valley UHCC need to upgrade Blue Mountains Road. It currently is not wide enough to safely deal with logging trucks and large trucks (construction & roading), also the volume of traffic just increases the risk of accidents on the exceptionally narrow road. If this does go ahead and UHCC allow construction traffic</p>
S80.2	Infrastructure	Seek amendment	To create a road maintenance plan that will address the increase in vehicles traffic due to more residential properties being allowed in the valley.	

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				to use this road those trucks will degrade the condition of the road, UHCC need to be prepared to maintain the road better than they currently do.
Submitter 81: John Taylor				
S81.1	Noise protection overlay	Seek amendment	That the district plan amendments include a noise protection overlay or similar mechanism applied to properties within the vicinity of the Hutt Valley Deerstalkers Association rifle range in Kaitoke, to ensure noise complaints in respect of the club's activities are negated.	The submitter states that the Hutt Valley branch of the New Zealand Deerstalkers Association has operated a rifle range in the Pakuratahi Forest, in Kaitoke, for around 40 years. Their members have concerns that increased Settlement in the areas around the forest will lead to complaints about the noise generated by the range, from time to time, if adequate protection is not included in the district plan that will safeguard its continued use.
Submitter 82: Simon Mangos				
S82.1	General/Entire plan change	Oppose	No decision stated.	The submitter states that Council has failed to consult any of the residents in the area regarding this plan change. This is an area where kids walk to and home from school. It's obvious the infrastructure round these areas is not built to handle an abundance of more vehicles let alone earthwork and

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				construction vehicles. As far as I'm concerned there has been little to no information regarding PC50 and especially information that we are expected to understand.
Submitter 83: Angela Greig				
S83.1	Subdivision in Rural Zones	Seek amendment	The submitter expresses concerns regarding the proposed change in lot size to 1 hectare. While they understand the potential benefits of increased housing, they believe it is crucial to address several issues before moving forward.	<p>The submitter raises concern around traffic congestion, highway accidents, infrastructure availability and run off, sewage management, and a lack of community consultation.</p> <p>The submitter urges the council to conduct a comprehensive impact assessment addressing these issues before proceeding with the proposed lot size change. Increased transparency and community involvement in the decision-making process will contribute to a more inclusive and well-informed development plan.</p> <p>See full submission for further details.</p>
Submitter 84: Brendan Greig				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S84.1	Subdivision in Rural Zones	Seek amendment	This submitter expresses concern about the proposed reduction in lot size to 1 hectare in the community. Several critical issues need to be addressed before such a decision is made.	<p>The submitter raises concern around traffic congestion, highway accidents, infrastructure availability and run off, sewage management, and a lack of community consultation.</p> <p>The submitter kindly request that the council thoroughly assess and address these concerns before finalising any decisions related to lot size reduction. The community's well-being and safety should be paramount in such considerations.</p> <p>See full submission for further details.</p>
Submitter 85: Leith-Anne Mangos				
S85.1	Berketts Farm Precinct	Oppose	For development of Whiteman's valley and blue mountains to not go ahead.	<p>The submitter states that the impact on the infrastructure of the proposed Berketts Farm development, is not stable for trucks and earth moving machinery. Safety of kids walking to and from the rural school bus stops is a concern.</p> <p>The large development will destroy bird song, roading and the tranquility the area provides. The increased traffic is a concern. The road is not suitable for large trucks. The submitter would like to know if this is a</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				tick box exercise where feedback is gathered or if feedback will have an impact.
Submitter 86: Kimberley Macfarlane				
S86.1	Berketts Farm Precinct	Oppose	<p>For the proposed Berketts Farm Precinct to be scraped but if that is not possible then:</p> <ul style="list-style-type: none"> - properties should have the same 10 acre minimum that other places in the Valley have; and - that there should not be any properties on the Southern Hills as this is where people currently live and it will ruin their lifestyle. 	<p>The submitter states that until recently they weren't aware of the proposed Berketts Farm Precinct and the map provided doesn't provide a clear indication of where the roads into and out of the development go.</p> <p>They express a number of concerns including, that there seems to be an uncertain number of houses proposed, as documentation provides three different numbers.</p> <p>There is concern about what will happen with the private road that goes into the current houses that are already in the proposed development, the status of the property that is subject to a high slope risk, and the potential risk to animals such as hawks and moreporks.</p> <p>They consider that the infrastructure (including water, electricity, schools and</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>roading) and rural amenity of the area will not be able to cope with the additional development.</p> <p>See full submission for further details.</p>
S86.2	Infrastructure	Seek amendment	The roads in certain places widened to ensure cars can be get past each other safely and the roads maintained to a higher standard.	Whitemans Valley Road is not a well-maintained road, it has numerous potholes, is so narrow in points that you have to move to pass cars, this road is not going to cope with an increase in traffic and neither will Blue Mountains Road or Wallaceville Hill Road.
S86.3	Infrastructure	Seek amendment	A major improvement to the internet and the power network to cope with increased households.	The submitter states that the internet is poor and drops at peak times, and that this will get worse with more houses in the area.
Submitter 87: Dean Spicer				
S87.1	Rezoning of properties	Seek amendment	That my property be zoned Settlement Zone.	This submitter supports the Maymorn Collective submission in all regards and believes their property has been wrongly proposed as rural lifestyle as opposed to Settlement Zone as Upper Hutt City Council had indicated in the draft PC50 zoning - 2021.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>Settlement Zone is consistent with zoning across the road from their property and on the nearby Gabites Block supported by Council under PC55.</p> <p>Their property, along with others in the Maymorn Collective, is high fragmented and operates as rural residential and changing the zoning to Settlement Zone is in keeping with consultation previously between the Maymorn Collective and Upper City Council in good faith.</p>
Submitter 88: John Hill				
S88.1	Rezoning of properties	Seek amendment	Retain lifestyle zoning on the hills as in the operative plan following the physical attributes of the land with a simplified boundary.	<p>The submitter states that many large parcels/blocks of land are zoned as a single zone in the proposed plan. The land parcel boundaries do not typically relate to land typography/attributes. Split zoning should be retained on the property where boundaries do not represent physical attributes. To achieve the overarching goal of physically representative zoning, split zoning on larger blocks is essential.</p> <p>They further state that it is property owners' legitimate expectation that lifestyle zoning should be retained from the</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>operative plan, as this change dramatically effects the property rights and values of the effected properties without reasonable justification. The property has had lifestyle zoning in the operative plan for 30 years and should retain these zonings in the new plan.</p> <p>See full submission for further details.</p>
S88.2	Rezoning of properties	Seek amendment	Settlement zoning on the plateau and surrounding area at the top of Wallaceville Hill.	<p>The plateau and surrounding area are within walking distance of the city centre and supporting amenities and facilities. The area would be ideal for Settlement. The property has easy access to Upper Hutt via Wallaceville road and walking access to Maidstone Park and Kingsley heights. The location is very close to 3 waters infrastructure and has the main valley power supply running through it.</p> <p>See full submission for further details.</p>
S88.3	Clay Target Club Acoustic Overlay	Oppose	Remove the Clay Target Club Acoustic Overlay.	<p>The acoustic overlay proposed puts onerous restrictions on landowners without reasonable justification. The Clay Target Club's activity should not dictate the acoustic standard of the properties surrounding the club, especially not</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>properties which predate the club at this location.</p> <p>The acoustic impact of the Clay Target Club is significantly less onerous than properties close to railways, motorways, emergency services, sports grounds, and schools. It should be landowners' choice to have improved sound deadening. The acoustic overlay could set a precedent in the area in the future and impact surrounding owners property rights. Its suggested surrounding properties bear the cost and responsibility for noise mitigation from a recreational club whose membership is predominantly from people who live outside the valley.</p> <p>See full submission for further details.</p>
Submitter 89: Bruce Bates				
S89.1	Rezoning of properties	Seek amendment	The submitter would like Settlement Zone to be considered for their property.	<p>This submitter agrees with the Maymorn Collective submission in all aspects and to be considered as part of their own individual submission.</p> <p>They can't see why the other side of Parkes Lines Road is different to their side, in</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>respect to subdividing into smaller lots as present. It is similar in character.</p> <p>Their property is close to the Maymorn Railway Station, easy walking distance to the station approx. 5 minutes with good access north, south and close to SH2. They feel that Settlement Zone would be more appropriate as various Council plans and growth strategies identify their property for development and the NPS-HPL excludes areas (clause 3.5(7)(b)(i)) of future development.</p> <p>See full submission for further details.</p>
Submitter 90: Christopher Hudepohl				
S90.1	General/Entire plan change	Oppose	The submitter wants to be heard and PC50 to be scrapped and started again after consulting the affected nearby residential area.	<p>The submitter states that they wish to be heard as they were not made aware of PC50. They are concerned about the bird wildlife with many native endangered species, that wastewater from these properties has not been thought out and that roading is not sufficient for more vehicles as it already is unsafe.</p> <p>PC50 is just a copy and paste of the old plan with things being removed to suit the</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				development, which they strongly disagree with. The submitter has not had sufficient time to read and understand PC50 and wants it to be scrapped and the plan to be started over again from the start with consulting of the public and residents in the area.
Submitter 91: Sonali James				
S91.1	Berketts Farm Precinct	Oppose	Would like the council to not to go ahead with this plan change of the Berketts Farm Precinct, and to consider this Precinct under a private plan change if it has to be discussed further.	<p>The submitter states they do not think they have been given enough information on the Berketts Farm Precinct and Council has not consulted those living in Whitemans Valley on this matter.</p> <p>They consider that the Berketts Farm Precinct pitfalls include stress on the already badly maintained roads and one way roads, loss of productive land, potential loss of wildlife, light pollution, infrastructure, stormwater and sewage issues, loss of rural environment and green spaces and the general lack of information on the development.</p> <p>See full submissions for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S91.2	Zoning	Oppose	Do not go ahead with changing the Zoning of the Rural Land areas.	PC50 mentions zoning changes. What was the criteria and how was this decided based on what information. What scientific studies were done to decide what was rural productive land and what is general rural etc. Were any soil tests done? What impact will this have on land values in the future.
S91.3	Water tanks and sprinkler systems	Oppose	Delete this clause from PC50 and ensure that there is a consistent approach between developments in the Rural area.	Planners should check the evidence presented relative to Private Plan Change 55 when the sprinkler system was put forward as a desirable but not mandated option.
S91.4	Consultation	Oppose	Have much more robust community consultation with those effected and hear the positive and negative facts that will no doubt be tabled	There has been no consultation in respect of this development and no explanation why council is choosing to manipulate the normal rules to enable it to proceed. No explanation has been given as to why this proposal should be subjected to a lesser degree of scrutiny that was given to PPC55 (Maymorn Farms).
Submitter 92: Colin James				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S92.1	Berketts Farm Precinct	Oppose	Would like the council to not to go ahead with this plan change of the Berketts Farm Precinct, and to consider this Precinct under a private plan change if it has to be discussed further.	<p>The submitter states they do not think they have been given enough information on the Berketts Farm Precinct and Council has not consulted those living in Whitemans Valley on this matter.</p> <p>They consider that the Berketts Farm Precinct pitfalls include stress on the already badly maintained roads and one way roads, loss of productive land, potential loss of wildlife, light pollution, infrastructure, stormwater and sewage issues, loss of rural environment and green spaces and the general lack of information on the development.</p> <p>See full submissions for further details.</p>
S92.2	Zoning	Oppose	Do not go ahead with changing the Zoning of the Rural Land areas.	PC50 mentions zoning changes. What was the criteria and how was this decided based on what information. What scientific studies were done to decide what was rural productive land and what is general rural etc. Were any soil tests done? What impact will this have on land values in the future.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S92.3	Water tanks and sprinkler systems	Oppose	Delete this clause from PC50 and ensure that there is a consistent approach between developments in the Rural area.	Planners should check the evidence presented relative to Private Plan Change 55 when the sprinkler system was put forward as a desirable but not mandated option.
S92.4	Berketts Farm Precinct	Oppose	Have much more robust community consultation with those effected and hear the positive and negative facts that will no doubt be tabled.	There has been no consultation in respect of this development and no explanation why council is choosing to manipulate the normal rules to enable it to proceed. No explanation has been given as to why this proposal should be subjected to a lesser degree of scrutiny that was given to PPC55 (Maymorn Farms).
Submitter 93: Ian Stewart				
S93.1	Intensive Farming Definition	Oppose	Either include shed based calf rearing in the definition's exclusions or substitute the NPS definition.	The definition of intensive farming includes shed based calf rearing which is a common activity in the rural area and does not have adverse environmental effects. They note the NPS definition of intensive indoor primary production specifically excludes calf rearing.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S93.2	Rural Produce Retail Definition	Oppose	<p>Suggest amending the definition to read:</p> <p><i>means the sale of rural produce predominantly grown on, or in the immediate vicinity of a property, including products manufactured from that produce. No more than 20%, by value of the produce or products sold, can be sourced from outside the property.</i></p>	<p>The definition of Rural Produce Retail is limited to “produce grown on a property”. Putting aside the ambiguity this does not allow for sale of produce grown by neighbours, or a small amount of complementary product not grown on the property. This is inconsistent with the general nature of this activity and is unnecessarily limiting.</p>
S93.3	<p>Subdivision in General Rural Zone</p> <p>Objective SUB-RUR-04 – Density within General Rural Zone</p> <p>Policy SUB-RUR-P2 – Subdivision, rural character and amenity values</p> <p>Standard SUB-RUR-S2 – Minimum requirements for subdivision</p> <p>Standard SUB-RUR-S3 – Access standards for subdivision</p>	Oppose	<p>1. Establish a “Rural Living” precinct in the General Rural Zone covering land where properties front onto Collets Rd, Mangaroa Valley Road and Whitemans Valley Road. Allow Controlled Activity subdivision into two lots for existing properties in this precinct. With standards providing a minimum Lot size of 1 Ha and appropriate access standards.</p> <p>Or 2. establish a Restricted Discretionary Rule with associated standards to the same effect.</p> <p>Or 3. Provide a Controlled Activity Rule allowing properties of 4Ha or larger where titles were issued prior to 4 October 2023 to subdivide one further allotment with a minimum size of 1 Ha.</p>	<p>The Rural General Zone includes areas of land which are adjacent to roads and have been identified as suitable for 4ha allotments sizes for over 40 years. These areas have now generally changed from having an open outlook to having significant amenity planting and can absorb higher density development without impacting amenity or character for neighbours or public viewpoints.</p> <p>PC50 has zoned much of this land as Rural Production and the effect of this zoning is to effectively stop any further subdivision as there are very few blocks of over 32ha (necessary to meet the average size</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>standard). I support this outcome where it relates to Highly Productive Land.</p> <p>However, the Plan has also effectively stopped subdivision of previous Rural Valley Floor zoned land which is now zoned General Rural as there are very few lots over 40ha fronting Roads in the Mangaroa and Whiteman's valley.</p> <p>Land previously zoned Rural Hill typically has significant impediments for low density rural residential subdivision, and I support the PC50's provisions as they relate to this land.</p> <p>The previous Rural Valley Floor zoned land which is now zoned General Rural should be treated differently from the remainder of the General Rural zoned land, and that further subdivision should be enabled.</p>
S93.4	SUB-RUR-P4 – Appropriate subdivision	Oppose	<p>Reword the policy to remove direct reference to the standards. For example:</p> <ol style="list-style-type: none"> 1. allotment sizes maintain appropriate character and amenity; 2. buildings can safely established on site; 3. provision is made for site access. 	<p>This policy identifies the following standards as compliance criteria in the policy:</p> <ol style="list-style-type: none"> 1. comply with the minimum allotment sizes for each zone; 2. result in building platforms sized to maintain the character of the zone;

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>3. have appropriate legal and physical access.</p> <p>These standards are used as controlled activity standards to determine status. The implication of this is that any restricted discretionary, discretionary, or non-complying activity application will be contrary to the primary policy, regardless of merits and there is no basis for making consistent decisions other than refusing consent.</p> <p>If Council's intention is to prohibit subdivision which breaches controlled activity standards it should do so directly rather than through bad drafting.</p>
S93.5	<p>Rule hierarchy for complying subdivision in Rural Zones</p> <p>Activities Table Controlled Activities</p> <p>Activities Table Restricted Discretionary Activities</p> <p>Rule SUB-RUR-R12 – Discretionary activity</p>	Oppose	Include a rule allowing for subdivision that meets the standards to be undertaken as a controlled activity.	<p>The Activities Table for Controlled Activity does not provide for any subdivision of new Lots in the General Rural, Rural Production, or Rural Lifestyle zones beyond the specific exceptions identified in rules SUB-RUR-R3, SUB-RUR-R4 & SUB-RUR-R5.</p> <p>The submitters assumes that this was an error as it does not otherwise follow the scheme of the Plan. As a consequence, the only subdivision which is captured by the Restricted Discretionary Activities rule</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>is subdivision that does not meet access standards. As a consequence, subdivision that meets all standards (including access standards) is identified as a Discretionary Activity.</p> <p>This error should be corrected, or if intentional, that provision should be made for controlled activity subdivision where the standards are met.</p>
S93.6	Standard EW-S18 – Earthworks	Oppose	<p>Either link Standard EW-S18 to Restricted Discretionary Activity Rule EW-R9,</p> <p>OR Provide a breach specific restricted discretionary rule if Council considers that particular matters of discretion should be considered.</p>	<p>This standard sets a 500mm ground-level alteration threshold for earthworks in the Rural Production Zone without minimum areas, or other exemptions. Activities that breach this threshold become Discretionary Activities.</p> <p>The submitter understands the rule seeks to provide scrutiny of earthworks on Highly Productive Soil, the Rural Production Zone includes significant areas that are not such soil.</p> <p>There are numerous reasons why earthworks breaching this standard may be appropriate in this zone.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				This rule is overly onerous and it does not give guidance to Council as to how to consider consent applications.
S93.7	New Rural Living Precinct including a purpose statement and new policy.	Seek amendment	<p>Establish a Rural Living Precinct in the General Rural Zone. Include Purpose:</p> <p><i>The Rural Living Precinct provides for low density rural residential living opportunities within a rural environment. The predominant land uses within the Rural Living Precinct are primary production and residential activities. Some non-residential activities are located within the Rural Living Precinct to support the residential and rural functions of the community.</i></p> <p>Include a new Policy GRUZ-P*:</p> <p><i>Rural Living Precinct: Enable activities that are compatible with purpose of the Rural Living Precinct, while ensuring that their design, scale and intensity is appropriate to the rural environment, including:</i></p> <ol style="list-style-type: none"> <i>1. farming activities and ancillary activities;</i> <i>2. rural residential activities;</i> <i>3. small scale commercial or nonresidential activities which support or are ancillary to farming activities and residential activities, including visitor</i> 	<p>As noted above there is a considerable number of primarily rural living properties in the General Rural Zone as a result of subdivision over the past 40 years, mandated by previous District Planning provisions.</p> <p>In the Mangaroo and Whitemans Valleys this includes a large number of properties fronting onto Collets Rd, Mangaroo Valley Rd and Whitemans Valley Rd.</p> <p>This area provides for a rural living demand that is intermediate between the Rural Lifestyle Zone and the General Rural Zone. This demand is well established and has been fostered by the planning history of the area. I submit that the policies in the plan should recognise this type of land use within the policy framework. This is most easily accomplished by defining a Rural Living Precinct within the General Rural Zone as suggested above and including a policy associated with that precinct.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p><i>accommodation, farm stay, rural produce retail and associated home businesses;</i></p> <p><i>4. rural tourism which contributes to the vitality and resilience of the District's economy; or</i></p> <p><i>5. passive recreation activities; where they:</i></p> <p><i>1. support the social, economic and cultural needs of the community;</i></p> <p><i>2. provide for varying forms, scale, and separation of buildings and structures, which including additions and alterations</i></p> <p><i>3. manage the density and location of residential development;</i></p> <p><i>4. ensure adequate infrastructure is available on-site to service the activity;</i></p> <p><i>5. will not compromise the efficiency transport network;</i></p> <p><i>6. manage reverse sensitivity effects on sensitive activities; and</i></p> <p><i>7. minimise adverse effects on the environment.</i></p>	
S93.8	<p>Forestry</p> <p>Rule GRUZ-R2 – Forestry including plantation forestry complying with GRUZ-S7</p>	Oppose	Delete rules and standards related to Forestry and rely on Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017	The Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 provide for a comprehensive set of definitions rules and standards for plantation forestry. While the standards allow for rules to be more stringent than the National Standard

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
	<p>Standard GRUZ-S6 – Plantation forestry</p> <p>Policy RPROZ-P6 – Plantation forestry</p> <p>Standard RPROZ-S6 – Plantation forestry</p> <p>Rule RPROZ-R24 – Forestry, including plantation forestry</p> <p>Policy RLZ-P4 – Plantation forestry</p> <p>Standard RLZ-S6 – Planation forestry</p> <p>Policy SETZ- P6 – Plantation forestry</p>			<p>(regulation 6) the circumstances justifying more stringent rules do not exist in Upper Hutt and in fact the proposed rules are less stringent.</p> <p>The definition of plantation forestry covers any relevant forestry covered by the rules in PC50 and hence the proposed rules are duplicitous and contradictory.</p> <p>A particular issue in the Rural Production Zone and the Rural Lifestyle Zone where policies (RPROZ-P6 & RLZP4) “provides for plantation forestry”, there is no permitted activity rule for plantation forestry, but there is a permitted activity standard (RPROZ-S6 &RLZS6). Forestry (including plantation forestry) is then identified as a discretionary activity in the Rural Production Zone (RPROZ-R24) and defaults to a discretionary activity in the rural lifestyle zone.</p> <p>The NPS provides adequate and appropriate controls for forestry.</p>
S93.9	<p>Setbacks</p> <p>Standard GRUZ-S2 Setbacks</p>	Oppose	<p>Change the relevant part of the Setback standards for the General Rural, Rural Production and Rural Lifestyle zones to read:</p>	<p>The standards for setbacks in the General Rural, Rural Production and Rural Lifestyle Zones default to the Settlement Zone setbacks for sites less than 1.5ha. This is</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
	<p>Standard RPROZ-S2 Setbacks</p> <p>Standard RLZ-S2 – Setbacks</p>		<p><i>Sites of less than 0.5ha in the [Insert zone] shall comply with the setback standards of the Settlement Zone in SETZ-S2.</i></p>	<p>a 5m road boundary and 3m other boundary setback.</p> <p>This setback is both too small and unnecessary for blocks in these Zones.</p> <p>The setbacks are likely to have adverse effects on the amenity of properties neighbouring these blocks. A primary consideration for people living in all three zones is privacy and separation from neighbours and having neighbours 3m from your boundary without regard to the location of your own curtilage has the potential to be significantly adverse.</p> <p>Likewise, the scheme of PC50 provides for small lots in all three zones which are likely adjacent to functioning farms. Small setbacks will inevitably lead to reverse sensitivity issues.</p> <p>Properties envisaged in these zones will typically have plenty of room to provide a boundary separation of 12m (effectively be 40m wide at the location of the building platform).</p> <p>The submitter accepts that very small lots may have difficulties and hence submit</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				that the default to the Settlement Zone setbacks occurs for sites of 0.5ha or smaller.
S93.10	<p>Minor Dwellings</p> <p>Rule GRUZ-R15- Minor residential unit which does not meet permitted activity standards.</p> <p>Standard GRUZ-S7 – Residential activities</p> <p>Rule RPROZ-R12 – Minor residential unit</p> <p>Standard RPROZ-S7 – Residential activities must be</p> <p>Rule RLZ-R14 – Buildings accessory to a permitted activity</p>	Oppose	<p>For the General Rural, Rural Production and Rural Lifestyle Zones:</p> <p>Either modify the existing Restricted Discretionary Activity Rules for breaches to permitted activity standards, to assess additional Minor Dwellings,</p> <p>Or Establish new Restricted Discretionary Activity rules which mirror the considerations in Rule GRUZ-R15 addressing additional minor dwellings.</p>	<p>The permitted activity rules and standards allow as a permitted activity a single residential unit and a single minor residential unit on a site.</p> <p>Additional minor residential units are identified as discretionary if for visitor accommodation (eg GRUZ-R24) and otherwise non-complying (eg GRUZ-R29 – noting that the rule is ambiguous).</p> <p>There are circumstances where rural sites can accommodate more than one minor unit and where such uses can be undertaken without impacts off site.</p> <p>The Restricted Discretionary Rules (eg GRUZR15) for standard breaches for minor residential units addresses all the matters relevant for Council to decide on for additional units.</p> <p>The provision should be made for more than one minor unit on a property, subject to consent.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S93.11	<p>Intensive farming</p> <p>Rule GRUZ – R27</p> <p>GRUZ-R27 – Intensive farming</p>	Oppose	<p>Establish a new Restricted Discretionary Activity rule for intensive farming sited outside the Rural Living Precinct in the General Rural Zone. The Waikato District Council (Waikato Section) rule 25.11B provides a good template for appropriate considerations.</p>	<p>Given the current and likely future density of Settlement, the only place where Intensive Animal farming could reasonably be established within Upper Hutt is within the General Rural Zone. Under the current scheme, the Plan treats it as a Discretionary Activity in the General Rural Zone. It is also a Discretionary Activity in the Rural Production Zone, which I support. It is appropriately a Non-Complying activity in the Rural Lifestyle Zone.</p> <p>Better outcomes will be achieved through including Restrict Discretionary consent criteria for Intensive Farming to ensure that it is preferentially established in less densely settled part of the rural environment.</p>
S93.12	Home Business in Rural Production Zone	Oppose	<p>Include a new Restricted Discretionary Rule:</p> <p><i>Home business, ancillary to residential activities carried out on the site, which do not meet permitted activity standards Council will restrict its discretion to, and may impose conditions on:</i></p> <p><i>1. Loss of areas of highly productive soil for primary production.</i></p> <p><i>2 External storage.</i></p>	<p>The scheme for home business in the rural production zone provides policy encouragement for such activities (RPROZ-P1) and provides for constrained home business as a permitted activity (RPROZ-R7 and RPROZ-S8). However, the activity then defaults to being a discretionary activity without guidance to discretion.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>3. The number of non-resident workers employed on the site.</p> <p>4. The creation of dust, light, noise, vibration or other nuisance.</p> <p>4. Appearance of buildings.</p> <p>5. Size, number of, location and appearance of signs.</p> <p>6. Car parking, traffic and pedestrian safety and the efficient functioning of the roading network.</p> <p>7. Financial contributions.</p>	<p>This is unnecessarily constraining and not reflective of the extent of rural residential subdivision of the zone which has occurred as a result of council planning over the past 40 years.</p> <p>The default should be a Restricted Discretionary activity similar to rule GRUZ-R18. However and additional restriction should be included to protect highly productive soil.</p>
S93.13	Settlement Zone Site Coverage Permitted Activity Standards	Oppose	Include a 30% site coverage standard for permitted activities in the Settlement Zone	<p>The Rural Settlement Zone allows controlled activity subdivision to 2000m² (without a larger average lot size) MacLaren Street already is made up of lots of 8001200m².</p> <p>Both the controlled activity subdivision standard and the existing situation in MacLaren result in sections where over-development can lead to significant amenity effects for neighbours. This is particularly the case with the liberal identification of permitted activities in the zone and 3m boundary setbacks.</p> <p>Sections of this size are most analogous to the Residential Hill and Residential</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>Conservation Precinct of the General Residential Zone (Precinct 2). This precinct has a 30% site coverage standard.</p> <p>It is appropriate to control site coverage within the Settlement Zone.</p>
S93.14	<p>Settlement Zone Industrial Activities</p> <p>Objective SETZ-01 Rule SETZ-R12</p>	Oppose	Provide more appropriate controls for industrial activities in the Settlement Zone.	<p>Objective SETZ-01 provides support for “light industry” as part of the purpose of this zone. Rule SETZ-R12 provides a mechanism for consenting industrial uses (without the qualifier light) as a restricted discretionary activity. Separate provision is made for rural industry and home business.</p> <p>The restrictions on discretion for “Industry” are less onerous than those for “home business”.</p> <p>The inclusion of industrial activities without qualification within this zone allows for a less restrictive consenting path with fewer controls than in the general industrial zone.</p> <p>Two examples are: The restrictions for restricted activity approval in the industrial zone provide better protection for adjacent residential activity. High impact activities such as hazardous activities are identified</p>

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				<p>as Discretionary Activities in the General Industrial Zone with significant guidance for discretion. In the Rural Settlement Zone they are Restricted Discretionary.</p> <p>Stronger controls are necessary for industrial activities within the Settlement Zone.</p>
S93.15	Rezoning of properties	Oppose	Zone 268 Mangaroa Valley Rd (Lot 5 DP78854 & Lot 7 DP81298) as Rural Lifestyle.	<p>The Property at 268 Mangaroa Valley Rd (Lot 5 DP78854 & Lot 7 DP81298) was zoned Rural Valley Floor in the Operative District Plan until 2022. It was then zoned Rural Production in the Operative District Plan. The property was identified as being Rural Lifestyle in the 2020 PC50 Council Consultation documentation. But has been identified as General Rural in this iteration.</p> <p>The property is mostly nearly flat and well drained and uniquely suitable for rural lifestyle living due to its gradient, drainage and soil strength. Zoning of this property as either General Rural, or Rural Production is anomalous as it does not readily fit the zone descriptions of either zone. It does however meet five of the six characteristics described for the Rural Lifestyle Zone.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>The Rural Lifestyle is the most appropriate zoning for this property. Council could also extend this zone into surrounding properties, but this is not part of my submission.</p>
S93.16	Highly Productive Land	Seek amendment	<p>Identify a specific set of policies and rules for HPL and non-HPL so that</p> <ol style="list-style-type: none"> 1. The scheme for the HPL gives effect to the NPS. 2. The scheme for other land in the zone recognises that the impact of previous planning means that it is no longer suitable for primary production. 	<p>Upper Hutt City includes a significant amount of land that is deemed to be Highly Productive Land (HPL) under clause 3.5.7 of the National Policy Statement for Highly Productive Land 2022 (NPS). It is likely that most, or all of this land will continue to be so identified when the Regional Council completes its mapping.</p> <p>This land is included in the Rural Production Zone. The Rural Production zone also considers a significant area of land (possibly 50% of the area) which is neither deemed, nor likely to be identified as HPL.</p> <p>The scheme of the plan for the Rural Production Zone for both subdivision and land use does not distinguish between HPL and non-HPL.</p> <p>The provisions do not meet the Council's obligations to avoid subdivision of HPL with carefully identified exceptions (NPS</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>Clause3.8). The Provisions do not avoid the inappropriate use or development of highly productive land that is not land-based primary production (NPS, Clause3.9). This is especially the case given the definition of “inappropriate” provided in the subclauses.</p> <p>The scheme of the plan is also wrongly aligned for land within the Rural Production Zone that is not HPL.</p> <p>It appears that the land included in the Rural Production Zone which is not HPL has been placed there as a legacy of zone renaming in 2021. This land is already largely subdivided into non-productive block sizes and the proposed rules are poorly aligned for current and future use.</p>
Submitter 94: Kelly Robinson				
S94.1	General/Entire plan change	Oppose	To [not] proceed with PC50.	<p>The submitter states that they are opposed to this going ahead due to the increasing amount of traffic on the road. An estimated 1200 extra cars, per day. They have two children who in the next few years will be learning to drive and this will hugely impact us all as it will be unsafe for them to drive.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 95: Katherine Elizabeth Pettengell				
S95.1	Infrastructure	Seek amendment	For the local authority to consider and provide feedback on the addition of Whitemans Valley Road to list of roads requiring major upgrade prior to development.	<p>The submitter states that Resource management issue TP-I2 mentions that ‘Mangaroa Hill Road, Blue Mountains Road, Akatarawa Road, and parts of Moonshine Hill Road and Mount Cecil Road require major upgrading to be able to accommodate further significant development. Such upgrading may have significant adverse environmental effects.’ The submitter believes Whitemans Valley Road should be included in this list of roads that would require major upgrading to accommodate significant development. The recent widening of the road in some areas has improved safety but where the widening stopped, it is still quite narrow considering the number and size of vehicles that would be required for development. However, there are often native birds and other animals along this stretch of road which would be adversely affected by widening or other roading upgrades.</p> <p>See full submission for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S95.2	Consultation	Seek amendment	Re-issue of documents in final format without strikeout and additions and with separate list of reasons for the strikeouts and additions.	<p>Entire sections SUB-RUR, GRUZ and RLZ are extremely difficult to read due to the amount of text strikeout throughout the sections. I suggest that these sections be re-issued in their final format without strikeout to allow for the document to be read properly so the community can understand the provisions. The reasons for the strikeouts to be provided along with the re-issued final format to adequately convey how all of these issues have been mitigated or addressed to allow the strikeout.</p> <p>See full submission for further details.</p>
S95.3	Southern Hills – Berketts Farm Precinct	Seek amendment	Re-zone of Southern Hills as no development based on presence of native bush.	Berketts Farm Precinct development areas map and zoning ARCGIS viewer – Southern Hills area contains native bush. Suggest enlarging the ‘no development’ area to include these areas of native bush as well as the currently designated native bush area.
S95.4	Infrastructure	Seek amendment	For the local authority to consider and provide feedback on Telecom upgrade plan prior to re-development.	Summary of the key issues includes ‘Creating opportunities for home enterprise.’ However, the document neglects to address the internet and

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>telecommunications infrastructure in the area. The current usage on the copper lines makes internet on the existing infrastructure difficult and unreliable. Additional drain on these lines with the addition of 100+ dwellings would make 'home enterprise' prohibitive. Suggest that the relevant telecom companies are engaged with and a plan for upgrades to the current infrastructure are made and implemented before further development occurs.</p> <p>See full submission for further details.</p>
<p>Submitter 96: Maymorn Collective – Cuttriss Surveyors, Engineers & Planners</p>				
S96.1	<p>Proposed zoning of the Maymorn Collective block of land.</p> <p>Rezoning of properties</p>	Oppose	<p>The Collective object to PC50 and request that Council reconsider the proposed zones for the subject sites.</p> <p>Option 1 – Rezone from Rural Production Zone to Settlement Zone.</p> <p>Option 2 – Rezone from Rural Production Zone to Rural Lifestyle Zone.</p>	<p>This submission states that Rural Production Zone is not suitable for this land as:</p> <ul style="list-style-type: none"> - The provisions of the Rural Production Zone contradict the character and amenity of the existing environment, being a small geographically isolated area squeezed between two areas of higher intensity development.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<ul style="list-style-type: none"> - The sites are unlikely to support primary production at an economically viable scale without amalgamation or cooperative management between owners. - Exclusions in the NPS-HPL are applicable. - The LUC 3 mapping is likely to be excluded from the definition of highly productive land in the NPS-HPL under a National Party led government. - Site specific fragmentation is also evident on these sites (existing uses, built environment, etc.). - The proposed zoning is incompatible with the existing environment and proposed zone. - The zoning risks incompatible land use immediately adjacent to the MacLaren Street and other adjacent areas as if the land were to be used for rural productive purposes in the future they would likely be incompatible with the directly adjoining residential / rural lifestyle land uses, leading to reverse sensitivity effects.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				See full submission for further details.
Submitter 97: Susan Patricia Boyle				
S97.1	Rezoning of properties	Seek amendment	The submitter is not comfortable with the proposed zoning and would like Settlement Zone to be considered for their property.	<p>This submitter agrees with the Maymorn Collective submission in all aspects and wishes for it to be considered as part of their own individual submission.</p> <p>They state that Class 3 soil should not be included as Highly Productive Land, and that the new incoming Government pre-election platform included the removal of Land Use Capacity 3 from the definition of highly productive land. They do not consider class 3 soil to be highly productive because their property is fragmented and variable and modified for residential purposes.</p> <p>Their property is close to the Maymorn Railway Station, easy walking distance to the station approx. 5 minutes with good access north, south and close to SH2.</p> <p>They feel that Settlement Zone would be more appropriate as various Council plans and growth strategies identify their property for development and the NPS-HPL excludes</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>areas (clause 3.5(7)(b)(i)) of future development.</p> <p>See full submission for further details.</p>
Submitter 98: John Peter Boyle				
S98.1	Rezoning of properties	Seek amendment	The submitter is not comfortable with the proposed zoning due to consistencies and would like Settlement Zone to be considered for their property.	<p>This submitter agrees with the Maymorn Collective submission in all aspects and wishes for it to be considered as part of their own individual submission.</p> <p>They state that Class 3 soil should not be included as Highly Productive Land, and that the new incoming Government pre-election platform included the removal of Land Use Capacity 3 from the definition of highly productive land. They do not consider class 3 soil to be highly productive because their property is fragmented and variable and modified for residential purposes.</p> <p>Their property is close to the Maymorn Railway Station, easy walking distance to the station approx. 5 minutes with good access north, south and close to SH2.</p> <p>They feel that Settlement Zone would be more appropriate as various Council plans</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>and growth strategies identify their property for development and the NPS-HPL excludes areas (clause 3.5(7)(b)(i)) of future development.</p> <p>See full submission for further details.</p>
Submitter 99: Elizabeth Hutson				
S99.1	General/Entire plan change	Seek amendment	A fairer system to govern zoning and subdivision.	<p>The submitter does not agree with the changes suggested including the:</p> <ul style="list-style-type: none"> - Minimum requirements for subdivision and the unfairness this presents to existing large properties - The Section 32 Evaluation stating that the lot sizes will keep a high degree of Rural Character and highly productive land, but will only devalue the few remaining large properties - Berketts Farm Precinct including the removal of natural vegetation areas of the Southern Hills to replace it with properties - The increase in traffic on already overloaded roads <p>See full submission for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S99.2	Rural Character	Seek amendment	A more robust protection of Rural Character.	<p>There are several references to retaining rural character. The submitter does not believe that this plan will protect our Valley's rural character for various reasons including the risk of introducing more housing and smaller lots to the roading network and birdlife on Mt Climie.</p> <p>The submitter would like that discrete properties are rezoned depending on their physical characteristics and location, and by application from the landowners with a fairer system to govern zoning and subdivision and a more robust protection of Rural Character.</p> <p>See full submission for further details.</p>
Submitter 100: Megan Persico				
S100.1	Rezoning of properties	Seek amendment	For 216 Parkes Line Road, Maymorn to be zoned as Settlement as previously proposed.	The submitters property at 216 Parkes Line Road, Maymorn is primarily used for residential purposes, fragmented, and similar in character to that across the road, they feel the Settlement Zone would be more appropriate. They agree with the Maymorn Collective submission with all

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>aspects to be considered with this submission.</p> <p>This property has been identified for development in:</p> <ul style="list-style-type: none"> - UHCC PC50 rural and residential chapters review - 2007 Urban Growth Strategy - Maymorn Structure Plan – adopted 2012 - Land Use Strategy 2016-2043 <p>See full submission for further details.</p>
S100.2	GRUZ-S8 – Home business	Seek amendment	<p>Amend GRUZ-S8 to add:</p> <p>The repair or maintenance of vehicles and engines is not permitted for commercial purposes.</p>	No reasons provided.
S100.3	Motor vehicle wrecking definition	Seek amendment	<p>Amend to read:</p> <p>Motor vehicle wrecking: any land and/or building used for dismantling and storage of wrecked motor vehicles for commercial uses</p>	No reasons provided.
Submitter 101: Paul Persico				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S101.1	Rezoning of properties	Seek amendment	The submitters property to be zoned Settlement as identified in Plan Change 50 Rural and Residential Review.	<p>The submitter purchased their property in 1990. The property has primarily been used for residential purposes, fragmented, and similar in character to that across the road. They feel that Settlement Zone would be more appropriate and agree with the Maymorn Collective Submission with all aspects to be considered with this submission.</p> <p>They have provided evidence of fragmentation through mapping attached to their submission.</p> <p>They consider that their property and the properties of the Maymorn Collective have always been earmarked for urban development (in various Council strategies and plans) due to the proximity to SH2, 5 min walk to Maymorn Station, and access to water and sewage services.</p> <p>See full submission for further details.</p>
S101.2	GRUZ-S8 - Home business	Seek amendment	<p>Amend to add:</p> <p>The repair or maintenance of vehicles and engines is not permitted for commercial purposes.</p>	No reasons provided.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S101.3	Motor vehicle wrecking definition	Seek amendment	Amend to read: Motor vehicle wrecking: any land and/or building used for dismantling and storage of wrecked motor vehicles for commercial uses.	No reasons provided.
Submitter 102: Shannon McLean				
S102.1	Rezoning of properties	Seek amendment	Properties in the Fairview Drive / Kenneth Gillies Way / Crest Road area to have Rural zoning.	<p>The submitter is a resident of the Fairview Drive/Kenneth Gillies Way area and was drawn to this locality by the tranquil rural environment. They recently learned PC50 which intends to rezone our property, along with others, to General Residential.</p> <p>They raise significant concerns regarding the appeal of their property as a rural environment. They consider that the introduction of General Residential zoning could have a detrimental impact on property values and impact their rates.</p> <p>The submitters property proposed to be zoned as General Residential meets the criteria for Rural Lifestyle zoning and can see no merit in rezoning to General Residential.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
See full submission for further details.				
Submitter 103: Demelza Leslie				
S103.1	Berketts Farm Precinct	Oppose	For the Berketts Farm Precinct proposal to be withdrawn from PC50 and subjected to community consultation. Given the potential impact on the Whitemans Valley community, the council should remove itself from the process and place it in front of Independent Commissioners.	<p>The submitter states that this development would be major, yet in the plan it is only supported by 20 words and an accompanying map that does not contain any detail of public roads or supporting infrastructure. They state that there has been no community consultation in respect of this proposed development.</p> <p>They consider that effects of the development would be monstrous on the local Whitemans Valley community and these many additional allotments would increase the local community by at least a third, more if each allotment is allowed more than one dwelling.</p> <p>They note that Whitemans Valley cannot support a development of this size. Current infrastructure (including roading, power and cell coverage) is inadequate and have major concerns about how water runoff would be dealt with, as well as the implications of stormwater or wastewater.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>Whitemans Valley is a small rural community. The submitter bought here to enjoy the rural lifestyle and is worried that smaller lot sizes of less than 3 hectares will stop this area from being a rural community.</p> <p>See full submission for further details.</p>
Submitter 104: Nicholas Wilson				
S104.1	General/Entire plan change	Seek amendment	To pause until further information is provided.	This submitter states that more public information is needed before anything goes ahead.
Submitter 105: Sheree Gorrie				
S105.1	Berketts Farm Precinct	Oppose	That Berketts Farm Precinct be declined.	This submitter states that Berketts Farm Precinct should not be allowed due to the road being unable to service new subdivisions.
Submitter 106: Richard Davies				
S106.1	Berketts Farm Precinct	Seek amendment	Remove reference to Berketts Farm Precinct from District Plan and just use the other rules (including other amendments in PC50).	The submitter states that this is contradictory to the intent of the District Plan and would frustrate the outcomes for

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				the rural areas that the plan is trying to achieve.
Submitter 107: Dave Hodges				
S107.1	Berketts Farm Precinct	Oppose	The proposal must be withdrawn, and the council provide the required community consultation for this type of development. This should be placed in the hands of independent commissioners.	<p>The submitter states that:</p> <ul style="list-style-type: none"> - There was a lack of Whitemans Valley resident consultation as required - The size of the development is a significant change to the rural environment and there is very little detail supplied to allow residents to make an informed decision - There is no actual plan or supporting data for roadway improvements to provide appropriate/safe roads for the increase in traffic. - Nor is there any detail on the noise, pollution, congestion, control of light pollution, which may be seen from the road or the calculated runoff (water, debris, soakage, etc) from the development, while being developed or in completed state,

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>nor an environmental protection plan for the existing waterways and SNAs (pre and post development).</p> <ul style="list-style-type: none"> - Appears to conflict with the directive of SNAs. <p>See full submission for further details.</p>
Submitter 108: Alaster Jefferys				
S108.1	Flood management and roading infrastructure	Seek amendment	Clear plans on how the flooding risk will be mitigated, Improved roading network including a new road to Silverstream to replace Blue Mountains Road. Twin lanes on all of Whiteman's Valley Road.	<p>The submitter states that Council has failed to adequately consult on the proposed development. They are very concerned about the management of water run off because of an increased water volume caused by the removal of vegetation and a significant increase in non-permeable surfaces.</p> <p>The Mangaroa river is already at capacity during heavy rain events. This hazard is highlighted in the Rural Land use assessment for Upper Hutt. The submitter has seen the river burst its banks on several occasions. Increased runoff from the development is highly likely to increase the impact of flooding.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				They are concerned about the ability of the current roading network to cope with an increased volume of traffic. Namely the single lane bridges on Whiteman's Valley Road, the narrow single lane parts of Whiteman's Valley Road and the dangerous bends and slip hazards on Blue Mountains Road.
Submitter 109: Hamish Macfarlane				
S109.1	Berketts Farm Precinct	Seek amendment	<p>The submitter is seeking the following relief:</p> <ul style="list-style-type: none"> - To see Option 1 [of the s32 assessment] of the proposed Berketts Farm Precinct to be enacted, resulting in no change. - OR - 10-acre minimum blocks that other places in the Valley have, and that there should not be any properties on the Southern Hills as this is where people currently live and it will ruin their lifestyle. - The council be able to say 'no' to developers plans, that, as is set out in Section 32 would not provide employment opportunities or economic benefits to the region. 	<p>The proposed development looks to be on the Council Natural Hazards Map as a high slope risk. Council would have social and legal obligation to the community not to endanger lives and property by allowing building in unsuitable areas.</p> <p>The submitter enjoys the sounds and sights of native animals and birds that would disappear if significant building development went ahead. A lifestyle block is a change in lifestyle with peace and quiet, without a load of neighbours.</p> <p>The submitter states that there is no clear indication of where the public access and egress in the Valley will be. 100+ new dwellings being built, with normally 2 cars</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<ul style="list-style-type: none"> - The roads in certain places widened to ensure cars can get past each other safely and the roads maintained to a higher standard. 	<p>per dwelling, would lead to approximately 200 extra vehicles on the current poor public roads.</p> <p>See full submission for further details.</p>
Submitter 110: Brendon Jacobson				
S110.1	Berketts Farm Precinct and General/Entire plan change	Seek amendment	<p>Would like to be informed, in writing, as to the extent of any proposed changes to their property (as our address is listed as an impacted property). After the submissions have been heard, they would like to see the PC50 plan re-evaluated and changed to accommodate the communities' concerns.</p>	<p>The submitter states that they have not had any consultation or information from Council regarding PC50. They were made aware by other concerned residents on the local Facebook page. The proposed plan for housing developments on Berketts Farm Precinct would adversely impact the Whiteman's Valley area.</p>
S110.2	Transport/roading	Seek amendment	<p>Would like to see the Blue Mountains Hill Road upgraded. This upgrade should include widening the main hill road - especially corners and the addition of footpaths and a cycle lane.</p>	<p>They use the Blue Mountains Road daily which is dangerous with numerous near misses with other vehicles, especially trucks. Some residents who don't drive frequently walk the hill - they have to stop when cars pass and often have to avoid being hit by vehicles. The submitter has seen cyclists run off the road and often traffic stops due to not having room to pass cyclists. They don't believe that the road is</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				suitable or safe for an increased traffic volume that would be created during the construction phase and with a larger population.
S110.3	Transport/roading	Seek amendment	With further housing developments the rural roads will need footpaths for safety and a reduction of the current speed limit.	There is nowhere safe to exercise or walk their dog as the local rural roads have no footpaths. They are forced to walk on the road or the berm with vehicles passing at speed, sometimes alarmingly close. The extra traffic created by new housing will make it impossible to walk safely.
Submitter 111: Ian Flux				
S111.1	General/Entire plan change	Oppose	No decision stated.	<p>The submitter states that submission process and supporting material is very poorly presented and makes it extremely difficult for public participation. Very difficult to follow the progression of the different (often undated) supporting documentation and history. Very difficult to read through retracted and inserted text - where often the entire meaning and intention of each section have been altered.</p> <p>See full submission for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S111.2	Consultation	Oppose	No decision stated.	The submitter states that consultation with the rural communication has been appalling. At a meeting of Moonshine Residents Association on 9/11/23 it was clear that few on the committee were even aware of the proposed changes in Plan change 50 - and that UHCC appear not to have engaged directly with the committee in any direct consultation.
S111.3	Section 32 Evaluation report	Oppose	Object to the use of the term “sustainable growth” in supporting information	They object strongly to the use of the term; sustainable growth’. Sustainability and growth are non-compatible, they are opposites. Councils and Governments need to work toward a robust zero-growth economy. Increasing human populations put increasing pressure on land, water, resources, atmosphere displacing natural systems and increasing CO2 emissions and other pollutants.
S111.4	General/Entire plan change	Oppose	No decision stated.	UHCC needs to move more rapidly towards a low carbon future - this planning document is not looking seriously at reducing human impacts on climate through forward-thinking city planning.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S111.5	Subdivision in rural zones	Oppose	No decision stated.	<p>They strongly support moves toward urban intensification with careful city-wide planning to maintain green space, reduce vehicle usage needs and to prevent inappropriate areas of intensification b. City intensification around public transport hubs reduces reliance on fossil fuels. Subdivision and intensification in rural areas adds to fossil-fuel dependence and increases emissions.</p>
S111.6	TP-12 and TP-P1	Oppose	Discuss UHCC awareness of the constraints of rural roads such as Moonshine Hill Road.	<p>Moonshine Hill Road was considered to already be 'over-capacity for a road of its nature' more than 10 years ago when Council turned down a subdivision proposal on the grounds of road capacity.</p> <p>Any widening of Moonshine Hill Road would have major environmental implications and therefore roading constraints must be acknowledged. Council should continue to minimise further sub-division as these are steadily increasing pressure on the road.</p>
S111.7	SUB-RUR-01 – Protection of rural productivity	Oppose	Reinstate wording to protect all rural soils	SUB RUR 01 has been narrowed in scope to only protect soils in highly productive areas. I strongly support the protection of

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				these soils. However, all rural soils require protection to maintain food production capacity into the future. Low intensity farming of cattle and sheep still provided a large portion of the protein requirements of the UHCC community and will do into the future. The entire rural productive system needs protection from further subdivision.
S111.8	SUB-RUR-P1 – Development in the Rural Zones SUB-RUR-P2 – Subdivision, rural character and amenity values SUB-RUR-P5 – Infrastructure capacity	Oppose	Reinstate operative policies	Deleted Provisions in SUB RUR P1, P2, P5 need to be reinstated to protect rural environments - soils, productive environments, and indigenous natural ecosystems.
S111.9	SUB-RUR-S2 – Minimum requirements for subdivision	Seek amendment	Reinstate 20Ha as the minimum subdividable area for General Rural area.	They strongly oppose a reduction of minimal subdividable area to 1Ha and believe the 20Ha minimal subdividable area should be retained to prevent further loss of character, prevent future situations where ‘urban’ residents outnumber farmers causing social pressures making farming more difficult. (noises, smells, "dangerous animals") as well as greater

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				pressure on Council to improve roads and infrastructure.
S111.10	GRUZ-O2 – Rural character and amenity values	Seek amendment	Reinstate final paragraph	No reasons provided.
S111.11	GRUZ-P1 – Appropriate activities	Seek amendment	Reinstate “controlling subdivision” as number 6	No reasons provided.
S111.12	GRUZ-P2 – Rural character and amenity values	Oppose	No decision stated.	Adding 1Ha lots will not maintain or enhance a general sense of openness; will not help indigenous vegetation or natural character; and will not help maintain primary production.
Submitter 112: Rudolf Vos & Ans Potting				
S112.1	Rezoning of properties	Seek amendment	For council to reinstate the Settlement Zone on Mangaroa Valley Road as anticipated in all previous drafts of PC50 through one of the following options. OR Council postpones the PC50 rural review until the new government has removed LUC3 from the NPS/HPL legislation and then reinstates the	The submitter states that the Settlement Zone on Mangaroa Valley Road that was indicated for well over 3 years in all previous draft versions of PC50 was removed without any engagement or communication. That big change has come as a very big shock, leading to much confusion and frustration.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>removed Settlement Zone in PC50 rural review. The council can pro-actively prepare for this.</p> <p>OR Council communicates to the community that when the LUC3 removal from NPS/HPL has occurred, the PC50 rural review will be promptly re-evaluated or will be followed by an urgent plan change, initiated by Council with the aim to reinstate the removed Settlement Zone.</p>	<p>It is their understanding that removal of Settlement Zones was driven by the introduction of NPS/HPL regulation that seeks to protect productive land. However, those residing on the existing lifestyle blocks, classified as LUC3, cannot make a living through farming on these small lifestyle blocks and consider that NPS/HPL is too broad a brush to apply to such a non-productive rural area.</p> <p>National has stated in their housing policy that they will urgently seek to free up LUC3 land for housing development around cities and has stated that they will not accept lengthy council procedures delaying the re-zoning of LUC3 land.</p> <p>Therefore, proceeding with the PC50 rural review in its current form, which includes the removal of long anticipated Settlement Zones, is counterproductive and leads to avoidable community frustration and unrest. Council should consider HPS/HPL exemptions and be proactive in anticipating the LUC3 removal.</p> <p>See full submission for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 113: Jill & Ben Emmens				
S113.1	The change of Rural Production Land to General Rural along Marchant Road, Kaitoke Upper Hutt.	Oppose	That the proposed subdividing of land below 5 hectares along Marchant Road, Kaitoke is rejected until such time as Marchant Road itself has been upgraded and the turnoff from the Highway into Marchant Road has also been upgraded.	<p>The submitters do not support the change of Rural Production Land to General Rural. They state that all Rural Production land should remain as is, and the zoning is not changed. They do not support the use of rural land for subdividing into smaller blocks of intense housing clusters.</p> <p>See full submission for further details.</p>
Submitter 114: Angela Greig				
S114.1	Proposed reduction in lot size to 1 hectare	Oppose	The submitter urges Council to reconsider and address these concerns before moving forward with any changes to lot sizes.	<p>The submitter has raised concerns surrounding traffic congestion, road/highway safety, water availability and run-off, sewage management and public transport.</p> <p>They are concerned about the apparent lack of consultation with local residents and the lack of clarity in the proposal documents which raises questions about the transparency of the decision-making process.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 115: Jenny Douché				
S115.1	Berketts Farm Precinct	Seek amendment	<p>My preference is for this development not to proceed, but I recognize that it could.</p> <p>Therefore, I am seeking the following relief.</p> <p>The Southern Hills should not be lifestyle zoned; it should have much larger minimum lot sizes.</p>	<p>The submitter states that traffic and road safety will be impacted by the development, considering Council previously acknowledged that Blue Mountains Road was at traffic capacity, and every new residence in the Precinct will be reliant on their cars. They note that if the aim is to create additional housing stock, then locating these houses closer to amenities should be the focus.</p> <p>They note that the S32 evaluation also notes this and identifies potential for reverse sensitivity effects, and significant changes in character and amenity, while “no direct opportunities for economic growth have been identified”.</p> <p>The submitter understands the desire to create more affordable housing, however notes that this development is unlikely to be affordable housing and considers that the focus should instead be on allowing housing stock that is affordable, and in</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>locations where there are no substantial areas of bush to clear.</p> <p>The Southern Hills have 100% vegetation, it's not farmland and developing the Southern Hills area (particularly as an area with the most intensive development) contradicts the intention to improve vegetation coverage.</p> <p>Therefore, the Southern Hills area should be treated separately from the rest of the Berketts Farm development, with much greater restrictions on vegetation removal, and increased minimum lot sizes so that less of the vegetation needs to be removed.</p> <p>See full submission for further details.</p>
S115.2	Berketts Farm Precinct	Seek amendment	Only pines should be able to be removed, and all existing bush should be protected as per the intent of the SNA.	<p>The bush on the Southern Hills was identified as an SNA. Even though SNAs have not yet been officially confirmed, every effort should be made to protect these identified areas.</p> <p>S32 Evaluations Report, Berketts Farm Precinct section (p5) states that 'The Berketts Farm Precinct has an area of</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				indigenous vegetation that meets the criteria to be classified as a significant natural area. SUB-RUR-05 will ensure this is protected and enhanced, and therefore achieves s6(c) of the RMA.'
S115.3	Berketts Farm Precinct	Seek amendment	Most areas, especially the Southern Hills area, are very steep, and so the potential for problems caused by water run-off is high. Here the minimum amount of vegetation required on plots needs to be far greater than 10%, recommend at least 50%. The environment must be a key factor.	<p>The gradient of the Southern Hills is hazardous. Aside from vegetation removal, other adverse impacts of development were listed which also affect vegetation 'Additional erosion and runoff from bulk earthworks' and 'Potentially increased land instability through development'.</p> <p>Removing vegetation will cause significant amounts of water run-off. We need to look at what happened in Hawkes Bay to see the potential impact that severe weather events have to the valleys below.</p> <p>The plan to clear substantial amounts of land and then allow each of the 100+ allotments to have a minimum of only 10% of indigenous vegetation totally goes against our values. We hope that the council also values bush over pasture and lawns.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S115.4	Berketts Farm Precinct	Seek amendment	The visual aesthetics along Whitemans Valley Road need full protection. It is stated that earthworks and buildings must not be visible, and this should be strictly adhered to.	<p>Confirmation is needed that no buildings will be visible from Whitemans Valley Road.</p> <p>The map in the Plan Change 50 - Rural Review (p134) indicates that large areas of bush (not just pines) will be developed on the Southern Hills, including land facing south-west which is easily visible from Whitemans Valley Road.</p> <p>Development of these south-west-facing areas therefore goes against the statement that 'All buildings in the precinct will be located and designed to not be visible from Whitemans Valley Road'.</p> <p>It is important to protect the aesthetics of the area. The drive through Whitemans Valley is stunning, and it is something that Council should be proud to showcase to visitors. Adding additional visible houses on small blocks will no doubt negatively impact this visual aesthetic.</p>
S115.5	Consultation	Seek amendment	Proper consultation with the community is undertaken.	Prior community consultation was not adequately undertaken.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>We only found out by chance that 35ha directly opposite were being considered for an extensive development. It appears that the Berketts Farm Precinct was included in Council documents very late, with no effort to notify people.</p> <p>This does not seem like a fair process.</p>
Submitter 116: Beverly Paino				
S116.1	General/Entire plan change	Seek amendment	Council to summarise all the information that has been supplied to a version that people can understand and relate to.	No reasons provided.
S116.2	SNAs/Biodiversity/Wildlife	Seek amendment	The native pockets of trees left standing in this area should be totally protected not subject to bull dozers carving them up for roading and housing.	No reasons provided.
S116.3	Rural character and amenity	Seek amendment	This valley deserves protection from anybody looking to destroy its current rural nature and tranquillity.	No reasons provided.
S116.4	Berketts Farm Precinct	Oppose	Our community needs to be valued for what it is. A beautiful rural area to live and bring up children	They state that, having lived in Katherine Mansfield Drive for 35 years, the rural aspect of this area has been slowly whittled

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			peacefully. It should not be turned into an urban precinct.	away. Land has been cut up extensively, taking away its productivity. This is a rural area, and such should remain so for the future.
Submitter 117: Leigh Winters				
S117.1	General/Entire plan change	Oppose	To focus on the CBD, surrounding suburbs, and leave the countryside as it is.	<p>The submitter states that it is a quick trip over the hill, and many within Whitemans Valley and Mangaroa often get what they need on their way home. The proposed plan appears to be bringing a supermarket, and it looks like the 15-minute zone is on its way. The roads here cannot handle the traffic as it is, and the influx of more housing will also destroy the feel of the countryside that everyone lives here for.</p> <p>People live in the countryside to get away from the city, and the proposed plan is to bring it here.</p>
Submitter 118: Beth Reille				
S118.1	Passive recreation in the rural area	Seek amendment	To ensure the connectivity of shared paths in rural areas, between rural areas, and that equestrians be included in all shared paths.	The submitter states that all shared paths in rural areas must include equestrians. See 2023 directive from Minister of

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				Transport re inclusion of horses on all shared paths.
Submitter 119: Elizabeth MacManus				
S119.1	Berketts Farm Precinct	Oppose	That Council withdraws the plan and engages in community consultation thoroughly before progressing the PC50 plan changes further.	<p>The submitter requests to withdraw the notified plan as it doesn't show where the Berketts Precinct is to be located, there are no road names on the diagram, making it difficult to identify where it is located. Then engage in meaningful consultation with the community.</p> <p>There has been no consultation on the current proposed version of PC50. Section 103, states 'sought feedback from the community on a draft PC50' which might be correct, but no feedback has been sought on the latest version. This is required by legislation. Please amend and start a thorough and in-depth consultation process.</p>
S119.2	Berketts Farm Precinct	Oppose	Council shares what investigation and work has been done to understand the significant impact on the roads (and therefore the community residents) during the construction process of Berketts precinct.	Address the plan of action regarding roading. Under-pressure rural road will be significantly compromised by the addition of heavy vehicles throughout the construction process. How will this be

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>mitigated to minimise impacts to residents?</p> <p>Some points in the road are only single lane. What will be put in place to mitigate the increased risk of collisions with heavy vehicles on these stretches of roads?</p> <p>See full submission for further details.</p>
Submitter 120: Neil Robert Lyster				
S120.1	Berketts Farm Precinct	Seek amendment	<p>Assurances that if this subdivision goes ahead all blind corners and one-way bridges will be gone. That the roads will be two-way for the safety of car users and cyclists and the road will be upgraded to even, substantially better roading that will not continue to break down.</p>	<p>The submitter is concerned that the roads in Whitemans Valley, Blue Mountains and Mangaroa have already suffered major damage from the continuing logging trucks and heavy metal trucks coming out of the new subdivision in Katherine Mansfield Drive.</p> <p>There will be a huge amount of traffic increase with the prediction of over 100 new houses with each house having at least two vehicles.</p> <p>The roads at present are very narrow, one way in some places and are unable to be widened. The submitter has had safety</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>problems on the road. Cyclists are also at risk.</p> <p>They are concerned about the serious safety issues for road users, and would like Council to further investigate the upgrading of potential roading issues.</p> <p>See full submission for further details.</p>
Submitter 121: Gillies Group Management Limited				
S121.1	Berketts Farm Precinct provisions and related provisions	Support	Confirm the Rural Lifestyle zoning and the Berketts Farm Precinct including the Berketts Farm Structure Plan and plan provision amendments as sought in this submission plus any required consequential amendments.	GGML strongly supports the Rural Lifestyle zoning and the concept of the Berketts Farm Precinct and plan provisions that give effect to the Berketts Farm Structure Plan including the subdivision layout supported by plan provisions that provide for rural residential development in keeping with the character anticipated in the Rural Lifestyle Zone.
S121.2	SUB-RUR-02 – Rural lifestyle subdivision Rural lifestyle subdivision	Oppose	Amend as follows: SUB-RUR-02 Rural lifestyle subdivision <i>Subdivision within the Rural Lifestyle Zone achieves a pattern of development that is</i>	By definition, the Rural Lifestyle Zone will have different rural character and amenity to General Rural or Rural Production due to its pattern of smaller landholdings and more intensive built development. The objective should state the rural character and amenity outcomes sought for the Rural

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p><i>consistent with and maintains the rural character and amenity values <u>anticipated for the Zone.</u></i></p>	<p>Lifestyle Zone not rural areas as a whole. The rural character and amenity outcomes sought for the Rural Lifestyle Zone should be as stated in the Rural Lifestyle Zone objectives. Each rural zone should have an objective that states the outcomes sought for the zone. Subdivision is then an activity that needs to be consistent with achievement of the outcomes. “Maintains” is inappropriate because it implies no change, when the purpose of the zone is to provide for some change.</p>
S121.3	SUB-RUR-05 – Berketts Farm Precinct Berketts Farm Precinct	Support in part	<p>Amend as follows:</p> <p>SUB-RUR-05</p> <p>Berketts Farm Precinct</p> <p><i>Berketts Farm Precinct is a high quality rural residential development <u>where the subdivision layout and built development that integrates with the physical and environmental features of the site and are subservient to the expansive, rural and indigenous forest landscape.</u> natural environment and enhances indigenous biodiversity</i></p>	<p>This objective needs to be more specific about what integration with the natural environment and enhancement of indigenous biodiversity mean.</p>
S121.4	SUB-RUR-P4 – Appropriate Subdivision	Support in part	<p>Amend as follows:</p>	<p>They support this policy, with the amendments below. The purpose,</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
	Appropriate Subdivision		<p>SUB-RUR-P4</p> <p><i>Appropriate Subdivision</i></p> <p><i>Enable subdivision where it results in allotments that:</i></p> <ol style="list-style-type: none"> <i>1. are consistent with the purpose, characteristics and amenity values <u>anticipated by</u> of the zone, <u>as influenced by any Precinct, Development Area or other overlay</u>;</i> <i>2. comply with the minimum allotment sizes for each zone <u>as influenced by any Precinct or Development Area</u>;</i> <i>3. result in building platforms sized to maintain the character of the zone; and <u>Locate building platforms to avoid unacceptable effects on landscape character</u>; and</i> <i>4. have appropriate legal and physical access.</i> 	<p>character and amenity of each zone needs to be set out in an objective so what the policy is trying to deliver is clear. See Objectives RLZ-01 and RLZ-03. The wording of RLZ-03 is not particularly helpful.</p> <p>The term “character of the zone” should be set out in objectives and should be used consistently, rather than sometimes being expressed as “characteristics of the zone”, which has a different meaning.</p> <p>The relationship of building platform size to zone character is not clear, particularly as all rural zones have the same proposed building platform size. Building platform location is more important that platform size.</p>
S121.5	SUB-RUR-P8 - Berketts Farm Precinct	Support in part	<p>Amend as follows:</p> <p>SUB-RUR-P8</p> <p>Berketts Farm Precinct</p> <p><i><u>Provide for</u> Ssubdivision and development in the Berketts Farm Precinct <u>that</u>:</i></p>	<p>This should be rewritten in the format of a policy. The policy should deliver the outcomes sought in the relevant Berketts farm objective (SUB-RUR-05).</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p><i>1. is consistent generally in accordance with the Berketts Farm Structure Plan; and</i></p> <p><i>2. achieves the outcomes sought in SUB-RUR-05. and is appropriately visually screened from Whitemans Valley Road, to maintain the rural character and amenity values of the zone.</i></p>	
S121.6	SUB-RUR-S1 – Standards for subdivision	Oppose	Rephrase the standard.	<p>SUB-RUR-S1 is expressed as a rule when it is supposed to be a standard.</p> <p>If it's a standard, it doesn't need to restate other standards – they can be referred to directly by the relevant rules.</p> <p>A standard should not refer to matters in a rule (DC-R2).</p>
S121.7	<p>SUB-RUR-S2 – Minimum requirements for subdivision</p> <p>Minimum requirements for subdivision</p>	Oppose	<p>SUB-RUR-S2</p> <p>Minimum requirements for subdivision</p>	The table needs to identify that different minimum requirements apply in Development Areas and Precincts.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons																																												
			<table border="1"> <thead> <tr> <th>Rural Zones</th> <th>Minimum net site area</th> <th>Average lot size within the subdivision</th> <th>Building Platform</th> </tr> </thead> <tbody> <tr> <td>Settlement</td> <td>2000m²</td> <td>n/a</td> <td>200m²</td> </tr> <tr> <td>Rural Lifestyle</td> <td>3000m²</td> <td>1ha</td> <td>200350m²</td> </tr> <tr> <td>Rural Production</td> <td>4ha</td> <td>16ha</td> <td>200m²</td> </tr> <tr> <td>General Rural</td> <td>1ha</td> <td>20ha</td> <td>200m²</td> </tr> <tr> <td colspan="4">Exemptions</td> </tr> <tr> <td colspan="4">These standards shall do not apply to</td> </tr> <tr> <td colspan="4">1. any allotment for a network utility, reserve or conservation purposes.</td> </tr> <tr> <td colspan="4">2. Development Area 3 – Gabites Block Development Area.</td> </tr> <tr> <td colspan="4">3. Berketts Farm Precinct.</td> </tr> <tr> <td colspan="4"> </td> </tr> </tbody> </table>	Rural Zones	Minimum net site area	Average lot size within the subdivision	Building Platform	Settlement	2000m ²	n/a	200m ²	Rural Lifestyle	3000m ²	1ha	200 350m ²	Rural Production	4ha	16ha	200m ²	General Rural	1ha	20ha	200m ²	Exemptions				These standards shall do not apply to				1. any allotment for a network utility, reserve or conservation purposes.				2. Development Area 3 – Gabites Block Development Area.				3. Berketts Farm Precinct.								
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S121.8	SUB-RUR-S3 – Access standards for subdivision Access standards for subdivision	Oppose	Delete “Berketts Farm Precinct” from the right-hand column.	There is no need to add ‘Berketts Farm’ to the right-hand column because the standard applies to the entire RLZ.																																												
S121.9	SUB-RUR-R6 – Subdivision which complies with the standards of SUB-RUR-S1 but not with the access standards in SUB-RUR-S2	Seek amendment	Correct the typographical error.	Typographical error – This rule refers to the “access standards in SUB-RURS2”. There are no access standards in SUB-RUR-S2. Should be referring to the access standards in SUB-RUR-S3.																																												
S121.10	SUB-RUR-R7 - Subdivision of land in the Berketts Farm Precinct	Support in part	Amend as follows: SUB-RUR-R7 – Restricted Discretionary	The rule requires additional matters to which discretion is restricted so the matters of interest as set out in the relevant objectives and policies, i.e.																																												

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p><i>Subdivision of land in the Berketts Farm Precinct <u>that is in general accordance with the Berketts Farm Structure Plan and complies with SUB-RUR-S7.</u></i></p> <p><i>Council will restrict its discretion to, and may impose conditions on:</i></p> <ol style="list-style-type: none"> <i>1. The extent to which the activity will adversely affect traffic and pedestrian safety.</i> <i>2. The extent to which the activity will adversely affect the efficient functioning of the roading network.</i> <i>3. <u>The extent to which the activity achieves Objective SUB-RUR-05;</u></i> <i>4. <u>The management of indigenous biodiversity;</u></i> <i>5. <u>The effects of natural hazards including the effects of the Mangaroa Flood Extent on access;</u></i> <i>6.5. <u>Council's restriction is also restricted to the matters listed in SUB-RUR-R1.</u></i> <p><i><u>Notification</u></i></p> <p><i><u>In respect of Rule SUB-RUR-R7, applications are precluded from limited and public notification (unless special circumstances exist).</u></i></p>	<p>character, indigenous biodiversity, natural hazards, are able to be assessed.</p> <p>Subdivision in accordance with the Structure Plan and SUB-RUR-S7 should not require public or limited notification.</p>
S121.11	SUB-RUR-S7 Subdivision within the Berketts Farm Precinct	Oppose	SUB-RUR-S7 Subdivision within the Berketts Farm Precinct	The total number of lots set out in the Structure Plan is more than the 100 overall maximum stated in the table. The correct total is 103.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons																					
			<p>3. <i>The maximum number of allotments and minimum allotment sizes in the development areas identified in Appendix 3 – Berketts Farm structure plan must not exceed those set out in the table below.</i></p> <table border="1" data-bbox="943 536 1384 756"> <thead> <tr> <th>Precinct Development Area</th> <th>Minimum allotment size (m²)</th> <th>Maximum number of allotments</th> </tr> </thead> <tbody> <tr> <td>Southern hills</td> <td>7000</td> <td>36</td> </tr> <tr> <td>Ridgeline</td> <td>4000</td> <td>16</td> </tr> <tr> <td>Northern spur</td> <td>4000</td> <td>19</td> </tr> <tr> <td>Lower ridgeline</td> <td>4000</td> <td>19</td> </tr> <tr> <td>Valley</td> <td>4000</td> <td>13</td> </tr> <tr> <td>Total</td> <td></td> <td>103</td> </tr> </tbody> </table> <p>2. <i>Location of allotments, accesses and roads shall must be consistent generally in accordance with the Berketts Farm Structure Plan.</i></p> <p>3. <i>All building platforms must be located so resulting earthworks or buildings will not be visible from Whitemans Valley Road.</i></p> <p>4. <i>All existing Indigenous Vegetation is retained and legally protected.</i></p> <p>5. <i>each allotment is enhanced with the addition of new indigenous on a minimum of 10% of the allotment.</i></p>	Precinct Development Area	Minimum allotment size (m ²)	Maximum number of allotments	Southern hills	7000	36	Ridgeline	4000	16	Northern spur	4000	19	Lower ridgeline	4000	19	Valley	4000	13	Total		103	<p>“All existing vegetation is retained and legally protected” is impracticable. It would mean every single isolated tree or plant would need to be identified and covenanted. The protection of vegetation should be managed in the context of the whole Precinct development.</p> <p>The requirement for 10% new indigenous planting is onerous while also being non-specific, with no relation to context, type of vegetation, location or potential effects. The protection of vegetation should be managed in the context of the whole Precinct development and not allotment by allotment. The comprehensive Precinct development will protect some 200 ha of vegetation.</p> <p>The matters of character and indigenous vegetation should be addressed as matters of discretion in Rule SUB-RUR-R7 as amended above (rather than in this standard), with appropriate direction from Objective SUB-RUR-05 and Policy SUB-RUR-P8, as amended.</p>
Precinct Development Area	Minimum allotment size (m ²)	Maximum number of allotments																							
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Total		103																							

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S121.12	SUB-RUR-R12 – Subdivision Discretionary Activity	Oppose	Amend as follows: Discretionary Activity SUB-RUR-R12 <i>Subdivision which does not comply with the standards specified in:</i> <ol style="list-style-type: none"> 1. SUB-RUR-S1; 2. SUB-RUR-S2; or 3. SUB-RUR-S3. <u>Exemption:</u> <u>This rule does not apply to the Berketts Farm Precinct.</u>	This rule as it stands would inadvertently make subdivision in the Berketts Farm Precinct discretionary. For the avoidance of doubt an exemption should be added.
S121.13	SUB-RUR-R13 – Subdivision within the Ponding Area and Erosion Hazard Area of the Mangaroa Flood Hazard Extent	Oppose	Amend as follows: SUB-RUR-R13 <i>Subdivision within the Ponding Area and Erosion Hazard Area of the Mangaroa Flood Hazard Extent which results in any undeveloped allotments that contain no residential unit or nonresidential building, where one or more of the following occurs;</i> <ol style="list-style-type: none"> 1. The proposed access is below the 1 in 100-year flood level; 	Since the Berketts Farm access goes through the Ponding Area, subdivision of Berketts Farm would always be discretionary, when the intention is that it is restricted discretionary. We suggest adding an exemption to Rule SUB-RUR-R13 and addressing natural hazards as a matter of discretion under Rule SUB-RUR-R7 as amended above.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>2. Proposed access is located within an Overflow Path;</p> <p>3. Proposed allotments do not comply with SUB-RUR-S1.</p> <p><u>Exemption:</u> <u>This rule does not apply to the Berketts Farm Precinct.</u></p>	
S121.14	SUB-RUR-R16 – Subdivision within the Mangaroa Flood Hazard Extent	Oppose	<p>Amend as follows:</p> <p>SUB-RUR-R16</p> <p><i>Subdivision within the Mangaroa Flood Hazard Extent which results in any new undeveloped allotments that contain no residential unit, where one or more of the following occurs:</i></p> <p>1. The proposed building platform is located within an Overflow Path or River Corridor;</p> <p>2. Access to the building platform is within a River Corridor.</p> <p><u>Exemption:</u> <u>This rule does not apply to the Berketts Farm Precinct.</u></p>	<p>Since the Berketts Farm access goes through the River Corridor, subdivision of Berketts Farm would always be non-complying, when the intention is that it is restricted discretionary.</p> <p>We suggest adding an exemption to Rule SUB-RUR-R16 and addressing natural hazards as a matter of discretion under Rule SUB-RUR-R7 as amended above.</p>
S121.15	RLZ-P2 – Rural character and amenity values	Oppose	<p>RLZ-P2</p> <p><i>Use and development in the Rural lifestyle zone will maintain or enhance the District's rural character and amenity values anticipated by the</i></p>	<p>By definition, the Rural Lifestyle Zone will increase the density of development in rural areas so Point 4 is not achievable and does not assist plan users.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p><u>Zone, as influenced by any Precincts or Development Areas, including:</u></p> <ol style="list-style-type: none"> 1. general sense of openness; 2. significant areas of indigenous vegetation 3. natural character, landscapes and features; 4. overall low density of development; and 5. the presence of farming activities. 	<p>The difference between the Rural Lifestyle Zone character (as influenced by precincts and development areas) and other zones should be acknowledged.</p>
S121.16	Appendix 3 – Berketts Farm Precinct Structure Plan	Oppose	<p>Amend as follows:</p> <p>Appendix 3 – Berketts Farm Precinct Structure Plan</p> <p><i>The Berketts Farm Precinct is a rural lifestyle precinct which includes over 200 hectares of protected indigenous vegetation and enables the development of up to 100 103 allotments. The location of transport infrastructure and areas of rural residential activity are identified in the Berketts Farm Precinct Development Areas. All buildings in the precinct will be located and designed to <u>avoid unacceptable adverse effects on landscape character not be visible from Whitomans Valley Road.</u></i></p>	<p>The Appendix states the Berketts Farm yield incorrectly. It is 103 rather than 100.</p> <p>Buildings should be located and designed to avoid unacceptable adverse effects on landscape character. The requirement to not be visible is unnecessarily stringent. The receiving environment is a working rural landscape that includes a range of dwellings and farm buildings.</p>
S121.17	Mapping	Support in part	Amend as shown and explained in the diagram in the full submission.	The Berketts Farm Structure Plan map in Appendix 3 needs some minor amendments to make it consistent with the planning map and the plan provisions.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 122: Maymorn Developments Limited				
S122.1	SUB-RUR-S2 – Minimum requirements for subdivision	Oppose	<p>Amend as follows:</p> <p>SUB-RUR-S2</p> <p>Minimum requirements for subdivision.</p> <p>Exemptions</p> <p>These standards shall do not apply to any allotment for a network utility, reserve or conservation purposes.</p> <p><u>Development Area 3 – Gabites Block Development Area.</u></p>	<p>The table needs to identify that different minimum requirements apply in Development Areas and Precincts.</p> <p>Development Area 3 – Gabites Block Development Area was recently approved by Private Plan Change 55 which became operative on 28 July 2023.</p>
S122.2	TP-S10 –The maximum number of allotments accessed via a right of way or private road	Oppose	<p>Amend as stated. Add exemption.</p> <p><u>Exemption This standard does not apply to DEV3 - Development Area 3 – Gabites Block Development Area.</u></p>	<p>This standard should use the format of other standards, that is, use a right-hand column to state the zones the standard applies to rather than state it in the text.</p> <p>The standard does not make grammatical sense. “The maximum number of allotments ...must ...comply with the widths...”</p> <p>The standard should not apply to Development Area 3 – Gabites Block</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>Development Area, which has its own approved road typologies.</p> <p>Add an exemption</p>
S122.3	SETZ-S2 - Setbacks	Oppose	<p>Amend as follows:</p> <p>SETZ-S2</p> <p>Exemption This standard does not apply to DEV3 - Development Area 3 – Gabites Block Development Area.</p>	<ul style="list-style-type: none"> • DEV3 has specific setbacks. • Add an exemption
S122.4	SETZ-S3 - Building height	Oppose	<p>Amend as follows:</p> <p>SETZ-S3</p> <p>Exemption This standard does not apply to DEV3 - Development Area 3 – Gabites Block Development Area.</p>	<ul style="list-style-type: none"> • DEV3 has specific building heights. • Add an exemption
S122.5	SETZ-S4 - Sunlight Access	Oppose	<p>Amend as follows:</p> <p>SETZ-S4</p> <p>Exemption This standard does not apply to DEV3 - Development Area 3 – Gabites Block Development Area.</p>	<ul style="list-style-type: none"> • DEV3 has specific standards for building height to boundary. • Add an exemption
Submitter 123: Kelly Few-Mackay				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S123.1	SUB-RUR-S7 - Subdivision within the Berketts Farm Precinct	Seek amendment	<p>Further consultation through public meetings/information sessions with the public should be in place for such a significant change to provide information in layman's terms rather than incorporating in a 400+ page proposal such as this.</p> <p>Areas that I believe need addressing as part of this proposal are roading, schooling, power, and other utilities etc.</p>	<p>The submitter does not support the proposed lot sizes and number of lots of this subdivision as this is a significant development which will have major impacts on the existing population and will add major increases to the road traffic on Blue Mountains Hill as well as Wallaceville Hill. There is no mention of any roading upgrades as part of the proposal.</p> <p>The decrease in lot size is a significant reduction in size compared to the land around the Whitemans Vally Road area which has very similar topographical nature.</p> <p>There are some provisions in the proposal to maintain native bush and impose set percentage of native bush introduction, there will be significant effects on the water runoff in an area which has periodic issues with road flooding.</p>
Submitter 124: Allan Kelly				
S124.1	General /Entire plan change	Seek amendment	To accept and implement the changes proposed.	No reasons provided.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S124.2	Building NPS	Seek amendment	Given the functionality of caravans, they should also be excluded from this definition.	No reasons provided.
S124.3	Conference facilities	Seek amendment	Suggest the insertion of “commercial” in appropriate places.	The current definition could include a private family meeting. The defining element is the commercial nature of these activities.
S124.4	Minor structures	Seek amendment	This must be revised and consulted upon again.	The current text is thoroughly confusing and unclear.
S124.5	TP-S9 – Traffic generation	Oppose	Object as it stands. There must be specific exclusions to the vehicle movement limitations stated in this section.	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.
S124.6	Pages 33 to 42	Seek amendment	Diagram titles are orphaned – need to change format.	No reasons provided.
S124.7	SUB-RUR-P5 – Infrastructure capacity	Seek amendment	Typo, “stormwaterand” and The last section “provides sufficient water supply for firefighting purposes” – should be deleted (see the relevant point below, Number 10)	No reasons provided.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S124.8	GRUZ – General Rural Zone, Background	Oppose	Object as it stands. Reinstate former definition.	Because the suggested definition immediately focusses 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.
S124.9	GRUZ-P9 – Staglands Tourism Precinct	Seek amendment	Wording needs to be changed from “Recognise local economic benefits....” to “Recognise <u>regional</u> economic benefits...”.	Staglands is of – at least – regional economic benefit.
S124.10	GRUZ-S2 – Setbacks	Oppose	Therefore, the definition needs to be: “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 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.	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. It is presumed that the intent is to have adequate clear space around buildings for the purpose of wildfire protection.
S124.11	GRUZ-S14 – Water supply and fire fighting sprinkler system for residential units	Oppose	Object outright to the compulsion for sprinklers and associated firefighting water supplies.	In particular the water storage requirement and/or a sprinkler system. Their 25000-litre tank, installed about 15-20 years ago, has never been less than 90% full. There is no justification whatsoever to be forced to

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				install additional water storage. It's almost akin to forcing us to take out house and/or fire insurance.
S124.12	GRUZ-S15 –standards apply to activities within the Staglands Precinct	Oppose	Item 2 is impossible to meet and therefore must be deleted.	For Staglands to operate, they must bring external resources to site.
S124.13	GRUZ-R18 – Expansion of Staglands Precinct	Oppose	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.	<p>This section will tend to constrain the value generation of Staglands by means of the traffic management demands.</p> <p>In general, the continued organic growth of Staglands should be enabled not constrained as the magnitude of economic benefits will increase and any improvements to roading will also improve a “east-west” strategic route (Upper Hutt to Waikanae).</p>
Submitter 125: Lisa Nelson & Brent Alexander				
S125.1	Rezoning of properties	Oppose	<p>Opposes the proposed partial zoning of the site as General Rural Zone and seeks the zoning of the entire site as Rural Lifestyle Zone.</p> <p>OR</p>	The submitter states that the requested zoning would provide for limited additional development at a rural lifestyle density that aligns with surrounding development patterns and land use activities.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>Should Council not agree with the requested zoning of the entire site as Rural Lifestyle we seek the following zoning change instead:</p> <ul style="list-style-type: none"> • Zoning of the southern portion of the site (located to the south of the private road) as Rural Lifestyle Zone. • Retain the proposed General Rural Zone for the northern portion of the site (located to the north of the private road). 	<p>Based on the minimum requirements for subdivision, the topography of the site and the overlays that apply further restrictions to the site the requested Rural Lifestyle zoning of the entire would be expected to allow for a maximum of 20 to 25 additional lots.</p> <p>---</p> <p>The southern portion of the site that is requested to be zoned as Rural Lifestyle Zone has an area of approximately 10.5ha. The northern portion of the site has an area of approximately 18.8ha.</p> <p>The rezoning of the southern portion of the site to Rural Lifestyle Zone would provide for limited additional development at a rural lifestyle density that aligns with surrounding development patterns and land use activities. Under this option the northern portion of the site would continue to provide a green backdrop and buffer along the ridgeline that provides no further development potential.</p> <p>This option would allow for the development of around 10.5ha of land in accordance with the proposed provisions of</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>the Rural Lifestyle Zone and the relevant existing overlays. Based on the minimum requirements for subdivision and the overlays that apply to the site the partial rezoning would be expected to allow for a maximum of 8 to 9 additional lots.</p> <p>See full submission for further details.</p>
Submitter 126: Sally Howe-Stirton				
S126.1	General/Entire plan change	Seek amendment	I would like some clarification on statements within the Proposed Plan.	<p>The submitter requests clarification surrounding Berketts Farm Precinct, the Settlement Zone, light commercial activities, the potential impact of noise and pollution, impacts to the water table and the environment from additional housing discharges, impact of additional vehicles due to the proposed subdivision, fireworks, and the speed limit for trucks.</p> <p>See full submission for further details.</p>
Submitter 127: Jeff and Noeline Berkett				
S127.1	Berketts Farm Precinct	Support	Support the Berketts Farm Precinct in PC50.	<p>The submitters have farmed in Whitemans Valley for almost 50 years and are proud of their involvement in the Valley over many years. The property at 528 Whitemans</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>Valley was purchased in 2000 and was developed as a farm over the next 4 years. They love the land and have let many others enjoy it, through horse riding, walking, and hunting.</p> <p>They are pleased that PC50 protects the bush, as there is a lot of regenerating natives, Rimu, Rata, Miro, and other native species.</p> <p>As no sites will be visible from Whitemans Valley Road, the rural views won't be changed. PC50 will take traffic effects into consideration, Council can grant or refuse any subdivision consent application so have absolute control re traffic effects.</p> <p>The farm is not a 'standalone' viable farm, it has been subsidised by their contracting business, other lease blocks and a steadily increasing overdraft.</p> <p>With the increasing pressure from Government groups and outside influences, farming close to any urban area is getting increasingly difficult and very costly.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>They would venture to say that all lifestyle blocks in Whitemans Valley/Mangaroa Valley, were once high producing farms, mainly dairy, and have been subdivided so that people can enjoy a rural lifestyle, the same ones that are now 'throwing stones.'</p> <p>See further submission for further details.</p>
Submitter 128: Bob Curry				
S128.1	Rezoning of properties	Seek amendment	That the 'Rural Lifestyle Zone' corridor assigned to the Mangaroa Hill Road/Flux Road area in the Original PC50 Proposal 2021, and reclassified 'Rural Productive Zone' in the Rural Review Proposed Zoning 2023, be reviewed and re-designated 'Rural Lifestyle Zone, as it correctly was in the Original 2021 Proposal.	<p>The submitter states there are apparent inconsistencies with the PC50 Rural Review Proposed Zoning 2023 as it applies to the Mangaroa Hill Road/Flux Road corridor.</p> <p>The reclassification of the Mangaroa Hill Road/Flux Road corridor from 'Rural Lifestyle Zone' in the Original PC50 Proposal 2021, to 'Rural Productive Zone' in the PC50 Rural Review Proposed Zoning 2023, is not consistent with predominant existing use.</p> <p>The productivity of the corridor has already been heavily compromised with the presence of numerous buildings and impervious areas, leaving the remaining</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>areas fragmented, and without any substantial geographical cohesiveness.</p> <p>The reclassification of the corridor to 'Rural Productive Zone' is not supported due to the already heavily fragmented nature of the remaining productive land within it, and its inability to produce a viable economic return.</p> <p>See full submission for further details.</p>
Submitter 129: Lewis Few-Mackay				
S129.1	Berketts Farm Precinct.	Seek amendment	Would like to see the Council fully address this specific proposal with the public and provide further information in layman's terms as to how they see this impacting the existing residents of Whitemans Valley, the surrounding infrastructure such as roading, power, schooling etc.,.	<p>The submitter states that this proposal for a significant development will have major impacts on the existing population of Whitemans Valley. The addition of approx. 100 new dwellings will add significant road traffic to Blue Mountains Hill and Wallaceville Hill, there is no mention of any additional road infrastructure to account for this increase in traffic to what is already a precarious road.</p> <p>Due to the location of Whitemans Valley it would be realistic to expect that there would be at least an additional 200 vehicles.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>The decrease in lot size from General Rural to Rural Lifestyle is a significant jump in size for land with similar topographically nature as the land surrounding Whitemans Valley Road.</p> <p>Whilst there are some provisions in the proposal to maintain native bush there will still be significant effects on water runoff in an area which has periodic issues with road flooding etc.</p>
Submitter 130: Philip Alfred Eales & Teresa Eales				
S130.1	Rezoning of properties	Seek amendment	<p>The submitter would like Settlement Zone to be considered for their property. They consider it appropriate to rezone their entire block of land to enable rural-residential scale development.</p> <p>Supports rezoning requested by Maymorn Collective's submission (#96).</p> <p>Rezone 264G Parkes Line Road from Rural Production Zone to Settlement Zone.</p>	<p>The submitters agree with the Maymorn Collective submission in all aspects and wish for it to be considered as part of our own individual submission.</p> <p>Class 3 soil should not be included as Highly Productive Land. National Party's pre-election platform which included the removal of Land Use Capability 3 from the definition of highly productive land. They don't consider class 3 soil to be considered highly productive because their property is fragmented and variable. Land that is not</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>productive land being used for residential use.</p> <p>Having rural production amongst the immediate area is fragmenting the area which has clearly been targeted as residential with a rural lifestyle flair.</p> <p>It is unclear why the other side of Parkes Line Road is different to their side, in respect to subdividing into smaller lots at present.</p> <p>People like living in this area away from the built-up areas in town. This gives an opportunity to have a larger more open property close to all major amenities. This aligns with what is happening in the immediate area around the Maymorn Railway Station.</p> <p>Their property is close to the Maymorn Railway station, and it gives good access north and south.</p> <p>Their land is primarily used for residential purposes, fragmented, and similar in character to that across the road. They feel the Settlement Zone would be more</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>appropriate considering its proximity to the Railway Station, Upper Hutt and SH2.</p> <p>See full submission for further details.</p>
Submitter 131: Christine Robinson				
S131.1	Berketts Farm Precinct	Oppose	Strongly urge the Council to reconsider PC50 proposal and not to go ahead with the Plan Change.	<p>The submitter states that although they do not live in Whitemans Valley they are a regular visitor and are concerned that the roads are becoming a death trap and that the proposed new housing will exacerbate the situation of the road. They are concerned that more cars on the road affect the safety of their grandsons.</p> <p>They consider that the ability to live rural yet close to amenities of Upper Hutt is a privilege and that Council is shattering current residents' dreams with the proposed housing development. Where will it end? Is this just the start of filling up Whitemans Valley with huge housing developments?</p> <p>See full submissions for further details.</p>
Submitter 132: Paul Robert Roulston				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S132.1	SUB-RUR-05 - Berketts Farm Precinct	Seek amendment	<p>The submitter opposes the Berketts Farm Precinct.</p> <p>Careful deliberation is imperative. Increased community consultation is necessary, accompanied by a substantial reduction in the number of proposed houses. A detailed map indicating their specific locations should be provided to minimize disruption to the valley and its community. Thoughtful consideration is essential to determine whether this is indeed an appropriate location for such a large-scale housing development.</p>	<p>The submitter states that given the considerations mentioned, the proposed Berketts Farm Precinct appears to fall short of meeting both zoning requirements and conservation-oriented principles. It introduces an additional burden on the roads, increased load on electrical infrastructure, data capacity and is poised to significantly impact numerous families within the valley.</p> <p>See full submission for further details.</p>
Submitter 133: Alison Fiona Roulston				
S133.1	Berketts Farm Precinct	Seek amendment	<p>It's crucial to carefully weigh the options because this precinct doesn't align with the rural community lifestyle.</p> <p>There needs to be more community involvement, with a substantial reduction in the number of proposed houses.</p> <p>Providing a detailed map showing where these houses will be located is essential to minimize disruption to the valley and its community.</p>	<p>The submitter states that Whitemans Valley is a rural area primarily used for farming and livestock, it is enjoyed by people that like peace and quiet and the proposed Berketts Farm Precinct poses a substantial threat to the cherished aspects of our rural living.</p> <p>They raise concerns regarding minimal consultation, contradictions with transport provisions within the Plan, number of</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			It's vital to thoughtfully consider whether this is the right place for such a large-scale housing development.	houses proposed, impacts to the roading system, impacts to rural amenity and character, lack of adequate infrastructure including power, potential precedents for future rezoning of the rural area and higher densities and the potential environmental impacts including contradictions between this proposal and the proposed SNAs. See full submission for further details.
S133.2	RPROZ-S12 – Water supply and fire fighting sprinkler system for residential units	Oppose	No decision stated.	It is unclear what this means, is it only for new houses or is it meant to be retrofitted into the current houses? The information in the document is not clear about who is impacted and what does it mean.
Submitter 134: Tony Steffensen				
S134.1	General/Entire plan change	Oppose	To decline the proposal.	The submitters objections relate to the increased strain on a roading system, the current state of roads, significant natural area, distance of the development from employment and basic services, and the consultation process. See full submission for further details.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 135: Jennifer Diane Sparrow				
S135.1	Berketts Farm Precinct	Oppose	This development will affect so many people and property and for all the reasons provided, this proposed subdivision should be withdrawn.	<p>The submitters concerns are regarding the lack of consultation, differences between the proposal and previous versions of PC50, lack of detail regarding Berketts Farm, increase in traffic from the development, that it is essentially an urban development in a rural environment, potential of soil erosion, run off, loss of native bush and native habitats, and risks to streams and rivers and birdlife. They are further concerned about the possible increase in crime and police and emergency services response time.</p> <p>See full submission for further details.</p>
Submitter 136: Donna Hodges				
S136.1	Berketts Farm Precinct	Oppose	The Berketts Farm development proposal must be withdrawn, and the Council provide the required Community consultation for this type of development.	<p>The submitter states that:</p> <ul style="list-style-type: none"> - Council has failed to consult on the development. - There is lack of detail. - There is no calculation regarding the amount of water runoff from

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>this development, potentially leading to flooding.</p> <ul style="list-style-type: none"> - There is no mention on where the potential building sites on the lots can be and any covenants on these. - They question the assertion that these buildings will not be seen from Whitemans Valley Road. - Prior to this development, Council was hot under the collar about SNAs, now it appears that they are willingly for destruction of native bush. - They question why can this development have very little square meterage sections, when the rest of the southern end of Whitemans Valley Road has a minimum of 10-acre blocks? Same rules should be applicable to all. <p>They moved rural to get away from the rat race of the city and for a more relaxing, quiet life not for residential city life living.</p> <p>See full submission for further details.</p>
Submitter 137: Elizabeth Clout				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S137.1	General/Entire plan change	Seek amendment	Council to take on board the criticism regarding lack of consultation on 'Proposed Provisions PC50'.	<p>The changes from the draft PC50 presented in 2021 to the Proposed Provisions presented in October 2023 are monumental. UHCC needs to take on board the negative response to many of the proposed provisions and understand that had consultation been approached like it was in 2021 the responses would likely be very different. Feedback to council is that the consultation on the Proposed Provisions PC50 (Oct 2023) is unacceptably poor. The way the Proposed Provisions (Oct 2023) has been presented in written form uses a 'track changes' format and is almost impossible for the average person to read and interpret.</p> <p>Understand that there is a requirement for the 'track changes' to be visible while the document is not yet confirmed however UHCC should have provided a version where 'track changes' could be removed for easier comprehension. The public feeling regarding this documentation style is very negative.</p>
S137.2	Consultation	Seek amendment	Council to present 'Proposed Provisions PC50' in non-track changes format for further review.	
S137.3	Consultation	Seek amendment	Council to prepare documents/factsheets explaining the reasoning behind the changes between Draft PC50 (2021) and Proposed Provisions PC50 (2023).	

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S137.4	Rezoning of properties	Seek amendment	Amend zoning of area around 51 Mangaroa Valley Road (first 800m of Mangaroa Valley Road) to at least Rural Lifestyle Zone or reinstate Mangaroa Rural Settlement/Precinct.	<p>Our property has been significantly affected by the changes made between the Draft PC50 (2021) and Proposed Provisions (Oct 2023). In the Draft PC50 (2021) our property was scheduled to move from “Rural Valley Floor” to “Settlement Zone / Rural Precinct”. In the Proposed Provisions PC50 (Oct 2023) our property is now to be zoned to “Rural Production Zone”.</p> <p>Rural Lifestyle Zone is described in the S32 Evaluation Report as “close to key transport routes and has easier topography”. Our area of the first 800m of Mangaroa Valley Road has very “easy topography” being generally flat with a wide two lane road, easy access to Upper Hutt City via Wallaceville Hill Road and Mangaroa Hill Road and offers good visibility along a straight road.</p> <p>In conclusion, I believe the Rural Production Zone is entirely inappropriate for the rural area where I live.</p>
S137.5	Highly productive land	Seek amendment	Delay implementation of Rural Production Zone until National Policy Statement for Highly Productive Land is reviewed.	The submitter states that they appreciate the implementation of the National Policy Standard for Highly Productive Land (NPS

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>HPL) in September 2022 has had a significant effect upon the changes to PC50 presented in the Proposed Provisions PC50 (Oct 2023). However, they provide a number of reasons that the NPS-HPL should not apply to the area. They encourage Upper Hutt to undertake more soil testing to verify whether protection of these soils is required under the NPS HPL.</p> <p>They consider that due to pre-election policies by the National Government the implementation of the NPS HPL in its current form in PC50 is premature and that UHCC should consider delaying implementation of the zoning accordingly. If implementation of PC50 will not be deferred, we implore UHCC to commit to a review of the zoning when the reviewed NPS-HPL is implemented.</p> <p>See full submission for further details.</p>
S137.6	Rural Lifestyle Zone	Seek amendment	Request the Council to review the Draft PC50 Settlement/Rural Precinct zoning for the wider Mangaroa Valley area with a vision to understand the current land parcels, rural amenity, access and location with easy access to transport routes and	The submitter notes that the Mangaroa Valley Road area directly relates to the description of the Rural Lifestyle Zone in PC50 (Oct 2023) particularly in regard to its proximity and accessibility to central Upper Hutt and attractiveness of the semi-

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			Upper Hutt City. Council to acknowledge that this land is not compliant with Rural Production zoning.	<p>rural lifestyle. They state that the rural residents in our area are surprised to see the creation of Berketts Farm Precinct in the Proposed Provisions PC50 (Oct 2023) and the removal of the Settlement/Rural Precinct Zone in Mangaroa.</p> <p>They endorse the opportunity for the land to be zoned to at least RLZ level.</p> <p>See full submission for further details.</p>
S137.7	Settlement Zone	Seek amendment	UHCC to review reinstating the draft PC50 Settlement/Rural Precinct for Mangaroa Valley Road when the NPS HPL LUC 3 restrictions are reviewed by the incoming government	The submitter notes that the incoming National led government has indicated there will be a review of National Policy Statement for Highly Productive Land to remove development opportunities from LUC 3 soil land. This government level review will open up once again the opportunities to welcome settlement/precinct developments in our rural areas.
Submitter 138: James Keenan				
S138.1	General/Entire plan change	Seek amendment	UHCC to take on board the criticism regarding lack of consultation regarding “Proposed Provisions PC50”.	The changes from the draft PC50 presented in 2021 to the Proposed Provisions presented in October 2023 are

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S138.2	Consultation	Seek amendment	UHCC to present “Proposed Provisions PC50” in non-track changes format for further review.	monumental. UHCC needs to take on board the negative response to many of the proposed provisions and understand that had consultation been approached like it was in 2021 the responses would likely be very different.
S138.3	Consultation	Seek amendment	UHCC to prepare documents/factsheets explaining the reasoning behind the changes between Draft PC50 (2021) and Proposed Provisions PC50 (2023).	<p>Feedback to council is that the consultation on the Proposed Provisions PC50 (Oct 2023) is unacceptably poor. The way the Proposed Provisions (Oct 2023) has been presented in written form uses a ‘track changes’ format and is almost impossible for the average person to read and interpret.</p> <p>Understand that there is a requirement for the ‘track changes’ to be visible while the document is not yet confirmed however UHCC should have provided a version where ‘track changes’ could be removed for easier comprehension. The public feeling regarding this documentation style is very negative.</p>
S138.4	Rezoning of properties	Seek amendment	Amend zoning of area (first 800m of Mangaroa Valley Road) around 51 Mangaroa Valley Road to at least Rural Lifestyle Zone or reinstate Mangaroa Rural Settlement/Precinct.	Our property has been significantly affected by the changes made between the Draft PC50 (2021) and Proposed Provisions (Oct 2023). In the Draft PC50 (2021) our

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>property was scheduled to move from “Rural Valley Floor” to “Settlement Zone / Rural Precinct”. In the Proposed Provisions PC50 (Oct 2023) our property is now to be zoned to “Rural Production Zone”.</p> <p>Rural Lifestyle Zone is described in the S32 Evaluation Report as “close to key transport routes and has easier topography”. Our area of the first 800m of Mangaroa Valley Road has very “easy topography” being generally flat with a wide two lane road, easy access to Upper Hutt City via Wallaceville Hill Road and Mangaroa Hill Road and offers good visibility along a straight road.</p> <p>In conclusion, I believe the Rural Production Zone is entirely inappropriate for the rural area where I live.</p>
S138.5	Highly productive land	Seek amendment	Delay implementation of RPROZ zone until National Policy Statement for Highly Productive Land is reviewed.	The submitter states that they appreciate the implementation of the National Policy Standard for Highly Productive Land (NPS HPL) in September 2022 has had a significant effect upon the changes to PC50 presented in the Proposed Provisions PC50 (Oct 2023). However, they provide a number of reasons that the NPS-HPL

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>should not apply to the area. They encourage Upper Hutt to undertake more soil testing to verify whether protection of these soils is required under the NPS HPL.</p> <p>They consider that due to pre-election policies by the National Government the implementation of the NPS HPL in its current form in PC50 is premature and that UHCC should consider delaying implementation of the zoning accordingly. If implementation of PC50 will not be deferred, we implore UHCC to commit to a review of the zoning when the reviewed NPS-HPL is implemented.</p> <p>See full submission for further details.</p>
S138.6	Rural Lifestyle Zone	Seek amendment	Request the council to review the Draft PC50 Settlement/Rural Precinct zoning for the Mangaroa Valley area with a vision to understand the current land parcels, rural amenity, access and location with easy access to transport routes and Upper Hutt City. Council to acknowledge that this land is not compliant with Rural Production zoning.	The submitter notes that the Mangaroa Valley Road area directly relates to the description of the Rural Lifestyle Zone in PC50 (Oct 2023) particularly in regard to its proximity and accessibility to central Upper Hutt and attractiveness of the semi-rural lifestyle. They state that the rural residents in our area are surprised to see the creation of Berketts Farm Precinct in the Proposed Provisions PC50 (Oct 2023)

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>and the removal of the Settlement/Rural Precinct Zone in Mangaroa.</p> <p>They endorse the opportunity for the land to be zoned to at least Rural Lifestyle Zone level.</p> <p>See full submission for further details.</p>
S138.7	Settlement Zone	Seek amendment	UHCC to review reinstating the draft PC50 Settlement/Rural Precinct for Mangaroa Valley Road when the NPS HPL LUC 3 restrictions are reviewed by the incoming government.	The submitter notes that the incoming National led government has indicated there will be a review of National Policy Statement for Highly Productive Land to remove development opportunities from LUC 3 soil land. This government level review will open up once again the opportunities to welcome settlement/precinct developments in our rural areas.
Submitter 139: Chris & Jen Priest				
S139.1	General/Entire plan change	Seek amendment	Would like Council to start this review again and engage properly with the community.	<p>The submitter states that there has been no consultation in relation to these proposed changes.</p> <p>There are a number of inconsistencies across the main document, supporting</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>document and associated maps which has left people confused.</p> <p>There has not been enough consideration given around the impacts of the new Berketts Precinct in terms of infrastructure/environment.</p>
Submitter 140: Helen Wood				
S140.1	General/Entire plan change	Oppose	To abort the PC50 proposal.	<p>The submitter states that they are residents of Akatarawa and concerned about the effects of PC50.</p> <p>The rules and regulations that PC50 wishes to impose is in direct contrast to the freedom that has been sought by mature individuals with a desire to preserve and improve the Akatarawa Valley. To maintain its' natural splendour, and to raise children in an unspoilt environment, without causing any harm and to maintain a place for future generations, wildlife, bird life etc.</p> <p>See full submission for further details.</p>
Submitter 141: Dianne Trevors				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S141.1	General/Entire plan change	Support	Grant in favour.	The submitter states that large rural blocks are uneconomic and often planted in introduced pinus radiata. Subdivision assists the housing shortage, provides a better lifestyle choice for families, increases native plant and animal populations. New houses in subdivisions have a garden and most will plant some if not a lot of natives, encouraging animal and bird life.
Submitter 142: Rachael Methorst				
S142.1	Berketts Farm Precinct	Seek amendment	A proposal of this nature must be completed by an independent provider that provides the required community consultation on a large change that has impact on both the residents of Whiteman's Valley and the infrastructure. The current proposal appears to only meet the outcomes desired by the developer and Council.	<p>The submitter states that the proposed plan has had no consultation or involvement from the community that this will severely impact.</p> <p>The plan has multiple areas of concern that would impact the community, including effects on the Whiteman's Valley Road stream, flooding properties, causing loss of livestock, land erosion, suitability of roading/infrastructure for the increased</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>demand from the development, community and road safety.</p> <p>There has been no request from the Whitemans Valley residents to change the zoning or any benefit to the do so. This plan appears to have bypassed consultation and requirement to change the zoning to support a development turning a rural area to an urban Settlement.</p> <p>See full submission for further details.</p>
Submitter 143: Richard Methorst				
S143.1	Berketts Farm Precinct	Seek amendment	That the Berketts Farm Precinct proposal be withdrawn and put through proper community consultation.	<p>The submitter states that the proposed plan is very vague and conflicting. They state that there has been no community consultation which is showing to have a predetermined successful outcome by Council.</p> <p>There are no clear impact controls in place such as impact to roading, stormwater or public safety and the economic benefits only benefit the developer and Council rather than any benefits to residents.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 144: Harold Cuffe				
S144.1	TP-S9 – Traffic generation	Seek amendment	Exclude Staglands from TP-S9	Staglands should be excluded from TP-S9. As a community, we rely upon Staglands as a hub of economic activity, identity, civil protection in the case of disaster. My overarching comment is that not enough is done to support Staglands and its continued flourishing.
S144.2	SUB-RUR-S2 – Subdivision around any existing lawfully established residential unit	Oppose	Investigate the internal tension between policies meant to stifle rural development and the move to allow subdivisions of 1ha.	I'm quite surprised, given the emphasis on reducing subdivision in rural areas that the minimum net site area is 1ha in General Rural. This seems to pose the greatest risk of intensification where a large block could subdivide off many small 1ha blocks, while keeping the average size at 20ha. This must be intentional because the implication is so obvious, but also seems at odds with all the other antidevelopment policies being implemented.
S144.3	General Rural Zone	Seek amendment	Recognise all the functions of rural areas in the background description, not just primary industry (GRUZ – General Rural Zone Background).	The new background description of General Rural neglects anything but primary industry. This is a mixed-use area with residential activity, recreation and tourism, among the many other activities that take place.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S144.4	GRUZ-P9 – Staglands Tourism Precinct	Seek amendment	Amend to reflect regional benefit of Staglands	Staglands has more than just local benefit. It has, at a minimum, regional benefit.
S144.5	GRUZ-S2 – Setbacks	Seek amendment	Change GRUZ-S2 to wording that does not allow for the possible prohibition of all building in forested areas.	Requiring new residential to be more than 10m from an existing forest is an effective way to stop any new building on properties that are exclusively or almost exclusively forested. Explicit recognition needs to be given to the notion that if a 10m distance is required, this can be created by clearing foliage as part of the building's consent process.
S144.6	GRUZ-S14 – Water supply and fire fighting sprinkler system for residential units	Oppose	Completely remove GRUZ-S14.	The costs associated with abiding by this is beyond most residents capacity to afford (both the size of the reservoir of water, and the in-home sprinkler). This seems like very callous policy making.
S144.7	GRUZ-S15 –Standards within the Staglands Precinct:	Seek amendment	Amend to remove (2)	For Staglands to operate, they must bring external resources to site.
S144.8	GRUZ-R18 – Expansion of Staglands Precinct	Oppose	No decision stated.	In general, Staglands' growth should be encouraged because: <ul style="list-style-type: none"> - it is a major attraction, and for many people in the entire region, not just valley residents. This is a

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>place that holds special significance as a place they visited as children, and now are sharing with their own children. It's part of our identify.</p> <ul style="list-style-type: none"> - it is a major place of employment for local youth. <p>Any improvements to the road will strengthen the strategic link between Upper Hutt and Waikanae (which can be a source of revenue and is important in the event of a roading failure along SH1 during a disaster).</p>
Submitter 145: Raydeen Cuffe				
S145.1	TP-S9 – Traffic generation	Seek amendment	Exclude Staglands from TP-S9	<p>Staglands should be excluded from TP-S9. As a community, we rely upon Staglands as a hub of economic activity, identity, civil protection in the case of disaster. My overarching comment is that not enough is done to support Staglands and its continued flourishing.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S145.2	SUB-RUR-S2 – Minimum requirements for subdivision	Oppose	Investigate the internal tension between policies meant to stifle rural development and the move to allow subdivisions of 1ha.	Surprised, given the emphasis on reducing subdivision in rural areas that the minimum net site area is 1ha in General Rural. This seems to pose the greatest risk of intensification where a large block could subdivide off many small 1ha blocks, while keeping the average size at 20ha. This must be intentional, but also seems at odds with all the other antidevelopment policies being implemented.
S145.3	General Rural Zone	Seek amendment	Recognise all the functions of rural areas in the background description, not just primary industry (GRUZ – General Rural Zone Background).	The new background description of General Rural neglects anything but primary industry. This is a mixed-use area with residential activity, recreation and tourism, among the many other activities that take place.
S145.4	GRUZ-P9 – Staglands Tourism Precinct	Seek amendment	Amend to reflect regional benefit of Staglands	Staglands has more than just local benefit. It has, at a minimum, regional benefit.
S145.5	GRUZ-S2 – Setbacks	Seek amendment	Change GRUZ-S2 to wording that does not allow for the possible prohibition of all building in forested areas.	Requiring new residential to be more than 10m from an existing forest is an effective way to stop any new building on properties that are exclusively or almost exclusively forested. Explicit recognition needs to be given to the notion that if a 10m distance is

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				required, this can be created by clearing foliage as part of the building's consent process.
S145.6	GRUZ-S14 – Water supply and fire fighting sprinkler system for residential units	Oppose	Completely remove GRUZ-S14.	The costs associated with abiding by this is beyond most residents capacity to afford (both the size of the reservoir of water, and the in-home sprinkler).
S145.7	GRUZ-S15 –standards applying to activities within the Staglands Precinct:	Seek amendment	Amend to remove (2)	For Staglands to operate, they must bring external resources to site.
S145.8	GRUZ-R18 – The construction or expansion of any building in the Staglands Precinct	Oppose	No decision stated.	<p>In general, Staglands' growth should be encouraged because:</p> <ul style="list-style-type: none"> - it is a major attraction, and for many people in the entire region, not just valley residents. This is a place that holds special significance as a place they visited as children, and now are sharing with their own children. It's part of our identify. - it is a major place of employment for local youth.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				Any improvements to the road will strengthen the strategic link between Upper Hutt and Waikanae (which can be a source of revenue and is important in the event of a roading failure along SH1 during a disaster).
Submitter 146: Andy Bowley				
S146.1	Berketts Farm Precinct	Oppose	That Berketts Farm Precinct proposal be removed from PC50 and resubmitted as a private plan change.	<p>The submitter states that the lack of appropriate community engagement/consultation in relation to this development is deeply concerning and strongly suggests predetermination/goal seeking by Council.</p> <p>Intensification of Whiteman's Valley or any other rural area in the region should be considered extremely carefully and be consistent with the broader objectives of a well thought through rural plan protecting the rights of all rural landowners.</p> <p>Concerned that the proposed rule changes support the Berketts Farm Precinct, the absence of which, a resource consent application would very likely be unsuccessful.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S146.2	General/Entire plan change	Oppose	That PC50 Rural Review be withdrawn in its current state with appropriate community engagement/consultation undertaken prior to redrafting the proposed plan change.	No reasons provided.
Submitter 147: Peter James Durkin				
S147.1	Berketts Farm Precinct	Oppose	This development should not go ahead.	<p>The submitter has various concerns regarding the Precinct including unsuitability of the development under current District Plan rules, differences between current PC50 and the previous version, risk of run-off and soil erosion, removal of native bush, damage to flora and fauna, effects on roading system, and lack of detail and information about the development.</p> <p>See full submission for further details.</p>
Submitter 148: Cheye Moran				
S148.1	Berketts Farm Precinct	Oppose	Put an end to all the proposals and start again because of the complete lack of consultation within the community.	The submitter states that Council has failed to consult locals and people that reside in the Valley who have invested in living here and there was no option to have an opinion

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				on the proposed new development in Whitemans Valley.
S148.2	Berketts Farm Precinct	Seek amendment	<p>End the number of houses being allowed in the Berketts Farm Precinct.</p> <p>OR heavily reduce the number of dwellings allowed on this proposed subdivision and do some proper investigation into the condition, layout, and the true safeness of the main roads within the valley including the one-way bridge systems.</p>	<p>Traffic on roads will dramatically increase once the proposed new housing is allowed. The roading is not built to handle extra traffic as it can hardly handle it now with dangerous blind corners just before one lane bridges and single lanes around sharp bends.</p> <p>See full submission for further details.</p>
Submitter 149: Matthew Rothwell				
S149.1	Berketts Farm Precinct	Oppose	Provisions should be added that stipulate that multi-lot developments must fund road upgrades before construction can commence, thereby improving road quality and safety.	<p>The submitter states that there are numerous issues with PC50 in its current form, with not enough consultation done with residents affected by this proposal. The submitter has concerns around increased traffic generation and the inadequacy of rural roads.</p> <p>See full submission for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S149.2	Firefighting requirements (GRUZ-R18)	Oppose	There is little benefit to this provision, and it should be removed. A more cost-effective solution to fire-fighting water supply would be replacing this provision with one that requires all new residential units to feature a fire service connection on their water tanks, allowing quick connections on site for the fire service if required.	<p>This is poorly thought out and will introduce additional expenses to residents who wish to build secondary dwellings on their land.</p> <p>It would introduce serious problems for fast-tracked building consents through MBIE, where standardised plans approved by MBIE likely would not feature sprinklers.</p> <p>See full submission for further details.</p>
S149.3	Secondary dwellings	Support	Support the new provisions for larger secondary dwellings in rural zones up to 100m2.	No reasons provided.
Submitter 150: Elizabeth Teresa Duffy				
S150.1	General/Entire plan change	Oppose	This to be remedied through clear and transparent consultation with stakeholders, particularly those residing in the valley and therefore most impacted by planned changes.	This submitter states that the local community have not been adequately informed or consulted on the proposed changes in PC50. It was recently brought their attention by a community member and are shocked that they have not been consulted and on major changes near their property.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S150.2	Berketts Farm Precinct	Oppose	To be remedied through the abandonment of, or significant reduction of this development plan, particularly in sections above the Mangaroa River. .	<p>The process should allow for the community, particularly property owners along the river, to be clearly and openly consulted and informed about the development and planned mitigation of potential impacts resulting from the development.</p> <p>Submitter is also concerned about increased risks from Natural Hazards, particularly the location and intensity of the proposed Berketts Farm Precinct Structure Plan.</p> <p>See full submission for further details.</p>
S150.3	Subdivision	Seek amendment	Ideally planned intensification of rural Upper Hutt should be significantly reduced. Roads need to be upgraded and widened to safely accommodate two lane traffic and recreational users prior to development, not somewhere down the line. It may also be necessary to have peak hour public transport serving the area.	<p>Intensification will cause a significant increase in traffic through the valley, which will impact residents with increased noise, traffic congestion, accident risk and rural vehicle use with large trucks using Blue Mountains Hill.</p> <p>It will also impact recreational users of the road. Particularly cyclists, pedestrians, and horse riders. The road is popular with the community for these activities.</p> <p>See full submission for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S150.4	General/Entire plan change	Seek amendment	Council could plan for the optimal use of land in closer proximity to services and urban centres instead of planning for urban sprawl into rural areas.	<p>Whitemans Valley is a rural area with residents moving here with the intention of living rurally. Proposed intensification plans undermine the rural nature of the community.</p> <p>It will negatively impact the environment and rural landscape.</p> <p>Recent national guidelines on urban intensification provides huge potential for urban and suburban residential development. Encroachment of urban areas into rural areas is not necessary.</p> <p>See full submission for further details.</p>
Submitter 151: Ferry Hill Trust				
S151.1	GRUZ-01 – Purpose of the General Rural Zone	Support	Request that rural living remain explicitly stated as part of the purpose of the General Rural Zone.	The submitter supports the inclusion of ‘rural living’ within the purpose of the General Rural Zone.
S151.2	GRUZ- General Rural Zone, Background	Seek amendment	The Background section in the GRUZ chapter should be modified to explicitly state that this zone applies to areas of land with low quality soils that are less suitable for intensive primary production	The background refers to the National Planning Standards definition of this zone stating that it is to be used for primary production, activitiesbut it should also highlight that only 13.7% of the Upper Hutt District is classified as high-class soils and

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			and are more suited to other rural activities including rural living.	that this land is proposed to be zoned 'rural production zone' except where exempt in accordance with the NPS HPL.
S151.3	TP-S10 –The maximum number of allotments accessed via a right of way or private road must:	Seek amendment	<p><i>Subdivision in General rural, Rural production or Rural lifestyle and Settlement Zones The maximum number of allotments accessed via a right of way or private road must:</i></p> <p>1. be no more than six;</p> <p>2. comply with the widths in Appendix C, Figure 1 (Road Design Standards - Urban) of the Code of Practice for Civil Engineering Works.</p>	This is arbitrary and will potentially lead to increased environmental impacts as a result of having to construct additional roads or rights of way to access sites where the potential number of allotments could exceed 6. There are already daily vehicle movement limits in TP-S9, and requirements for t private roads and rights of way in TPS10 so the limit of 6 allotments does not appear to manage any specific risk and, is likely to cause inefficient infrastructure provision and may increase environmental harm..
S151.4	SUB-RUR-P2 – Subdivision, rural character and amenity values	Seek amendment	<p>Recommend that the drafting be modified as follows:</p> <p><i>Provide for subdivision, use, and development where it does not compromise the purpose of lower productivity rural land to support housing variety and affordability, while retaining the character, and amenity values of the zone where practical.;</i></p> <p>particularly where the land is visible from roads and public places.</p>	SUB-RUR-P1 already addresses the purpose of highly productive land. Therefore, SUB-RUR-P2 should be clear that it is addressing the development and use of lower productivity land (e.g. not highly productive) while striking a balance between the needs of housing variety and housing affordability with a desire to retain the rural character of rural land in Upper Hutt.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				The vast majority of rural land in the Upper Hutt has low productivity soils and is therefore well suited to support housing affordability and variety while better utilising existing infrastructure. . It is unnecessary to include the reference about visibility of the land from public places and roads as visibility is implicit in the evaluation of rural character and values.
S151.5	SUB-RUR-P5 – Infrastructure capacity	Seek amendment	Modify the drafting in this section to be explicit that subdivision shall be considered appropriate even where there is no electricity, water, telecommunications networks available provided that these can be accommodated onsite (using for example Star Link, rainwater storage tanks and solar power).	This section omits reference to the availability, affordability and quality of off-grid power supply and telecommunications technology.. Suggest that the wording of this section be modified to make it clear that in addition to ensuring that subdivision also provides for the option for landowners to adopt off-grid power and telecommunications infrastructure too.
S151.6	SUB-RUR-P4 – Appropriate subdivision	Seek amendment	Modify the drafting of this section to reinstate the specific reference to the General Rural Zone, note that this area has low productive capacity and is therefore more suited to smaller allotments that the Rural Production Zone land which should be protected from fragmentation due to its Highly Productive Soils.	It is important to reference the General Rural Zone because it consists of low productivity land. This means the land fragmentation concerns that are relevant to subdivision of Highly Productive Land are not relevant considerations for subdivision of this land and it should be expected to accommodate more rural living over time.It is undesirable for low

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				productivity rural land to be treated as 'open space' zone given this is already provided for and there is far greater community wellbeing from creating a variety of housing on low productivity rural land than is gained by retaining it in marginal pastoral farming or production forestry for example).
S151.7	SUB-RUR-R1- Subdivision which complies with the standards	Seek amendment	Include a provision either in this section or elsewhere, that explicitly states that where landowners can accommodate infrastructure services on their own allotments that they will not be compelled to connect to a network utility as a condition of granting a subdivision consent (unless there is an engineering reason for why they ought to be compelled e.g. due to unsuitability of the new allotment to accommodate onsite stormwater management).	It is essential that property owners have the right to opt-out of centralised infrastructure where their rural property has the potential to meet their infrastructure needs on site. Landowners should not be compelled to join an infrastructure network that they do not require access to..
S151.8	SUB-RUR- S2 – Subdivision around any existing lawfully established residential unit	Seek amendment	<p>Recommend that the General Rural zone minimum requirements for subdivision be amended as follows:</p> <p><u>Minimum net site area: 1Ha Average lot size within the subdivision: 4Ha</u></p> <p>We would not object to increasing the minimum net site area and average lot size in the Rural</p>	There is already extensive land subdivision within the General Rural zone with lot sizes around the proposed 4Ha minimum and it would therefore not materially impact on the rural character of the Zone, while making a material difference to the capacity for rural living) over what is currently enabled. This will contribute to community wellbeing by increasing housing

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			Production zone as a trade-off for increasing the density in the General Rural zone given it would be consistent with the stated objective of minimising land fragmentation to protect highly productive soils.	supply and variety at a time when technology is allowing greater remote working and the consequential reduction in VKT, transport emissions, along with enhanced quality of life that this brings for many UHCC residents. See full submission for further details
S151.9	Definition of Community Scale Renewable Energy Generation	Seek amendment	<i>... means renewable electricity generation <u>of up to 10MW installed capacity</u> for the purpose of supplying electricity to a whole community which is not connected to the distribution network ('off grid'); or to supplying an immediate neighbourhood in an urban area with some export back connecting into the local distribution network.</i>	Community Scale Renewable Energy Generation definition lacks a metric for installed capacity which may create contestability around what is included adding cost unnecessarily Electricity Distribution networks benchmark of 10MW for a distributed energy system should be adopted.
S151.10	Definition of small-scale wind turbines	Seek amendment	<i>Small scale wind turbines means wind turbines that are capable of generating up to 10kW of electricity <u>have a hub height of no greater than 45m.</u></i>	Many rural areas of Upper Hutt are highly suitable for wind energy. A 10kW turbine is residential scale (noting a turbine of this size is likely to have an average output of approximately 30% of its installed capacity). Instead, I adopt an agreed reference hub height of 50m for a small scale wind turbine. This would provide for turbines of a scale suitable to connect into the local grid which has significant

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				resilience, power quality and sustainability benefits, while being limited by the overall installed capacity limits in the definition of Small Scale Renewable Energy Generation (being 10MW total).
S151.11	Renewable Energy provisions within PC50 are omitted and need to be included.	Seek amendment	Recommend that PC50 be updated to make Community Scale Renewable Energy Generation a controlled activity along with a supporting set of policies, objectives and rules to support this. Likewise, solar and wind turbines are low cost, highly efficient options for small and community scale generation of renewable energy which is likely to become increasingly important to Upper Hutt as we electrify our business and transport needs over time in order to decarbonise.	The proposed PC50 includes definitions for renewable energy generation at community scale, small scale etc but t omits objectives, policies, standards, rules and activity statuses for when these activities can be undertaken in the rural zone, particularly the General Rural zone.. Suggest that GRUZ-R3 have details added to it to make small scale renewable energy generation a permitted activity with associated standards, and GRUZR20 be added as a new Restricted Discretionary Activity outlining the matters relating to community-scale renewable energy generation of up to 10MW installed capacity.
S151.12	GRUZ-R26 - Quarrying	Seek amendment	Amend GRUZ-26 to state clearly that Quarrying of commercial scale for off-site use is discretionary. Add new GRUZ permitted activity for Farm Quarrying for onsite use by the landowner within the site.	If the zone purpose is genuinely to support agriculture, the amendment is a practical way of doing so. Quarrying for on-site use for farming and related activities should be a permitted activity, not a discretionary

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				activity. Large-scale commercial quarrying for the production of materials for off-site use could be considered a discretionary activity.
S151.13	GRUZ-RXX - Farm Airstrip	Seek amendment	Add a permitted activity status for the operation of existing airstrips in the GRUZ zone and associated permitted noise standards under NOISE-AER4 or other appropriate standard.	There is currently no permitted activity status for continued operation of farm airstrips in support of agriculture in the General Rural Zone. Our property in the Moonshine Valley has an operational farm airstrip that has been in continued use since the 1960's. The continued operation of existing airstrips in the region should be a permitted activity and included in the NOISE-AER4 standards.
S151.14	Earthworks – GRUZ	Seek amendment	Draft a permitted activity set of rules and policies ensuring that rural landowners are enabled to undertake earthworks on their own land in support of their rural activities. Note the NES PF already provides a protocol for this where the land is used for plantation forestry, this may provide a useful guide.	There are no permitted activity rules for earthworks in the General Rural zone – it appears those carrying out typical maintenance and upgrading of farm tracks etc need to apply the generic provisions more relevant to other zones. Earthworks relating to rural activities on a farm should be provided with specific permitted activity standards and rules to ensure efficiency and certainty for landowners.

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S151.15	SUB-RUR-S2 - Minimum requirements for subdivision	Seek amendment	Suggest a building platform size of 500m ² is more appropriate providing flexibility to site the building in the optimal location within the site.	Building Platform size is limited to 200m ² . This is arbitrarily small in the context of the very large lots typical of the General Rural zone.
S151.16	Section 32 Analysis relating to subdivision.	Seek amendment	Review the s32 analysis for the General Rural zone which has received far less focus and consideration of the options, benefits and risks of adopting a slightly more dense scale of rural living than is enabled currently with the requirement for 20Ha average. Recommend testing an option for a 2Ha, 4Ha and 5Ha average lot size.	The s32 analysis summarised in Appendix 1 on page 21 did not consider any alternative to the 20Ha average minimum lot size currently in place. It is necessary to apply this degree of stringency to the subdivision of lower value rural land, particularly noting that the other constraints such as SNA's, topography and the like would still provide practical limits to the density of development even if densities more consistent with other rural zones of a similar nature near urban areas around NZ was adopted (which often range from 2-4 hectares average lot size).
Submitter 152: Paul Yuile				
S152.1	General/Entire plan change	Oppose	No decision stated.	The submitter states that roading and current infrastructure cannot cope with extra housing and traffic. People purchase

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>here for the quiet rural life where you can walk on the roads in safety.</p> <p>Pollution, destruction of native bush, current roading, safety for our children, power, and internet problems.</p>
Submitter 153: Paolo Caccioppoli				
S153.1	Zoning	Support	Rezoning of 167c Parkes Line Road to Rural Lifestyle - no change to proposed decision.	The submitter supports the rezoning of 167c Parkes Line Road to Rural Lifestyle. This is consistent with the zoning of all other properties within the same subdivision.
S153.2	SUB-RUR-S2 – Minimum requirements for subdivision	Seek amendment	A minimum net site area of 2000m ² for both Rural Settlement Zone and Rural Lifestyle zones should apply, with no average lot size requirement.	<p>It makes no sense to apply an average lot size within a subdivision of 1 hectare. Many of the properties designated Rural Lifestyle are 1 hectare in area, in accordance with previous subdivision lot size requirements. For these properties the minimum net site area of 3000m² is meaningless as any further subdivision is constrained by the average lot size requirement.</p> <p>There is no meaningful difference between the Rural Settlement Zone and Rural Lifestyle zones in respect of the effect of subdivision on amenity value. A minimum</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				net site area of 2000m2 for both should apply, with no average lot size requirement.
S153.3	Visitor Accommodation	Support	Redesignation of Visitor Accommodation from a discretionary activity to a permitted activity - no change to proposed decision.	Support the redesignation of Visitor Accommodation from a discretionary activity to a permitted activity as this will more readily enable the development of visitor accommodation for activities in the immediate vicinity and the use of the area as a base for visiting other destination attractions.
S153.4	SUB-RUR-S5 – Standards for subdivision within the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent	Seek amendment	An exception should be made for the situation where information has already been provided for an existing subdivision for the site and there already exists a properly consented building platform lying in whole or in part within the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent.	The provision of a report by a suitably qualified and experienced person to determine the erosion risk has already been furnished as a part of the existing building consent.
Submitter 154: Darren Cudby				
S154.1	Berketts Farm Precinct	Oppose	Strongly believe that Council should reconsider the zoning changes and halt the planned development of Berketts Farm.	<p>The submitter is concerned about the lack of proper consultation by Council regarding the zoning decisions in PC50, particularly in relation to Berketts Farm.</p> <p>The decision to create smaller subdivisions on Berketts Farm goes against the rural</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>living that residents of Whiteman's Valley and Mangaroa Valley have chosen when purchasing properties. Filling up the valleys in this manner does not seem like a viable option.</p> <p>The increase in traffic is a genuine concern, especially considering the already poor condition of the roads.</p>
Submitter 155: Richard and Kerry Weston				
S155.1	Consultation	Oppose	<p>Provide a document which clearly and logically outlines the changes, the reasoning behind the changes and the implications towards rates and future services or other plans for the area.</p> <p>Council sponsored meeting to coherently present the plan and implications of it and provide the opportunity for questions of clarification to be asked.</p>	<p>The submitter states that the Plan is not presented coherently and does not enable understanding of its intentions or the implications to impacted residents. This includes the construct of the document which does not readily enable the identification of changes.</p> <ul style="list-style-type: none"> • Property addresses should be listed logically, to make it easier to identify the proposed changes. • The impact of the proposed zone changes to rates or property usage under new zoning needs to be identified.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<ul style="list-style-type: none"> • Concern that UHCC advised that there is no change) zones despite the plan showing otherwise. • There has been no 'town-hall' event to present the plan coherently and permit questions of clarification. <p>Despite the opportunity of this submission, it is difficult to impossible for Council to meet their obligations to undertakeconsultation .</p>
S155.2	Infrastructure	Seek amendment	Redress the infrastructure support to roads and footpaths in the area to cope with the increased traffic and pedestrians.	<p>The Plan specifically identifies the need for the development to meet suburban roading requirements, but states that 'people moving into the area should not expect suburban roading'.</p> <p>This does not account for the increased volumes of vehicle, cycling, pedestrian and animal traffic within the wider Maymorn/Mangaroa/Whiteman's Valley areas.</p> <p>See full submission for details</p>
Submitter 156: Sera Moran				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S156.1	General/Entire plan change	Oppose	Complete proper assessment of local wildlife including our local and endangered native falcon before you start removing possible nesting areas. Complete a study on what damage the increasing population will do within these wildlife hillside farmlands and breeding grounds within the proposed Berketts farm subdivision.	<p>The submitter seeks consideration of what all of the extra housing will do to the local wildlife including the native Falcon/Hawk that lives in the valley including on the proposed subdivision of Berketts farm. The Native Falcon is the country's most threatened bird of prey, with only around 3000-5000 breeding pairs remaining in the whole of the country.</p> <p>See full submission for further details.</p>
S156.2	General/Entire plan change	Oppose	Complete study on the school and the amount of extra children it can handle with increase due to the proposals. Look at the roading and the roadside walking berms (or serious lack of side berms) allowing more local rural children to be able to safely walk/cycle to school.	<p>At present the Mangaroa School is at its maximum capacity with a waiting list for children wanting to attend creating pressure on the school and its staff to be able to find a way to accommodate them. An increased role puts even more strain on the local roads that barely handle the current traffic. Local children already walk to school and the increase of traffic and lack of proper walking berms is a complete disaster waiting to happen.</p> <p>See full submission for further details.</p>
S156.3	General/Entire plan change	Oppose	To end the prospered changes now and start again with Council looking objectively about how the Valley functions, how they look, what the locals	Whitemans Valley and Mangaroa Valley are one of the most picturesque valleys within the whole of the Wellington region. The

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			want (as we were never consulted) and put together a new plan that increases the population but does it slower without destroying the character of the Valley. This allows time for things like roading and schools to be altered and fixed so as they can handle the extra traffic safely and gives more time to study how these things can be done without destroying one the most beautiful rural valleys situated within a couple of minutes of a city in the world.	proposed changes will massively change the Valley with a denser population, with more housing and with traffic. None of these things can be reversed and once the beautiful and quiet character of the Valley is lost it can't be reversed.
Submitter 157: Ara Poutama Aotearoa the Department of Corrections				
S157.1	Part 3 – Area-Specific Matters / Zones / Special Purpose Zones Corrections Zone	Oppose	<ol style="list-style-type: none"> 1. Insert a special purpose Corrections Zone into the District Plan, as per Attachment 1 to this submission. 2. Update the District Plan maps to apply the special purpose Corrections Zone to the Rimutaka Prison site, as per Attachment 1 to this submission. 3. Any other consequential amendments to give effect to this relief, including the removal of Rule SAZ-R1 and other references to “Rimutaka Prison” from the Special Activity Zone. 	<p>Ara Poutama requests that a special purpose Corrections Zone be implemented in the District Plan.</p> <p>See full submission for further details.</p>
S157.2	Part 1 – Introduction and General Provisions / 3 Interpretation /	Oppose	1. Insert a new definition of “community corrections activity” as follows:	Ara Poutama requests the addition of a definition of “community corrections activity”, consistent with the National

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
	3.1 Definitions “Community corrections activity”		<p><u>Community corrections activity</u> <i>means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.</i></p>	<p>Planning Standards definition. The District Plan does not currently contain a specific definition relating to community corrections activities, which are proposed to be enabled within the Corrections Zone.</p>
Submitter 158: Helen White				
S158.1	Berketts Farm Precinct	Oppose	<p>Greater consideration of the environmental and social costs from increasing density in the rural zones and Removal of the provisions for Berketts Farm development.</p>	<p>The submitter states that the previous plan limits subdivision in the vicinity of Blue Mountains Road, citing that ‘major roading upgrades would be needed and that this would likely result in significant environmental effects’.</p> <p>The previous PC50 Transport provisions report makes no mention of Blue Mountains Road.</p> <p>The analysis of the potential effects of Berketts Farm Precinct in the s32 report inadequately describes the risks and consideration needs to be given to the environmental and road safety costs. The inclusion of a rule TP-R3 limiting the vehicle</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>movements to 100 movements a day per site seems to pose no real limit on the activity of the properties once the site is subdivided.</p> <p>See full submission for further details.</p>
Submitter 159: Paul Dyson				
S159.1	General/Entire plan change	Oppose	For Council to start this review again and engage properly with the community.	This submitter states that there has been no consultation in relation to these proposed changes. They don't think there has been enough consideration given around the impacts of the new Berketts Precinct in terms of infrastructure/environment.
Submitter 160: Andrea Follett				
S160.1	General/Entire plan change	Oppose	For Council to start this review again and engage properly with the community.	The submitter states that there has been no consultation in relation to these proposed changes. They don't think there has been enough consideration given around the impacts of the new Berketts Precinct in terms of infrastructure/environment.
Submitter 161: John Martin				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S161.1	SUB-RUR - Subdivision in Rural Zones	Oppose	To revoke proposed changes and rural development.	<p>The submitter states the proposed change(s) will adversely impact the entire rural community and visitors and is concerned about the erasure of the previously long-standing identified issues (SUB-RUR-I1 to SUB-RUR-I3) and substituted with a set of 'Objectives' (SUB-RUR-O1 to SUB-RUR-O5). These issues have not been resolved, making it important to retain these within the plan.</p> <p>The introduced 'Objectives' for Rural Subdivision will absolutely increase previously identified issues. SUB-RUR-O3 and SUB-RUR-O5 are complete contradictions to the issues.</p> <p>Establishing 'rural villages' and the Berketts Farm Precinct will:</p> <ol style="list-style-type: none"> 1. Create whole loss of productive life supporting soil/land. 2. Significantly increase demand on the existing infrastructure (already not fit for purpose) 3. Initiate the loss of rural character and the destruction of significant areas of indigenous vegetation, with associated loss of flora and fauna habitat. <p>See full submission for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 162: Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust				
S162.1	Rezoning of properties	Seek amendment	Rezone ridgeline areas of Map 1 in Appendix A of their submission from General Rural Zone to General Residential Zone.	Ridgeline Areas have been identified in the submitter's development planning for 'village hubs' that provide for residential and mixed-use activities linked by road and Three waters infrastructure. These areas are shown as yellow cross-hatched on Map 1 in Appendix A. The submitters propose the Ridgeline Areas be rezoned from General Rural to General Residential and be subject to the MDRS provisions incorporated into the district plan through the IPI component of PC50.
S162.2	Rezoning of properties	Seek amendment	Rezone lifestyle areas and adjoining Blue Mountains Road identified on Map 1 in Appendix A of their submission from General Rural Zone to Rural Lifestyle Zone.	There are a number of small lots near to and adjoining Blue Mountains Road and the submitters propose these areas be rezoned from General Rural to Rural Lifestyle. These areas are shown as brown cross-hatched on Map 1 in Appendix A and are outside of the area covered by the 2021 Silverstream Forest Masterplan. Rezoning these lots to Rural Lifestyle is consistent with the existing pattern of rural residential land use within the existing General Rural Zone along the Blue

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				Mountains Road and is consistent with the pattern of development along Avro Road where PC50 changes the zoning of similar sites from General Rural to Residential Lifestyle.
S162.3	Rezoning of properties	Support	The rezoning of the remainder of small lots adjoining the Blue Mountains Road to Rural Lifestyle proposed in PC50 be adopted.	The submitters support the rezoning of the remainder of the small lots adjoining Blue Mountains Road (shown on Map 1 in Appendix A) as proposed in PC50.
S162.4	Rezoning of properties	Seek amendment	Rezone the larger rural lifestyle area adjoining Avro Road identified on Map 1 in Appendix A of their submission from General Rural Zone to Rural Lifestyle Zone and be subject to the provisions of a new Avro Road precinct.	A larger area currently zoned General Rural adjoins Avro Road as shown orange crosshatched on Map 1 in Appendix A. The submitters propose this area be rezoned Rural Lifestyle and be subject to the provisions of a new Avro Road Precinct. The purpose of this new Precinct is to provide a gateway to the southern end of the new use and development and to provide a lower level of residential density than proposed in the General Residential Zone in the Ridgeline Areas to transition to the adjoining Rural Lifestyle Zone. The new Precinct also adjoins land identified as having important ecological values.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>While the detail of the new Avro Road Precinct has yet to be developed, it is proposed the residential activity would be a cluster development with a maximum of 12 dwellings per hectare. This housing typology would be planned and designed to fit into the landscape surrounding the new Precinct.</p> <p>See full submissions for further details.</p>
S162.5	Consequential amendment	Seek amendment	Consequential amendments to the relevant District Planning Maps to include the above rezoning and precinct requests.	No reasons provided.
S162.6	Consequential amendment	Seek amendment	Any further consequential amendments or other amendments to the Operative District Plan considered necessary to achieve the intention of this submission request to better provide for residential and mixed use activities on the submitter's land.	No reasons provided.
Submitter 163: Nadine Veitch				
S163.1	SUB-RUR-S2 – Minimum requirements for subdivision	Oppose	Object to the minimum net size area of General Rural Zone reducing from 20ha to 1ha. Propose this remains at 20ha.	The submitter states that this does not align with the 'low density of development' that defines the General Rural Zone. It has the risk of intensifying development and creating clustered housing in rural areas

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				changing its character and nature of the landscape.
Submitter 164: New Zealand Defence Force (NZDF)				
S164.1	GRUZ-P1 – Appropriate activities	Support in part	<p>Amend the policy to acknowledge that temporary activities are appropriate in the Rural Zone where they address the matters identified in this policy.</p> <p>E.g.:</p> <p><u>X. temporary activities, including temporary military training activities which contribute to the economic, cultural and social wellbeing of the community;</u></p>	<p>General Rural zoned land provides opportunities for people to undertake a range of activities. Temporary Military Training Asctivities can involve a broad range of activities including classroom activities, search and rescue, driver training, dog training, small construction tasks, and many others that have effects similar to other day-to-day activities.</p> <p>Currently this policy provides for appropriate activities in the Rural Zone. NZDF considers that this should include temporary activities including temporary military training activities where the effects are limited in duration and can be appropriately managed without any particular implications for the Rural Zone. This is particularly important in light of policy GRUZ-P3 which suggests that otherwise such activities may not be able to occur in the General Rural Zone.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S164.2	GRUZ - Rules	Seek amendment	Add a new rule GRUS-RX <u>Temporary military training activities complying with NOISE-S2 - PER</u>	Temporary Military Training Activities should be specifically provided for as a permitted activity in the Rural Zone subject to meeting the permitted activity standards in Noise-S2. Where the permitted activity standards cannot be met, then the activity should default to restricted discretionary (refer below).
S164.3	RPROZ-P1 – Appropriate activities	Support in part	Amend the policy to acknowledge that temporary activities are appropriate in the Rural Production Zone where they address the matters identified in this policy. E.g.: <u>X. temporary activities, including temporary military training activities which contribute to the economic, cultural and social wellbeing of the community;</u>	Rural Production zoned land provides opportunities for people to undertake a range of activities. Temporary Military Training Activities can involve a broad range of activities including classroom activities, search and rescue, driver training, dog training, small construction tasks, and many others that have effects similar to other day-to-day activities. Currently this policy provides for appropriate activities in the Rural Production Zone. NZDF considers that this should include temporary activities including temporary military training activities where the effects are limited in duration and can be appropriately managed without any particular implications for the Rural Zone. This is

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				particularly important in light of policy RPROZ-P8 which suggests that otherwise such activities may not be able to occur in the Rural Production Zone.
S164.4	RPROZ - Rules	Seek amendment	Add a new rule RPROZ-RX <i><u>Temporary military training activities complying with NOISE-S2 - PER</u></i>	Temporary Military Training Activities should be specifically provided for as a permitted activity in the Rural Production Zone subject to meeting the permitted activity standards in Noise-S2. Where the permitted activity standards cannot be met, then the activity should default to restricted discretionary (refer below).
S164.5	RLZ-04 – Non-residential activities	Support	Retain policy direction.	This policy appropriately recognises and provides for non-residential activities that support the community's social, economic and cultural well-being, where such activities are undertaken at a scale and intensity that is compatible with the purpose of the zone.
S164.6	RLZ-P1 – Appropriate activities	Support in part	Amend the policy to acknowledge that temporary activities are appropriate in the Rural Lifestyle Zone where they address the matters identified in this policy. E.g.: <i><u>X. temporary activities, including temporary military training activities which contribute to the</u></i>	This policy provides for appropriate activities in the Rural Lifestyle Zone. Temporary Military Training Activities can involve a broad range of activities including classroom activities, search and rescue, driver training, dog training, small construction tasks, and many others that

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<u>economic, cultural and social wellbeing of the community;</u>	<p>have effects similar to other day-to-day activities.</p> <p>NZDF considers that this should include temporary activities including temporary military training activities where the effects are limited in duration and can be appropriately managed without any particular implications for the Rural Lifestyle Zone. This amendment would implement Objective O4 above and is particularly important in light of policy RPZ-P6 which suggests that otherwise such activities may not be able to occur in the Rural Lifestyle Zone.</p>
S164.7	RLZ-Rules	Seek amendment	Add a new rule RLZ-RX <u>Temporary military training activities complying with NOISE-S2 - PER</u>	Temporary Military Training Activities should be specifically provided for as a permitted activity in the Rural Lifestyle Zone subject to meeting the permitted activity standards in Noise-S2. Where the permitted activity standards cannot be met, then the activity should default to restricted discretionary (refer below).
S164.8	SETZ-P1 – Appropriate activities	Support in part	Amend the policy to acknowledge that temporary activities are appropriate in the Settlement Zone	Settlement Zoned land provides opportunities for people to undertake a range of activities. Temporary Military Training Activities can involve a broad

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>where they address the matters identified in this policy. E.g.:</p> <p><u>X. temporary activities, including temporary military training activities which contribute to the economic, cultural and social wellbeing of the community:</u></p>	<p>range of activities including classroom activities, search and rescue, driver training, dog training, small construction tasks, and many others that have effects similar to other day-to-day activities.</p> <p>Currently this policy provides for activities that are compatible with the Settlement Zone. NZDF considers that this should include temporary activities including temporary military training activities where the effects are limited in duration and can be appropriately managed without any particular implications for the Settlement Zone. This is particularly important in light of policy SETZ-P5 which suggests that otherwise such activities may not be able to occur in the Settlement Zone.</p>
S164.9	SETZ Rules	Seek amendment	<p>Add a new rule SETZ-RX</p> <p><u>Temporary military training activities complying with NOISE-S2 - PER</u></p>	<p>Temporary Military Training Activities should be specifically provided for as a permitted activity in the Settlement Zone subject to meeting the permitted activity standards in Noise-S2. Where the permitted activity standards cannot be met, then the activity should default to restricted discretionary (refer below).</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S164.10	NOISE-R6 – Any activity (except temporary events, activities occurring in the Speedway Area, and an Organised Fireworks Display at Trentham Memorial Park) which does not comply with the noise and vibration standards S1 to NOISE-S4	Oppose	<p>Add an additional Restricted Discretionary Rule for Temporary Military Training Activities that cannot comply with the permitted activity noise standards. Discretion should be restricted to:</p> <ul style="list-style-type: none"> • Duration of the activity. • Effects on amenity values. • How noise effects will be managed and mitigated. 	<p>Temporary Military Training Activities are currently provided for as a permitted activity (Noise-R1) subject to meeting the noise standards in Noise-S2. However, where these standards are not met, the activity defaults to non-complying. NZDF considers this unduly onerous for activities that are temporary in nature and are required to be undertaken to meet Defence purposes under the Defence Act 1990. These activities ensure that the NZDF is able to raise and maintain armed forces to protect and defend New Zealand, and to provide assistance to the civil power and the provision of any public service, including in relation to natural disasters and emergency response situations.</p> <p>Temporary Military Training Activities contribute to the health, safety and wellbeing of people and communities. The effects of Temporary Military Training Activities are temporary and limited in nature and are well understood such that they can be readily identified and addressed through the suggested matters of discretion.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 165: Barry & Jeanne Bowden				
S165.1	Infrastructure	Seek amendment	That the planning and execution of the roading infrastructure in the valley and SH2 is completed before any more increase in traffic.	<p>These submitters consider that roading infrastructure in Mangaroa and Whitemans Valley and State Highway 2 is inadequate for the traffic now, let alone any increase. Increased traffic on the current roads will lead to more accidents, injury and deaths. There will also be more noise and pollution.</p> <p>Roading is something that needs to be planned for before any high-density developments. It is becoming more dangerous to travel on the valley roads and particularly the Mangaroa Hill Road. The roads are also unsafe for cyclists, runners and walkers. The one-way bridges are also concerning and need to be widened to two lanes throughout the valleys.</p> <p>See full submission for further details.</p>
Submitter 166: Angela Calkin Goeres				
S166.1	Subdivision in rural zones	Oppose	To not allow smaller lot sizes in the Mangaroa and Whitemans Valleys.	This submitter states that allowing smaller subdivisions throughout Mangaroa and Whitemans Valleys will create adverse impacts on the environment due to the

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>greatly increased traffic. All roads into these valleys are narrow, windy and not suitable for any increase in the volume of traffic.</p> <p>The proposed reduction in property size contradicts Council's principles of reducing negative impacts on climate change. With no prospects of public transport, each property usually having two vehicles, a large number of new dwellings will create a huge increase in traffic adversely affecting rural amenity on top of contributing to greenhouse gases. It will discourage people from cycling and walking and exercising.</p> <p>The submitter likes the idea of protecting the productive land on the valley floor through greater lot sizes.</p> <p>See full submission for further details.</p>
Submitter 167: Heather Blissett				
S167.1	TP-P1- To promote the safe and efficient use and development of the transportation network	Seek amendment	Assurance that when Council consider the design of the transport system and the effects on te taiao and our tuakana.	The submitters concern is that the public have already had to speak up to save rākau/trees which in Te Ao Māori are considered tuakana/older siblings from

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>More clarity about what adverse effects on the environment actually means.</p>	<p>being destroyed on the Katherine Mansfield extension.</p> <p>Roading for increased population will require extra width for the many different users, both active and motorized. Concerned that roading will require lighting, which increases light pollution to the area?</p> <p>There is a vehicle for every household member of driving age. In a rural environment this would be a greater probability due to distance to town for work, shopping and recreational. An efficient public transport system would be of benefit. Buses would also mean a further extension to the width of the current roads to allow for them to pull over. Submitter is concerned that there would be given that we are time poor.</p> <p>Roading has already destroyed the health of a peatland. What systems will be in place to monitor the effects on the environment (more than noise). If you see rākau as a resource and not a taonga then you will not see any adverse effects being created.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S167.2	TP-P2 – To promote accessibility within the City and between the City and neighbouring areas	Support	Support the vision to plan for cyclists.	No reasons provided.
S167.3	TP-P5 – To promote a sustainable pattern of development	Support	Support the vision to plan for active transport for both the wellbeing of te taiao and the people.	No reasons provided.
S167.4	TP-P6 – To promote the development of a safer and more secure environment for the community	Support	Support the development of a safer and more secure environment for the community. Could the design include seating and covered spaces for those needing rest stops.	No reasons provided.
S167.5	TP-S9- Traffic generation for any site shall not exceed:	Oppose	No decision stated.	TP-S9 provides vehicle movement limits in certain areas. Figures given 100 and 350 maximum. I would assume that this means you cannot build any further housing., Most households these days have a vehicle for every person of driving age. A couple would both own a vehicle in many cases especially in rural areas. Given your figures then building could not exceed 50 and 175.
S167.6	TP-MC2- Roads	Seek amendment	Environmental impacts should be listed as number 1 not number 5.	This should be the first question to ask, and be the order in which Council lists their values. Or at least number 2. Don't

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				understand how the cost to the environment is secondary to how it looks.
S167.7	SUB-RUR-P3 - Natural hazards	Oppose	No decision stated.	Reminder that the whenua is not the natural hazard. We, the people are the natural hazard. It is we that are affected by what we do. Let's shift the paradigm.
S167.8	SUB-RUR-P4- Appropriate subdivision	Seek amendment	More clarity and a maximum build size required rather than the minimum build size that is often present in new developments.	SUB-RUR-P4 'result in building platforms sized to maintain the character of the zone'. That's ambiguous given that we have been building ¼ acre homes and destroying ¼ acre sections. Currently, there is little support for off-grid tiny houses. Reason being, they do not generate the same rates revenue that a 200m2 dwelling would and nor does profit property developers, etc.
S167.9	SUB-RUR-P5 a – Infrastructure capacity	Seek amendment	Limit the amount of concrete that can be poured. Consider smaller dwellings and/or piles instead of concrete.	No reasons provided.
S167.10	SUB-RUR-R2 – Subdivision around any existing lawfully established residential units (not including minor residential units), which does not result in the	Seek amendment	Add environmental/biodiversity impacts.	More clarity needed here. Evidence elsewhere would suggest developers can do what they like and remove any offending trees. (just an observation as a member of the public).

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
	creation of any new undeveloped site that contains no residential unit and complies with the access standards of SUB-RUR-S3			
S167.11	SUB-RUR – Subdivision in Rural Zones	Oppose	No decision stated.	Why require a minimum building platform of 200m2. Is there also a minimum number of people required to live in these large dwellings? This will not solve a housing crisis or lessen our adverse impact on te taiao or reverse our effects on climate change.
S167.12	GRUZ-P2 – Rural character and amenity values	Seek amendment	More clarity around ‘significant areas of vegetation’.	No reasons provided.
S167.13	GRUZ-P4 – Earthworks	Oppose	No exceptions whether visible from the road or not.	No reasons provided.
S167.14	Rezoning of properties	Seek amendment	Supports rezoning requested by Mary Beth Taylor’s submission (#222).	No reasons provided.
Submitter 168: Wellington Electricity Lines Limited				
S168.1	Definitions	Seek amendment	*New Definition Replace the definition for Regionally significant network utilities with a new definition for Regionally	Recognition is needed of Wellington Electricity Lines Limited network being:

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			Significant Infrastructure so to be consistent with the Wellington Regional Council Regional Policy Statement (Plan Change 1).	<i>“facilities for the electricity distribution network, where it is 11kV and above. This excludes private connections to the local distribution network”</i>
S168.2	SUB-RUR - Subdivision in Rural Zones	Seek amendment	<p>New Objective SUB-RUR-xx</p> <p>Include a new Objective for rural subdivision identifying the requirements for the protection and efficient operation of network utility infrastructure in the context of PC50 rural subdivision provisions</p>	<p>Wellington Electricity Lines Limited are generally supportive of the intent behind the rural subdivision provisions as they indicate to plan users their obligations when undertaking development works within the Rural Zone.</p> <p>Notwithstanding the above, higher-level objectives in PC50 are particularly important for Wellington Electricity Lines Limited as they can provide broad acknowledgement of their assets and facilities in the Rural Zone, and how such infrastructure is to be provided for when assessing any given subdivision or development proposed in the zone.</p> <p>Upon review of the rural zone subdivision objectives, it is unclear how capacity or operational efficiency in the rural zone is to be recognised as there are only objectives relating to protection of rural productivity, Rural lifestyle subdivision, Settlement Zone subdivision, density within General Rural</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>Zone, and Berketts Farm Precinct have been included within PC50.</p> <p>Wellington Electricity Lines Limited seek that the Rural Zone subdivision objectives are expanded upon so as to explicitly include the importance of development in the rural zone recognising operational efficiency of Regionally Significant Infrastructure.</p>
S168.3	SUB-RUR-P5 - Infrastructure capacity	Support in part	<p>Wellington Electricity Lines Limited seek the following amendments to SUB-RUR-P5:</p> <p><i>“Ensure that subdivision creates allotments that are able to accommodate <u>all appropriate on-site</u> wastewater, stormwater and water supply infrastructure, and provides sufficient water supply capacity for firefighting purposes.”</i></p> <p>Alternatively, WELL would accept a separate policy relating to infrastructure provision other than onsite management of three waters infrastructure.</p>	<p>Wellington Electricity Lines Limited support the provisions recognising infrastructure capacity associated with rural subdivisions.</p> <p>Wellington Electricity Lines Limited does not support the policy only focusing on three waters infrastructure and therefore seek for the policy to be suitably broadened to recognise all infrastructure such as Network Utilities.</p>
S168.4	SUB-RUR-R1 – Subdivision with complies with the standards	Support	Subdivision which complies with the standards in SUB-RUR-S1 and SUB-RUR-S2 unless specified below.	Wellington Electricity Lines Limited support the controlled activity requirements relating to both provision and effects on Network Utility infrastructure. Wellington Electricity Lines Limited seek that provisions SUB-

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
	<p>SUB-RUR-R2 – Subdivision around any existing lawfully established residential unit</p> <p>SUB-RUR-R3 – Subdivision of land for network utilities, reserves or conservation purposes</p> <p>SUB-RUR-R4 – Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title to include a building extension or alteration or accessory building</p> <p>SUB-RUR-R5 – Boundary adjustments</p>		<p>Council may impose conditions over the following matters:</p> <p>....</p> <p>3. Provision of and effects on network utilities and/or services</p> <p>. ...</p>	<p>RUR-R1 to R5 are retained as currently drafted.</p>
S168.5	Standards for Controlled Activities	Support in part	<p>SUB-RUR-S1</p> <p>New Controlled Activity performance standard</p> <p>In consideration of the above, the following standard is sought to be included under PC50:</p> <p><i><u>“The location and capacity of network utility infrastructure to service the proposed allotments.”</u></i></p>	<p>Wellington Electricity Lines Limited is neutral on the provision of controlled activity subdivisions in the Rural Zone; however, to ensure the sub transmission network is adequately recognised and protected Wellington Electricity Lines Limited seek a ‘broadening’ of the controlled subdivision activity standards.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S168.6	SUB-RUR-R6 – Subdivision which complies with the standards of SUB-RUR-S1 but not with the access standards in SUB-RUR-S2	Support in part	<p>Restricted Discretionary Activities</p> <p>Support clause 3 but seek an appropriate development standard being in place for the controlled activity subdivision.</p>	<p>Wellington Electricity Lines Limited support the discretionary matter in sub-clause 3 as the wording reflects recognition of both potential capacity constraints as well as the potential effects of reverse sensitivity.</p> <p>Notwithstanding the above, support for provision SUB-RUR-R6 is contingent on an appropriate development standard being in place for the controlled activity subdivision as indicated above.</p>
S168.7	SUB-RUR- R8 – Subdivision of land within the National Grid Subdivision Corridor which comply with the standards in SUB-RUR-S8	Support in part	<p>Support clause 5. -</p> <p>5. The ability of future development to comply with NZECP 34:2001 New Zealand Electrical Code of Practice for Electrical Safe Distances</p> <p>But seek that an advice note is provided within the rule to the effect that compliance with NZECP 34:2001 is also applicable to electricity distribution infrastructure which is not contained within the National Grid Subdivision Corridor.</p> <p>Alternatively, should Council consider such an advice note inappropriate within SUB-RUR- R8 due to scope, then such an advice note could be</p>	<p>Whilst Wellington Electricity Lines Limited acknowledge that Rule SUB-RUR- R8 relates to the National Grid, it is important to note that NZECP 34:2001 similarly applies to WELLS electricity distribution network.</p> <p>Notwithstanding the support provided to SUB-RUR- R8, Wellington Electricity Lines Limited consider that it would be beneficial to advise plan users over compliance with NZECP 34:2001 for subdivision of land which is outside of the National Grid Corridor.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			provided for within the Standards for Controlled Activities in the District's rural zones.	
S168.8	GRUZ-03 – Infrastructure	Support in part	<p>To make the objective more definitive the following amendments are sought for inclusion:</p> <p>Appropriate <i>Infrastructure either exists or can be is provided to support existing and planned activities meeting the needs of the rural community.</i></p>	Wellington Electricity Lines Limited generally support this objective as it is clear in what it seeks to achieve; however, it is also considered that the objective wording could be strengthened in relation to the word “Appropriate”.
S168.9	GRUZ-P1 – Appropriate activities	Support in part	<p>Appropriate activities</p> <p>...</p> <p>where they</p> <p>...</p> <p>the following amendment is sought:</p> <p>...</p> <p>“4. will not compromise the efficiency of the transport network <u>or other infrastructure</u>”</p>	<p>Wellington Electricity Lines Limited support the intent of Policy GRUZ-P1, however, make the provision more robust for other rurally based infrastructure.:</p> <p>...</p> <p>”</p>
S168.10	GRUZ-P5 – Infrastructure	Support in part	The definition of Regionally Significant Network Utilities should be amended so as to align with the	Wellington Electricity Lines Limited support this policy as operational efficiency of the rural supply network is of critical importance to rural businesses and

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			definition for Regionally Significant Infrastructure in the WRPS and Natural Resource Plan.	<p>communities – particularly in regard to decarbonisation initiatives.</p> <p>Whilst there is support for the intent of the policy, and as discussed above in this submission, the definition of Regionally Significant Network Utilities should be amended so as to align with the definition for Regionally Significant Infrastructure in the WRPS and Natural Resource Plan.</p> <p>In considering the above greater consistency with regional planning documents will be provided, as well as removing ambiguity from Wellington Electricity Lines Limited’s critical sub transmission network where it is currently defined by the revoked Electricity Governance Regulations 2003.</p>
S168.11	GRUZ-S1 – Access standards for land use activities	Support in part	<p>New Standard for permitted activities Possible working for the additional standard could be as follows:</p> <p><i>“Compliance with NZECP 34:2001 is achieved”</i></p>	WELL consider that reference to NZECP34 should be identified in the permitted activity standards so as to ensure protection to WELL’s network utility infrastructure located in the Rural Zone.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S168.12	RPROZ-02 – Infrastructure	Support	<p>WELL seek that the following amendments to RPROZ-02:</p> <p>Appropriate Infrastructure <u>either exists or can be provided to support existing and planned activities meeting the needs of the rural community.</u></p>	Similar to the submission point above (GRUZ-03)..
S168.13	RPROZ-P1 – Appropriate activities	Support in part	<p>To strengthen the proposed Policy RPROZ-P1, the following amendment is sought:</p> <p>3. ensure adequate infrastructure is available <u>ensure adequate infrastructure either exists or can be provided to service the activity, including on-site servicing where reticulated services are not available;</u></p>	Whilst WELL agree with the intent of Policy RPROZ-P1, it is sought that additional text is provided so as to ensure the potential adverse effects of rural land use on network utility infrastructure is recognised at the policy level.
S168.14	RPROZ-P4- Infrastructure	Support in part	The definition of Regionally Significant Network Utilities should be amended so as to align with the definition for Regionally Significant Infrastructure in the WRPS and Natural Resource Plan.	<p>Wellington Electricity Lines Limited support this policy as operational efficiency of the rural supply network is of critical importance to rural businesses and communities.</p> <p>Whilst there is support for the intent of the policy, and as discussed above in this submission, the definition of Regionally Significant Network Utilities should be amended so as to align with the definition</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>for Regionally Significant Infrastructure in the WRPS and Natural Resource Plan.</p> <p>In consideration of the above create consistency with regional planning documents, as well as removing ambiguity from Wellington Electricity Lines Limited's critical sub transmission network where it is currently defined by the revoked Electricity Governance Regulations 2003.</p>
S168.15	Standards for Permitted Activities	Support in part	<p>RPROZ-S1</p> <p>Include a new standard</p> <p><u>"Compliance with NZECP 34:2001 is achieved"</u></p>	<p>Wellington Electricity Lines Limited consider that reference to NZECP34 should be identified in the permitted activity standards so as to ensure protection to Wellington Electricity Lines Limited's network utility infrastructure located in the Rural Zone.</p>
S168.16	RLZ-05 – Infrastructure	Support in part	<p>Wellington Electricity Lines Limited's seek that the following amendments to RLZ-05:</p> <p><u>Appropriate Infrastructure either exists or can be provided to support existing and planned activities meeting the needs of the rural community.</u></p>	<p>Need to ensure recognition and protection of the electricity network.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S168.17	RLZ-P3 – Infrastructure	Support in part	<p>The definition of Regionally Significant Network Utilities should be amended so as to align with the definition for Regionally Significant Infrastructure in the WRPS and Natural Resource Plan</p> <p>and</p> <p>WELL Seek the following text to be included with in the policy:</p> <p><i>To ensure that transport networks, transmission lines and other regionally significant network utilities are <u>recognised and protected to enable them</u> to be operated safely and efficiently.</i></p> <p>Inclusion of reference to the potential adverse effects of rural lifestyle development to operational aspects of network utility infrastructure in the zone</p>	<p>Wellington Electricity Lines Limited support this policy as operational efficiency of the rural supply network is of critical importance to rural businesses and communities.</p> <p>In consideration of the above create consistency with regional planning documents, as well as removing ambiguity from Wellington Electricity Lines Limited’s critical sub transmission network where it is currently defined by the revoked Electricity Governance Regulations 2003.</p> <p>The locations of Wellington Electricity Lines Limited’s infrastructure (sub transmission lines, substations, generators) have established effects such as noise and visual; therefore, it is appropriate that Policy RLZ-P3 recognises reverse sensitivity.</p>
S168.18	SETZ-03 – Infrastructure	Support in part	<p>To make the objective more definitive the following amendments are sought for inclusion:</p> <p>Appropriate Infrastructure <u>either exists or can be is provided to support existing and planned</u></p>	<p>Wellington Electricity Lines Limited generally support clustered rural residential development such as in the Settlement Zone (due to efficiency of service supply);</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p><i>activities meeting the needs of the rural community.</i></p>	<p>however, due to the potential for relatively high development yields as restricted discretionary activities under PC50, Wellington Electricity Lines Limited consider it appropriate that Council's assessment criteria (or matters of discretion) are broadened so as to include allotment serviceability from a network utility infrastructure perspective.</p> <p>In regard to Wellington Electricity Lines Limited's rural network capacity, load growth which have not been planned for present potential risks for security of supply and the potential retrospective upgrading to sections of the network or substation facilities.</p> <p>In consideration of the above Wellington Electricity Lines Limited consider that the objective wording should be strengthened in relation to the word "Appropriate".</p>
S168.19	SETZ-P1 – Appropriate activities	Support in part	<p>Appropriate activities</p> <p>...</p> <p>where they:</p>	<p>Wellington Electricity Lines Limited support policy recognition of infrastructure capacity in consideration of the rural Settlement Zone; however, network infrastructure also needs to be captured.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>...</p> <p>4. ensure adequate infrastructure is available to service the activity, including on-site servicing where reticulated services are not available;</p> <p>Supports the above but the following amendment is sought in regard to rural lifestyle Settlement Zone subdivision:</p> <p>“With Council restricting its discretion to:</p> <p>...</p> <p>XX. Provision of network utility infrastructure</p> <p>. ...”</p> <p>Such an amendment will</p>	<p>In consideration of the above, the following amendment is sought in regard to rural lifestyle Settlement Zone subdivision:</p> <p>“With Council restricting its discretion to:</p> <p>...</p> <p><u>XX. Provision of network utility infrastructure</u></p> <p>. ...”</p> <p>Such an amendment will give effect to SUB-INF-P8.</p>
S168.20	SETZ-P4 – Infrastructure	Support in part	<p>To strengthen the proposed Policy SETZ-P4 the following amendment is sought:</p> <p><i>3. ensure adequate infrastructure is available <u>adequate infrastructure either exists or can be provided</u> to service the activity, including on-site servicing where reticulated services are not available;</i></p>	<p>Whilst Wellington Electricity Lines Limited agree with the intent of Policy SETZ-P4, it is sought that additional text is provided so as to ensure the potential adverse effects of rural land use on network utility infrastructure is recognised at the policy level.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S168.21	Standards for Permitted Activities	Support in part	<p>SETZ-S1</p> <p>New performance standard</p> <p>Reference to NZECP34 should be identified in the permitted activity standards so as to ensure protection to WELL's network utility infrastructure located in the Rural Zone.</p> <p>Possible working for the additional standard could be as follows:</p> <p><u>"Compliance with NZECP 34:2001 is achieved."</u></p>	<p>Wellington Electricity Lines Limited generally support development in the Settlement Zone due to efficiency in servicing such development with a safe and secure supply of electricity. Regardless,</p> <p>Wellington Electricity Lines Limited consider it appropriate that such development control is in place relating to the provision and protection of network utility infrastructure.</p>
Submitter 169: Helen Masters				
S169.1	General/Entire plan change	Oppose	That the council withdraws and properly consults on these changes and considers the impacts on the current residents and direct neighbours.	The submitter is happy to see further subdivisions in the valley so more people can live a rural lifestyle, however they do not believe there has been proper consultation and have concerns that the proposed size of the properties would reduce the 'rural lifestyle' feel.
Submitter 170: Richard Charles Bialy				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S170.1	Rezoning of properties	Seek amendment	The submitters property should be considered as Settlement Zone.	<p>This submitter agrees with the Maymorn Collective submission in all aspects and wishes for it to be considered as part of their own individual submission.</p> <p>Class 3 soil should not be included as Highly Productive Land, and the Land Use Capacity 3 should be removed from the definition of highly productive land. Class 3 soil is not highly productive because their property is fragmented and variable and modified for residential purposes.</p> <p>Submitters land is partly bordered by McLaren Street, with town supply water and sewerage, and should be classified as the same.</p> <p>Settlement Zone would be more appropriate as various Council plans and growth strategies identify their property for development and the NPS-HPL excludes areas (clause 3.5(7)(b)(i)) of future development.</p> <p>See full submission for further details.</p>
Submitter 171: Paul L Clark				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S171.1	Kaitoke shooting range	Seek amendment	That any adjacent landowners cannot force or ask the Council to impose restrictions on the range because they don't like the sound of distant gunfire, and or the use of firearms in their vicinity.	<p>The submitter supports the proposal from the Hutt Valley branch of the New Zealand Deerstalkers in respect of their noise proposal around there shooting range at Kaitoke.</p> <p>The range is a very valuable community asset and needs to continue well into the future and not be subjected to any undue or unwarranted objections.</p>
Submitter 172: Greater Wellington Regional Council				
S172.1	Extent of proposed rural lifestyle zoning	Seek amendment	<p>Reduce the extent of new rural lifestyle zoning.</p> <p>Review proposed locations for rural lifestyle zoning, taking into account potential flood and slope stability hazards, particularly directly adjacent to Mangaroa River (e.g. Lot 4 DP 391491, and overlap with areas with potential indigenous biodiversity values identified in Tiaki Taiao (draft Plan Change 48), and amend zoning accordingly. All land identified in Tiaki Taiao (draft Plan Change 48) should remain zoned as General Rural at this stage.</p> <p>Ensure the rule framework is sufficiently robust to provide for a risk-based approach to rural lifestyle zoning, development and subdivision, and to</p>	<p>It is unclear why so much additional rural lifestyle land is necessary, given the capacity enabled by the recent intensification planning instrument and the findings of the 2023 Housing and Business Demand Capacity Assessment. We seek that the extents are re-considered.</p> <p>We also seek that a risk-based approach to managing potential flood and slope failure hazards, as well as the risk of increased sediment supply, in these areas is taken.</p> <p>The overlap between rural lifestyle zoning and areas identified as potentially having significant biodiversity values in Tiaki Taiao</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			mitigate potential adverse effects on indigenous biodiversity until the National Policy Statement for Indigenous Biodiversity has been given effect to in the Upper Hutt district plan.	(draft Plan Change 48), should also be re-considered.
S172.2	Zoning of Lot 2 DP 307929 and Lot 1 DP 366027	Seek amendment	Amend zoning of Lot 2 DP 307929 and Lot 1 DP 366027 to Rural Production, to avoid the fragmentation of LUC class 3 land.	The way rural lifestyle zones have surrounded Lot 5 DP 391491 and neighbouring titles, could contribute to the fragmentation of LUC class 3 land. This does not appear to best achieve the intent of the NPS-HPL.
S172.3	Zoning of LOT 1 DP 10580	Seek amendment	Rezone Lot 1 DP 10580 on the river side of the access track/road from General Residential Zone to General Rural Zone.	<p>Acknowledge that proposed Plan Change 50 has partially amended the zoning of this parcel and surrounding parcels to reduce the extent of general residential zoning along this part of the Te Awa Kairangi river corridor, and support these amendments.</p> <p>c the work undertaken through Proposed Plan Change 47 on natural hazards, to identify this area as subject to high hazard for slope stability is acknowledged.</p> <p>However, we are still concerned that this land parcel remains very close to an eroding outer bend of Te Awa Kairangi. Given the rate of cliff erosion occurring and expected to continue, to appropriately</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				manage the natural hazard risk we consider this parcel should be zoned to rural where it is in close proximity to the river.
S172.4	Zoning to urban land uses	Oppose	Work with Greater Wellington to resolve the inconsistency between the urban extent in Proposed Plan Change 50 and the planned urban areas in Proposed Plan Change 1 to the NRP (map 88).	<p>Proposed Plan Change 50 has zoned some parcels to General Residential or Settlement which were previously entirely or partially Rural Lifestyle or General Rural. This is inconsistent with Proposed Plan Change 1 to the NRP, which has defined the urban extent in map 88, and these parcels will be considered 'unplanned greenfield development'. These parcels will be subject to Rule WH.R6 which makes the creation of impervious surfaces in unplanned greenfield development areas a prohibited activity.</p> <p>There is a real risk that Plan Change 50 will enable small amounts of urban development that will be prohibited under the Proposed Natural Resources Plan.</p>
S172.5	Definition of highly productive land	Support	Retain as notified.	Support the use of a transitional definition which references the RPS.
S172.6	SUB-RUR-01 –Protection of rural productivity	Seek amendment	Amend as follows:	Support the intent of this objective, subject to our other relief sought relating to the

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<i>The productive capacity of highly productive land is protected from and fragmentation is avoided.</i>	NPS-HPL. It is noted that the emphasis on avoiding fragmentation is appropriate for the subdivision chapter, and that other provisions and zoning extents should avoid the loss of highly productive land.
S172.7	SUB-RUR - Subdivision in Rural Zones	Seek amendment	Add new objective: <u>SUB-RUR-06 Protection of fresh water</u> <u>Subdivision in rural zones avoids, remedies, or mitigates adverse effects, including cumulative effects, on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.</u>	A new objective is needed to give effect to the NPS-FM 2020.
S172.8	SUB-RUR-P1 - Development in the Rural Zones	Seek amendment	Amend as follows (or similar relief): <i>To manage the adverse environmental effects arising from <u>subdivision, land use change and development density and associated development activities</u> so that they do not significantly compromise the productive capacity of highly productive land, <u>indigenous biodiversity or the health and wellbeing of water bodies, freshwater ecosystems, and do not significantly affect rural amenity values, rural character and landscape values.</u></i>	The amendments to the policy remove operative direction regarding earthworks and natural elements, and place significant emphasis on rural character and amenity values. We consider that the direction for protecting highly productive land should be stronger than the protection of rural character to recognise the strength of NPS-HPL Policies 5, 6 and 7, and that freshwater protection should be included to give effect to the NPS-FM.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S172.9	SUB-RUR-P5 – Infrastructure capacity	Seek amendment	Amend as follows: Require <u>Ensure</u> that subdivision creates allotments that are able to accommodate on-site wastewater, stormwater and water supply infrastructure, and provides sufficient water supply capacity for firefighting purposes.	Support this policy, however seek that it is strengthened.
S172.10	SUB-RUR-P6 – Productive capacity of highly productive land	Seek amendment	Amend as follows: Restrict <u>Avoid</u> the fragmentation of highly productive land, in a way that including where it diminishes the productive capacity of the land.	Support this policy, however seek that it is strengthened for consistency with the NPS-HPL.
S172.11	SUB-RUR-R1 – Subdivision which complies with the standards SUB-RUR-R2 – Subdivision around any existing lawfully established residential unit SUB-RUR-R3 – Subdivision of land for network utilities, reserves or conservation purposes SUB-RUR-R4 – Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title to	Seek amendment	Amend as follows: Council may impose conditions over the following matters: <u>Management of adverse effects on the health and wellbeing of water bodies, freshwater ecosystems, and receiving environments.</u>	Insert new condition to allow Council to manage adverse effects on freshwater, to better give effect to NPS-FM clause 3.5.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
	include a building extension or alteration or accessory building			
S172.12	SUB-RUR-R6 – Productive capacity of highly productive land	Seek amendment	<p>Amend as follows:</p> <p><i>Council may impose conditions over the following matters: <u>Management of adverse effects on the health and wellbeing of water bodies, freshwater ecosystems, and receiving environments.</u></i></p>	<p>Insert new matter of discretion to allow Council to manage adverse effects on freshwater, to give effect to NPS-FM clause 3.5.</p>
S172.13	GRUZ-02 – Rural character and amenity values	Seek amendment	<p>Amend as follows (or similar relief):</p> <p><i>Rural character, <u>natural environment and amenity values</u></i></p> <p><i>Use and development in the General rural zone will</i> <i><u>To maintain natural and rural character and amenity values in the General rural zone, including for indigenous biodiversity, freshwater, and productive capacity.</u></i></p>	<p>The proposed amendments to this objective have shifted its focus from protecting the soil and land resources and promoting their sustainable management, to protecting rural character and amenity. This is a considerably different purpose, and it should be broadened for consistency with RPS Policies 56, 47 and 42. Policy 56 is broader than just applying to highly productive land, so it is appropriate for the General Rural Zone to also consider impacts on productive capacity.</p> <p>We also note that the wording of this objective is inconsistent with that of RPROZ-03 which is similar, and that it is phrased more as a policy than objective.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S172.14	GRUZ-03 –Infrastructure	Seek amendment	Amend as follows (or similar relief): <i>Infrastructure</i> <i>Appropriate <u>and adequate</u> infrastructure is provided <u>in an efficient and coordinated way</u> to support existing and planned activities meeting the needs of the rural community.</i>	We support the intent of this objective, however we seek that it is strengthened to align with RPS Policy 58.
S172.15	GRUZ-P1 – Appropriate activities	Support	Retain conditions 3 and 6 as notified.	The conditions provide strong direction on managing freshwater, both runoff and effects on freshwater.
S172.16	GRUZ-P2 – Rural character and amenity values	Seek amendment	Amend as follows (or similar relief): <i>Rural character, natural environment and amenity values Use and development in the General rural zone will maintain or enhance the District's rural character, <u>indigenous biodiversity, freshwater, productive capacity and amenity values, including:</u></i> <ol style="list-style-type: none"> <i>1. the general sense of openness;</i> <i>2. significant areas of indigenous vegetation <u>indigenous vegetation, ecosystems and habitats;</u></i> <i>3. natural character, landscapes and features;</i> <i>4. overall low density of development; and</i> 	Operative policy direction regarding adverse effects on indigenous flora or fauna has been removed by the amendments, and it is now focused on rural character and amenity. We seek that the wording is amended for consistency with the NPS-IB and RPS Policy 47, which has a range of direction including the maintenance of connections within and corridors between habitats of indigenous flora and fauna, providing adequate buffering, managing wetlands, and avoiding, remedying or mitigating adverse effects.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>5. <u>the productive capacity of land and the predominance of primary production activities; and</u></p> <p>6. <u>the health and well-being of water bodies, freshwater ecosystems, and receiving environments, including wetlands and streams.</u></p>	<p>Note that the Section 42A report author for Plan Change 49 on Open Spaces has recommended the insertion of reference to 'indigenous biodiversity values' in the Natural Open Space zone. Our requested insertion of indigenous biodiversity values would be consistent with this direction. Likewise, we seek that reference to freshwater and productive capacity is included in this policy for consistency with the NPS-FM clause 3.5 and RPS Policy 56, which applies to all rural land.</p>
S172.17	GRUZ-P6 – Intensive farming	Support	Retain as notified.	The policy provides strong direction on ensuring adequate three waters infrastructure is available.
S172.18	GRUZ-P7 – Planation forestry	Seek amendment	<p>Amend wording as follows:</p> <p>...</p> <p>1. significant indigenous vegetation <u>indigenous biodiversity</u></p> <p>...</p>	<p>The wording on indigenous vegetation should be amended for consistency with the NPS-IB and RMA section 31. We note that the Section 42A report author for Plan Change 49 on Open Spaces has recommended the insertion of reference to 'indigenous biodiversity values' in the Natural Open Space zone. Our requested insertion of indigenous biodiversity values would be consistent with this direction.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S172.19	GRUZ-S5 – Water supply, stormwater and wastewater	Support	Retain as notified	The new clause 2 provides strong direction on managing stormwater runoff.
S172.20	GRUZ-S6 – Plantation forestry GRUZ-R2 – Forestry including plantation forestry complying with GRUZ-S6	Seek amendment	Either reclassify GRUZ-R2 as a controlled or restricted discretionary activity (with matters of control or discretion over the areas in GRUZ-P7) or amend GRUZ-S6 to incorporate the areas in the amended GRUZ-P7.	None of the amendments to GRUZ-P7 seem to have been incorporated into GRUZ-S6. This is problematic as GRUZ-R2 allows plantation forestry as a permitted activity provided it meets the conditions of GRUZ-S6.
S172.21	RPROZ-01 – Purpose of the Rural Production Zone	Seek amendment	Amend as follows (or similar relief): Highly productive land is available protected for primary production activities.	Support this objective, however seek that it is aligned with the wording of the NPS-HPL objective.
S172.22	RPROZ-02 – Infrastructure	Seek amendment	Amend as follows (or similar relief): <i>Infrastructure</i> <i>Appropriate <u>and adequate</u> infrastructure is provided <u>in an efficient and coordinated way</u> to support existing and planned activities meeting the needs of the rural community.</i>	Support the intent of this objective, however we seek that it is strengthened to align with RPS Policy 58.
S172.23	RPROZ-03 – Rural character and amenity values	Seek amendment	Amend as follows (or similar relief): <i>Rural character, <u>natural environment</u> and amenity values</i>	Amend as with GRUZ-02, this objective replaces an operative objective RPROZ-02 which relates to the sustainable management of soil, water and land

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p><i>To maintain and enhance the <u>natural and rural character and amenity values of the Rural production zone, including for indigenous biodiversity, freshwater, and productive capability.</u></i></p>	<p>resources, and there is now no objective in the chapter which provides this direction.</p> <p>Similar to relief sought on GRUZ-02, seek that the wording of this objective is broadened for consistency with RPS Policies 56, 47 and 42. The NPS-IB also contains direction to maintain indigenous biodiversity and promote indigenous vegetation cover beyond just SNAs. Likewise, we seek that reference to freshwater is included in this policy for consistency with the NPS-FM.</p>
S172.24	RPROZ-P1 – Appropriate activities	Support	Retain as notified.	The conditions provide strong direction on managing freshwater, both runoff and effects on freshwater.
S172.25	RPROZ-P2 – Rural character and amenity values	Seek amendment	<p>Amend as follows (or similar relief):</p> <p><i>Rural character, natural environment and amenity values</i></p> <p><i>Use and development in the Rural production zone will maintain or enhance the District's rural character, <u>indigenous biodiversity, freshwater, productive capacity and amenity values, including:</u></i></p> <p><i>1. the general sense of openness;</i></p>	<p>Operative policy direction regarding adverse effects on indigenous flora or fauna has been removed by the amendments, and it is now focused on rural character and amenity.</p> <p>Seek that the wording is amended for consistency with the NPS-IB and RPS Policy 47, which has a range of direction including the maintenance of connections within and corridors between habitats of</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>2. significant areas of indigenous vegetation <u>indigenous vegetation, ecosystems and habitats;</u></p> <p>3. <i>natural character, landscapes and features;</i></p> <p>4. <i>overall low density of development; and</i></p> <p>5. <u>the productive capacity of land and the predominance of primary production activities; and</u></p> <p>6. <u>the health and well-being of water bodies, freshwater ecosystems, and receiving environments, including wetlands and streams.</u></p>	<p>indigenous flora and fauna, providing adequate buffering, managing wetlands, and avoiding, remedying or mitigating adverse effects. The National Policy Statement for Indigenous Biodiversity also contains direction to maintain indigenous biodiversity and promote indigenous vegetation cover beyond just SNAs. Suggest that terminology is consistent with the National Policy Statement for Indigenous Biodiversity We note that the Section 42A report author for Plan Change 49 on Open Spaces has recommended the insertion of reference to ‘indigenous biodiversity values’ in the Natural Open Space zone. The requested insertion of indigenous biodiversity values would be consistent with this direction.</p> <p>Likewise, reference to freshwater and productive capacity should included in this policy for consistency with the NPS-FM clause 3.5 and the NPS-HPL, including Policy 2 and clause 3.2.</p>
S172.26	RPROZ-P3 – Earthworks	Support in part	Amend as follows (or similar relief): <i>Earthworks</i>	Strengthen for NPS-HPL direction.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p><i>To ensure that earthworks do not <u>fragment areas of highly productive land</u> or result in a loss of topsoil from highly productive land, avoid or mitigate run-off, contamination or erosion of soil and do not significantly affect rural character and amenity values, particularly where the land is visible from roads and public places.</i></p>	
S172.27	RPROZ-P5 – Intensive farming	Support	Retain as notified.	Effective consideration of protection of highly productive land.
S172.28	RPROZ-P6 – Plantation forestry	Seek amendment	<p>Amend as follows:</p> <p>...</p> <p><i>1. significant indigenous vegetation <u>indigenous biodiversity</u></i></p> <p>...</p>	<p>The wording on indigenous vegetation should be amended for consistency with the National Policy Statement for Indigenous Biodiversity and RMA section 31.</p> <p>It is noted that the Section 42A report author for Plan Change 49 on Open Spaces has recommended the insertion of reference to ‘indigenous biodiversity values’ in the Natural Open Space zone. Our requested insertion of indigenous biodiversity values would be consistent with this direction.</p>
S172.29	RPROZ-P7 – Quarrying activities	Support	Retain as notified.	Effective consideration of protection of highly productive land.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S172.30	RPROZ-P8 – Inappropriate activities	Support in part	<p>Amend as follows (or similar relief):</p> <p><i>Inappropriate activities:</i></p> <p><i>Limit activities which:</i></p> <p><i>1. Are incompatible with the purpose, character, and amenity values of the Rural production zone;</i></p> <p><i>2. Will result in the loss of productive capacity of highly productive land;</i></p> <p><i>3. May generate reverse sensitivity effects and/or conflict with permitted activities in the zone; or</i></p> <p><i>4. Will result in development of an urban scale or intensity; <u>and</u></i></p> <p><i><u>Avoid activities which:</u></i></p> <p><i><u>5. Will result in the loss of productive capacity of highly productive land;</u></i></p> <p><i><u>6. Will generate reverse sensitivity effects on primary production activities.</u></i></p>	<p>Support this policy, however seek that the direction is strengthened to align with the strength of direction in clause 3.9(1) of the NPS-HPL on inappropriate use and development; ‘...avoid the inappropriate use or development of highly productive land that is not land-based primary production.’ There is also avoid direction regarding reverse sensitivity effects in 3.9(3)(b). It is suggested that this direction is separated from the rest of the policy where ‘limit’ is more applicable.</p>
S172.31	RPROZ-S5 – Water supply, stormwater and wastewater	Support	Retain as notified.	The new clause 2 provides strong direction on managing stormwater runoff.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S172.32	RPROZ-S6 – Plantation forestry	Oppose	Delete RPROZ-S6.	This provision seems to be unnecessary now that forestry is a discretionary activity in the rural production zone.
S172.33	RLZ-03 – Rural character and amenity values	Seek amendment	<p>Amend as follows (or similar relief):</p> <p><i>Rural character and amenity values</i></p> <p><i>The rural character, <u>indigenous biodiversity</u> and amenity values of the Rural lifestyle zone are maintained and comprise of:</i></p> <ol style="list-style-type: none"> <i>1. natural character consisting of a sense of space and openness, trees and landscaping;</i> <i>2. residential units and farm buildings that integrate with the natural and rural character of the area; and</i> <i>3. a high level of rural residential amenity values; <u>and</u></i> <i>4. <u>indigenous biodiversity values.</u></i> 	Given the fact that some of the proposed rural lifestyle zone extent overlaps with areas identified in the draft Plan Change 47 on Significant Natural Areas, seek that there is recognition of indigenous biodiversity values in this objective, to recognise the NPS-IB.
S172.34	RLZ-05 – Infrastructure	Seek amendment	<p>Amend as follows (or similar relief):</p> <p><i>Infrastructure</i></p> <p><i>Appropriate <u>and adequate</u> infrastructure is provided <u>in an efficient and coordinated way to</u></i></p>	Provides good direction on providing infrastructure to support existing and planned activities, including water-related infrastructure. We seek that it is strengthened to align with RPS Policy 58.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<i>support existing and planned activities meeting the needs of the rural community.</i>	
S172.35	RLZ-P1 – Appropriate activities	Support	Retain condition 4 and 7 as notified.	The conditions provide strong direction managing runoff and effects on freshwater.
S172.36	RLZ-P2 – Rural character and amenity values	Seek amendment	<p>Amend as follows (or similar relief):</p> <p><i>Rural character, <u>natural environment</u> and amenity values</i></p> <p><i>Use and development in the Rural lifestyle zone will maintain or enhance the District’s rural character, <u>indigenous biodiversity, productive capacity, freshwater</u> and amenity values, including:</i></p> <ol style="list-style-type: none"> <i>1. the general sense of openness;</i> <i>2. significant areas of indigenous vegetation <u>indigenous vegetation, ecosystems and habitats</u>;</i> <i>3. natural character, landscapes and features;</i> <i>4. overall low density of development; and</i> <i>5. the presence of farming activities; <u>and</u></i> <i>6. <u>the health and well-being of water bodies, freshwater ecosystems, and receiving environments, including wetlands and streams.</u></i> 	Seek that the wording is amended for consistency with the National Policy Statement for Indigenous Biodiversity. Likewise, seek that reference to freshwater is included in this policy for consistency with the NPS-FM clause 3.5.
S172.37	RLZ-P4 – Plantation forestry	Seek amendment	<p>Amend as follows:</p> <p>...</p> <ol style="list-style-type: none"> <i>1. significant indigenous vegetation <u>indigenous biodiversity</u></i> 	The wording on indigenous vegetation should be amended for consistency with the NPS-IB and RMA section 31. It is noted that the Section 42A report author for Plan Change 49 on Open Spaces has

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			...	recommended the insertion of reference to 'indigenous biodiversity values' in the Natural Open Space zone. Our requested insertion of indigenous biodiversity values would be consistent with this direction.
S172.38	RLZ-S5 – Water supply, stormwater and wastewater	Support	Retain as notified.	The new clause 2 provides strong direction on managing stormwater runoff.
S172.39	SETZ-03 – Infrastructure	Seek amendment	Amend as follows (or similar relief): <i>Infrastructure</i> <i>Appropriate <u>and adequate</u> infrastructure is provided <u>in an efficient and coordinated way</u> to support existing and planned activities meeting the needs of the rural community.</i>	Provides good direction on providing infrastructure to support existing and planned activities, including water-related infrastructure. Seek that it is strengthened to align with RPS Policy 58.
S172.40	SETZ-04 – Development Area 3 – Gabites Block Development Area	Seek amendment	Amend to improve clarity on the intent of the Gabites Block Development Area and whether this is appropriate for a Settlement Zone, given the Settlement Zone is being used to apply a wide range of densities and forms.	It is unclear what this means in the context of the National Planning Standards definition of Settlement Zone. The Settlement Zone in the Gabites Block area is being applied to typically urban densities.
S172.41	RLZ-P1 – Appropriate activities	Support	Retain condition 4 and 7 as notified.	The conditions provide strong direction managing runoff and effects on freshwater.
S172.42	SETZ-P2 – Rural character and amenity values	Seek amendment	Amend as follows (or similar relief):	Consistent with the relief sought on the other zone chapters, seek that broader

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p><i>Rural character, natural environment and amenity values</i></p> <p><i>Use and development in the Settlement Zone will maintain and enhance the District's rural character, <u>indigenous biodiversity, productive capacity, freshwater</u> and amenity values, through:</i></p> <ol style="list-style-type: none"> <i>1. a concentrated mix of activities within a rural setting;</i> <i>2. retaining established streetscapes with vegetated front setbacks;</i> <i>3. consisting of buildings predominantly 1-2 storeys in height; and</i> <i>4. providing for a range of rural residential living environments;-</i> <i><u>5. indigenous vegetation, ecosystems and habitats;</u></i> <i><u>6. natural character, landscapes and features; and</u></i> <i><u>7. the health and well-being of water bodies, freshwater ecosystems, and receiving environments, including wetlands and streams.</u></i> 	<p>recognition of indigenous biodiversity, productive capacity and freshwater is included in this policy, for consistency with the RPS and policies in other rural chapters.</p>
S172.43	<p>SETZ-P7 & SETZ-P8</p> <p>SETZ-P7 – Location of Development Area 3 – Gabites Block Development Area</p>	Seek amendment	<p>Amend to improve clarity on the intent and form of the Gabites Block Development Area and whether this is appropriate for a Settlement Zone, given the Settlement Zone is being used to apply a wide range of densities and forms.</p>	<p>It is unclear what these policies mean in the context of the National Planning Standards definition of Settlement Zone. As stated in our letter, the Settlement Zone in the Gabites Block area is being applied to typically urban densities as well as rural lifestyle densities. SETZ-P8 refers to 'low</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
	SETZ-P8 – Type of development in Development Area 3 – Gabites Block Development Area			density residential’ and ‘rural residential’ development while SETZ-P7 refers to ‘urban fringe’. The actual intended form of this area is unclear and appears to differ considerably.
Submitter 173: Donna Schiphorst				
S173.1	Berketts Farm Precinct	Oppose	Decline the proposal	The submitters objections include unsuitability of existing roading for this type of development, Significant Natural Areas, lack of basic services, lack of available schooling, infrastructure requirements, and the potential visual eyesore of the development.
Submitter 174: Mangaroa Farms Ltd				
S174.1	General/Entire plan change	Seek amendment	Amendments to reflect changes to the NPS-HPL (both in relation to the Mangaroa Farms landholdings, and also across the district generally).	Any potential changes to the status of LUC 3 land under the NPS-HPL should be reflected in consequential changes to proposed PC50. See full submission for further details.
S174.2	General/Entire plan change	Seek amendment	Amendments to zoning of land accommodating LUC 3 soils where the land has been previously fragmented into small landholdings.	Many of the sites along Whitemans Valley 9 Road in the vicinity of Mangaroa Farms do not support viable rural production due to

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>the fragmentation of lot sizes through prior subdivision patterns.</p> <p>See full submission for further details.</p>
S174.3	Zoning	Seek amendment	<p>In particular we question and seek the reconsideration/rezoning of the Rural Production zoning of sites south of Mangaroa Valley Road and east of Whitemans Valley Road in light of existing subdivision and development patterns. Such fragmented land would be more appropriately zoned Rural Lifestyle.</p>	<p>There is also a need to provide for the ancillary agri-rural and educational activities and associated development, including a desire to develop a rural Village Area to support the farming activities and the local rural community</p> <p>See full submission for further details.</p>
S174.4	<p>40 Mangaroa Road – Rezoning</p> <p>Rezoning of properties</p>	Seek amendment	<p>Mangaroa Farms seeks the rezoning of the parcels of land at 40 Mangaroa Road (Lot 2 DP 369137, Part Lot2 DP 58877 and Lot 1 DP 312502) and 67 Whitemans Valley Road (Lot 3 DP 495158, in part) from General Rural and Rural Production as notified in Plan Change 50 to Rural Lifestyle Zone.</p>	<p>It is noted that Rural Lifestyle Zone would be consistent with the zoning of adjacent properties and would more accurately reflect the zoning previously proposed by draft PC50. It would provide greater flexibility for future use of this portion of the site (see point 5 below). For completeness, it is noted that access to the rear properties would be available through the land parcel that directly fronts Mangaroa Valley Road.</p> <p>Overall, the rezoning of discrete areas of the site that accommodate small areas of LUC 3 soils would be outweighed by an</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				increase in the overall productive capacity of the amalgamated areas of the wider farmland holding.
S174.5	Mangaroa Farms Precinct and Structure Plan	Seek amendment	Seek the introduction of a Mangaroa Farms Precinct and associated Structure Plan.	<p>As part of this submission, and related to the above point, Mangaroa Farms seek the introduction of a Mangaroa Farms Precinct and associated Structure Plan.</p> <p>The Precinct and Structure Plan would be specific to the sites at 40 Mangaroa Valley Road and 67 Whitemans Valley Road (in part). An indicative Structure Plan for the proposed Precinct is shown in figure 6.</p> <p>The proposed Mangaroa Farms Precinct is expected to require the introduction of precinct specific provisions to the relevant Rural Lifestyle zone and Rural Subdivision chapters to allow for the intended development patterns and densities.</p> <p>See full submission for further details.</p>
S174.6	133 Whitemans Valley Road – Consequential Rezoning	Seek amendment	Consequential rezoning of 133 Whitemans Valley Road If the outcomes sought under submission points 174.4 and 174.55. a are enabled through the plan change process.	If the outcomes sought under submission points 174.4. and 174.5. are enabled through the plan change process Mangaroa Farms would offer the rezoning of parcels of land at 133 Whitemans Valley Road (Part Section 8 Upper Mangaroa

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>District [located on the western side of Whitemans Valley Road] and Lot 1 DP 65016) from the proposed Rural Lifestyle Zone as notified in Plan Change 50 to General Rural.</p> <p>This would align with Mangaroa Farms' intentions to keep this part of the valley in rural production and avoid the further fragmentation of land for residential development. It would support the ongoing establishment of sustainable farming practices on the site and provide additional certainty to surrounding residents and the wider community.</p> <p>However, should the outcomes sought under submission points 174.4. and 174.5. not be achievable then Mangaroa Farms may not be able to commit the land at 133 Whitemans Valley Road for farming in the long term but may need to consider the development of this area to enable the ongoing investment in food production, community facilities, open space, reforestation and recreation.</p>
S174.7	Consequential changes	Seek amendment	Mangaroa Farms request any consequential changes or alternative relief required to achieve	No reasons provided.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			the intended outcomes sought within this submission.	
Submitter 175: Andrea Thompson				
S175.1	Lot sizes	Seek amendment	Lot sizes are no smaller than 2 hectares (5 acres).	The submitter is a resident of Whitemans Valley living on a 10-acre lifestyle property.
S175.2	Roading infrastructure	Seek amendment	A full roading infrastructure and maintenance plan to support Plan 50, noting the current contractor only patches if that. How will the road be widened, new sealing, berm and vegetation management to be able to see around corners and so on.	Over time though they have watched the road quality and infrastructure deteriorate. There has been little, or no maintenance done, the roads continue to worsen with certain parts of the Whitemans Valley Road with potholes, overgrown berms, and general lack of care. Many of the existing shared driveway arrangements are a broken model with no clear guidelines for maintenance. Growth and development is natural, however we ask that there is an approach that supports the existing rural environment and not entirely commercial and certainly nothing like a Wallaceville Estate!
S175.3	General/Entire plan change	Oppose	Knowing that the Gillies Group is behind this plan, that Whitemans Valley does not see another Wallaceville Estate. Councils are renowned for changing rules to suit developers for commercial reasons.	See full submission for further details.
Submitter 176: Karen Spears				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S176.1	SUB-RUR-S2 - Minimum requirements for subdivision	Oppose	That the updates to PC50 relating to rural property size are not taken up.	<p>Submitter objects to the minimum net size area of General Rural Zone reducing from 20ha to 1ha. Propose this remains at 20ha.</p> <p>The proposed plan does not align with the 'low density of development' that defines the General Rural Zone. It has the risk of intensifying development and creating clustered housing in rural areas changing its character and nature of the landscape.</p>
S176.2	GRUZ-S2 - Setbacks	Oppose	That building setbacks are not taken up.	Objects to the setback distance for buildings from all boundaries shall not be less than 12m. This would impact on the placement of farm buildings such as barns close to road boundaries for example. Due to the geographic nature of some sites 12m is not practical.
Submitter 177: Harriett Sowman				
S177.1	General/Entire plan change Berketts Farm provisions.	Seek amendment	Council should consider, as a counter proposal to the changes, that there is no provision for a	The submitter states that PC50 raised several serious concerns.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			Settlement or small block sizes, but instead half the minimum lot size of Rural production.	<p>The s32 report states that the degree of risk involved with the proposed change is low. They disagree with this level of risk given, the increased demand for emergency services and subsequent delays, increased vehicle traffic on narrow roads and one lane bridges, significant risk to waterways, native bush and the generally peaceful environment of the valley.</p> <p>In 2018, Council led a prosecution in court regarding water disturbance due to 4wd activity at the Berketts property. In this case, it was emphasised by Council how significant the area was to native wildlife.</p> <p>Despite the above, the submitter recognises there is a significant need for more housing in the region and that development in Whitemans Valley is inevitable. Council should consider, as a counter proposal to the changes, that there is no provision for a Settlement or small block sizes, but instead half the minimum lot size of Rural production. This allows for more housing to be developed without as significantly impacting the infrastructure and would be a more gradual change over</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				time. This would then allow time for the roading and infrastructure to be developed to a point where it is sustainable for residents and not risking delays in emergency services.
Submitter 178: Sharyn Mitchell				
S178.1	Rural General zoning	Seek amendment	To reassess the Rural General zoning and revert back to the 20ha or allow discretionary subdivision to 10 ha in line with previously proposed drafts.	The submitter does not agree to the change of lot size for the Rural General zoning from 20ha to 1ha. The majority of land in this zoning in the Kaitoke area is hill side. A 1 ha block is also bush this is a negative move as it has the potential to decrease soil support and increase the risk of land slippage due to water runoff.
S178.2	Rural production zoning	Support	I support the new zoning or the rural production area – Marchant Road, Turksma Lane, Kiwi Ranch Road	No reasons provided.
S178.3	Minor residential unit size	Support	I support the increase in the 2 nd dwelling size to 100m ²	No reasons provided.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S178.4	Zoning	Support	I support the zone change from Rural production/General Rural to Rural Production for both 102 Marchant Road and 9 Marchant Road.	No reasons provided.
Submitter 179: Gareth Weeds				
S179.1	Berketts Farm Precinct	Seek amendment	The submitter has concerns in relation to the Berketts Precinct proposal, and seeks further information and clarity on the proposal.	<p>The submitter has the following concerns in relation to the Berketts Precinct proposal, and require more information on consultation, future upgrades to roading and infrastructure, increased traffic movements from the development, community safety, impact on emergency services, impact on the environment and wider impact on Whiteman's Valley.</p> <p>See full submission for further details.</p>
Submitter 180: Peter Warmerdam				
S180.1	Rezoning of most of the ODP Rural Hill land, southeast of Katherine Mansfield Drive (including the Berketts Farm Precinct) to Rural Lifestyle.	Seek amendment	<p>That Council proceeds with the rezoning but that it includes all the described Rural Hill Land (ODP) down to the ODP Rural Valley. Change the whole</p> <p>OR</p>	The submitter states that Council must be consistent in the rezoning of the above area and include all the Rural Hill land on the Sierra Way Road and paper road (current ODP) that lies between the Katherine Mansfield Drive - Rural Lifestyle Zone AND the Blue Mountains and

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			change none of it including the Rural Hill land on the property of 1143 Blue Mountains Road.	Whitemans Valley Roads Rural Valley Floor Zones. See full submission for further details.
S180.2	Changing of the minimum lot size on Rural Valley Floor (currently 4 ha) to Rural Production minimum average lot size of 16 ha.	Seek amendment	Council does not change the minimum lot size on Rural Valley Floor from 4ha to 16ha.	It is unfair and an infringement of the landowner's current property rights that Rural Production zone, that minimum lot sizes are to be increased from 4ha to an average of 16 ha per lot. See full submission for further details.
Submitter 181: Cannon Point Development Limited				
S181.1	Proposed PC50 Zoning Maps	Support in Part	That Council adopt the zoning proposed by Cannon Point Development Ltd. as shown on the Map in Appendix A.	Cannon Point Development Ltd, support some of the proposed zoning changes subject to this plan change that affect the site. In particular, the proposed re-zoning of the Western Extension to Rural Lifestyle is supported.
S181.2	Proposed PC50 Zoning Maps	Oppose	That Council adopt the zoning proposed by Cannon Point Development Ltd. as shown on the Map in Appendix A.	Whilst Cannon Point supports the proposed change of zoning of part of Stage 3 to General Residential (as detailed above) a portion of Stage 3, specifically the south-

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>Rezone from General Rural Zone and Rural Lifestyle Zone to General Residential Zone.</p>	<p>western extent, is proposed to be re-zoned to Rural Lifestyle and this is not supported.</p> <p>In March 2023, the submitter requested alterations to the Council IPI plan change to include this area as General Residential zone (along with the Stage 1, Stage 2, Eastern Extension and remainder of the Stage 3 area). The submitter seeks consistency in the application of zoning across PC50 and the IPI.</p> <p>In addition, it is sought that the General Residential Zoning proposed under PC50 to be applied to Stage 2, and part of the area adjoining this (the Top Terrace), be extended to the north. This extension of the proposed zone is shown on the Map contained in Appendix A. Cannon Point Development Ltd. would like to provide for the future residential development of this area. The Operative District Plan Zoning for the Top Terrace is Rural Lifestyle. It is considered that the General Rural Zoning which has been applied to the northern part of this area under PC50 is not appropriate.</p> <p>See full submission for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 182: Andrew Bateson				
S182.1	Berketts Farm Precinct	Oppose	Not to proceed with the Berketts Farm Precinct in any manner.	<p>This submitter opposes the minimum allotment size being reduced to 4000m and wish the existing allotment size to remain as is. This would open the valley up for further development on the Whitemans Valley hills which is unacceptable. The location of Berketts Farm Precinct is a long way from any form of public transport. The roading infrastructure is in extremely poor condition with most of the road between the two entry points that are single lane. There is no public transport, putting further pressure on existing roads.</p> <p>This development goes against Councils stated position in "Sustainability Strategy 2020" whereby one of the stated goals is 'We will prioritise protecting and enhancing our natural environment'. This development will have more than minor impacts on the local environment, in terms of water runoff and discharge from Septic tanks. With climate change impacting rainfall events, the minimum stated level of 38,000 litres of potable water is insufficient. During a prolonged dry spell,</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>this will leave very little water available for emergency services in the event of a fire.</p> <p>See full submission for further details.</p>
Submitter 183: Waka Kotahi/ NZ Transport Agency				
S183.1	TP-R3 – Traffic generation complying with TP-S9.	Support in part	Add a new table header titled ‘traffic generating activities (or similar) and relocate TP-R3 under it.	Waka Kotahi notes TP-R3 currently sits within the title of ‘Car Parking Activities’, which is not fit for purpose given trip generation has a wider impact and effect than car parking. Waka Kotahi recommends an additional header titled ‘traffic generating activities’ is included in the table, and the rule relocated to sit underneath this header.
S183.2	TP-R3 – Traffic generation complying with TP-S9.	Support in part	<p>Add an additional provision under the RD Activity classifications for noncompliance with TP-R3, with the following matters of discretion:</p> <ol style="list-style-type: none"> <u>1. Accessibility for public transport, cyclists and pedestrians.</u> <u>2. Any vehicle/pedestrian/cyclist conflict.</u> <u>3. Standard, construction, and layout of vehicular access, including effects on the safety and efficiency of the transport network.</u> <u>4. Current traffic problems in the area.</u> 	The activity status is unclear for activities non-compliant with TR-R3. Waka Kotahi is of the view that activities which do not comply with TP-R3 should be a Restricted Discretionary (RD) activity, with an Integrated Transport Assessment (ITA) required. RD activity status is appropriate as it allows the effects of the vehicle numbers on the immediate and wider environment to be considered and appropriately responded to. The requirement for an ITA provides an

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p><u>5. Ability of the existing transport network to cater for increased traffic generation.</u></p> <p>Require activities that do not comply with TP-R3 to provide an Integrated Transport Assessment.</p>	<p>appropriate tool to evaluate the impact of proposed activities on the transport network.</p>
S183.3	TP-S9 – Traffic generation for any site shall not exceed:	Support in part	<p>Amend TP-S9 as follows:</p> <p><i>Traffic generation for any site shall not exceed:</i></p> <p><i>1. 100 vehicle movements per day in the General Rural, Rural Production, Rural Lifestyle <u>and Settlement Zones.</u></i></p> <p><i>2. 250 vehicle movements per day in the Settlement Zone.</i></p>	<p>Waka Kotahi considers the permitted activity trip generation thresholds established in TPS9 for the Settlement Zone are too high.</p> <p>Waka Kotahi generally requires an Integrated Transport Assessment (ITA) for activities that generate over 100 vehicle movements per day as they tend to require site specific access design or intersection treatment in accordance with Austroads Guides. Waka Kotahi then determine whether the access design or intersection treatment and any other interventions are appropriate to ensure the proposed activity does not result in any adverse effects upon the safety and efficiency of the state highway network.</p>
S183.4	New Advice Note	Support	<p>Include the following advice note:</p> <p><u>Notes:</u></p>	<p>An advice note is sought to ensure that plan users are aware that Waka Kotahi administer the Government Rounding Powers Act 1989, which should work in</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p><u>All new roads and vehicle access points that intersect a state highway require the approval of Waka Kotahi NZ Transport Agency under the Government Roding Powers Act 1989. Under the same legislation, a portion of State Highway 2 is also gazetted as a Limited Access Road as indicated here. If any change of access is proposed to a Limited Access Road, approval from NZ Transport Agency Waka Kotahi is required.</u></p>	<p>tandem with the Resource Management Process. It is helpful that plan users are aware of this additional obligation and can address it at the time they are drafting their resource consents. Approval and alternative access standards may be required.</p>
S183.5	<p>New objective and policies in the District-wide – Strategic Direction – Rural Environment and Development chapter</p> <p>RED-OX</p> <p>RED-PX</p>	Support	<p>Add new provisions as follows:</p> <p><u>Objective-Reverse Sensitivity:</u></p> <p><u>Avoid where practicable, or otherwise remedy or mitigate, adverse effects of subdivision, use and development on regionally significant network utilities.</u></p> <p><u>Policy-Reverse Sensitivity from state highways and Rail Network:</u></p> <p><u>Require activities to be appropriately located and/or designed to avoid where practicable or otherwise remedy or mitigate reverse sensitivity effects on regionally significant network utilities.</u></p>	<p>Noise is a common reverse sensitivity issue and although noise is addressed within NOISE Chapter of the existing District Plan, it is considered that reverse sensitivity matters should be addressed more explicitly within the objectives and policies of the rural zones as it is an important matter to the health, safety, and wellbeing of people. Inclusion of specific objectives and policies addressing these matters will enable the effects to be appropriately managed.</p>
S183.6	<p>New reverse sensitivity rules and standards in the NOISE chapter</p>	Support	<p>Impose new noises rules and standards as per Appendix 1 attached.</p>	<p>While Waka Kotahi supports the inclusion of noise rules as these consider the health, safety and wellbeing of people, However,</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				Waka Kotahi seeks to introduce rules which have been developed collaboratively with KiwiRail in order to ensure potential adverse effects (including conflicts between activities and reverse sensitivity effects) from the state highway or rail network are mitigated.
S183.7	SUB-RUR-P4 – Appropriate subdivision	Support in Part	<p>Amend SUB-RUR-P4 as follows:</p> <p><i>Enable subdivision where it results in allotments that:</i></p> <ol style="list-style-type: none"> <i>1. are consistent with the purpose, characteristics and amenity values of the zone;</i> <i>2. comply with the minimum allotment sizes for each zone;</i> <i>3. result in building platforms sized to maintain the character of the zone; and</i> <i>4. have appropriate legal and physical access, including safe accessways and manoeuvring space</i> <i>5. avoid adverse traffic effects on the surrounding transport network.</i> 	Waka Kotahi supports an amendment to the policy adding consideration of the effects of subdivision activities and their impact on the safety and efficiency of the transport network. This will ensure the creation of allotments have appropriate infrastructure and are not of a scale or design that would compromise surrounding transport infrastructure.
S183.8	SUB-RUR-P5 – Infrastructure capacity	Support in part	<p>Amend SUB-RUR-P5 as follows:</p> <p><i>Ensure that subdivision creates allotments that are able to accommodate on-site wastewater, stormwater, and water supply capacity for firefighting purposes, have safe and efficient</i></p>	Waka Kotahi supports the provision of infrastructure that integrates appropriately with surrounding land uses but seeks to expand the directive of the policy to include access and transport provision, to ensure

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<u>accessways that integrate with the wider transport network.</u>	subdivision is designed to integrate safely and efficiency within the surrounding transport network.
S183.9	SUB-RUR-S3 – Access standards for subdivision Access Standards for subdivision	Support	Retain as notified.	Waka Kotahi supports the inclusion of access standards for subdivision, namely Subclause 7 to support a safe and efficient access onto the state highway network.
S183.10	SUB-RUR-R6 – Restricted Discretionary Subdivision of Berketts Farm Precinct.	Support in part	Amend SUB-RUR-R6 <i>Subdivision which complies with the standards of SUB-RUR-S1, SUB-RUR-S2 and SUB-RUR-S3 are restricted discretionary activities but not with the access standards in SUB-RUR-S2</i> <i>Council will restrict its discretion to and may impose conditions on:</i> [Matters of discretion listed under SUBRUR-R6]	Waka Kotahi notes the plan as currently drafted does not contain a default activity status for subdivision activities in the GRUZ, RPROZ, SETZ and RLZ zones. Waka Kotahi supports a restricted discretionary activity standard for subdivision activities as it allows decision makers to manage potential adverse traffic safety effects presented by the intensification of land resulting from subdivision. Waka Kotahi seeks to amend SUB-RUR-R6 to apply to all subdivision activities which comply with SUB-RUR-S1, SUB-RUR-S2 and SUBRUR-S3. As a result, non-complying subdivisions will fall within SUB-RUR-R12.
S183.11	SUB-RUR-R7	Support	Retain as notified.	Waka Kotahi supports the matters of discretion which allow sufficient scope to

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
	Restricted Discretionary Subdivision of Berketts Farm Precinct.			consider any adverse effects to the safety and efficiency of the transport network.
S183.12	SUB-RUR-R12 – Discretionary subdivision	Support	Retain as notified.	Waka Kotahi supports a discretionary activity status for subdivision activities which fail to comply with RUR-SUB-S1 to S3, to ensure adverse effects are appropriately considered.
S183.13	EW-S18 – Earthworks shall not alter the existing ground level by cutting or filling by a vertical height of more than 500mm and all soil material must be retained on the same site.	Oppose	Amend EW-S18 to permit earthworks which are required for construction, maintenance or operation or upgrade of state highway infrastructure.	<p>Waka Kotahi understands that this standard has been included to give effect to the NPSHPL.</p> <p>The NPS-HPL identifies that use or development of highly productive land is inappropriate for activities other than for land based primary production, but acknowledges that there can be other appropriate activities including:</p> <ul style="list-style-type: none"> • addressing a high risk to public health and safety • activities associated with the maintenance, operation, upgrade or expansion of specified infrastructure • activities for a requiring authority to give effect to an NOR or designation

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				Accordingly, Waka Kotahi seeks that the standard is amended to accommodate the ability of Waka Kotahi to undertake the activities specified above.
S183.14	GRUZ-P1 – Appropriate activities	Support in part	<p>Amend GRUZ-P1 as follows:</p> <p><i>Enable activities that are compatible...</i></p> <p><i>Where they:</i></p> <ol style="list-style-type: none"> <i>1. Provide for varying forms, scale and separation of buildings and structures, including additions and alterations</i> <i>2. manage the density and location of residential development;</i> <i>3. ensure adequate infrastructure is available to service the activity, including on-site servicing where the reticulated services are not available;</i> <i>4. will not compromise <u>avoid adverse effect on the safety and efficiency of the transport network.</u></i> 	Waka Kotahi supports the directive of the policy ensuring appropriate infrastructure is available to service the development, but amendments are sought to ensure that the potential effects are appropriately identified and avoided, given the significance of their potential impact. The amendments will expand PC50s directive to ensure development within the GRUZ integrates safely with the surrounding transport network.
S183.15	GRUZ-P5 – Infrastructure	Support	Retain as notified.	Waka Kotahi supports the directive to protect the safety and efficiency of the transport network.
S183.16	GRUZ-P8 – Quarrying	Support in part	<p>Amend Subclause 3 as follows:</p> <p>[...]</p>	Waka Kotahi seeks to strengthen the directive of subclause 3, to ensure adverse transport effects of quarrying activities are

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			3. There are measures to <i>minimise avoid</i> any adverse noise, vibration, traffic and lighting effects;...	appropriately addressed. This will ensure that the safety and efficiency of the transport network is not compromised as a result of those activities which tend to generate heavy vehicle movements and may require different treatments.
S183.17	GRUZ-R4- Residential activities complying with GRUZ-S7	Oppose	Amend GRUZ-R4 as follows: <i>Residential activities complying with <u>GRUZS1 and GRUZ-S7</u>.</i> (if required)	<p>Waka Kotahi has made the assumption that activities listed under GRUZ-R4 are also required to comply with GRUZ-S1. If this is correct, Waka Kotahi does not oppose this rule.</p> <p>If GRUZ-S1 does not apply, the permitted activity status for an addition residential dwelling without requirements for safe accessway provision is not supported as it does not allow for appropriate consideration of traffic effects associated with dwellings.</p> <p>To mitigate this risk Waka Kotahi recommends all permitted secondary dwellings are required to achieve GRUZ-S1 to qualify as a permitted activity.</p>
S183.18	GRUZ-R7 - Visitor accommodation including farm stay complying with GRUZ-S9	Oppose	Amend permitted activity status to require compliance with GRUZ-S1 to be achieved where there is direct access to a state highway.	Waka Kotahi has made the assumption that activities under listed rules are also required to comply with GRUZ-S1. If this is

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
	<p>GRUZ-R8 – Passive Recreation activities</p> <p>GRUZ-R10 – Rural produce retail complying with GRUZ-S10</p> <p>GRUZ-R11 – Rural industries, including rural contractor’s depot complying with GRUZ-S11</p> <p>GRUZ-R12 – Conference facilities complying with GRUZ-S12</p> <p>GRUZ-R13 – Rural tourism (except Staglands Precinct)</p> <p>GRUZ-R14 – Any commercial activity or associated buildings lawfully established prior to October 2023 in the Staglands Precinct complying with GRUZ-S15</p>		(if required)	<p>correct, Waka Kotahi does not oppose these rules.</p> <p>If GRUZ-S1 does not apply, the permitted activity status for an additional residential dwelling without requirements for safe accessway provision is not supported as it does not allow for appropriate consideration of traffic effects associated with dwellings.</p> <p>To mitigate this risk Waka Kotahi recommends all permitted secondary dwellings are required to achieve GRUZ-S1 to qualify as a permitted activity.</p>
S183.19	GRUZ-S1 - Access standards for land use activities	Support	Retain as notified	Waka Kotahi supports subclause 7 which requires activities with direct access to the state highway network to comply with access and visibility standards established in the transport chapter.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S183.20	GRUZ-S5 – Water supply, stormwater and wastewater	Support	Retain as notified	Waka Kotahi supports the amendments to the standard, which ensure storm and wastewater runoff will not have adverse effects on the surrounding transport network infrastructure.
S183.21	GRUZ-S8 – Home business ancillary to residential activities carried out on the site	Support	Retain as notified	Support provision limiting high traffic uses and prohibiting retail activities undertaken where direct access is permitted onto a state highway.
S183.22	GRUZ-R15 - Restricted Discretionary Minor Residential Unit	Support in part	Amend subclause 7 as follows: <i>Standard, construction, and layout of vehicular access, <u>including effects on the safety and efficiency of the transport network.</u></i>	Waka Kotahi supports an amendment of matter 7 allowing decision makers to consider potential wider adverse effects of additional/existing accessways on the surrounding environment.
S183.23	GRUZ-R16 – Restricted Discretionary Home business	Support in part	Amend subclause 6 as follows: <i>Car parking, traffic and pedestrian safety and the efficient functioning of the road <u>loading transport</u> network.</i>	Waka Kotahi requests that an amendment is made to reference the transport network more broadly as opposed to ‘road network’.
S183.24	GRUZ-R17 – Building accessory to a permitted activity which do not comply with permitted activity standards.	Support	Retain subclause 5.	Waka Kotahi supports subclause 5, which enables decision makers to appropriately consider potential adverse effects generated by vehicle accessways.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S183.25	GRUZ-R19 – Activities listed as permitted which do not comply with the access standards in GRUZ-S1.	Support in part	Amend subclause 2 as follows: <i>The extend to which the activity will adversely affect the efficient functioning of the reading <u>transport network</u>.</i>	Waka Kotahi requests that an amendment is made to reference the transport network more broadly as opposed to ‘road network’.
S183.26	RPROZ-02 - Infrastructure	Support	Retain as notified.	Waka Kotahi supports the objective to ensure appropriate infrastructure supports the needs of the rural community. Ensuring the sequencing of development where appropriate is vital for the ongoing functioning of a safe and efficient transport network.
S183.27	RPROZ-P1 – Appropriate activities	Support in part	Amend subclause 4 as follows: Where they: <i>...4. Will not compromise <u>minimise adverse effects on the safety and efficiency of the transport network</u>.</i>	Waka Kotahi supports the directive of the policy ensuring appropriate infrastructure is available to service the development, but amendments are sought to ensure that the potential effects are appropriately identified and avoided, given the significance of their potential impact. The amendments will expand PC50s directive to ensure development within the GRUZ integrates safely with the surrounding transport network.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S183.28	RPROZ-P4 – Infrastructure	Support	Retain as notified.	Waka Kotahi supports the provision ensuring transport networks can be operated safely and efficiently.
S183.29	RPROZ-P5 – Intensive farming	Support in part	Amend RPROZ-P5 as follows: <i>Provide for plantation forestry in the rural zones... <u>6. where adverse effects on the safety and efficiency of the transport network are minimised.</u></i>	Waka Kotahi seeks to amend the policy to ensure the provision of plantation forestry land use activities does not compromise the safety and efficiency of the transport network, in accordance with RPROZ-P4. This will ensure that the safety and efficiency of the transport network is not compromised as a result of those activities which tend to generate heavy vehicle movements and may require different treatments.
S183.30	RPROZ-P7 – Quarrying activities	Support in part	Amend RPROZ-P7 as follows: <i>Avoid quarrying activities or clean fill areas to prevent the loss of productive capacity of highly productive land <u>and ensure the effects of quarrying and clean fill areas on surrounding infrastructure and transport network are appropriately managed.</u></i>	Waka Kotahi seeks to amend the policy to ensure quarrying activities appropriately consider effects on the transport network. This will ensure that the safety and efficiency of the transport network is not compromised as a result of those activities which tend to generate heavy vehicle movements and may require different treatments.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S183.31	<p>RPROZ-R5 – Residential activities complying with RPROZ-S7</p> <p>RPROZ-S7 – Residential activities must be limited to:</p>	Oppose	<p>Amend RPROZ-R5 as follows:</p> <p><i>Residential activities complying with <u>RPROZS1 and RPROZ-S7</u>.</i></p>	<p>Waka Kotahi has made the assumption that activities listed under RPROZ-R5 are also required to comply with RPROZ-S1. If this is correct, Waka Kotahi does not oppose this rule.</p> <p>If RPROZ -S1 does not apply, the permitted activity status for an additional residential dwelling without requirements for safe accessway provision is not supported as it does not allow for appropriate consideration of traffic effects associated with dwellings.</p> <p>To mitigate this risk Waka Kotahi are recommending all permitted secondary dwellings meet the requirements of RPROZ S1.</p>
S183.32	<p>RPROZ-R6 – Farm stay complying with RPROZ-S9</p> <p>RPROZ-R7 – Home business complying with RPROZ-S8</p>	Oppose	<p>Amend permitted activity status to required compliance with RPROZ-S1 to be achieved where there is direct access to a state highway.</p>	<p>Waka Kotahi has made the assumption that activities under listed rules are also required to comply with RPROZ-S1. If this is correct, Waka Kotahi does not oppose these rules.</p> <p>If RPROZ -S1 does not apply, the permitted activity status for an additional residential dwelling without requirements for safe accessway provision is not supported as it</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>does not allow for appropriate consideration of traffic effects associated with dwellings.</p> <p>To mitigate this risk Waka Kotahi are recommending all permitted secondary dwellings meet the requirements of RPROZ S1.</p>
S183.33	<p>RPROZ-R6 – Farm stay complying with RPROZ-S9</p> <p>RPROZ-R7 – Home business complying with RPROZ-S8</p> <p>RPROZ-R8 – Rural Produce Retail complying with RPROZ-S10</p>	Support	Retain as notified.	Waka Kotahi supports limiting rural retail activities gaining direct access onto the SH. This will ensure that the safety and efficiency of the transport network is not compromised as a result of those activities which tend to generate a high level of vehicle movements.
S183.34	RPROZ-S1 – Access standards for land use activities	Support	Retain subclause 7.	Waka Kotahi supports subclause 7 which requires activities with direct access to the state highway network to comply with access and visibility standards established in the transport chapter.
S183.35	RPROZ-S5 – Water supply, stormwater and wastewater	Support	Retain as notified.	Waka Kotahi supports the amendments to the standard, ensures storm and wastewater runoff will not have adverse effects on the wider transport network infrastructure.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S183.36	RPROZ-R12 - Restricted Discretionary Minor Residential Unit	Support in part	Amend subclause 7 as follows: <i>Standard, construction and layout of vehicular access, <u>including effects on the safety and efficiency of the transport network.</u></i>	Waka Kotahi supports an amendment of matter 7 allowing decision makers to consider potential adverse effects of additional/existing accessways. This will allow for the consideration of adverse effects noncompliant accessways and intensification of vehicle movements may present to the safety and efficiency of the wider transport network.
S183.37	RPROZ-R13 - Restricted Discretionary – Buildings	Support	Retain subclause 5.	Waka Kotahi supports subclause 5, which enables decision makers to appropriately consider potential adverse effects generated by vehicle accessways. This will allow for the consideration of adverse effects noncompliant accessways may present to the safety and efficiency of the wider transport network
S183.38	RPROZ-R14 Non-compliant accessway	Support in part	Amend subclause 2 as follows: The extent to which the activity will adversely affect the efficient functioning of the road <u>loading transport</u> network.	Waka Kotahi supports the matters of discretion and activity status for a noncomplying accessway in the Rural Production Zone.
S183.39	RLZ-05 – Infrastructure RLZ-P3 – Infrastructure	Support	Retain as notified.	Waka Kotahi support the provision ensuring transport networks can be operated safely and efficiently.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S183.40	RLZ-R4 – Residential activities complying with RLZ-S7 RLZ-S7 – Residential activities	Support in part	Amend RLZ-R4 as follows: <i>Residential activities complying with <u>RLZ-S1 and RLZ-S7</u>.</i>	<p>Waka Kotahi has made the assumption that activities listed under RLZ-R4 are also required to comply with RLZ-S1. If this is correct, Waka Kotahi does not oppose this rule.</p> <p>If RLZ-S1 does not apply, the permitted activity status for an addition residential dwelling without requirements for safe accessway provision is not supported as it does not allow for appropriate consideration of traffic effects associated with dwellings.</p> <p>To mitigate this risk Waka Kotahi are recommending all permitted secondary dwellings meet the requirements of RLZ-S1.</p>
S183.41	RLZ-R5 – Home business complying with RLZ-S8 RLZ-S8 – Home business ancillary to residential activities carried out on the site	Support	Retain as notified.	Waka Kotahi supports limiting rural retail activities gaining direct access onto the SH.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S183.42	<p>RLZ-R8 – Visitor accommodation, including farm stays complying with RLZ-S9</p> <p>RLZ-R9 – Education facilities, education activities and early childhood centres</p> <p>RLZ-R11 – Marae and community facilities</p>	Support in part	<p>Amend permitted activity status to required compliance with RLZ-S1 to be achieved where there is direct access to a state highway.</p> <p>(if required)</p>	<p>Waka Kotahi has made the assumption that activities under listed rules are also required to comply with RLZ-S1. If this is correct, Waka Kotahi does not oppose these rules.</p> <p>If RLZ-S1 does not apply, the permitted activity status for an addition residential dwelling without requirements for safe accessway provision is not supported as it does not allow for appropriate consideration of traffic effects associated with dwellings.</p> <p>To mitigate this risk Waka Kotahi are recommending all permitted secondary dwellings meet the requirements of RLZ - S1.</p>
S183.43	RLZ-S1 – Access standards for land use activities	Support	Retain subclause 7.	Waka Kotahi support subclause 7 which requires activities with direct access to the state highway network to comply with access and visibility standards established in the transport chapter.
S183.44	RLZ-R12 - Restricted Discretionary Minor Residential Unit	Support in part	Amend subclause 7 as follows:	Waka Kotahi support an amendment of matter 7 allowing decision makers to consider potential adverse effects of

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<i>Standard, construction and layout of vehicular access, <u>including effects on the safety and efficiency of the transport network.</u></i>	additional/existing accessways. This will allow for the consideration of adverse effects noncompliant accessways and intensification of vehicle movements may present to the safety and efficiency of the wider transport network.
S183.45	RLZ-R13 - Homes business	Support	Retain as notified.	Waka Kotahi supports the matters of discretion, namely .6 which allow for the consideration of adverse effects on the surrounding road network.
S183.46	RLZ-R14 - Accessory Buildings	Support	Retain as notified.	Waka Kotahi supports the matters of discretion, namely .6 which allow for the consideration of adverse effects on the surrounding road network.
S183.47	RLZ-R15 - Non-compliant accessway	Support in part	Amend subclause 2 as follows: <i>The extend to which the activity will adversely affect the efficient functioning of the road <u>transport network.</u></i>	Waka Kotahi request that an amendment is made to reference the transport network more broadly as opposed to 'road network'.
S183.48	RLZ-R20 - Non-compliant visitor accommodation.	Support	Retain as notified.	Waka Kotahi supports a discretionary activity status for visitor accommodation activities which exceed RLZ-S9, enabling decision makers to consider potential

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				adverse effects of high vehicle generating activities.
S183.49	RLZ-R23 - Quarrying	Support	Retain as notified.	Quarrying activities have potential to adversely effect the safety and efficiency of the transport network without appropriate controls. NC activity status will all for the appropriate management of this land use activity. This will ensure that the safety and efficiency of the transport network is not compromised as a result of those activities which tend to generate heavy vehicle movements and may require different treatments.
S183.50	SETZ-O3 SETZ-P4 Infrastructure	Support	Retain as notified.	Waka Kotahi support the provision ensuring transport networks can be operated safely and efficiently.
S183.51	SETZ-P1 Appropriate Activities	Support in part	Amend subclause 4 as follows: <i>Where they:</i> <i>...4. Will not compromise minimise adverse effects on the <u>safety and</u> efficiency of the transport network.</i>	Waka Kotahi support the directive of the policy ensuring appropriate infrastructure is available to service the development, but amendments are sought to ensure that the potential effects are appropriately identified and avoided, given the significance of their potential impact. The amendments will expand PC50s directive to ensure development within the SETZ

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				integrates safely with the surrounding transport network.
S183.52	SETZ-P6 Plantation Forestry	Support in part	Amend SETZ-P5 as follows: <i>Provide for plantation forestry in the rural zones... <u>6. where adverse effects on the safety and efficiency of the transport network are minimised.</u></i>	Waka Kotahi seek to amend the policy to ensure the provision of plantation forestry land use activities does not compromise the safety and efficiency of the transport network, in accordance with SETZ-P4
S183.53	SETZ-R3 SETZ-S6 Residential Activities	Oppose	Amend SETZ-R3 as follows: <i>Residential activities complying with <u>SETZS1</u> and SETZ-S7.</i> (if required)	<p>Waka Kotahi has made the assumption that activities listed under SETZ-R3 are also required to comply with SETZ-S1. If this is correct, Waka Kotahi does not oppose this rule.</p> <p>If SETZ-S1 does not apply, the permitted activity status for an addition residential dwelling without requirements for safe accessway provision is not supported as it does not allow for appropriate consideration of traffic effects associated with dwellings.</p> <p>To mitigate this risk Waka Kotahi are recommending all permitted secondary dwellings meet the requirements of SETZ-S1.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S183.54	<p>SETZ-R4 – Home business complying with SETZ-S6</p> <p>SETZ-R7 – Commercial activities (unless otherwise specified in this table) complying with SETZ-S11</p> <p>SETZ-R8 – Visitor accommodation including homestay complying with SETZ-S10</p> <p>SETZ-R9 – Educational facilities, education activities including early childhood centres complying with SETZ-S11</p> <p>SETZ-R10 – Marae and community facilities</p>	Oppose	<p>Amend permitted activity status to required compliance with SETZ-S1 to be achieved where there is direct access to a state highway.</p> <p>(if required)</p>	<p>Waka Kotahi has made the assumption that activities under listed rules are also required to comply with SETZ-S1. If this is correct, Waka Kotahi does not oppose these rules.</p> <p>If SETZ-S1 does not apply, the permitted activity status for an additional residential dwelling without requirements for safe accessway provision is not supported as it does not allow for appropriate consideration of traffic effects associated with dwellings.</p> <p>To mitigate this risk Waka Kotahi are recommending all permitted secondary dwellings meet the requirements of SETZ-S1.</p>
S183.55	SETZ-S1 - Access standards for land use activities	Support	Retain subclause 7.	Waka Kotahi support subclause 7 which requires activities with direct access to the state highway network to comply with access and visibility standards established in the transport chapter.
S183.56	SETZ-S5 – Water supply, stormwater and wastewater	Support	Retain as notified.	Waka Kotahi supports the amendments to the standard, ensures storm and

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				wastewater runoff will not have adverse effects on the wider transport network infrastructure.
S183.57	SETZ-S7 Home Business Rural produce retail	Support	Retain as notified.	Waka Kotahi supports limiting rural retail activities gaining direct access onto the SH.
S183.58	SETZ-R11 SETZ-R12 SETZ-R13 Conference Facilities Industrial Activities NC Minor Unit Home Business SETZ-R11 – Conference facilities and tourism facilities SETZ-R12 – Industrial activities, including rural industries SETZ-R13 – Minor residential unit which does not meet permitted activity standards	Support in part	Amend subclause 3 as follows: <i>Standard, construction and layout of vehicular access, maneuvering <u>and transport safety</u>.</i>	Request amendments for the following activities to include transport safety as a matter of control, to ensure sufficient scope is included for activities which fall outside the permitted standards. This will recognise the effects of increased vehicle use resulting from the change of land use may present to the surrounding transport network.
S183.59	SETZ-R16 – Non-compliant accessway	Support	Retain as notified.	Waka Kotahi supports the matters of discretion and activity status for a noncomplying accessway in the Settlement Zone.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S183.60	SETZ-R25 – Quarrying activities	Support	Retain as notified.	Quarrying activities have potential to adversely effect the safety and efficiency of the transport network without appropriate controls. NC activity status will all for the appropriate management of this land use activity. This will ensure that the safety and efficiency of the transport network is not compromised as a result of those activities which tend to generate heavy vehicle movements and may require different treatments.
Submitter 184: Brenda Cross				
S184.1	Berketts Farm Precinct	Oppose	Council to undertake public consultation over the proposed Berketts Farm Development.	This submitter states there has been no consultation, and it appears the Council is trying to slip through a new development without those located nearby being aware or having any opportunity to provide feedback on the effects this would have, and potentially already are having, on ratepayers.
S184.2	TP-S9 – Traffic generation	Seek amendment	Council to provide assurances that no access from Whitemans Valley Road or the proposed Berketts Farm is being planned through the Bellbird Rise	The submitter was aware of Bellbird Rise and the maximum of 30 new properties to be built. As part of this development the section of formerly single lane private road

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
	TP-S10 –Maximum number of allotments accessed via a right of way or private road must:		<p>development and the end of Katherine Mansfield Drive.</p> <p>Council to investigate the delay of widening and sealing of Katherine Mansfield Drive from 419A to Bellbird Rise entry by the developer of Bellbird Rise.</p>	<p>going past their driveway was to be widened and sealed.</p> <p>Questions whether this section of road complies with the standards in Appendix C, Figure 1 (Road Design Standards - Urban) of the Code of Practice for Civil Engineering Works? These concerns also relate directly to TP-S9 and S10 where the vehicle numbers are increasing due to groundworks/excavation, trade vehicles and homeowners. Council appears unable to maintain current roading but are looking to allow further roads/homes to be built.</p> <p>See full submission for further details.</p>
Submitter 185: Anton Douché				
S185.1	Berketts Farm Precinct	Oppose	That Berketts Farm Precinct is removed from PC50 so that it can go through the standard Private Plan Change process the same way comparable development proposals have had to. That way the precinct can be properly evaluated once the proposal scope and its environmental effects are properly known.	The submitter has raised several concerns throughout their submission including lack of consultation and inadequate communications about the proposed Berketts Farm Precinct and lack of relevant details in the proposal including environmental effects on indigenous vegetation, hillslope, earthworks, runoff,

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>For the Berketts Farm Plan Change to be evaluated fully by independent commissioners to ensure it is handled transparently and properly.</p> <p>Additionally, once Berketts Farm Precinct is a separate Private Plan Change, for the Southern Hills Parcel added to the protected native bush parcel. This would minimise the damage to existing vegetation and biodiversity, as well as adverse effects due to earthworks on its steep slopes, increase runoff, and the extra traffic being added to an already inadequate section of Whitemans Valley Road.</p>	<p>traffic and roading infrastructure, and other infrastructure.</p> <p>See full submission for further details.</p>
<p>Submitter 186: Fire and Emergency New Zealand</p>				
S186.1	New definition	Support	<p>New definition:</p> <p>Emergency service facilities – means the facilities of organisations that are responsible for the safety and physical welfare of people or property in the community. It includes fire stations, ambulance stations, police stations and emergency coordination facilities.</p>	<p>Fire and Emergency seeks the inclusion of a new definition for ‘Emergency service facilities’, as it subsequently provides for the relief sought through its submission in relation to the provision of fire stations in the rural zones. It is vital that PC50 provides for emergency service facilities to better provide for the health, safety and wellbeing of rural communities by enabling the establishment and ongoing operation of fire stations.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S186.2	TP-S10 - Maximum number of allotments accessed via a right of way or private road	Oppose	<p>Amend Appendix C of the Code of Practice for Civil Engineering Works to align with the emergency vehicle access requirements set out in the 'Designers' guide to firefighting operations Emergency vehicle access F5-02 GD'.</p> <p>AND</p> <p>Amend TP-S10 as follows:</p> <p>Subdivision in General rural, Rural production or Rural lifestyle and Settlement Zones</p> <p>1. The maximum number of allotments accessed via a right of way or private road must be no more than six; and</p> <p>2. comply with the widths in Appendix C, Figure 1 (Road Design Standards – Urban) of the Code of Practice for Civil Engineering Works.</p> <p><u>2. Right of ways, private accessways and legal access lots, shall provide for the following:</u></p> <p><u>(a) An access width of no less than 4 metres.</u></p> <p><u>(b) Be formed and constructed with a sealed surface and corridor that meets the full access and manoeuvring requirements associated with the activities it services;</u></p>	<p>The submitter notes that for fire appliances to access an emergency, adequate roading and accessway design is necessary to support the operational requirements of Fire and Emergency. They support TP-S10 insofar as it requires compliance with the Code of Practice for Civil Engineering Works but consider that the Code of Practice does not meet the minimum access requirements for FENZ, and request amendments as a result.</p> <p>See full submission for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p><u>(c) A maximum negotiable gradient not exceeding 16%;</u></p> <p><u>(d) Where applicable, be designed with additional width necessary to accommodate the tracking curve of a 12.6-metre-long rigid emergency service vehicle with a minimum of a 500mm buffer each side of the vehicle;</u></p> <p><u>(e) A clearance height of no less than 4 metres.</u></p>	
S186.3	SUB-RUR-P3 – Natural hazards Natural hazards	Support	No relief sought.	Fire and Emergency supports SUB-RUR-P3 as the policy framework promotes the avoidance, remediation, or mitigation of the effects of natural hazards. This supports Fire and Emergency’s function insofar that it helps avoid emergency situations. Furthermore, as the definition of ‘Natural Hazard’ includes fire, the policy framework also promotes the avoidance, remediation, or mitigation of the effects of fire.
S186.4	SUB-RUR-P4 – Appropriate subdivision	Support	No relief sought.	Fire and Emergency supports SUB-RUR-P4 insofar that the policy seeks to enable subdivision which results in allotments with appropriate legal and physical access. This policy supports the subsequent relief sought elsewhere in this submission

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				relating to emergency vehicle access standards.
S186.5	SUB-RUR-P5 – Infrastructure capacity	Support	No relief sought.	Fire and Emergency strongly supports SUB-RUR-P5 which seeks to ensure that subdivision creates allotments that are able to accommodate on-site water supply infrastructure and provide sufficient water supply capacity for firefighting purposes.
S186.6	SUB-RUR-R1 (Controlled) SUB-RUR-R2 (Controlled) SUB-RUR-R4 (Controlled) SUB-RUR-R5 (Controlled)	Support	No relief sought.	<p>Fire and Emergency supports the matters of control which enable UHCC to impose conditions relating to:</p> <ul style="list-style-type: none"> • the provision of, and effects on, network utilities and/or services, and • the standard, construction and layout of vehicular access. <p>As controlled activities must be granted, it is vital that the matters which UHCC can impose conditions over provide enough scope for fire risk effects to be managed. Fire and Emergency encourages UHCC to utilise:</p> <ul style="list-style-type: none"> • Matter 1 to ensure that the layout of proposed subdivision can accommodate an onsite firefighting water supply.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<ul style="list-style-type: none"> • Matter 2 to ensure onsite services such as a suitable firefighting water supply can be provided. • Matter 3 to ensure that the water supply and development will be accessible to emergency service vehicles.
S186.7	SUB-RUR-S1 – Standards for subdivision	Support in part	No relief sought.	Fire and Emergency supports SUB-RUR-S1 insofar as the standards for subdivision require compliance with TP-S10. Fire and Emergency support is subject to the relief sought in relation to TP-S10 above, which will assist in ensuring that suitable emergency service access is provided.
S186.8	SUB-RUR-S2 – Minimum requirements for subdivision	Support in part	Amend as follows: <i>Minimum requirements for subdivision:</i> ... <i>These standards shall not apply to any allotment for a network utility, reserve, <u>emergency service facilities</u>, or conversation purposes.</i>	Fire and Emergency supports SUB-RUR-S2 insofar as the standards require a minimum net site area of 1ha for new subdivisions across all rural zones. This will avoid the creation of undersized allotments which are not capable of accommodating an onsite firefighting water supply (as is generally required in unreticulated areas in the rural environment). Furthermore, Fire and Emergency consider this supports the policy direction set out in SUB-RUR-P5. Fire and Emergency do however request that emergency service facilities are

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>exempt from SUB-RUR-S2. Should Fire and Emergency seek to development a new fire station in the rural zones, Fire and Emergency will likely be creating an allotment which does not meet the minimum net size area for new allotments.</p> <p>Fire stations are not large-scale developments and will only be constructed as necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. Emergency service facilities and activities in the rural environment are anticipated to have low adverse effects and be vital for maintaining the safety and wellbeing of rural communities. As such, Fire and Emergency consider that the exemption for SUB-RUR-S2 should also extend for emergency service facilities.</p>
S186.9	SUB-RUR-S3 - Access standards for subdivision	Oppose	<p>Amend SUB-RUR-S3 to include:</p> <p>...</p> <p>(2) All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works, <u>and have:</u></p>	<p>PC50 introduces the Settlement Zone to the existing access standards for subdivision. Therefore, the access standards set out in SUB-RUR-S3 must be suitable and sufficient for subdivision</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p><u>(a) An access width of no less than 4 metres;</u></p> <p><u>(b) Be formed and constructed with a sealed surface and corridor that meets the full access and manoeuvring requirements associated with the activities it services;</u></p> <p><u>(c) A maximum negotiable gradient not exceeding 16%;</u></p> <p><u>(d) Where applicable, be designed with additional width necessary to accommodate the tracking curve of a 12.6-metre-long rigid emergency service vehicle with a minimum of a 500mm buffer each side of the vehicle;</u></p> <p><u>(e) A clearance height of no less than 4 metres.</u></p>	<p>activities in the Settlement Zone to meet the purpose of the RMA.</p> <p>As above, Fire and Emergency recognise that access is largely regulated through Council's Code of Practice for Civil Engineering Works which sits outside the district plan and therefore not within scope of PC50.</p> <p>As such, in order for PC50 to meet Part 2 of the RMA and subsequently provide for emergency vehicle access, Fire and Emergency request amendments to SUB-RUR-S3 to ensure that access for subdivision in the Settlement Zone is designed to enable sufficient access in accordance with the 'Designers guide to firefighting operations emergency vehicle access F502 GD'.</p> <p>Fire and Emergency note that these new standards should also apply to the General Rural, Rural Production, Rural Lifestyle and Development Area 2 and request that UHCC carefully consider its application across all Rural Zones.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S186.10	SUB-RUR-R6 - Restricted Discretionary subdivision	Support	No relief sought.	<p>Fire and Emergency support the inclusion of matters of discretion which enable UHCC to impose conditions on the provision of network utilities / services, the standard / layout of vehicular access, and natural hazards (which includes fire).</p> <p>Fire and Emergency encourages UHCC to utilise:</p> <ul style="list-style-type: none"> • Matter 2 to ensure that the layout of a subdivided lot can accommodate an onsite firefighting water supply. • Matter 2 to ensure a suitable firefighting water supply has been provided. • Matter 4 to ensure that the water supply and development will be accessible to emergency service vehicles. • Matter 9 to ensure that fire risk associated with natural hazards is appropriately managed and emergency access and egress is considered in this regard.
S186.11	SUB-RUR-R7 – Subdivision of land in the Berketts Farm Precinct	Support	No relief sought.	<p>Fire and Emergency support SUB-RUR-R7 insofar as subdivision in the Berketts Farm Precinct area is a restricted discretionary activity. UHCC’s discretion, and ability to impose conditions on, extends to the</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>matters listed under SUB-RUR-R1, including:</p> <ul style="list-style-type: none"> • the design, appearance and layout of the subdivision. • the provision of, and effects on, network utilities and/or services, and • the standard, construction, and layout of vehicular access. <p>As Berketts Farm Precinct is a residential development in an unreticulated, rural environment, it is vital that the matters which UHCC can restrict its discretion over provide enough scope for consideration of effects on emergency services. Fire and Emergency encourages UHCC to utilise the matters of SUB-RUR-R1, specifically:</p> <ul style="list-style-type: none"> • Matter 1 to ensure that the layout of a subdivided lot can accommodate an onsite firefighting water supply. • Matter 2 to ensure a suitable firefighting water supply can be provided. • Matter 3 to ensure that a firefighting water supply and development will be accessible to emergency service vehicles.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S186.12	SUB-RUR-R12 – Discretionary Subdivision	Support	No relief sought.	Fire and Emergency support the full discretionary activity status for subdivision with does not comply with SUB-S1, SUB-S2, and SUB-S3 that relate to access. This provides UHCC with full discretion to assess access arrangements / noncompliances and decline / impose conditions accordingly. If the relief sought under these standards is accepted, then the activity status of SUB-RUR-R12 will be strongly supported by Fire and Emergency.
S186.13	SUB-RUR-R14 – Non-complying subdivision	Support	No relief sought	Fire and Emergency support a non-complying activity status for the creation of allotments which do not have formed legal access to a formed legal road. No formed legal access to an allotment would mean that emergency service access may not be achievable, increasing the risk to life, property and the environment in an emergency. The requirement for resource consent will provide UHCC the ability to decline the application where the objectives and policies in relation to the provision of access cannot be met or effects are more than minor effect.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S186.14	GRUZ-03 – Infrastructure	Support in part	<p>Amend objective as follows:</p> <p>Appropriate infrastructure <u>and on-site services are</u> is provided to support existing and planned activities meeting the needs of the rural community.</p>	<p>Fire and Emergency support GRUZ-03 insofar as the objective requires the provision of appropriate infrastructure, which would include reticulated water supply and roads, for existing and planned activities within the rural environment.</p> <p>However, Fire and Emergency note that ‘infrastructure’ is not defined, and clarity is required.</p> <p>In the absence of a definition, Fire and Emergency request an amendment to GRUZ-03 to include ‘on-site services’ required to support existing and planned activities and would include non-reticulated firefighting water supply such as private water supply tanks that are generally anticipated within unreticulated rural areas. As such, this will promote the health, safety and wellbeing of the rural communities.</p>
S186.15	GRUZ-P1 – Appropriate activities	Oppose	<p>Amend policy as follows:</p> <p>GRUZ-P1 Appropriate activities</p> <p>Enable activities that are compatible with the purpose of the General rural zone, while ensuring</p>	<p>Fire stations may have a functional need to be located in the General Rural Zone. The ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount the health,</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>that their design, scale and intensity is appropriate to the rural environment, including:</p> <p>...</p> <p><u>6. Emergency service facilities.</u></p> <p>Where they:</p> <p>...</p> <p><u>7. Provide for the health, safety and well-being of the community.</u></p>	<p>safety and wellbeing of people and the community. Fire stations therefore need to be strategically located within and throughout communities to maximise their coverage and minimise response times so that they can efficiently and effectively respond to emergency call outs in a timely way, thus avoiding or mitigating the potential for adverse effects associated with fire hazard and other emergencies.</p> <p>GRUZ-P1 does not provide for emergency service facilities (which fall under the definition of a community facility in the District Plan) as an appropriate activity within the General Rural Zone.</p>
S186.16	GRUZ-P5 – Infrastructure	Support	No relief sought.	<p>Fire and Emergency support the inclusion of a policy which ensures that the transport networks and other regionally significant network utilities (such as water supplies) are able to be operated safely and efficiently. This will ensure Fire and Emergency are able to meet their objectives by undertaking their functions.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S186.17	New rule	Support	Inclusion of a new rule which provides for emergency service facilities as a permitted activity within the General Rural zone.	<p>Fire and Emergency seek the inclusion of a new rule for emergency service facilities being a permitted activity in the General Rural Zone.</p> <p>New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard, it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as development progresses.</p> <p>Fire and Emergency consider the permitted activity standards within the General Rural chapter will appropriately manage the effects of fire stations within the zone.</p>
S186.18	GRUZ-S1 – Access standards for land use activities	Oppose	Amend GRUZ-S1 as follows: All accessways and manoeuvring areas shall be formed and surfaced	For fire appliances to access an emergency, adequate accessway width, height clearance, gradient and turning circles are necessary to support the

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>in accordance with the Code of Practice for Civil Engineering Works <u>and have:</u></p> <p><u>(a) An access width of no less than 4 metres.</u></p> <p><u>(b) Be formed and constructed with a sealed surface and corridor that meets the full access and manoeuvring requirements associated with the activities it services;</u></p> <p><u>(c) A maximum negotiable gradient not exceeding 16%;</u></p> <p><u>(d) Where appropriate, be designed with additional width necessary to accommodate the tracking curve of a 12.6 metre long rigid emergency service vehicle with a minimum of a 500mm buffer each side of the vehicle;</u></p> <p><u>(e) A clearance height of no less than 4 metres.</u></p>	<p>operational requirements of Fire and Emergency. These requirements are set out in submission point 2 above.</p> <p>As TP-S10 and SUB-RUR-S3 relate to subdivision only, it is important that the access standards for land use activities in GRUZ are adequate for emergency vehicle access. Fire and Emergency request that all land use activities are subject to GRUZ-S1 and GRUZ-S1 be amended to reflect the minimum requirements for emergency vehicle access.</p>
S186.19	GRUZ-S2 – Setbacks	Support in part	<p>Amend GRUZ-S2 as follows:</p> <p>Setbacks</p> <p>...</p> <p>2. New residential units shall not be built within 440m of an existing forest.</p> <p>...</p>	<p>Fire and Emergency promotes defensible spaces around rural dwellings.</p> <p>Based on the definition of 'forestry' under the UHCDP, GRUZS2 would apply to plantation forestry (being the production of timber or other forest products). However, Fire and Emergency note that the use of the term 'plantation forestry' is being introduced via PC50 therefore clarity is</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>requested around the intended management of forestry through the district plan.</p> <p>Fire and Emergency note that plantation forestry is managed by the National Environmental Standard for Plantation Forestry (NES-PF). GRUZ-S2(2) is not consistent with the requirements of Section 14 of the NES-PF which sets out setbacks from adjoining properties, dwellings, and urban areas. In accordance with Regulation 14 of the NES-PF, afforestation must not occur within 40m of a dwelling.</p> <p>As such, Fire and Emergency requests that GRUZ-S2 is amended to reflect the separation requirements of the NES-PF in relation to dwellings and align with best practice fire risk management through the provision of appropriate separation distances, providing defensible spaces and thus reducing the risk of fire spread between land uses.</p>
S186.20	GRUZ-S5- Water supply, stormwater and wastewater	Oppose	<p>Amend GRUZ-S5 as follows:</p> <p><i>Water supply, stormwater and wastewater</i></p>	<p>Fire and Emergency note that the Code of Practice for Civil Engineering Works only covers the flow and design of firefighting water supplies for reticulated systems.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>1. All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</p> <p>2. New buildings and development must be designed to ensure that the stormwater runoff from all new impervious surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall annual exceedance probability event.</p> <p>3. <u>New buildings (other than residential units not connected to Council's reticulated water supply (see GRUZ-S14)) and development must be provided with a firefighting water supply in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p>	<p>Furthermore, there is a significant gap within the provisions of PC50 for the provision of a firefighting water supply for non-reticulated areas such as the GRUZ. It is vital that all buildings and developments, particularly in non-reticulated areas, are provided with a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p> <p>Fire and Emergency seeks an amendment to GRUZ-S5 that ensures all land use activities in the General Rural zone are provided with a suitable a firefighting water supply.</p>
S186.21	GRUZ-S6- Plantation forestry	Support in part	<p>Amend GRUZ-S6 as follows:</p> <p>Plantation forestry</p> <p>1. Forest owners and managers are expected to comply with the management and operational practices in the New Zealand Forest Code of Practice.</p>	<p>Fire and Emergency support best practice management in relation to plantation forestry.</p> <p>Fire and Emergency note that GRUZ-S6 is not consistent with the requirements of the NES-PF, specifically Section 14 of the NES-PF which sets out requirements for setbacks from adjoining properties,</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>2. There shall be a 10m non-millable buffer from any waterbody with a width greater than 1m.</p> <p>3. A buffer width of at least 140m is to be provided to any existing residential unit on another site.</p>	<p>dwellings, and urban areas. Fire and Emergency recommend UHCC further consider the requirements of the NES-PF to avoid any unnecessary duplication. Notwithstanding this, Fire and Emergency request that GRUZ-S6 is amended to reflect the separation requirements of the NES-PF in relation to dwellings and align with best practice fire risk management through the provision of appropriate separation distances, providing defensible spaces and thus reducing the risk of fire spread between land uses.</p>
S186.22	GRUZ-S14 – Water supply and fire fighting sprinkler system for residential units	Support with amendment	<p>Amend as follows:</p> <p>GRUZ-S14</p> <p>Water supply and firefighting sprinkler system for residential units.</p> <p>1. Each residential unit that is not connected to Council's reticulated water supply must have the following installed:</p> <p>a. a self-sufficient potable water supply with a minimum volume of 38,000L; and</p> <p>b. a domestic fire sprinkler system in accordance with NZS 4541:2013 <u>NZS 4541:2020</u> that is</p>	<p>Fire and Emergency strongly support the requirement for residential units to be provided with a domestic fire sprinkler system that is connected to a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p> <p>Sprinkler systems provide a highly effective means of early fire suppression which can enable the fire to be controlled, or even extinguished, early in its development. Sprinklers quickly apply water directly to the source of the fire and are the most</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			connected to a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	<p>reliable method to control a fire. This minimises the risk of loss of life, property damage and adverse effects on the wider environment (e.g. the spread of fire through surrounding vegetation). This also has the benefit of substantially lowering the volume of on-site firefighting water supply required for a sprinklered dwelling.</p> <p>However, Fire and Emergency note that NZS 4541:2013 has since been superseded by NZS 4541:2020 and has requested relief to this effect.</p>
S186.23	GRUZ-R5 – Buildings and structures, including additions and alterations	Support in part	No relief sought.	Fire and Emergency support GRUZ-R5, subject to the relief sought under GRUZ-S1, GRUZ-S2, GRUZ-S5, GRUZ-S6 and GRUZ-S14 being accepted.
S186.24	RPROZ-02 – Infrastructure	Support in part	<p>Amend objective as follows:</p> <p>Appropriate infrastructure and <u>on-site services are</u> is provided to support existing and planned activities meeting the needs of the rural community.</p>	<p>Fire and Emergency support RPROZ-02 insofar as the objective requires the provision of appropriate infrastructure, which would include water supply and roads, for existing and planned activities within the rural environment.</p> <p>As infrastructure is not defined under the District Plan, Fire and Emergency consider clarity is needed. As such, Fire and</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				Emergency request an amendment to RPROZ-03 to clearly include the provision of on-site services required to support existing and planned activities. This will provide an objective framework which promotes the provision of on-site services, which Fire and Emergency interprets to include firefighting water supplies, for activities within the rural environment. As such, this will promote the health and safety of rural communities.
S186.25	RPROZ-P1 – Appropriate activities	Support in part	<p>Amend policy as follows:</p> <p>RPROZ-P1 Appropriate activities</p> <p>Enable activities that are maintain the productive capacity of highly productive land in the Rural production zone, while ensuring that their design, scale and intensity is appropriate to the rural environment, including:</p> <p>... <u>5. Emergency service facilities</u></p> <p>Where they:</p> <p>...</p> <p><u>8. Provide for the health, safety and well-being of the community.</u></p>	Fire stations may have a functional need to be located in certain areas, including the Rural Production Zone. The ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount the health, safety and wellbeing of people and the community is important. Fire stations therefore need to be strategically located within and throughout communities to maximise their coverage and minimise response times so that they can efficiently and effectively respond to emergency call outs in a timely way, thus avoiding or mitigating the potential for adverse effects

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>associated with fire hazard and other emergencies.</p> <p>The content of RPROZ-P1 does not provide for fire stations (which fall under the definition of a community facility in the District Plan) as an appropriate activity within the Rural Production Zone.</p>
S186.26	RPROZ-R2 – Buildings and structures, including additions and alterations	Support in part	No relief sought.	Fire and Emergency support RPROZ-R2, subject to the relief sought under RPROZ-S1, RPROZ-S2, RPROZ-S5, RPROZS6 and RPROZ-S12 being accepted.
S186.27	RPROZ-S1 – Access standards for land use activities	Support in part	<p>Amend RPROZ-S1 as follows:</p> <p>All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works <u>and have:</u></p> <p><u>(a) An access width of no less than 4 metres.</u></p> <p><u>(b) Be formed and constructed with a sealed surface and corridor that meets the full access and manoeuvring requirements associated with the activities it services;</u></p> <p><u>(c) A maximum negotiable gradient not exceeding 16%;</u></p>	<p>For fire appliances to access an emergency, adequate accessway width, height clearance, gradient and turning circles are necessary to support the operational requirements of Fire and Emergency. These requirements are set out in submission point 2 above.</p> <p>As TP-S10 and SUB-RUR-S3 relate to subdivision only, it is important that the access standards for land use activities in RPROZ are adequate for emergency services. Fire and Emergency request that all land use activities are subject to RPROZ-S1 and RPROZ-S1 be amended to reflect</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p><u>(d) Where appropriate, be designed with additional width necessary to accommodate the tracking curve of a 12.6 metre long rigid emergency service vehicle with a minimum of a 500mm buffer each side of the vehicle;</u></p> <p><u>(e) A clearance height of no less than 4 metres.</u></p>	<p>the minimum requirements for emergency service vehicles.</p>
S186.28	RPROZ-S2 – Setbacks	Support in part	<p>Amend RPROZ-S2 as follows:</p> <p>Setbacks</p> <p>...</p> <p>2. New residential units shall not be built within 440m of an existing forest.</p> <p>...</p>	<p>Fire and Emergency promotes defensible spaces around rural dwellings.</p> <p>Based on the definition of ‘forestry’ under the UHCDP, RPROZ-S2 would apply to plantation forestry (being the production of timber or other forest products). However, Fire and Emergency note that the use of the term ‘plantation forestry’ is being introduced via PC50 therefore clarity is requested around the intended management of forestry through the district plan.</p> <p>As such, Fire and Emergency request that RPROZ-S2 is amended to reflect the separation requirements of the NES-PF in relation to dwellings and align with best practice fire risk management through the provision of appropriate separation distances, providing defensible spaces and</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				thus reducing the risk of fire spread between land uses.
S186.29	RPROZ-S5 – Water supply, stormwater and wastewater	Support in part	<p>Amend RPROZ-S5 as follows:</p> <p>Water supply, stormwater and wastewater</p> <p>1. All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</p> <p>2. New buildings and development must be designed to ensure that the stormwater runoff from all new impervious surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall annual exceedance probability event.</p> <p><u>3. All new buildings (other than residential units not connected to Council's reticulated water supply (see RPROZ-S12)) and development must be provided with a firefighting water supply in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p>	<p>Fire and Emergency note that the Code of Practice for Civil Engineering Works only covers the flow and design of firefighting water supplies for reticulated systems. Furthermore, there is a gap within the provisions of PC50 for the provision of a firefighting water supply for non-residential developments. It is vital that all developments are provided with a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p> <p>Fire and Emergency seeks an amendment to RPROZ-S5 that requires all land use activities in the Rural Production zone to provide a suitable firefighting water supply.</p>
S186.30	RPROZ-S6 – Plantation forestry	Support in part	Amend RPROZ-S6 as follows:	Fire and Emergency support best practice management in relation to plantation

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>Plantation forestry</p> <ol style="list-style-type: none"> 1. Forest owners and managers are expected to comply with the management and operational practices in the New Zealand Forest Code of Practice. 2. There shall be a 10m non-millable buffer from any waterbody with a width greater than 1m. 3. A buffer width of at least 140m is to be provided to any existing residential unit on another site. 	<p>forestry. Fire and Emergency note that RPROZ-S6 is not consistent with the requirements of the NES-PF, specifically Section 14 of the NES-PF which sets out requirements for setbacks from adjoining properties, dwellings, and urban areas. Fire and Emergency recommend UHCC further consider the requirements of the NES-PF to avoid any unnecessary duplication. Notwithstanding this, Fire and Emergency request that RPROZ-S6 is amended to reflect the separation requirements of the NES-PF in relation to dwellings and align with best practice fire risk management through the provision of appropriate separation distances, providing defensible spaces and thus reducing the risk of fire spread between land uses.</p>
S186.31	RPROZ-S12 – Water supply and fire fighting sprinkler system for residential units	Support in part	<p>Amend as follows: RPROZ-S12</p> <p>Water supply and firefighting sprinkler system for residential units.</p> <ol style="list-style-type: none"> 1. Each residential unit that is not connected to Council's reticulated water supply must have the following installed: 	<p>Fire and Emergency strongly support the requirement for residential units to be provided with a domestic fire sprinkler system that is connected to a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>a. a self-sufficient potable water supply with a minimum volume of 38,000L; and</p> <p>b. a domestic fire sprinkler system in accordance with NZS 4541:2013 <u>NZS 4541:2020</u> that is connected to a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>	<p>Sprinkler systems provide a highly effective means of early fire suppression which can enable the fire to be controlled, or even extinguished, early in its development. Sprinklers quickly apply water directly to the source of the fire and are the most reliable method to control a fire. This minimises the risk of loss of life, property damage and adverse effects on the wider environment (e.g. the spread of fire through surrounding vegetation). This also has the benefit of substantially lowering the volume of on-site firefighting water supply required for a sprinklered dwelling.</p> <p>However, Fire and Emergency note that NZS 4541:2013 has since been superseded by NZS 4541:2020 and has requested relief to this effect.</p>
S186.32	New rule	Support	Add a new rule which establishes emergency service facilities as a permitted activity within the Rural Production zone.	Fire and Emergency seek the inclusion of a new rule for emergency service facilities being a permitted activity in the Rural Production Zone. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard, it is

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as development progresses. Fire and Emergency consider the permitted activity standards within the Rural Production chapter will appropriately manage the effects of fire stations within the zone.</p>
S186.33	RLZ-05 – Infrastructure	Support in part	<p>Amend objective as follows:</p> <p>Appropriate infrastructure <u>and on-site services are</u> is provided to support existing and planned activities meeting the needs of the rural community.</p>	<p>Fire and Emergency support RLZ-05 insofar as the objective requires the provision of appropriate infrastructure, which would include reticulated water supply and roads, for existing and planned activities within the rural environment.</p> <p>However, Fire and Emergency note that ‘infrastructure’ is not defined, and clarity is required.</p> <p>In the absence of a definition, Fire and Emergency request an amendment to RLZ-05 to include ‘on-site services’ required to support existing and planned activities and</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				would include non-reticulated firefighting water supply such as private water supply tanks that are generally anticipated within unreticulated rural areas. As such, this will promote the health, safety and wellbeing of the rural communities.
S186.34	RLZ-P1 – Appropriate activities	Oppose	<p>Amend policy as follows:</p> <p>RLZ-P1 Appropriate activities</p> <p>Enable activities that are compatible with the purpose of the Rural lifestyle zone, while ensuring that their design, scale and intensity is appropriate to the rural environment, including:</p> <p>...</p> <p><u>7. Emergency service facilities</u></p> <p>Where they:</p> <p>...</p> <p><u>8. Provide for the health, safety and well-being of the community.</u></p>	<p>Fire stations may have a functional need to be located in certain areas, including the Rural Lifestyle Zone. The ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount the health, safety and wellbeing of people and the community. Fire stations therefore need to be strategically located within and throughout communities to maximise their coverage and minimise response times so that they can efficiently and effectively respond to emergency call outs in a timely way, thus avoiding or mitigating the potential for adverse effects associated with fire hazard and other emergencies.</p> <p>The content of RLZ-P1 does not provide for fire stations (which fall under the definition of a community facility in the District Plan) as an appropriate activity within the Rural Lifestyle Zone.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S186.35	RLZ-R2 – Buildings and structures, including alterations and additions,	Support in part	No relief sought.	Fire and Emergency support RLZ-R5, subject to the relief sought under RLZ-S1, RLZ-S2, RLZ-S5, RLZ-S6 and RLZ-S11 being accepted.
S186.36	New rule	Support	Inclusion of a new rule which establishes emergency service facilities as a permitted activity within the Rural Lifestyle zone.	Fire and Emergency seeks the inclusion of a new rule for emergency service facilities being a permitted activity in the Rural Lifestyle Zone. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard, it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as development progresses. Fire and Emergency consider the permitted activity standards within the Rural Lifestyle chapter will appropriately manage the effects of fire stations within the zone.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S186.37	RLZ-S1 – Access standards for land use activities	Support in part	<p>Amend RLZ-S1 as follows:</p> <p>All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works <u>and have:</u></p> <p><u>(a) An access width of no less than 4 metres;</u></p> <p><u>(b) Be formed and constructed with a sealed surface and corridor that meets the full access and manoeuvring requirements associated with the activities it services;</u></p> <p><u>(c) A maximum negotiable gradient not exceeding 16%;</u></p> <p><u>(d) Where appropriate, be designed with additional width necessary to accommodate the tracking curve of a 12.6 metre long rigid emergency service vehicle with a minimum of a 500mm buffer each side of the vehicle;</u></p> <p><u>(e) A clearance height of no less than 4 metres.</u></p>	<p>For fire appliances to access an emergency, adequate accessway width, height clearance, gradient and turning circles are necessary to support the operational requirements of Fire and Emergency. These requirements are set out in submission point 2 above.</p> <p>As TP-S10 and SUB-RUR-S3 relate to subdivision only, it is important that the access standards for land use activities in RLZ are adequate for emergency services. Fire and Emergency request that all land use activities are subject to RLZ-S1 and RLZ-S1 be amended to reflect the minimum requirements for emergency service vehicles.</p>
S186.38	RLZ-S2 – Setbacks	Support in part	<p>Amend RLZ-S2 as follows:</p> <p>Setbacks</p> <p>1. The setback distance for buildings from all boundaries shall not be less than 12m.</p>	<p>Fire and Emergency promotes defensible spaces around rural dwellings.</p> <p>Based on the definition of 'forestry' under the UHCDP, RLZ-S2 would apply to plantation forestry (being the production of</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>2. New residential units shall not be built within 440m of an existing forest.</p> <p>...</p>	<p>timber or other forest products). However, Fire and Emergency note that the use of the term 'plantation forestry' is being introduced via PC50 therefore clarity is requested around the intended management of forestry through the district plan.</p> <p>As such, Fire and Emergency request that RLZ-S2 is amended to reflect the separation requirements of the NES-PF in relation to dwellings and align with best practice fire risk management through the provision of appropriate separation distances, providing defensible spaces and thus reducing the risk of fire spread between land uses.</p>
S186.39	RLZ-S5 – Water supply, stormwater and wastewater	Support in part	<p>Amend RLZ-S5 as follows:</p> <p>Water supply, stormwater and wastewater</p> <p>1. All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</p> <p>2. New buildings and development must be designed to ensure that the stormwater runoff from all new impervious surfaces will be disposed of or stored on-site and released at a rate that does not</p>	<p>Fire and Emergency note that the Code of Practice for Civil Engineering Works only covers the flow and design of firefighting water supplies for reticulated systems. Furthermore, there is a gap within the provisions of PC50 for the provision of a firefighting water supply for non-residential developments. It is vital that all developments, particularly in non-reticulated areas, are provided with a firefighting water supply in accordance with</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall annual exceedance probability event.</p> <p><u>3. All new buildings (other than residential units not connected to Council's reticulated water supply (see RLZ-S11)) and development must be provided with a firefighting water supply in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p>	<p>the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p> <p>Fire and Emergency seeks an amendment to RLZ-S5 that requires all land use activities in the Rural Lifestyle zone be provided with a suitable a firefighting water supply.</p>
S186.40	RLZ-S6 – Plantation forestry	Support in part	<p>Amend RLZ-S6 as follows:</p> <p>Plantation forestry</p> <ol style="list-style-type: none"> 1. Forest owners and managers are expected to comply with the management and operational practices in the New Zealand Forest Code of Practice. 2. There shall be a 10m non-millable buffer from any waterbody with a width greater than 1m. 3. A buffer width of at least 1440m is to be provided to any existing residential unit on another site. 	<p>Fire and Emergency support best practice management in relation to plantation forestry.</p> <p>Fire and Emergency note that RLZ-S6 is not consistent with the requirements of the NES-PF, specifically Section 14 of the NES-PF which sets out requirements for setbacks from adjoining properties, dwellings, and urban areas. Fire and Emergency recommend UHCC further consider the requirements of the NES-PF to avoid any unnecessary duplication. Notwithstanding this, Fire and Emergency request that RLZ-S6 is amended to reflect the separation requirements of the NES-PF in relation to dwellings and align with best</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				practice fire risk management through the provision of appropriate separation distances, providing defensible spaces and thus reducing the risk of fire spread between land uses.
S186.41	RLZ-S11- Water supply and fire fighting sprinkler system for residential units	Support in part	<p>Amend as follows: RLZ-S11</p> <p>Water supply and firefighting sprinkler system for residential units. 1. Each residential unit that is not connected to Council's reticulated water supply must have the following installed: a. a self-sufficient potable water supply with a minimum volume of 38,000L; and b. a domestic fire sprinkler system in accordance with NZS 4541:2013 <u>NZS 4541:2020</u> that is connected to a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>	<p>Fire and Emergency strongly supports the requirement for residential units to be provided with a domestic fire sprinkler system that is connected to a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p> <p>Sprinkler systems provide a highly effective means of early fire suppression which can enable the fire to be controlled, or even extinguished, early in its development. Sprinklers quickly apply water directly to the source of the fire and are the most reliable method to control a fire. This minimises the risk of loss of life, property damage and adverse effects on the wider environment (e.g. the spread of fire through surrounding vegetation). This also has the benefit of substantially lowering the volume</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>of on-site firefighting water supply required for a sprinklered dwelling.</p> <p>However, Fire and Emergency note that NZS 4541:2013 has since been superseded by NZS 4541:2020 and has requested relief to this effect.</p>
S186.42	New rule	Support	Inclusion of a new rule which establishes emergency service facilities as a permitted activity within the Settlement Zone.	<p>Fire and Emergency seeks the inclusion of a new rule for emergency service facilities being a permitted activity in the Settlement Zone. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard, it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as development progresses. Fire and Emergency consider the permitted activity standards within the Settlement chapter</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				will appropriately manage the effects of fire stations within the zone.
S186.43	SETZ-03 – Infrastructure	Support in part	<p>Amend objective as follows:</p> <p>Appropriate infrastructure <u>and on-site services are</u> is provided to support existing and planned activities meeting the needs of the rural community.</p>	<p>Fire and Emergency supports SETZ-03 insofar as the objective requires the provision of appropriate infrastructure, which would include reticulated water supply and roads, for existing and planned activities within the rural environment. However, Fire and Emergency note that ‘infrastructure’ is not defined, and clarity is required. In the absence of a definition, Fire and Emergency request an amendment to SETZ-03 to include ‘on-site services’ required to support existing and planned activities and would include non-reticulated firefighting water supply such as private water supply tanks that are generally anticipated within unreticulated rural areas. As such, this will promote the health, safety and wellbeing of the rural communities.</p>
S186.44	SETZ-P1 – Appropriate activities	Support in part	<p>Amend policy as follows:</p> <p>SETZ-P1 Appropriate activities</p> <p>Enable activities that are compatible with the purpose of the Settlement Zone, while ensuring the</p>	<p>Fire stations may have a functional need to be located in certain areas, including the Settlement Zone. The ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>design, scale and intensity is appropriate, including:</p> <p>...</p> <p><u>5. Emergency service facilities</u></p> <p>Where they:</p> <p>...</p> <p><u>8. Provide for the health, safety and well-being of the community.</u></p>	<p>the health, safety and wellbeing of people and the community. Fire stations therefore need to be strategically located within and throughout communities to maximise their coverage and minimise response times so that they can efficiently and effectively respond to emergency call outs in a timely way, thus avoiding or mitigating the potential for adverse effects associated with fire hazard and other emergencies. The content of SETZ-P1 does not provide for fire stations (which fall under the definition of a community facility in the District Plan) as an appropriate activity within the Settlement Zone.</p>
S186.45	SETZ-R2 – Buildings and structures, including additions and alterations	Support in part	No relief sought.	Fire and Emergency support SETZ-R2, subject to the relief sought under SETZ-S1, SETZ-S2, SETZ-S5 and SETZ-S9 being accepted.
S186.46	SETZ-S1 – Access standards for land use activities	Support in part	<p>Amend SETZ-S1 as follows:</p> <p>All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works <u>and have:</u></p> <p><u>(a) An access width of no less than 4 metres.</u></p>	<p>For fire appliances to access an emergency, adequate accessway width, height clearance, gradient and turning circles are necessary to support the operational requirements of Fire and Emergency. These requirements are set out in submission point 2 above.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p><u>(b) Be formed and constructed with a sealed surface and corridor that meets the full access and manoeuvring requirements associated with the activities it services;</u></p> <p><u>(c) A maximum negotiable gradient not exceeding 16%;</u></p> <p><u>(d) Where appropriate, be designed with additional width necessary to accommodate the tracking curve of a 12.6 metre long rigid emergency service vehicle with a minimum of a 500mm buffer each side of the vehicle;</u></p> <p><u>(e) A clearance height of no less than 4 metres.</u></p>	<p>As TP-S10 and SUB-RUR-S3 relate to subdivision only, it is important that the access standards for land use activities in SETZ are adequate for emergency services. Fire and Emergency request that all land use activities are subject to SETZ-S1 and SETZ-S1 be amended to reflect the minimum requirements for emergency service vehicles.</p>
S186.47	SETZ-S2 - Setbacks	Support in part	<p>Amend SETZ-S2 as follows:</p> <p>Setbacks</p> <p>...</p> <p>2. New residential units shall not be built within 440m of an existing forest.</p> <p>...</p>	<p>Fire and Emergency promotes defensible spaces around rural dwellings. Based on the definition of 'forestry' under the UHCDP, SETZ-S2 would apply to plantation forestry (being the production of timber or other forest products). However, Fire and Emergency note that the use of the term 'plantation forestry' is being introduced via PC50 therefore clarity is requested around the intended management of forestry through the district plan.</p> <p>As such, Fire and Emergency request that SETZ-S2 is amended to reflect the separation requirements of the NES-PF in relation to dwellings and align with best</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				practice fire risk management through the provision of appropriate separation distances, providing defensible spaces and thus reducing the risk of fire spread between land uses.
S186.48	SETZ-S5 – Water supply, stormwater and wastewater	Support in part	<p>Amend SETZ-S5 as follows:</p> <p>Water supply, stormwater and wastewater</p> <p>1. All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</p> <p>2. New buildings and development must be designed to ensure that the stormwater runoff from all new impervious surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall annual exceedance probability event.</p> <p><u>3. All new buildings (other than residential units not connected to Council’s reticulated water supply (see RLZ-S11)) and development must be provided with a firefighting water supply in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p>	<p>Fire and Emergency note that the Code of Practice for Civil Engineering Works only covers the flow and design of firefighting water supplies for reticulated systems. Furthermore, there is a gap within the provisions of PC50 for the provision of a firefighting water supply for non-residential developments. It is vital that all developments, particularly in non-reticulated areas, are provided with a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. As such, Fire and Emergency seeks an amendment to SETZ-S5 that ensures all land use activities in the Settlement Zone are provided with a suitable a firefighting water supply, and access to that supply.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S186.49	SETZ-S9 – Water supply and fire fighting sprinkler system for residential units	Support in part	<p>Amend as follows: SETZ-S9</p> <p>Water supply and firefighting sprinkler system for residential units.</p> <p>1. Each residential unit that is not connected to Council's reticulated water supply must have the following installed:</p> <p>a. a self-sufficient potable water supply with a minimum volume of 38,000L; and</p> <p>b. a domestic fire sprinkler system in accordance with NZS 4541:2013 <u>NZS 4541:2020</u> that is connected to a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>	<p>Fire and Emergency strongly supports the requirement for residential units to be provided with a domestic fire sprinkler system that is connected to a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p> <p>Sprinkler systems provide a highly effective means of early fire suppression which can enable the fire to be controlled, or even extinguished, early in its development. Sprinklers quickly apply water directly to the source of the fire and are the most reliable method to control a fire. This minimises the risk of loss of life, property damage and adverse effects on the wider environment (e.g. the spread of fire through surrounding vegetation). This also has the benefit of substantially lowering the volume of on-site firefighting water supply required for a sprinklered dwelling.</p> <p>However, Fire and Emergency note that NZS 451:2013 has since been superseded by NZS 4541:2020 and has requested relief to this effect.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 187: Sarah Woodfield				
S187.1	Subdivision	Oppose	Do not agree with the changes suggested to minimum requirements for subdivision.	<p>Whilst there are still a number of larger properties in the valley, many have already been divided up into areas of around 4ha, even though the ownership may have remained the same. It seems unfair to make the average lot size 16ha for Rural Production Zone and 20ha for General Rural Zone. There are few properties that could fall into this category. In the Section 32 evaluation it is stated that these lot sizes will keep a high degree of rural character and highly productive land. This will only devalue the few remaining properties that have larger lot sizes.</p>
S187.2	Berketts Farm Precinct	Oppose	Does not want the Berketts Farm Precinct created.	<p>The submitter states that there are a number of issues with the Berketts Farm Precinct including, increase in traffic on overloaded roads, lack of infrastructure, effects on rural character and reverse sensitivity issues, impacts on native vegetation and wildlife.</p> <p>See full submission for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S187.3	Zoning	Oppose	Would like that discrete properties are rezoned depending on their physical characteristics and location, and by application from the landowners and a fairer system to govern zoning and subdivision.	<p>Concerned over Councils disregard for their own rules and regulations and their willingness to bend as soon as a big player comes along.</p> <p>Our Upper Hutt community should be of upmost importance. This is money making in its purest form. This one rule for the masses and one for the elite attitude must be stopped and those responsible for enabling it held accountable.</p> <p>See full submission for further details.</p>
Submitter 188: AgResearch Limited				
S188.1	RPROZ-R3	Oppose	<p>Delete Rule RPROZ-R3.</p> <p>In respect of the submission point AgResearch seeks:</p> <p>1. All necessary and consequential amendments, including any amendments to the provisions themselves or to other provisions linked to those provisions submitted on, and including any cross references in other chapters; and</p>	<p>AgResearch has surrendered the lease on the Kaitoke Research Farm so no longer utilises the property as a research facility or for any other purpose. Accordingly, there is no longer a need to retain Rule RPROZ-R3.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			2. All further relief considered necessary to give effect to the concern described above and in Appendix A.	
Submitter 189: Steven Joseph Coulston				
S189.1	Berketts Farm Precinct	Seek amendment	More information is needed on how the roading infrastructure is to be improved to make the residents of the Valley safe traveling to and from work.	This submitter states that the roading infrastructure is not appropriate to service another 105 houses in the Valley. This proposed subdivision which adds potentially 400-500 vehicle movements per day over substandard roading infrastructure. There are already numerous vehicle cyclist accidents or near misses during the weekends and evenings.
Submitter 190: Aggregate and Quarry Association				
S190.1	RPROZ-P7 – Quarrying activities	Oppose	This policy should be deleted.	The submitter states that there should be an easier consenting pathway for quarries to be located in the rural production zone, due to quarrying being location specific, land containing aggregate resource being highly productive land, quarrying being a primary production activity under the NPS definition, and quarrying’s alignment with zone objectives.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S190.2	RPROZ-R26 – Quarrying activities	Oppose	This ‘Non-complying’ status should be changed to ‘Discretionary’.	<p>Quarrying activities are as suited to being discretionary as much as the other activities listed in RPROZ R15-R27, if not more so. Many of these activities do not have any need to be situated on highly productive land ie: they are not locationally constrained the way that quarrying activities are.</p> <p>‘Rural Industries’ (RPROZ-R16) is one of the few activities listed that should be on the list. The definition of Rural Industries includes quarrying activities, furthering the case for its inclusion. This is because rural industry, as defined by the National Planning Standards means ‘an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.’</p> <p>‘Primary Production’ as stated above is defined in the National Planning Standards and the Upper Hutt District Plan definitions to include quarrying activities.</p>
Submitter 191: E Hall				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S191.1	General/Entire plan change	Oppose	To not support plan change 50	<p>The submitter states that the existing subdivision in Whitemans Valley along Katherine Mansfield Drive has demonstrated how damaging this urbanisation programme is. Native bush has been destroyed. Peace and tranquillity of the valley has been devastated by recent decisions of the Council who seem intent on pushing through housing projects without consultation or real thought to the infrastructure pressures.</p> <p>It is ironic that the attraction of this rural area is the very aspect being destroyed by permitting smaller properties to be overpopulated with new builds.</p> <p>They do not support any change that permits subdivisions of less than 10 acres or that permit houses to be built on less than 10 acres allows for the native flora and fauna to be threatened or increases the volume of traffic beyond what the existing roadways can tolerate.</p> <p>The roads in Whitemans Valley – which used to be regularly used for walking, dog walking, horse riding, bike riding, are now</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				too treacherous with the influx of vehicles and trucks.
Submitter 192: Rosanne Mary Rix				
S192.1	General/Entire plan change, in particular the change in zoning relating to the area in Whitemans Valley from General Rural to Rural Lifestyle.	Oppose	Opposition of proposed PC50 and request it be withdrawn and declined in its entirety and in depth and intensive consultation with the rural community undertaken.	<p>The submitter states that a major concern are the current roads in and out of Whitemans Valley as they are inadequate for the anticipated increase in daily traffic movements and the increased risk this presents.</p> <p>Council will be cognisant of these increased risks, and to consider this zoning proposal without addressing this specific issue, and to ignore such risks would be careless.</p> <p>The proposed number of dwellings in the Berketts Precinct creates concern about water supply, sewerage, run off, slope hazards, groundwater contamination, soil erosion increased traffic numbers and rural amenity.</p> <p>See full submission for further details.</p>
Submitter 193: Robert Pavis-Hall				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S193.1	Berketts Farm Precinct	Oppose	Oppose the plan for Berketts Precinct in its entirety.	<p>This submitter feels that Whitemans Valley and Mangaroa Valley do not have sufficient infrastructure, including roading water, sewage, gas, schools, and removal of native bush.</p> <p>See full submission for further details.</p>
Submitter 194: Annemieke Sherwin & Sean Broughton				
S194.1	Berketts Farm Precinct	Oppose	<p>The preference for this development to not proceed as it would negatively impact existing residents' ability to enjoy the area. If the plans are to proceed, the following is sought:</p> <ul style="list-style-type: none"> • This plan needs to go through a proper consultation process with the community. • A formal and complete plan for the proposed development including an accurate map of planned plots needs to be made available. • Detailed and deliverable plans to bring basic infrastructure (e.g. roads, electricity supply, and water management) up to standard for current population and for rural activities (e.g. roads should be safe and suitable for driving, stock movement, horse riding, cycling, dog walking etc.), with 	<p>The submitter states that the proposed development of the Berketts Farm Precinct is significant and requires a full consultation process which has so far not been conducted.</p> <p>Appendix 3 of the provisions document shows a map of development areas which represents a very significant change to both the landscape and population of Whitemans Valley. This will impact the existing residents' ability to enjoy the quiet rural community.</p> <p>They raise additional issues in their submission.</p> <p>See full submission for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>adequate additional capacity to support the strain of potential construction and increased population.</p> <ul style="list-style-type: none"> • The Southern Hills minimum proposed plot size needs to be much larger to reflect the rural area they are going into and so as not to alter the outlook and enjoyment of the area for existing residents. • Development should not affect any existing bush as per the restrictions which have been placed on existing landowners. 	
Submitter 195: Roger Fairclough & Anna de Raadt				
S195.1	Building definition	Seek amendment	Given the functionality of caravans, they should also be excluded in this definition.	No reasons provided.
S195.2	Conference facilities definition	Seek amendment	Suggest the insertion of “commercial” in appropriate places.	The current definition could include a private family meeting. The defining element is the commercial nature of these activities.
S195.3	Minor structures definition	Seek amendment	This must be revised and consulted upon again.	The current text is thoroughly confusing and unclear.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S195.4	TP-S9 – Traffic generation	Oppose	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.	There must be specific exclusions to the vehicle movement limitations stated in this section.
S195.5	Pages 33 to 42	Seek amendment	Need to change format.	Diagram titles are orphaned.
S195.6	SUB-RUR-P5 – Infrastructure capacity	Oppose	Typo, ‘stormwaterand’ The last section ‘provides sufficient water supply for firefighting purposes’ – should be deleted (see the relevant point below, Number 10).	No reasons provided.
S195.7	GRUZ – General Rural Zone, Background	Oppose	Reinstate former definition.	The suggested definition immediately focusses 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.
S195.8	GRUZ-P9 – Staglands Tourism Precinct	Seek amendment	Wording needs to be changed from ‘Recognise local economic benefits....’ to ‘Recognise regional economic benefits...’.	Staglands is of, at least, regional economic benefit.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S195.9	GRUZ-S2 – Setbacks	Oppose	<p>Amend to read as a guideline i.e. “when a building is being built, it is recommended that there is a clear space of 10m to any forest.”</p> <p>This could be managed by means of existing resource consent processes.</p>	<p>The new drafting could effectively sterilise any new building in forested land, e.g. you cannot place a building within a forest as you cannot build 10m away from the forest. this distance of 10m is best given as a guideline rather than a “hard boundary” as it may not be possible to achieve this distance.</p> <p>It is presumed that the intent is to have adequate clear space around buildings for the purpose of wildfire protection.</p>
S195.10	GRUZ-S14 – Water supply and fire fighting sprinkler system for residential units	Oppose	Object outright to the compulsion for sprinklers and associated firefighting water supplies.	<p>This feedback also applies to RPROZ-S12 and RLZS11.</p> <p>Refer to submission 72 for details.</p> <p>See full submission for further details.</p>
S195.11	GRUZ-S15 –Activities within the Staglands Precinct:	Oppose	Item 2 is impossible to meet and therefore must be deleted.	For Staglands to operate, they must bring external resources to site.
S195.12	GRUZ-R18 – Expansion of the Staglands Precinct	Oppose	No decision stated	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

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>can also visit other local attractions and raise the appeal of Upper Hutt.</p> <p>This section will tend to constrain the value generation of Staglands by means of the traffic management demands.</p>
Submitter 196: Sharlene McDonald				
S196.1	General/Entire plan change	Oppose	Do not agree with the residential development within rural areas.	<p>The submitter states that they feel this document is stating it wants to keep the rural feel of rural areas but allowing residential living in a rural area just does the opposite, as a rural land owner the choice to purchase rural land comes with its positives and negatives but the reason they chose to purchase rural was the lifestyle of the land, living off the land, escaping the busyness of residential, living in clean open space.</p> <p>It seems devious to change the rules to allow developments of residential sizing in a rural area. It goes against every reason they chose to live here. Allowing added stress to infrastructure that's already struggling.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 197: Timothy Moody				
S197.1	Berketts Farm Precinct	Oppose	<p>The proposal of the development at 'Berketts Farm' should be withdrawn and subjected to the level of community consultation that is appropriate for a development of this size. Given the nature of the proposal and its potential impact on the community at large Council should remove itself from the process and place the proposal – once fully consulted – before Independent Commissioners.</p>	<p>The submitter considers that Council has failed to consult the community on PC50, and the development proposed as Berketts Farm. They raise further concerns about the clarity of PC50 documents, lack of consultation on Berketts Farm, increased traffic, construction noise, noise, dust, run-off, safety of horse-riders, children, cyclists, on overloaded roads and rural amenity.</p> <p>They further note that the Berketts Farm Precinct will 'Enable a higher level of development than the underlying zones and therefore a higher return from development' and 'Increase economic return when compared with farming'. The economic benefit to a private business of subdivision and construction, compared to farming, should not be of concern to Council.</p> <p>See full submission for further details.</p>
Submitter 198: June Gaynor Rowswell				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S198.1	Berketts Farm Precinct	Oppose	Opposed to the plan for Berketts Farm Precinct in its entirety as per PC50.	<p>This submitter objects to the PC50 plan, based on Council have already passed planning for the redevelopment of the old pig farm in Maymorn, which does not have the infrastructure to support this development. They object based on the condition of roads in the valley, lack of capacity of schools and hospitals, lack of public transport in the valley and subsequent increase of traffic from the development, limitations of water and sewage infrastructure, the inappropriate precedent this may set for the valley and the lack of consultation which has occurred for this proposal.</p> <p>See full submission for further details.</p>
Submitter 199: Tim Drummond				
S199.1	Berketts Farm Precinct	Seek amendment	Postpone changes to Berketts Farm Precinct until the community is informed on appropriate infrastructure improvements that would offset the detrimental effects.	The submitter does not support the Berketts Farm development currently. They believe it is premature to allow the proposed change without first advising how roading infrastructure, specifically Blue Mountains Road and Whitemans Valley Road, will be improved to accommodate the extra demand that this development

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				will create. They are not opposed to the development itself in principle subject to appropriate roading.
Submitter 200: Merryl Eileen Park				
S200.1	Changes to the General Rural zone – allowing subdivision to 1 hectare.	Oppose	To not change the way that rural general land can be subdivided, so to leave the minimum subdividable size of land in the general rural zone at 20 hectares.	<p>This submitter states that the change to the subdivision rules for general rural in the Moonshine Valley will significantly change the rural character and lead to significantly more vehicle movements. They note that the proposed change is inconsistent with previous Council decision such as the declining of subdivision applications for the Moonshine Hill Road due to capacity in the road network.</p> <p>Council undertook a study to look at the traffic flows and used this to say any increase in housing in the Moonshine area was not feasible due to the road.</p> <p>The submitter states that by changing the minimum subdivision size, there will be impacts on the traffic movements, visual amenity and rural and farming character of the valley.</p> <p>See full submission for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S200.2	Additional building from a discretionary to a complying activity.	Oppose	To not change adding an additional dwelling to a general rural property to a complying activity but to instead leave it as discretionary and to enforce the rules around the use and size that were in the previous plan.	The submitter does not understand why, if adding an additional dwelling is a discretionary activity, the Council are not turning some of these down. Many are clearly not complying with the discretionary rules and are adding traffic movements. Perhaps instead of making another dwelling a complying activity Council should instead leave this as a discretionary activity and enforce its own rules and turn down applications that clearly do not meet the rules both in size of the dwelling and use of the dwelling.
S200.3	Environmental protections of indigenous biodiversity.	Seek amendment	To increase the protections for indigenous biodiversity in the whole document.	Concerned that a lot of the references all through the document to protection of indigenous biodiversity seem to have been made weaker than in previous version.
Submitter 201: Sarah Purdy				
S201.1	Staglands Tourism Precinct	Support in part	No decision stated.	<p>The submitter states that they applaud the Council for recognising the unique position Staglands has in the rural community and creating the Staglands Tourism precinct.</p> <p>However, this must not be used to restrict or limit any potential that the business may</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>have. No business can survive if it is not allowed to take up opportunities that may come along in the future while its competitors are free to develop in any way they choose. We operate in a competitive environment and the Council cannot claim to be supportive of business development on the one hand and then single out a business and put unjustified limits and restrictions on that business.</p> <p>Loose wording in many of the provisions in the proposed plan change could in the future be interpreted in ways not intended by this Council. This could be very detrimental to Staglands and so their removal has been recommended.</p>
S201.2	GRUZ-P9 – Staglands Tourism Precinct	Seek amendment	<p>Replace the wording with:</p> <p>Recognise the regional economic benefits of Staglands Wildlife Reserve and enable the continued operation and development of established tourism activities.</p>	<p>Staglands provides economic benefits beyond the local region.</p> <p>All businesses need the opportunity to develop if they are to be sustainable. You can't compete if you are forced to stand still.</p>
S201.3	GRUZ-S15 – Hours of operation	Seek amendment	Change hours of business operation to 6am to 12 midnight.	To impose a finish time of 7.00pm is in complete contradiction to the objective set out in GRUZ-P9 of this document which

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			Remove servicing requirement altogether.	<p>allows for “the continued operation of established tourism activities” at Staglands.</p> <p>For the last 20 years ‘established commercial activities’ have at times meant Staglands have operated past 7:00 pm. In fact, they have a Council issued liquor licence that goes to 12:00 midnight.</p> <p>They have had poets, musicians, weddings, birthday parties, Christmas parties, engagement parties, community meetings, square dancing, filming, a book launch, locals’ fish and chip nights during this time. They are fun nights, some an important income stream and some part of our need to reach out to the local community in some way. They all finish after 7:00 o’clock and there is no logical reason why this cannot continue.</p> <p>The limited operating hours achieves nothing and restricts current activities and needs to be extended.</p> <p>The requirement that all servicing must be provided for on site is a loose statement and it is hard to determine what ‘servicing’ it is referring to.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S201.4	GRUZ-R18 – Expansion of Staglands Precinct	Seek amendment	Reduce to only include: 2. Whether established parking areas will be reduced.	It is not sustainable for a business to have this sort of restriction. It is the Council’s responsibility to manage traffic increases as the valley has become more popular. This is a positive for the City and an opportunity. Infrastructure development is Councils role and they need to be planning for the future needs of the community.
S201.5	TP-S9 – Traffic generation	Oppose	Remove this unworkable requirement.	<p>Traffic can be safely managed on and off a site. If this had been in place 20 years ago Karapoti Classic would never have been able to grow, and this is now one of Upper Hutts premier events. This limitation will stop similar events developing and sends all the wrong messages to Event Managers about Upper Hutt. One off adventure sports, family fun days, filming, fundraising home open days, garden tours, lifestyle block tours, artists open days, large family events such as weddings will all potentially be over these limits.</p> <p>The second point on this standard is the cost and difficulty of the monitoring such a restriction.</p>
Submitter 202: Karen Pearce				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S202.1	Consultation	Oppose	No decision stated.	<p>The submitter stated how un-user friendly this PC50 document/process has been with multiple documents that coincide with each other which you don't realise. The 136 pages of the PC50 is fine until you realise there is a 311-page Section 32 document as well. This is extremely cumbersome and not designed for anyone wanting to know how PC50 affects them unless they have hours and hours of free time and energy. There are no links and no definitions obviously available for terminology used. This is extremely annoying and makes submitting near impossible for busy people.</p> <p>See full submission for further details.</p>
S202.2	Settlement zone Maymorn/Parkes Line Road	Oppose	Oppose the 2000m2 standard for Settlement Zone on the western side of Maymorn and Parkes Line Roads.	<p>The proposed Settlement Zone on the western side of Maymorn and Parkes Line Roads will be subdividable to 2000m2. This would allow hundreds of homes to be built without the necessary infrastructure, affecting traffic congestion, noise pollution and visual pollution.</p> <p>Noise from the Gabites farm subdivision is already constant and relentless all day</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>every day, with machinery operating developing the land.</p> <p>They purchased their property to get away from suburbia, to live amongst nature, with only the noise of wildlife and livestock and did not anticipate having to live with constant construction noise. They purchased their property for the beautiful view which will be impacted if hundreds of homes to be built below on the valley floor.</p>
S202.3	Building reflectivity in Settlement Zone	Seek amendment	Insert building reflectivity provision for Settlement Zone	Question why the Settlement provision for building reflectivity is not applicable 186.33. The homes in Mt Marua who look down on this area will clearly be affected visually. The reflection off the windows and roofs, the noise will be constant and relentless.
S202.4	Home Business	Oppose	The submitter objects to these rules where Council are dictating what they can and cannot do on their own land. They would like to see the 30 vehicle movements removed, the employees rule removed, and the ancillary rule reassessed to cater for small existing businesses.	Home Business Provision – what is the reasoning behind ‘No more than two full time....employed? PC50 states Council want to increase employment opportunities but are limiting the number of people we can employ. Home business doesn’t necessarily mean your staff will be there.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>Small business in Upper Hutt is needed and should be encouraged'.</p> <p>'Ancillary retail activities a) majority of products or goods produced entirely on-site' - if you are a hay contractor buying other landowner's hay, then this means you cannot store it on your property.</p> <p>Maximum vehicle movements shall be no more than 30 vehicle movements - this rule is ridiculous as when you live rurally owning a home business, with active kids, you are constantly going up and down the road. This would mean Mangaroa Farms are only allowed 15 staff and customers on site any day. How can anyone run a business with this ridiculous limitation imposed?</p>
Submitter 203: Aaron Flannigan				
S203.1	Berketts Farm Precinct	Oppose	To put the development on hold or cancel until the community has been consulted.	<p>The submitter states there is not enough information on the whereabouts of access and number of sections and general lack of consultation to neighbouring properties. They feel this should be discussed more with locals as this development will potentially change the whole neighbourhood.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 204: Paul Clark				
S204.1	Berketts Farm Precinct	Seek amendment	If the proposed development is to proceed the true cost of the roading and bridge upgrades needs to be calculated and the developer should pay at least 20% of the total upgrade costs.	<p>The submitter states that the developer isn't doing this except to make a decent profit, this is understood, but why should the rest of Whitemans Valley and perhaps also Upper Hutt have to pay more rates in order for a private developer to make really great profits. The true overall cost needs to be carefully calculated, and all default costs accounted for.</p> <p>See full submission for further details.</p>
Submitter 205: Maree Hammersley-Myers				
S205.1	Berketts Farm Precinct	Oppose	A total review of the zoning/subdivision needs to be made and perhaps is looked at on a case-by-case basis on landowner's individual requirements/requests and land use etc.	This submitter disagrees with the creation of Berketts Farm Precinct and does not want this to happen, as it sets an unfair precedent within the valley. We need to retain the rural character of the valley and introducing more housing then creates problems with roading, infrastructure, wildlife etc.
S205.2	Rural subdivision	Oppose	They also do not agree with the changes suggested to minimum requirements for subdivision, whilst there are still a number of larger properties in the	It seems unfair to make the average lot size 16ha for Rural Production and 20ha for General Rural as few properties would

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			valley, many have been divided up into areas of around 4ha.	meet these criteria. In the Section 32 Evaluation it is stated that these lot sizes will keep a high degree of Rural Character and highly productive land.
Submitter 206: Ministry of Education				
S206.1	Definitions Sensitive activities	Support	Retain as proposed	The Ministry supports the inclusion of educational facilities into this definition which aims to protect educational facilities from being adversely impacted from the effects of nearby land uses, particularly those found within the rural environment.
S206.2	GRUZ-01 – Purpose of the General Rural Zone Purpose of the General Rural Zone	Support in part	Purpose of the General Rural Zone A range of farming activities, rural industry, forestry, rural living and associated <u>appropriate</u> activities are enabled.	The Ministry acknowledges the purpose of the General Rural zone as predominantly being used for primary production activities. Activities that support primary production including associated rural industry and activities that require a rural location are also anticipated by this objective, which could include educational facilities. However, the Ministry requests that the term associated in the objective be amended to appropriate to be consistent with the wording used in policy GRUZ-P1.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S206.3	GRUZ-P1 – Appropriate activities	Support in part	<p>.....</p> <p><u>4. educational facilities;</u></p> <p>4. 5. rural tourism which contributes to the vitality and resilience of the District's economy; or</p> <p>5. <u>6.</u> passive recreation activities.</p> <p>...</p>	<p>Educational facilities tend to be located in environments which have a growing population and can support role growth of existing schools or necessitate the need to provide for new schools. This may include rural zones. The Ministry requests the amendment of policy GRUZ-P1 to include educational facilities as an appropriate activity.</p> <p>The Ministry considers that educational facilities are an appropriate activity to be located within the General rural zone as they are an operational need to respond to population growth if existing school rolls cannot accommodate the growth.</p>
S206.4	GRUZ-P3 – Inappropriate activities	Support	Retain as proposed	<p>The Ministry supports the inclusion of policy GRUZ-P3 as it discourages inappropriate activities, not anticipated by the planning framework, that conflict with the purpose of the General rural zone, adversely impact the character and established amenity of the General rural zone, and potentially generate reverse sensitivity effects.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S206.5	GRUZ-R20- Educational facilities, educational activities and early childhood centres	Support	Retain as proposed	<p>The Ministry supports this rule as it provides an opportunity for educational facilities to be located within this zone. Educational facilities fall within rule GRUZ-R20 as a Discretionary activity and will be required to apply for resource consent under this rule.</p> <p>The Ministry acknowledges the primary purpose of the General rural zone as being able to provide for predominantly primary production activities and activities that support primary production and its rural amenity. The Ministry considers the Discretionary activity status for educational facilities within the General rural zone to be reasonable.</p>
S206.6	RPROZ-01 – Purpose of the Rural Production Zone	Support	Retain as proposed	<p>The Ministry acknowledges the purpose of the Rural Production zone is to ensure that highly productive land is available for primary production activities (which includes farming) along with small-scale home-based businesses, rural produce retail and recreation or conservation activities.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S206.7	RPROZ-P1 – Appropriate activities	Support in part	<p>...</p> <p><u>3. educational facilities:</u></p> <p>3. <u>4.</u> farm stay, rural produce retail and home businesses which support or are ancillary to farming activities and residential activities; or</p> <p>4. <u>5.</u> passive recreation activities:</p> <p>...</p>	<p>Educational facilities tend to be located in environments which have a growing population and can support roll growth, and in some cases, they can be located within the Rural Production zone.</p> <p>The Ministry requests the amendment of policy RPROZ-P1 to include educational facilities as an appropriate activity. The Ministry considers that educational facilities are an appropriate activity to be located within the Rural Production zone as they are an operational need to respond to population growth if existing school rolls cannot accommodate the growth. Education facilities should be enabled provided they are consistent with the policy framework.</p>
S206.8	RPROZ-P8 – Inappropriate activities	Support	Retain as proposed	<p>The Ministry supports the inclusion of policy RPROZ-P8 as it discourages the development of inappropriate activities, not anticipated by the planning framework, that conflict with the anticipated character, amenity of the Rural Production zone, generate reverse sensitivity effects, and result in the further fragmentation of highly productive soils.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S206.9	RPROZ-R21 – Educational facilities, education activities and early childhood centre	Support in part	Discretionary activities Educational facilities, educational activities, and early childhood centres.	<p>The Ministry supports this rule as it provides an opportunity for educational facilities to be located within the Rural Lifestyle zone. Educational facilities fall within rule RPROZR21 as a Discretionary activity and will be required to apply for resource consent under this rule.</p> <p>The Ministry acknowledges the primary purpose of the Rural Production zone ensure that highly productive land is available for primary production activities. The Ministry considers the Discretionary activity status for Educational Facilities to be reasonable for this zone.</p> <p>However, the Ministry requests that the rule be amended to just the term educational facilities. The District Plan already provides for a definition of educational facilities, which includes educational activities, and early childhood centres.</p>
S206.10	RLZ-01 – The purpose of the Rural Lifestyle Zone	Support	Retain as proposed	The Ministry is supportive of objective RLZ-01 as it specifies the purpose of the Rural lifestyle zone as enabling people to live in a rural setting by allowing small scale rural

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				production and residential activities to occur.
S206.11	RLZ-04 – Non-residential activities Non-residential activities	Support	Retain as proposed	The Ministry is supportive of the inclusion of objective RLZ-04 as it recognises that non-residential uses may establish in the zone, and that these will support the community’s social, economic and cultural well-being.
S206.12	RLZ-P1 – Appropriate activities	Support in part	... 4. educational facilities, educational activities and early childhood centres; ...	<p>The Ministry is supportive of the inclusion of policy RLZ-P1 as it identifies those activities which are considered appropriate to be located within the Rural Lifestyle zone, such as educational facilities.</p> <p>Educational facilities tend to be located in environments which have a growing population and can support roll growth. In some cases, educational facilities can be located within the Rural Lifestyle zone.</p> <p>The Ministry requests that point 4 of the enabled activities be amended to just educational facilities. The District Plan already provides for a definition of educational facilities, which includes the other specified activities.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S206.13	RLZ-P6 – Inappropriate activities	Support	Retain as proposed	The Ministry supports the inclusion of policy RLZ-P6 as it discourages the development of inappropriate activities, not anticipated by the planning framework that conflict with the anticipated character, amenity of the Rural Lifestyle zone and generate reverses sensitivity effects.
S206.14	RLZ-R9 – Educational facilities, educational activities and early childhood centres	Support in part	Permitted Activity Educational facilities , educational activities and early childhood centres.	<p>The Ministry supports rule RLZ-R9 which provides for educational facilities as a Permitted Activity. Educational facilities are located in areas to accommodate growth. The Rural Lifestyle zone is located generally on the periphery of the city, although there are discrete pockets unconnected to the urban area.</p> <p>However, the Ministry requests that the rule be amended to just the term educational facilities. The District Plan already provides for a definition of educational facilities, which includes educational activities, and early childhood centres.</p>
S206.15	RLZ-P21 - Discretionary Activity	Support	Retain as proposed	Considering this, the Ministry regards the flow from a Permitted to Discretionary activity appropriate where the permitted

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				activity standards for the Rural Lifestyle zone are not met for the establishment of educational facilities.
S206.16	SETZ-01 – Purpose of the Settlement Zone Purpose of the Settlement Zone	Support	Retain as proposed	The Ministry is supportive of the inclusion of objective SETZ-01 if education facilities are continued to be provided for in policy SETZP1.
S206.17	SETZ-P1 – Appropriate activities	Support in part	... 3. educational facilities, educational activities and early childhood centres; or ...	<p>The Ministry is supportive of the inclusion of policy SETZ-P1 as it identifies those activities which are considered appropriate to be located within the Settlement Zone, such as educational facilities.</p> <p>Educational facilities tend to be located in environments which have a growing population and can support roll growth. In some cases, educational facilities can be located within the Settlement Zone.</p> <p>The Ministry requests that point 4 of the enabled activities be amended to just educational facilities. The District Plan already provides for a definition of educational facilities, which includes the other specified activities.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S206.18	SETZ-R9 – Educational facilities educational activities including early childhood centres	Support in part	Permitted Activities Educational facilities, educational activities including early childhood centres complying with SETZ-S11.	<p>The Ministry supports rule SETZ-R9 which provides for educational facilities as a Permitted Activity, provided it complies with SET-S11. Educational facilities are located in areas to accommodate growth. The Settlement Zone is concentrated to two areas (Maymorn and MacLaren Street) currently providing for low-density rural-residential development.</p> <p>However, the Ministry requests that the rule be amended to use the term educational facilities. The District Plan already provides for a definition of educational facilities, which includes educational activities, and early childhood centres.</p>
S206.19	SETZ-S11 – Commercial activities and educational facilities	Support in part	<p>...</p> <p>4. the maximum number of students at an educational facility must not exceed 12 at any time.</p> <p>...</p>	<p>The Ministry supports the inclusion of educational facilities in the Settlement Zone as a permitted activity and considers that educational facilities should be provided for around existing communities and where there is potential for a population to develop.</p>
S206.20	SETZ-R22 – Discretionary Activity	Oppose	No decision stated.	<p>The Ministry opposes the flow from a Permitted to Discretionary activity for</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				education facilities that do not comply with SETZ-S11.
S206.21	New provision	Seek amendment	<p>Restricted Discretionary Activity</p> <p>SETZ – xxxx</p> <p>Educational facilities which do not meet the permitted activity standards.</p> <p>Council will restrict its discretion to:</p> <ol style="list-style-type: none"> 1. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Settlement Zone or adjacent properties. 2. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Settlement Zone. 3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Settlement Zone. 4. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. 	<p>The Ministry requests that educational facilities are enabled in the Settlement Zone to serve the educational needs of the community and suggests a Restricted Discretionary activity status is enabled. Matters of discretion should be limited to matters of relevance and have been duplicated from the matters of discretion for educational facilities elsewhere in the plan (Council's IPI).</p>
Submitter 207: Jessica Ryan				
S207.1	Rural Produce Retail Definition	Oppose	Amend the definition to read:	<p>The definition of Rural Produce Retail is limited to 'produce grown on a property'. Putting aside the ambiguity this does not</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			means the sale of rural produce predominantly grown on, or in the immediate vicinity of a property, including products manufactured from that produce. No more than 20%, by value of the produce or products sold, can be imported onto the property.	allow for sale of produce grown by neighbours, or a small amount of complementary product not grown on the property. This is inconsistent with the general nature of this activity and is unnecessarily limiting.
S207.2	Setbacks Standard GRUZ S2 Standard RPROZ S2 Standard RLZ-S2	Oppose	Change the relevant part of the Setback standards for the General Rural, Rural Production and Rural Lifestyle zones to read: Sites of less than 0.5ha in the [Insert zone] shall comply with the setback standards of the Settlement Zone in SETZ-S2.	I consider that this setback is both too small and unnecessary for blocks in these Zones. A primary consideration for people living in all three zones is privacy and separation from neighbours and having neighbours 3m from your boundary without regard to the location of your own curtilage has the potential to be significantly adverse. Likewise, the scheme of PC50 provides for small lots in all three zones which are likely adjacent to functioning farms. Small setbacks will inevitably lead to reverse sensitivity issues. Properties envisaged in these zones will typically have plenty of room to provide a boundary separation of 12m (effectively be 40m wide at building platform).

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				Very small lots may have difficulties and hence suggest that the default to the Settlement Zone setbacks occurs for sites of 0.5ha or smaller.
S207.3	Home Business in Policy RPROZ-P1 Rural Production Rule RPROZ-R7 Zone Standard RPROZ-S8	Oppose	<p>Include a new Restricted Discretionary Rule:</p> <p>Home business, ancillary to residential activities carried out on the site, which do not meet permitted activity standards.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ul style="list-style-type: none"> a. Loss of areas of highly productive soil for primary production. b. External storage. c. The number of non-resident workers employed on the site. d. The creation of dust, light, noise, vibration or other nuisance. e. Appearance of buildings. f. Size, number of, location and appearance of signs. g. Car parking, traffic and pedestrian safety and the efficient functioning of the roading network. h. Financial contributions. 	<p>The scheme for home business in the rural production zone provides policy encouragement for such activities RPROZ-P1 and provides for constrained home business as a permitted activity (RPROZ-R7 and RPROZ-S8).</p> <p>However, the activity then defaults to being a discretionary activity without guidance to discretion. Consider that this is unnecessarily constraining and not reflective of the extent of rural residential subdivision of the zone which has occurred as a result of council planning over the past 40 years. Suggest that the default should be a Restricted Discretionary activity similar to rule GRUZ-R18.</p> <p>However, an additional restriction should be included to protect highly productive soil.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S207.4	Settlement Zone Objective SETZ-01 Industrial Activities Rule SETZ-R12	Oppose	Provide more appropriate controls for industrial activities in the Settlement Zone. The restrictions on discretion for 'Industry' are less onerous than those for 'home business'.	<p>Objective SETZ-01 provides support for "light industry" as part of the purpose of this zone.</p> <p>Rule SETZ-R12 provides a mechanism for consenting industrial uses (without the qualifier light) as a restricted discretionary activity. Separate provision is made for rural industry and home business.</p> <p>The inclusion of industrial activities without qualification within this zone allows for a less restrictive consenting path with fewer controls than in the general industrial zone.</p> <p>Two examples are: The restrictions for restricted activity approval in the industrial zone provide better protection for adjacent residential activity. High impact activities such as hazardous activities are identified as discretionary activities in the General Industrial Zone with significant guidance for discretion. In the Settlement Zone, they are restricted discretionary.</p>
S207.5	Settlement Zone Site Coverage Standards	Oppose	Include a 30% site coverage standard for permitted activities in the Rural Settlement Zone.	Sections of this size are most analogous to the Residential Hill and Residential Conservation Precinct of the General

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>Residential Zone (Precinct 2). This precinct has a 30% site coverage standard.</p> <p>The Settlement Zone allows controlled activity subdivision to 2000m² (without a larger average lot size) Maclaren Street already is made up of lots of 800-1200m². Both the controlled activity standard and the existing situation in Maclaren result in sections where overdevelopment can lead to significant amenity effects for neighbours. This is particularly the case with the liberal identification of permitted activities in the zone and 3m boundary setbacks.</p>
S207.6	Berketts Farm Precinct	Oppose	<p>Taking all the concerns into account, this subdivision to be either entirely taken off the table, or modified to include a decreased number of sections, and conforming with the minimum size of 4 Ha that currently applies.</p> <p>Further, owners of properties located in rural Upper Hutt that are topographically unsuitable for sustainable agriculture or horticultural use, could be incentivised to reforest with native plantings for climate change mitigation.</p>	<p>With the ongoing, and undoubtedly escalating effects of climate change that we are already feeling locally and globally, I strongly feel that Council should be showing bold leadership in encouraging community resilience. Mangaroa Farms is a good example of this. We will without doubt, become more reliant on local food sources, for both the people of Upper Hutt and adjacent areas. To be allowing (or even encouraging) productive and fertile land to be used for higher density housing is I feel,</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>extremely short sighted of this current Council.</p> <p>There are a number of specific areas of concern including traffic, road safety, access issues and water supply and wastewater concerns.</p>
Submitter 208: Rosemary & Mike Schrijvers				
S208.1	Zoning of 119 Colletts Road to be amended from Rural Production to Rural Lifestyle	Seek amendment	Seek the zoning of 119 Colletts Road to be amended from Rural Production to Rural Lifestyle for the reasons stated above.	<p>The submitter states that they oppose the proposed zoning of Rural Production released in the Plan Change 50 review which adopts the NPS-HPL. They consider this property cannot be financially productive due to the reduced availability of usable land for grazing or primary productive activities due to the large percentage of fragmentation.</p> <p>See full submission for further details.</p>
Submitter 209: Daniel Ian Braddock				
S209.1	Consultation	Oppose	Request that a comprehensive and transparent community consultation process be initiated to ensure that the voices and concerns of the	The submitter states that their main concern lies with the lack of prior community consultation on this matter.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			residents directly impacted by this development are taken into account.	
S209.2	Berketts Farm Precinct	Oppose	Strongly oppose the development of Berketts Farm Precinct proposed in Plan Change 50 and urge the Upper Hutt City Council to reconsider this proposal.	<p>The proposed development of 100 plus houses in what is currently a serene, tranquil rural community makes a mockery of previous strategies of reducing the housing footprint and preserving rural areas.</p> <p>The impacts of the proposed development extend beyond aesthetic concerns including increased traffic and noise, and light pollution, impacts on native bushlands and wildlife, adversely affecting the existing residents of Whitemans Valley Road and the surrounding Valley.</p> <p>See full submission for further details.</p>
Submitter 210: Steve Flanagan				
S210.1	General/Entire plan change	Oppose	For Council to halt the process, go back to the consultation process and allow more relevant accessible consultation.	The submitter is concerned at the lack of consultation on PC50, and that the changes proposed would result in the loss of rural character and negatively impact

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>their quality of life with increased noise, traffic, light pollution, and construction noise.</p> <p>See full submission for further details.</p>
Submitter 211: Civil Contractors NZ				
S211.1	General/Entire plan change		No decision stated.	CCNZ supports the submission made by the Aggregate and Quarry Association (AQA).
S211.2	RPROZ-P7 - Quarrying Activities	Oppose	It is important this policy should be deleted for the reasons set out in paragraphs 2.5 – 3.2 of this submission.	<p>The lack of local aggregate is an issue and sites need to be within reasonable proximity of the projects they support,</p> <p>See full submission for further details.</p>
S211.3	RPROZ-R26 – Quarrying Activities ‘Non-complying’ status.	Oppose	This ‘Non-complying’ status should be changed to “Discretionary” for the reasons set out in paragraphs 3.3-3.6 of this submission.	See full submission for further details.
Submitter 212: E Shaw				
S212.1	General/Entire plan change and Berketts Farm Precinct	Oppose	That the proposed changes are denied in their entirety until the Council has addressed all community concerns that have been expressed by	The submitter states that Whitemans Valley is a rural valley, and its current rural ambience and natural amenities would be

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			stakeholders who have provided feedback on the plan change and this proposed development.	<p>severely impacted by a development of the proposed size. The impact on existing infrastructure of increased road use would create serious safety issues for all road users: including drivers, pedestrians, cyclists, and horse riders and the impact of earthworks in the development of the subdivision creates potential risks of increased runoff, erosion, impact on existing waterways and any aquifers in the vicinity.</p> <p>There seem to be no requirements in the proposed planning changes that addresses these issues.</p> <p>See full submission for further details.</p>
Submitter 213: John Paul Diggins				
S213.1	Consultation	Oppose	Council needs to take this proposed change and re-engage with representative groups and further rounds of public engagement.	The submitter states that significant changes between the draft proposal and the current proposed plan change have been made without consultation. It is questionable that all these changes have been informed by community feedback, so this process needs to occur if Council is to be true to its goal of genuine consultation.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S213.2	Berketts Farm Precinct	Seek amendment	<p>Berketts Farm Precinct Zoning consistent with the rest of the plan needs to be applied to this precinct and property sizes consistent with the rest of the plan need to be applied to the development can be consistent with the rest of the plan and retain the rural character.</p> <p>AND</p> <p>Roading improvements need to be made to handle the increased traffic volumes from both the development and subsequent habitation of the additional houses. This includes two lanes with centre marking throughout the valley and replacement of the one lane bridges with two lane bridges.</p>	<p>This proposed precinct creates several anomalies with the district plan. The small lot sizes would not appear to retain the rural character of the area. As one of the prime pieces of rural production land in Whitemans Valley which it appears entirely inconsistent with the balance of rezoning to create more intensive housing on these proposed zones.</p> <p>The resulting traffic movements, which are also inconsistent with the balance of the proposed plan change, will place additional strain on the roading infrastructure that is struggling to cope with current volumes as it is. Worth noting the number of lots is unclear between the map, the table, and the narrative in the proposed plan change.</p> <p>The idea that the development should protect the native bush, increase planting, have houses not visible from Whitemans Valley Road and ensure that the houses are sustainable are all applaudable. But the basic concept of the roading infrastructure in the valley to support this</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				development is not addressed in the proposed plan change.
S213.3	SUB-RUR-01 – Protection of rural productivity SUB-RUR-S2 – Minimum requirements for subdivision TP-S9 – Traffic generation	Seek amendment	<p>A review of the zoning for Rural Production needs to occur where Council identifies the small parcels of highly productive land in the Valley. These areas should be then appropriately zoned as such. The remaining properties should then be zoned Rural Lifestyle.</p> <p>Alternatively, areas zoned Rural Production should have a minimum lot size of 2 hectares to allow for further housing development at reasonable sized lots.</p> <p>Rural Lifestyle should have the minimum lot size increased to 2 hectares, again, to ensure further housing development has lot sizes to maintain the rural character of the rural zone.</p>	Council have not correctly applied the definition of highly productive land and as a result the re-zoning applied to be revisited and applied more logically as appeared in the July 2021 draft. Certainly, our land has little valley floor where Section 32 identifies the majority of the limited highly productive land in the valley.
Submitter 214: Sarah Gillies				
S214.1	Berketts Farm Precinct	Oppose	That the Berketts Farm Precinct sub-division is not allowed to go ahead. The local authority needs to keep the rural environment as it is.	The submitter does not want Council to allow the building of 100 new properties in the Berketts Farm Precinct. The rural roads cannot handle many more vehicle movements per day. There has not been enough community consultation. The Council should be standing by its

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				Sustainability Strategy in prioritising, protecting, and enhancing our natural environment.
Submitter 215: Wyn Clout				
S215.1	Consultation	Oppose	<ol style="list-style-type: none"> 1. UHCC to take on board the criticism regarding lack of consultation regarding “Proposed Provisions PC50”. 2. UHCC to present “Proposed Provisions PC50” in non-track changes format for further review. 3. UHCC to prepare documents/factsheets explaining the reasoning behind the changes between Draft PC50 (2021) and Proposed Provisions PC50 (2023). 	<p>The submitter states that the consultation process that UHCC worked through in 2021 regarding the draft of PC50 was exemplary, in comparison their feedback to council is that the consultation on the Proposed Provisions PC50 (Oct 2023) is unacceptably poor.</p> <p>See full submission for further details.</p>
S215.2	Rezoning of properties	Seek amendment	<p>Amend zoning of area around 51 Mangaroa Valley Road (first 800m of Mangaroa Valley Road) to at least Rural Lifestyle Zone or reinstate Mangaroa Rural Settlement/Precinct.</p> <ol style="list-style-type: none"> 2. Delay implementation of RPROZ zone until NPS HPL is reviewed. 	<p>The submitter stated that their property has been significantly affected by the changes made between the Draft PC50 (2021) and Proposed Provisions (Oct 2023) given that the property was scheduled to be Settlement Zone/Rural Precinct and is now proposed to be Rural Production.</p> <p>Do not consider this zoning is appropriate for the property for various reasons set out in their submission including, productive</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				output of Upper Hutt in recent years, inclusion of the area in Council strategies and plans, exclusions provided in the NPS-HPL, and pre-election policies of the incoming National-led Government.
S215.3	RLZ – Rural Lifestyle Zone	Seek amendment	Request the council to review the Draft PC50 Settlement/Rural Precinct zoning for the wider Mangaroa Valley area with a vision to understand the current land parcels, rural amenity, access and location with easy access to transport routes and Upper Hutt City. Council to acknowledge that this land is not compliant with RPROZ zoning.	<p>This area of Mangaroa Valley offers significant amenity in comparison to other locations within the Upper Hutt rural environment. It is noted in Proposed Provisions PC50 that Rural Lifestyle Zones offer the “attractiveness of a semi-rural lifestyle that provides space and a sense of community”. Our area boasts a community hall for hire in the form of Wallaceville Church – very popular for weddings and functions. The beginning of Mangaroa Valley Road has an area of reserve land with access to the Mangaroa River which proves popular all year round for locals and visitors.</p> <p>See full submission for further details.</p>
S215.4	SETZ – Settlement Zone	Seek amendment	Council to review reinstating the draft PC50 Settlement/Rural Precinct for Mangaroa Valley Road when the NPS HPL LUC 3 restrictions are reviewed by the incoming government.	The incoming National led government has indicated there will be a review of NPS HPL to remove development opportunities from LUC 3 soil land. This government level

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>review will open up once again the opportunities to welcome settlement/precinct developments in our rural areas.</p> <p>See full submission for further details.</p>
Submitter 216: Emma Wilson				
S216.1	Berketts Farm Precinct	Oppose	That the 'Berketts Farm Precinct' is removed from PC50 in its entirety and full consultation is undertaken with the local community and Iwi.	<p>The submitter states that the overall impact of the proposed 'Berketts Farm Precinct' requires thorough investigation due to high potential for negative impact on the surrounding infrastructure.</p> <p>In particular is the impact on the roading network, road safety and flow on effects to public transport infrastructure.</p> <p>See full submission for further details.</p>
Submitter 217: Anthony Stephen Adamson				
S217.1	Infrastructure	Seek amendment	Specific details of adequate infrastructure upgrades be incorporated into the plan.	This submitter states that insufficient consideration has been given to the effect of both development and permanent traffic volumes on existing inadequate and poorly maintained roads. The need for upgrading

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				infrastructure in the valleys should be included in the details of PC50.
Submitter 218: Jacqueline Thea Marie Diggins				
S218.1	Berketts Farm Precinct	Seek amendment	<p>Berketts Farm Precinct</p> <p>Before allowing this development to proceed, Council needs to improve the valley access and thoroughfare roading.</p> <p>Whitemans Valley Road needs to be increased to two lanes with centre line marking throughout.</p> <p>A footpath for pedestrians, residents, cyclists, horse riders and other recreational users should also be added. Street lighting at blind corners would also be beneficial.</p>	This submitter states that it is currently not safe to walk down the road. They consider that the intended development of the Berketts Farm Precinct as detailed will significantly increase traffic on roading infrastructure which is widely acknowledged to be inadequate for the current volume of traffic it carries. Should this development go ahead the submitter is concerned it will result in the death of a cyclist, pedestrian or other recreational road user, even that of a motor vehicle driver.
Submitter 219: Karen Wallace				
S219.1	General/Entire plan change	Oppose	For the PC50 process to be stopped, it is so flawed the consultation process needs to begin again.	The submitter objects to a number of aspects of PC50 including the zoning of the valley floor in Akatarawa Valley as 'Productive' land, proposed subdivision sizes and restrictions on the separation and number of dwellings.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>They raise further issues with how existing business in Akatarawa Valley, for example Staglands and Bluebank Blueberry Farm are treated under PC50.</p> <p>See full submission for further details.</p>
Submitter 220: Stuart James Bonsey				
S220.1	General/Entire plan change	Oppose	<p>For the proposal to be rejected or significantly revised to address the concerns raised by the submitter and the rest of the valley community so that we, and the numerous visitors to the valley, can continue to enjoy the area. The proposal should be revised such that:</p> <ul style="list-style-type: none"> • All the information is available such that it can be easily digested by the average rate payer and shared with the community via public meetings. • Detailed plans are provided for the multitude of infrastructure changes that will be needed as a result of the additional increase in populate and traffic to the valley caused by these. • A change to the minimal plot size to 4ha, such that it reflects the rural community around us and 	<p>The submitter notes that there has been poor and confusing information regarding the proposed change and they raise significant concerns in respect to the documentation, inadequate infrastructure, traffic increases, internet and service access, electricity infrastructure, water run-off and damage, and impacts to rural character and amenity as a result of subdivision, and principally the Berketts Farm Precinct.</p> <p>See full submission for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			is aligned with the plot sizes everyone else in the valley must adhere to.	
Submitter 221: Bernard Peter Cross				
S221.1	TP – Transport and Parking	Seek amendment	PC50 needs to include engineering code of practice changes to adequately address the health and safety risks around increased traffic flow on the rural collector and arterial routes—explicitly for a separated sealed shared pedestrian / cycling track.	<p>The submitter states that Whitemans and Mangaroa Valley are unique environments that form part of the wider Upper Hutt region. There are many groups, organisations and individuals not living within these boundaries that come and enjoy this area.</p> <p>They consider that PC50 has not adequately considered the impact of this development intensification to the limited Council infrastructure currently provided, namely transport roading. The existing Council engineering codes of practice around roading standards have not been revised since 1998 to keep pace with district plan changes, the government’s commitment to improving safety for cyclists by building cycleways and also changes to overall health and safety legislation.</p> <p>See full submission for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S221.2	SUB-RUR-05 – Berketts Farm Precinct SUB-RUR-P8 – Berketts Farm Precinct	Oppose	SUB-RUR-P8 – Berketts Farm Precinct should be excluded from PC50 and a separate consultation should be conducted once proper community consultation has been conducted. The access for all lots within the precinct must be provided via access from Whitemans Valley.	<p>It is concerning that this precinct has been included within PC50 and is not required to be consulted on separately as some components of this precinct will not meet PC50 proposed plan changes and no previous community consultation has been undertaken.</p> <p>Additionally recent earthworks on the private road – Jane Mander Rise that comes off Katherine Mansfield Drive indicates that some of the lots from Berketts Farm Precinct will be accessed from Jane Mander Rise private road and will exceed the maximum number of lots serviced by a private road under PC50.</p>
Submitter 222: Mary Beth Taylor				
S222.1	Definitions and abbreviations.	Seek amendment	Add definitions and abbreviations to draft proposed provisions of PC 50 Rural Review and Section 32 Report. <ul style="list-style-type: none"> • Precinct • Peatland • NPS IB 	Definitions and abbreviations missing.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<ul style="list-style-type: none"> • NPS UD • NPS FM • Draft GW Future Development Strategy • UHCC IPI 	
S222.2	Policy statements, plan changes, strategies and planning tools	Seek amendment	<p>Add reference to these policy statements, plan changes, strategies, and planning tools to the Draft PC50 Rural Review and Section 32 Report. Indicate in PC50 Rural how the review will give effect to these policy statements, strategies and relevant plans, draft or published.</p> <ul style="list-style-type: none"> • NPS IB • UHCC PC47 Natural Hazards • GW Draft Future Development Strategy • IPI • HBA 2022 update • NPS UD 2020 • NPS FM 2020 • Draft PC50 Residential • Affordable Housing Strategy 2020 	PC50 Rural does not satisfactorily give effect to all of the relevant national policy statements and the Wellington Regional Policy Statement (WRPS) and does not correctly align with other strategies and relevant plans and policies, draft or published.
S222.3	Transport	Seek amendment	Improve the safety and capacity of rural roading in Upper Hutt well in advance of rural zoning changes and further subdivision.	<p>Current rural roading is inadequate for further rural development in terms of safety and capacity.</p> <p>Rural roads in NZ are notoriously dangerous and the rural roads in Upper Hutt are no exception. Huge amount of</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				resource would be needed to upgrade and maintain the local rural roading network. There are limits to what Council can do and what rate payers will contribute to ongoing roading costs.
S222.4	TP-R3 – Traffic generation complying with TP-S9 TP-S9 – Traffic generation	Seek amendment	Provide timelines for rural roading improvements. Include Berketts Farm Precinct in PC50 Rural Transport Provisions.	<ul style="list-style-type: none"> • How and when will this happen? • Why is Berketts Farm Precinct not mentioned in TP-R3?
S222.5	TP-S9 – Traffic generation	Seek amendment	These estimations must be upgraded to reflect the current situation looking to the future. Suggest increasing movements to 200 movements per day in the General rural, Rural Production, Rural lifestyle zones. Suggest increasing movements to 350 movements per day in the Settlement Zone.	<p>These are unrealistically low estimations. Based on my experience living on KMD in a rural lifestyle zone of approx..160 allotments for 37 years with no public transportation these estimations must be upgraded to reflect the reality of the current situation looking to the future.</p> <p>Do these movements include school bus movements or construction vehicles?</p>
S222.6	TP-MC1- Traffic generation and access	Seek amendment	Suggest improving existing rural roads well in advance of intensifying zoning and road usage in the rural areas.	<p>There are current traffic problems in the Whitemans and Mangaroa Valley, and Maymorn areas:</p> <ul style="list-style-type: none"> • There are current accessibility issues for cyclists, pedestrians and horse riders.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<ul style="list-style-type: none"> • There is current conflict between motorists and cyclists. • The existing roading network in the Whitemans and Mangaroa Valley, and Maymorn areas will be unable to cater for increased traffic generation especially at the one lane bridges and entrances and exits to the valleys onto State Highway 2
S222.7	TP-SCHED 1 Hierarchy	Seek amendment	<p>Any rural subdivision activity must be preceded by significant roading improvements to accommodate increased movements.</p> <p>Suggest maximum 60kph speed limits in the PC50 Rural zones.</p> <p>The provision for cycle lanes or shared pathways is essential for the rural zones. These should be provided in advance of zoning intensification in the rural areas.</p> <p>Suggest consideration for widening the single lane bridges in the rural zones to two lanes.</p>	<p>Rural distributor routes are low priority on the roading hierarchy.</p> <p>Most rural roads are currently 80kph speed limit which is excessive and dangerous. What speed limits will be imposed on rural roads in PC50 Rural?</p> <p>Current rural residents have had to sacrifice many of their simple rural activities and pleasures as a result of rural intensification over the past 20 years or more. Walking, cycling, dog walking and horse riding alongside rural roads are now considered dangerous activities in the rural community.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S222.8	Minimum requirements for subdivision	Seek amendment	Please clarify reasoning behind the 1 ha minimum net site area for General Rural. Correct if needed.	<p>Query around minimum net site area for General Rural. Average lot size for General Rural is 20 ha.</p> <p>Is 1 ha correct for minimum net site area for General Rural?</p>
S222.9	Zoning	Oppose	Maintain operative DP zoning, Rural Production and General Rural, for land from the entrance to KMD east along Whitemans Valley Road through to the Berketts Farm.	<p>Rural lifestyle zoning change from the entrance to Katherine Mansfield Drive (KMD) along the eastern side of Whitemans Valley Road to the Berketts Farm is inconsistent with Rural Production and General Rural zoning on west side of Whitemans Valley Road.</p> <p>This is a zoning change never discussed in the PC50 Rural focus group. It is an unpleasant surprise.</p> <p>In light of the adequate provision for future housing capacity in Upper Hutt, this zone change is completely unnecessary. There is no need for housing intensification in this area.</p> <p>This zoning change would cause fragmentation in the rural area and would be disruptive to the rural amenity of the zone.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				This proposed Rural lifestyle zone change would necessitate the building of bridge/s over the Mangaroa River that separates this proposed zone change from Whitemans Valley Road. This is costly and environmentally risky.
S222.10	<p>Appendix 3: Berketts Farm Precinct</p> <p>SUB-RUR-05 - Berketts Farm Precinct</p> <p>SUB-RUR-S7 - Subdivision within the Berketts Farm Precinct</p>	Oppose	<p>Remove the Berketts Farm Precinct from PC50 Rural in its entirety.</p> <p>Maintain the General Rural and Rural Production zoning for the Berketts Farm Precinct.</p> <p>This land should be available to future farmers for productive purposes or to return to native bush.</p> <p>Correct reference in Section 32 Report to the underlying zone of the Berketts Farm Precinct from Rural Lifestyle to General rural and Rural Production.</p> <p>OR</p> <p>Develop an action plan to mitigate the effects of the Berketts Farm Precinct on the residents of Katherine Mansfield Drive.</p>	<p>Berketts Farm Precinct was never proposed or discussed in the PC50 Rural focus group. It is another unpleasant surprise. This would be a very unwelcome anomaly in one of the deepest rural areas of the valley.</p> <p>Section 32 Report states 'The Precinct is located on land with an underlying zone of Rural lifestyle and has the effect of modifying the provisions of that zone.' This is incorrect and misleading. The current underlying zones for the Berketts Farm Precinct are General Rural and Rural Production.</p> <p>The submitter states various significant issues regarding the Berketts Farm Precinct.</p> <p>See full submission for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S222.11	Additional Precincts: 1. Mangaroa Peatland Energy and Conservation Precinct	Seek amendment	<p>Establish the Mangaroa Peatland Energy and Conservation Precinct on the Mangaroa Peatland in PC50 Rural.</p> <p>Engage renewable energy experts (EECA and others) to conduct a feasibility study into the creation of a solar farm on the peatland (Step 1).</p> <p>Engage with landowners.</p> <p>The Mangaroa Peatland has the potential to provide ongoing ecosystem services including carbon sequestration, water filtration, flood mitigation, species habitat.</p> <p>Engage ecologists to assess the Mangaroa Peatland. It would need thorough and comprehensive assessment of the geomorphology, hydrology, botanical and biological features.</p> <p>NPS IB and NPS FM provide environmental protection on private as well as public lands. The Mangaroa Peatland is currently in private ownership.</p>	<p>The regional Flood Hazard Extent maps make it clear that the Mangaroa Peatland is not suitable for additional subdivision.</p> <p>Create:</p> <ul style="list-style-type: none"> • Solar farm on southern most degraded area of the peatland. • Enable local renewable electricity generation /distribution activities. • Light grazing would still be available. • Open Space reserve on the most viable northern SNA area of the peatland. • Protect, restore, reconstruct peatland ecosystems. • Re-introduce species. • Create regional park with eco-tourism potential.
	Additional Precincts: 2. Kidd Farm Village Precinct	Seek amendment	Engage with landowners.	<ul style="list-style-type: none"> • Hold the place for a future rural village near the junction of Mangaroa and Whitemans Valley Roads. • Currently zoned Rural Production.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<ul style="list-style-type: none"> • Provide space and planning for community facilities including community centre, café, commercial kitchen, general store, PO, learning centre, farm stay accommodation. • Incorporate parking space for Wallaceville Church.
S222.12	Wallaceville Church 1893	Seek amendment	<p>Assess this historic, cultural, architectural resource under the NPS Historic Heritage for protection.</p> <p>Engage with owners/trust.</p>	This is a historic, cultural, architectural taonga that currently has no protective status.
S222.13	Extend Rural lifestyle zoning extent at Maymorn	Seek amendment	Assess the feasibility of an additional Rural Lifestyle Zone at Maymorn.	<p>There may be space for an additional Rural Lifestyle Zone on ridgeline that runs from the end of Parkes Line Road by the Maymorn entrance to Pakuratahi Forest Park SW toward Colletts Road.</p> <ul style="list-style-type: none"> • Currently zoned General Rural. • Would transition into Maymorn Farm PPC55 and the Settlement Zone. • Would be similar to the Katherine Mansfield Drive subdivision. • Access would be a dead end road, not connected to Colletts Road. • This idea was put forward by UHCC planner Ike and discussed during PC50 Rural focus group.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 223: Jemma Lynch				
S223.1	Berketts Farm Precinct TP-S9 – Traffic generation	Seek amendment	Further discussion and impact considerations to be made – needs more consultation.	<p>The submitter states various concerns regarding the Berketts Farm precinct including, it's location and subsequent access in comparison to other developments, additional vehicle movements from the development, construction traffic, lack of additional infrastructure to provide for this development (schools, medical centres, communication services etc.). They consider more consultation is required.</p> <p>See full submission for further details.</p>
Submitter 224: Carol Dormer				
S224.1	Berketts Farm Precinct	Seek amendment	I would like more detailed information of what the local authority plans with this precinct, (where exactly it is) and consideration of improved roading and mainly consultation with the rural community of this and any other plans there are for the area.	<p>This submitter considers there has been a lack of consultation surrounding this development and raises concerns surrounding increased traffic, road safety, impacts on rural character, and provision of infrastructure (such as provision of schools, transport etc).</p> <p>See full submission for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 225: Gavin Pearce				
S225.1	Home Business	Seek amendment	The submitter states that the rules associated with Home Business should only relate to new buyers moving into the area not existing land/business owners.	No reasons provided.
S225.2	Consultation	Seek amendment	Would like the consultation period extended and the misinformation corrected. The multiple documents on the web need to be tidied up with only the relevant docs being available with references and links to definitions.	<p>PC50 is inconsistent as our property in the Draft PC50 Proposed zoning vs current zoning DP zoning is to be zoned 'Rural Lifestyle' however in the Plan change 50 Rural review: operative district plan zoning vs proposed zoning our property is to be zoned 'General rural'.</p> <p>This makes for making a submission about how this may affect us extremely hard. There is no consistency between the documents and maps produced. We have no idea where we are at with this and as a result, we are unable to make an informed decision. I would suggest the council have not consulted the landowners correctly by putting misinformation on their website.</p>
Submitter 226: Sandra Cooper				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S226.1	TP-S9 – Traffic generation	Seek amendment	Status quo for my business operation.	The submitter states that they have an existing business selling blueberries, classed as primary produce. They would like confirmation that they are able to continue running their business as it has operated for the past 37 years. It is not clear that this will be the case under the new PC50 changes. The definition of a primary produce seems to exclude some of what they do. They are not a home business and cannot operate with vehicle restrictions if viewed as such. Most business is from passing traffic, going to and from Staglands.
Submitter 227: Patric John Lane				
S227.1	Consultation	Seek amendment	That council give residents and ratepayers of rural areas an opportunity to make informed contributions on the PC50 proposals. For example, provide the community with clear, concise and well-structured information that's appropriate for the intended audience (i.e. similar to way central government agencies are required to provide information for general public under the Plain Language Act provisions) and offer genuine	The submitter states information provided by Council is extremely hard for ordinary people to understand and navigate. For proposals of this nature, it is inappropriate and inadequate to only provide two very long technical documents (of 136 and 311 pages respectively, which don't even have executive summaries) and to not provide opportunities to learn more about the 'draft provisions, such as via public engagement

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			engagement opportunities to discuss what the proposals are and how things would change.	sessions. While the consultation period was extended by 2 weeks, that's irrelevant, given how hard it is understand and navigate the information.
S227.2	Provisions relating to transportation and parking, subdivision, the Rural Lifestyle Zone, and the Berketts Farm Precinct	Seek amendment	Provide the community with informed contributions, otherwise it's difficult to specify what is being sought.	<p>The submitter states that many of the proposed provisions are confusing and/or contradictory with aims of maintaining/enhancing rural character amenity values and other important issues and objectives. For example, the volumes of traffic that are likely to be generated; the density that will be created by the proposed minimum and average lot sizes; the creation of bespoke provisions for the developers of the Berketts Farm Precinct that could set precedents etc. Other provisions are confusing or unclear.</p> <p>See full submission for further details.</p>
S227.3	Provisions relating to rural amenity	Seek amendment	Include, stronger measures to maintain/enhance rural character and amenity values, protect the environment, and ensure that development costs will not be borne by existing rural ratepayers.	The Valley's roads are already in poor condition in many places, and increasing traffic volumes will make them worse. For activities that require consent and/or conditions, stronger provisions to help ensure developers and others do not begin work until consents have been granted and

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>required infrastructure is in place. Do not allow titles to be issued for subdivisions under bonding agreements, or at least set firm time limits for when bonded conditions must be met.</p> <p>The proposed minimum and average lot size in the Rural Lifestyle Zone is too small. The Section 32 report said the preferred approach is 5,000 sqm, not 3,000. The formula for calculating average lot size should be based on the subdivision's amount of viable land not total land, to reduce the risk of too much clustering.</p> <p>Provide more details about the Berketts Farm Precinct, including how it will be accessed, how it will enhance indigenous biodiversity, what conditions Council will impose re the roading network and traffic and pedestrian safety, etc.</p>
S227.4	RLZ-S11 – Water supply and fire fighting sprinkler system for residential units	Seek amendment	That the requirement only applies to new dwellings.	<p>Would RLZ-S11 re: domestic fire sprinkler systems apply to existing dwellings, or just new ones?</p> <p>It's unfair and unreasonable to expect existing dwellings to install them.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 228: Glen Gillies				
S228.1	Berketts Farm Precinct	Oppose	Do not want the local authority to let the Berketts Farm Precinct 100 lot development to go ahead.	The submitter states that the roading will not cope with larger traffic volumes if the Berketts Farm Precinct goes ahead. The quality of the rural roads is not good now, let alone with more cars and trucks. Sewage waste will have an effect on the environment. They also consider that there has not been enough community consultation on this plan change.
Submitter 229: Melinda Rix				
S229.1	Changes in zoning – General Rural Zone to Rural Lifestyle Zone at Whitemans Valley and proposed land use including Berketts Precinct development.	Oppose	<p>That the proposal be set aside or abandoned until further evaluation is undertaken and more consultation carried out – particularly with local residents.</p> <p>Council – you are guardians kaitiaki. Stop. Think. You act for all your rate-payers – not just the wealthy or influential amongst them. Look at the science. Hear the people. Tread lightly.</p>	<p>The submitter states that there is insufficient evidence that this proposal will not result in serious deleterious effects to this area (environment) and those currently residing there – as well as those working or visiting the area.</p> <p>There are clear financial gains to be made by developers and a very limited number of land-owners – whilst almost everyone else will lose.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>Council needs to carefully weigh up what they may view as their potential gains – via more ratepayers against the damage the change will bring.</p> <p>See full submission for further details.</p>
Submitter 230: Karyn Flanagan				
S230.1	General/Entire plan change	Seek amendment	<p>Request that Council facilitate more consultation with stakeholders; residents of Upper Hutt, the public and developers to find a reasonable solution.</p> <p>For Council to halt the process, go back to the consultation process and allow more relevant accessible consultation with public meetings, Q&A's, summary documents (a document 3-4 pages with the major/key proposed changes).</p> <p>Provide clear easily understandable format and information on how to write a submission.</p> <p>That there should have been a document available to read without the tracked changes.</p>	<p>The submitter is concerned that the changes suggested in the PC50 plan will result in the loss of the unique rural character in Upper Hutt, removing the openness of the countryside, fragment larger blocks of land and create some areas with a higher density of homes/buildings, with all of the potential issues which arise such as traffic, noise and light pollution, water and electricity supply, and the destruction of native bush.</p> <p>They consider that there has been a lack of transparency and consultation, especially with those people residing in the rural areas near the proposed Berketts Farm development.</p> <p>They are further unhappy with the minimum rural zone net site areas, they are</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>far too small and will allow high density developments. There should be no new plots of land less than 10 acres as bigger blocks preserve the peaceful natural environment and enable people who want to live a sustainable healthy lifestyle.</p> <p>See full submission for further details.</p>
Submitter 231: Lucy Doig				
S231.1	Subdivision	Seek amendment	<p>That the minimum size of the properties for the subdivision to be reconsidered to 4 hectares.</p> <p>That the existing rights for other landowners to subdivide remain.</p>	<p>The submitter states that Whitemans Valley is considered rural, such that the residents live in a 'rural' lifestyle, own horses and other animals, not subjected to 'city' environmental factors such as fireworks and have reduced traffic and 'city' noises. They consider that reducing the subdivision sizes to 0.5 hectares is likely to draw in residents that are less likely to abide to good neighbourly rural intentions, i.e. let off fireworks that cause great distress and potential harm to horses and farm animals.</p> <p>Retaining the minimum subdivision to the current 4 hectares is likely to keep to 'rural' buyers with 'rural' intentions.</p> <p>See full submission for further details.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 232: Tony Chad				
S232.1	General/Entire plan change	Seek amendment	I seek that PC50 Rural incorporates the full extent of all recent government policy.	<p>In recent years there has been a series of government policies which recommend and instruct new development should be satisfied by intensive development within for example the urban rail corridor.</p> <p>They are concerned that PC50 Rural does not appear to incorporate the full extent of recent government policy. PC50 Rural does not consider all of the relevant national policy statements and the Wellington Regional Policy Statement (WRPS). The findings of recent government research shows that none of this is necessary – we have adequate allowance for housing to last the next 30 years.</p>
S232.2	Berketts Farm Precinct	Oppose	<p>I ask that the Berketts Farm Precinct be withdrawn from PC50 Rural.</p> <p>I ask that the zoning of Berketts Farm Precinct stays unchanged.</p>	Intensive development such as the Berketts Farm Precinct is neither required nor welcome in the rural area. The breakup of rural land removes the option of future reforestation or gradual extension of areas of regenerating native bush.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S232.3	Zoning	Oppose	I ask that the huge sweeping changes to zoning of rural land throughout Whitemans Valley not be made. i.e. changes from General Rural Zone and Rural Production Zone to Rural Lifestyle Zone.	PC50 proposes a surprise and aggressive change to zoning of the rural area, its proposals appear to have been put forward for the sole purpose of facilitating urban-level subdivision in the rural area – Berketts Farm.
Submitter 233: House Movers Section of the New Zealand Heavy Haulage Association Inc				
S233.1	Proposed rules for the Rural zones allowing for relocated buildings as a permitted activity.	Support	The Association supports the proposed rules for the Rural zones allowing for relocated buildings as a permitted activity, as part of the definition of “building”. It appears that PC50 does not distinguish between relocated buildings and new built in situ buildings. In principle, the Association supports this approach.	The submitted approach is supported on the basis of the decision of the Environment Court in New Zealand Heavy Haulage Association Inc v The Central Otago District Council (C45/2004, Thompson EJ presiding). The Central Otago decision was determined by Environment Court after notification of the operative district plan.
S233.2	Consequential amendment	Seek amendment	In the event that the Council wishes to retain some controls on relocated buildings, then in the alternate, it is possible to specify that relocated buildings be a permitted activity with prescribed performance standards. If that approach were adopted, then the Association submits that:	It is requested that the rural provisions in the district plan review be amended to reflect the Central Otago decision of the Environment Court, such that rules for relocated dwellings in the district should be subject to the same land use planning

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			<ul style="list-style-type: none"> • performance standards for relocated buildings be inserted, in accordance with the attached Schedule 1 (to same or similar effect); and • a pre-inspection report accompany a relocated building, in the form of the attached draft in Schedule 2. • The separate definition of relocated buildings be retained; <p>Consequential on further relief including to the relevant objectives, policies and provisions of the proposed plan in order to give effect to the submissions above.</p>	controls as apply to new and in situ existing dwellings.
Submitter 234: Carla Bentley				
S234.1	Berketts Farm Precinct	Oppose	Submission against the Berketts Farm development on Whitemans Valley Road.	<p>The submitter states that there was no prior community consultation from the Council.</p> <p>The submitter states this subdivision would cause destruction of native bush, increase water runoff, increase flood incidents, increase destruction of biodiversity, and increased traffic on Whitemans Valley Rd would become increasingly dangerous for</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				recreational users, such as bikers, walkers and horse riders.
Submitter 235: Gary Bentley				
S235.1	Berketts Farm Precinct	Oppose	Submission against the Berketts Farm development on Whitemans Valley Road.	<p>The submitter states that this is because of the state of the roads in Whitemans Valley, especially the section of roading alongside the Berketts Farm. The road is in very poor condition, and would NOT be able to withstand more traffic, especially heavy traffic use.</p> <p>The submitter is a Roading Consultant professional, and it is their opinion that this subdivision would put locals at risk of vehicle accidents, as well as recreational users, such as bikers and horse riders.</p>
Submitter 236: Nicola Boland				
S236.1	Berketts Farm Precinct	Oppose	<p>That the proposed development known as Berketts Farm Precinct is stopped immediately.</p> <p>That council does not change the rules to fit the Berketts Farm Precinct or any other proposed development.</p>	The proposed “Berketts Farm Precinct” will radically and negatively impact Whitemans valley residents’ quality of life, property valuation and health and safety of all residents and users of the valley.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S236.2	Consultation	Oppose	That questions and concerns from the wider community and current resident landowners in Whitemans Valley about future developments are remedied to their satisfaction and published in a transparent process.	The process for Plan Change 50/ Section 32 Evaluation report has not been sufficiently consultative or transparent. See full submission for further details.
S236.3	New environmental protection bylaw	Seek amendment	That Council at the next opportunity pass bylaws to the effect that any future development is led by the requirement that it will preserve and protect the existing rural, natural environment and lifestyle that currently exists.	The natural landscape would be negatively and irretrievably damaged and degraded by subdividing the land into blocks smaller than 4 hectares. See full submission for further details.
S236.4	New development bylaw	Seek amendment	That Council pass bylaws at the next opportunity to restrict all future development to subdivide land into blocks of 4 hectares or greater within Whitemans Valley.	At the Johnsons Road end of the valley, current residents purchased blocks of 4 hectares or larger in good faith on the understanding that the area was and would remain classified as rural or semi-rural. One of the reasons for buying in a rural/semi-rural area is the ability to walk, run and ride (bikes and horses) on our roads. An intensive development, such as the proposed Berketts Farm development will lead to a population explosion, significant increase in traffic volumes and significant increase in heavy and trade

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				traffic for many years. This would make our roads too dangerous to use.
S236.5	Future plan changes	Seek amendment	That any future plan changes will not degrade or devalue the existing right of residents to enjoy a peaceful rural environment as befits the rural classification in the titles of our properties.	Poor financial management, poor planning and lack of infrastructure investment over many years, does not now give the council a mandate to create multiple unsupportable suburbs and intensive developments in our beautiful rural environment.
Submitter 237: Martin Boland				
S237.1	Berketts Farm Precinct	Oppose	That the proposed development known as Berketts Farm Precinct is stopped immediately. That council does not change the rules to fit the Berketts Farm Precinct or any other proposed development.	The proposed "Berketts Farm Precinct" will radically and negatively impact Whitemans valley residents' quality of life, property valuation and health and safety of all residents and users of the valley.
S237.2	Consultation	Oppose	That questions and concerns from the wider community and current resident landowners in Whitemans Valley about future developments are remedied to their satisfaction and published in a transparent process.	The process for Plan Change 50/Section 32 Evaluation report has not been sufficiently consultative or transparent. See full submission for further details.

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S237.3	New environmental protection bylaw	Seek amendment	That Council at the next opportunity pass bylaws to the effect that any future development is led by the requirement that it will preserve and protect the existing rural, natural environment and lifestyle that currently exists.	<p>The natural landscape would be negatively and irretrievably damaged and degraded by subdividing the land into blocks smaller than 4 hectares.</p> <p>See full submission for further details.</p>
S237.4	New development bylaw	Seek amendment	That Council pass bylaws at the next opportunity to restrict all future development to subdivide land into blocks of 4 hectares or greater within Whitemans Valley.	<p>At the Johnsons Road end of the valley, current residents purchased blocks of 4 hectares or larger in good faith on the understanding that the area was and would remain classified as rural or semi-rural. One of the reasons for buying in a rural/semi-rural area is the ability to walk, run and ride (bikes and horses) on our roads. An intensive development, such as the proposed Berketts Farm development will lead to a population explosion, significant increase in traffic volumes and significant increase in heavy and trade traffic for many years. This would make our roads too dangerous to use.</p>
S237.5	Future plan changes	Seek amendment	That any future plan changes will not degrade or devalue the existing right of residents to enjoy a peaceful rural environment as befits the rural classification in the titles of our properties.	<p>Poor financial management, poor planning and lack of infrastructure investment over many years, does not now give the council a mandate to create multiple unsupportable suburbs and intensive developments in our beautiful rural environment.</p>

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Submitter 238: Duplicated Submission - withdrawn				
S238.1	Not applicable	Not applicable	Not applicable	Not applicable
Submitter 239: Phil Kirycuk				
S239.1	Building definition	Seek amendment	Given the functionality of caravans, they should also be excluded from this definition.	No reasons provided.
S239.2	Conference facilities definition	Seek amendment	Suggest the insertion of 'commercial, in appropriate places.	The current definition could include a private family meeting. The definition element is the commercial nature of these activities.
S239.3	Minor structures	Oppose	This must be revised and consulted on again.	The current text is thoroughly confusing and unclear.
S239.4	TP-S9 – Traffic generation	Oppose	There must be specific exclusions to the vehicle movement limitations stated in this section.	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.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S239.5	Diagram titles (pages 33 to 42)	Seek amendment	Need to change format.	Diagrams are orphaned.
S239.6	SUB-RUR-P5 – Infrastructure capacity	Oppose	Typo, "stormwaterand" The last section 'provides sufficient water supply for firefighting purposes' - should be deleted (see the relevant point below, S239.10)	See S239.10
S239.7	GRUZ – General Rural Zone background	Oppose	Object as it stands. Reinstate former definition.	Because the suggested definition immediately 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.
S239.8	GRUZ-P9 – Staglands Tourism Precinct	Seek amendment	Wording needs to be changed from: <i>'Recognise local economic benefits ...'</i> to <i>'Recognise <u>regional</u> economic benefits...'</i>	Staglands is of – at least – regional economic benefit.
S239.9	GRUZ-S2 – Setbacks	Oppose	The definition needs to be: <ul style="list-style-type: none"> '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 	The new drafting effectively could sterilise any new building/ the building platform in forested land, e.g. you cannot place a

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			<ul style="list-style-type: none"> 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. 	<p>building within a forest as you cannot build 10m away from the forest.</p> <p>It is presumed that the intent is to have adequate clear space around buildings for the purpose of wildfire protection.</p>
S239.10	GRUZ-S14 – Water supply and fire fighting sprinkler system for residential units	Oppose	We object outright to the compulsion for sprinklers and associated firefighting water supplies.	<p>This feedback also applies to RPROZ-S12 and RLZ-S11.</p> <p>Refer to Submission 72 for further details.</p>
S239.11	GRUZ-S15 –Activities within the Staglands Precinct	Oppose	Item 2 is impossible to meet and therefore must be deleted.	For Staglands to operate, they must bring external sources to the site.
S239.12	GRUZ-R18 – Expansion of the Staglands Precinct	Oppose	<p>The continued organic growth of Staglands should be enabled not constrained because:</p> <ul style="list-style-type: none"> the magnitude of economic benefits will increase. any improvements to roading will also improve an "east-west" strategic route (Upper Hutt to Waikanae). 	<p>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. This section will tend to constrain the value generation of Staglands.</p> <p>See full submission for details.</p>

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Submitter 240: Deborah & Paulus Hawinkels				
S240.1	Subdivision	Oppose	That land classified as Rural Production should be a minimum of 5 acres across the whole valley area and not the 10 acres in the Mangaroa Valley Road area as published in the PC50 Rural Review.	<p>The submitter states that they appreciate the beauty of the wider valley within the boundaries of Upper Hutt but as owners of land now being designated as Rural Production Zone, they wish to submit that having this zone designated as rural production with a minimum of 10 acres is a stretch too far from a local council.</p> <p>Owners should be entitled to do what we want with our acreage and not be confined by Council regulation. They are now aware from the PC50 there are areas where smaller land parcels are being created (from what was originally Rural Production land) - how were these changes allowed when owners from Mangaroa Valley Road have been repeatedly advised that the change to 10-acre minimums will not change.</p>
Submitter 241: Matt Price				

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S241.1	Berketts Farm Precinct	Oppose	To pause any proposed and potential changes and properly allow for feedback and consultation, and no unilateral decisions.	Reasons provided by the submitter are total environmental impact on the area, substantially insufficient infrastructure to support any major development and making potentially productive land unproductive.
Submitter 242: Brendon Greig				
S242.1	Wastewater treatment facilities	Seek amendment	It is imperative that immediate action be taken to upgrade and expand the wastewater treatment facilities to accommodate the growing demands of the community.	<p>The submission is to bring attention to a critical issue affecting the Upper Hutt River. Recent assessments indicate a concerning level of E. coli contamination, posing a threat to the ecosystem and public health.</p> <p>The existing wastewater infrastructure is already strained, and adding more houses without addressing this challenge will exacerbate the problem. Failure to address this issue not only jeopardizes the environment but also puts the health and wellbeing of residents at risk.</p> <p>The submitter urges the relevant authorities to prioritize investments in wastewater management and conduct a thorough examination of the current system's limitations.</p>

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Submitter 243: Richard Dormer				
S243.1	Berketts Farm Precinct	Seek amendment	Request the Whitemans Valley remain with a predominantly rural experience.	<p>The submitter seeks further clarity on the Berketts Farm Precinct, what consideration of the effect on roading has been undertaken, what effect it will have on the rural community, how animal welfare will be protected, and potential impacts on rural character and values.</p> <p>They consider this proposed plan to be inconsistent with acceptable town planning and strongly object to it proceeding.</p>
Submitter 244: Glynis May Alexander				
S244.1	Berketts Farm Precinct	Seek amendment	<p>That the development does not progress before Blue Mountains Hill Road is upgraded to allow safe passage of the increased volume of traffic the development will create.</p> <p>AND</p> <p>Provision is made to protect and enhance the natural environment.</p>	<p>The submitter states that there has been a lack of community consultation.</p> <p>The impact on local communities of greatly increased traffic volumes is of particular concern. Blue Mountains Hill Road is already under considerable pressure and is not fit for purpose. A further potential 1-200 traffic movements per day will make the journey untenable.</p> <p>Destruction of significant native bush,</p>

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				water runoff, water storage, fire safety, and noise are also matters of concern.
Submitter 245: Alyssa Halstead				
S245.1	Berketts Farm Precinct	Oppose	Urge Council to reconsider the proposed development of a new rural zone in Whitemans Valley and instead, focus on protecting the natural beauty of the area and supporting the existing community.	<p>The submitter strongly believes that this decision would have a detrimental impact on the community and the environment.</p> <p>The proposed development would pose a significant threat to the natural beauty and biodiversity of the area, put a strain on local resources and services, roads, traffic congestion and infrastructure.</p> <p>See full submission for further details.</p>
Submitter 246: James Douglas Webb				
S246.1	General/Entire plan change	Oppose	No decision stated.	The attempted urbanisation of Whitemans Valley is a poor long-term plan. While currently a beautiful breakaway from the urban areas in Upper Hutt, this will disappear if developments such as these are able to continue. The Valley will no longer be considered rural, and those with rural blocks will be forced to move as the rural lifestyle is unable to be sustained.

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S246.2	Vehicle Movements	Seek amendment	Further consultation with the community so the realities of the actual impact on Whitemans Valley Road and the Blue Mountains Hill can be properly understood.	The definition of vehicle movements is unclear and appears poorly thought out. Given the multitude of vehicles that use these roads, more specificity is required so it can be clearly understood.
S246.3	Consultation	Seek amendment	This is highlighted as a failure to properly consult with the community as required under the RMA and a full consultation period is undertaken.	No feedback from the community has been sought on the proposed version of PC50, only the draft. It is disingenuous to suggest community feedback has been sought.
S246.4	Section 32 Evaluation report	Oppose	Request this statement be deleted.	<p>The document states there will be low consequences to landowners. This is a deliberately misleading statement, implying that the urbanisation of Whitemans valley, with increased vehicle traffic, reduction of natural beauty, and lowering its rural desirability will not somehow impact those landowners who purchased under the previous arrangement.</p> <p>People have moved to and purchased land in Whitemans Valley because of its natural rural beauty, and because they want to remain rural. To imply they will not be impacted is false.</p>
S246.5	Section 32 Evaluation report	Oppose	Request this statement is removed.	The document implies there will be opportunities for economic development

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				and employment. People are not going to be brought into the workforce because of this development. This is a misleading statement not backed by evidence.
Submitter 247: Stuart & Michelle Blyth				
S247.1	Berketts Farm Precinct	Oppose	<p>There is a requirement for a re-write on this proposal based on the outlined issues and other concerns they have around the changes and re-zoning of their properties, all without any prior consultation.</p> <p>A lot more discussion is required. If there was a need for such developments as the Berketts Farm then at least keeping the minimum property size to 4 hectares or greater, which would be a far better proposal, and much more suited and in keeping with location.</p>	<p>The submitter states that while they appreciate the need for further housing, they don't believe this community is the place for anything of this size, or such small areas, and believe there are others area much more suitable for such a development, with far less impact.</p> <p>See full submission for further details.</p>
Submitter 248: Maria Viviers				
S248.1	Classification of 111b Mangaroa Valley Road should be 'Rural Lifestyle' It is currently Rural Production.	Seek amendment	111b Mangaroa Valley Road to be reclassified as 'Rural Lifestyle'.	The submitter provides various reasons that their property should be rezoned to Rural Lifestyle Zone, including that, Mangaroa is a lifestyle community, the size of the blocks are not viable economic production units capable of generating

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				<p>sustainable income, and much greater parcels of land would be required to generate rural production profits.</p> <p>See full submission for further details.</p>
S248.2	Expansion of Council's Discretionary Activities in the Rural Lifestyle Zone.	Seek amendment	Creation of a Discretionary Activity in the Rural Lifestyle Zone - "Subdivision that creates allotments with an area between 5ha and 1ha"	<p>Allowing subdivision to a minimum of 1 Ha (2.5 acres) and an average of 2 ha (5 acres) in Mangaroa enables a range of lot sizes in keeping with the landscape, would ensure the lifestyle community in Mangaroa thrives, enabling more people to be able to access and enjoy a rural lifestyle.</p> <p>Owners of Lifestyle blocks over 1ha may wish to subdivide in the future. They will not have the resources to set up a Cluster Development but could easily add another dwelling site without placing a large imposition on the infrastructure. Giving the Council Discretionary Activity in this area allows the Council to continue progress in sync with the overall Council aims and at the same time allow the individual, who may not have a lot of resources, to make a proposition to the Council and if everyone is happy, be able to realise additional value by subdivision of their property.</p>

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Submitter 249: Bryan & Robyn Smith				
S249.1	Consultation	Oppose	That the documents presented by the Council on a subject that is complex and technical, are inadequate for consultation purposes.	The Council should be ashamed of its consultation process. Town planning is complex and technical, and having two large volumes dumped on us without the benefit of a plain English consultation document is unacceptable. There are hundreds of pages of spreadsheets and track changes which are not easy reading.
S249.2	Zoning Rezoning of properties	Oppose	That the Mangaroa Valley floor is already fragmented and characterized by Rural Lifestyle living, and the zoning as Rural Production is wrong. Rezone from Rural Production Zone to Rural Lifestyle Zone.	Due to topography, historical use and fragmentation, the land in Mangaroa Valley cannot be classified as “highly productive” and the area has developed its own character for rural lifestyle living. People live here for the rural lifestyle and may or may not use their land productively.
S249.3	National Policy Statement for Highly Productive Land	Seek amendment	That Council should not apply the NPS to land that is surrounded by lifestyle blocks. It should be zoned Rural Lifestyle Zone with a minimum lot area of 4ha.	That the Council already holds evidence from the Soil Assessments for the Gabites Block and preliminary work undertaken for the Maymorn Structure Plan, that the soils of the Mangaroa Valley floor are not highly productive, and accordingly to the NPS should not apply.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S249.4	Consultation	Oppose	That the Council should heed the advice of the Chief Ombudsman and act in a more 'open, transparent, and democratically accountable way'.	<p>The submitter seeks clarity of the process of developing the plan change and seeks that Council act more transparently in its working processes.</p> <p>See full submission for further details.</p>
Submitter 250: Rowan Brookman				
S250.1	Rezoning of properties	Seek amendment	<p>To have the property of 68 Marchant Road changed from Rural Production Zone to Rural Lifestyle Zone to facilitate for the development of additional lifestyle properties.</p> <p>Rezone from Rural Production Zone to Rural Lifestyle Zone.</p>	<p>The submitter proposes a subdivision of their property located at 68 Marchant Road. Also, the rezoning of the property to be changed from rural production to rural lifestyle. The subdivision would benefit the community by creating more opportunities for rural living, enhancing the environment and aesthetic values of the land and generating economic activity.</p>
Submitter 251: Paul Davoine				
S251.1	General/Entire plan change	Support in part	With clarification on the two issues raised in my submission that will satisfy me, I seek the council to pass the PC50 document in its current form.	See below.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S251.2	Subdivision in Rural zones	Support in part	Clarify the minimum site area and average lot size for both the General Rural and Rural Production Zones	<p>The submitters main concern is over the last 5-10 years, the loss of rural land to development, over population, increase of traffic and an adverse effect on infrastructure and the loss and compromise of character and amenity values particularly around the Kaitoke region.</p> <p>The rezoning of their property at 122 Marchant Road is a good step. Keeping the minimum 4ha size will keep the rural feel, character, and maintain the amenity values. They 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 will be a negative step for us all.</p> <p>Another concern is the surrounding General Rural Zone. It may be hill and not very 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 site area, and average lot size within the subdivision of both the General Rural and Rural</p>

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				<p>Production were confusing and needs clarification.</p> <p>See full submission for further details</p>
S251.3	Increased size of second dwelling.	Support in part	Support the increase in second dwelling size.	This is a good move as the increased size would enable a more family orientated dwelling to exist either for immediate family or a rental situation. The only concern is the rating factor how will this be calculated.
Submitter 252: John and Margaret Ankorn				
S252.1	General/Entire plan change	Seek amendment	Provide a document that explains the reasons for the change from the 2020 plan to the 2023 plan.	<p>The submitter states that during the March/May 2020 original consultation the area under amendment to be changed from rural to PC50 it was not explained that there would be mixed use zone up to industrial activities which the submitter opposes.</p> <p>They are concerned that the impact of not only high-density housing but also 'mixed use zone up to industrial activities will seriously impact on the character of this small piece of paradise. Such areas of peace and tranquillity are sadly increasingly rare to find. Clearly this is why</p>

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				we and our neighbours chose this as our home.
S252.2	Transport/roading	Seek amendment	PC50 must include provisions to upgrade roading for Mangaroa and Maymorn with a defined timeline and funding plan to improve the roads for width, footpaths and bridal paths. Roading upgrades must be initiated and completed for the expected population growth.	<p>The submitter lives on Parkes Line Road and is concerned about the lack of footpath to the station and maintenance of the roading network surrounding their property. They are concerned that this poses a danger to both vehicles and pedestrians/ cyclists but to date nothing has been done to rectify this even though Council has been informed. They do not consider the road network is able to absorb any more traffic and consider these roads should be upgraded prior to any proposed growth.</p> <p>See full submission for further details.</p>
Submitter 253: Owen & Christine Burrell				
S253.1	General/Entire plan change Rezoning of properties	Oppose	Seek the status quo and Rezone from Rural Production Zone to Rural Lifestyle Zone.	The submitters do not consider that productive land should be predominantly based on soil type. Although soils are an advantage, cooler and temperamental weather has continuously provided challenges. Land at high altitude runs colder which has continuously led to limited production. Their final farm in

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				<p>Kaitoke, lasted as long as it did purely due to keeping a low stocking rate compared to other more productive areas. This decline shows wider themes of the lack of viable productive land in our specific area. Hence, we believe PC50 is misguided in its approach to supporting productivity - the emphasis on soil distracts from the specifics of this low temperature environment.</p> <p>Therefore, they instead believe this land is prime lifestyle block land.</p> <p>See full submission for further details.</p>
Submitter 254: Bruce & Theresa Stevens (late submission)				
S254.1	Staglands Precinct	Oppose	That the Council should not act in a way that will limit growth, reasonable development and innovation in the area.	<p>The submitter is saddened and angered by Council's stance and approach to this matter.</p> <p>Staglands has been in operation for 50 years and now you are trying to impose restrictions to their operation which could affect their ability to continue to operate as they have been. Council approach feels like it is anti-business. They consider that Staglands is a valuable attraction to bring</p>

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				<p>people to Upper Hutt from all over the Wellington region.</p> <p>See full submission for further details.</p>
Submitter 255: Emma Robinson (late submission)				
S255.1	Subdivision	Oppose	The submitter does not agree with the changes suggested to minimum requirements for subdivision.	<p>Whilst there are still several larger properties in the valley, many have already been divided up into areas of around 4ha, even though the ownership may have remained the same. It seems unfair to make the average lot size 16ha for Rural Production Zone and 20ha for General Rural Zone. Indeed, there are few properties that could fall into this category. They consider this would only devalue the few remaining properties that have larger lot sizes.</p>
S255.2	Berketts Farm Precinct	Oppose	Disagree with the creation of Berketts Farm Precinct.	<p>Once again it is unfair to create a precedent within the area of what size subdivision may be done. They question how the southern hills can be relieved from farming when the area is 100% vegetation (half native, half pines).</p> <p>They present further issues with the subdivision inclusion adding stress on the</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>already overloaded roads and infrastructure.</p> <p>There are several references to retaining rural character. They do not believe that this plan will protect the Valley's rural character.</p>
S255.3	Native wildlife protection	Seek amendment	That the Karearea habitat is protected from increased population	The bird that stands proud on the Council's coat of arms is the Karearea. This Falcon nests on Mt Climie and relies on our valley for its survival. Increased population in the valley would jeopardise this bird's survival in the area.
S255.4	Zoning	Seek amendment	That discrete properties are rezoned depending on their physical characteristics and location, and by application from the landowners, and a fairer system to govern zoning and subdivision.	The submitter would like discrete properties rezoned depending on their physical characteristics and location, and by application from the landowners.
Submitter 256: Angela McLeod (late submission)				
S256.1	Wastewater	Seek amendment	Consider provisions to allow for separate grey water systems.	The submitter states that there are no provisions for grey water re-use or for grey water systems more suited to rural environments. This omission is problematic in that there are different grey

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				water systems which could be used on rural properties, separate to the black water, that are beneficial for growing food and fibre, cleaning water and preserving the integrity of many septic systems.
S256.2	Stormwater	Seek amendment	All stormwater should be collected from impervious surfaces and stored for use as household water, stock water and fire-fighting purposes in rural areas.	The implication that it be attenuated goes against all rural water storage practices. Are Council expecting rural properties to have another storage facility which holds the overflow in order to attenuate on drier times? When rural properties need it then.
S256.3	Telecommunication - Fibre	Seek amendment	Consider including digital infrastructure as a utility and ensuring there is provision for networks to provide it.	There is no provision for fibre to each property. This contrasts with the research carried out by Council showing that the majority of rural properties have little to no digital connectivity.
S256.4	Roading	Seek amendment	Recommend to Council that they resource and fund a decent roading maintenance and widening (where there is no centre line) programme and provision for shared pathways for road users such as pedestrians, equestrians and children heading to school, particularly if you allow the precincts as drafted.	The users of the rural roading network are vulnerable due to poor surfaces, rough road edges and narrow carriageways exacerbated by increasing volumes of vehicles. Allowing homesteading and smaller blocks increases the number of vehicles on the roading network and this is quite simply dangerous. Also, a comment that the provisions aren't consistent. Restricting the business hours of Staglands

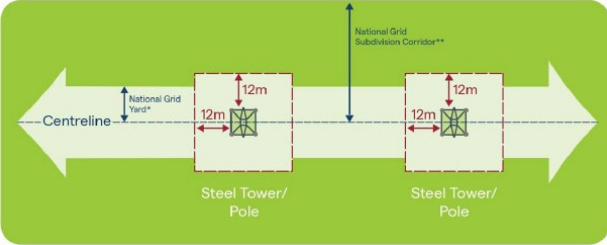
Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				due to traffic, however, increasing traffic in other areas by increasing housing is not consistent.
S256.5	New zoning along Whiteman's Valley Road on the hills between Katherine Mansfield Drive and Whiteman's Valley Road running south to Russell's Road.	Oppose	Retain this area as General Rural Zone and Rural Production Zone.	According to the new map, this area has been rezoned rural lifestyle, however, this area is currently farmed, and farmed well. It would seem a complete detraction from the aim to retain rural character and amenity to allow farms to be cut into smaller blocks with housing, in view of anyone on the opposite side of the road and those travelling along the road. It also goes against the existing rights concept.
S256.6	<p>SUB-RUR-P5 – Infrastructure capacity</p> <p>GRUZ-S14 – Water supply and fire fighting sprinkler system for residential units</p> <p>RPROZ-S12 – Water supply and fire fighting system for residential units</p> <p>RLZ-S11 - Water supply and fire fighting system for residential units</p>	Seek amendment	The provision should be clear on what is needed and should also include provision for attachments for fire-fighting hoses so that the fire service doesn't need to access the storage in other ways.	<p>These provisions relate to water supply and fire-fighting sprinkler systems. A minimum volume of 38000L doesn't relate to any size of tank and it is forcing people to consider at least two tanks, with one only for the use of fire-fighting (ie, not livestock or domestic).</p> <p>Sprinkler systems, whilst a good idea, are problematic in rural areas. How much water has to be on hand and what pumping system needs to be installed to ensure the sprinkler system works. What extra expense and consent needs to be in place</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
	SETZ-S9 - Water supply and fire fighting system for residential units			for this to happen and how does this compare with urban property requirements? The criteria that a property might be 15-20 minutes from a fire station. They have always considered the provision to be 'fire safe' important, however this provision might end up being problematic.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
Submitter 257: Transpower				
S257.1	Definition National grid	Support	Retain as notified but capitalise the term and its use in the plan change. National <u>g</u> Grid	Transpower supports the proposed definition of national grid because it is consistent with the NPSET. Transpower supports the reference in the definition to the identification of the National Grid on the planning maps, however it is noted that the planning maps do not currently identify the National Grid. To address this,

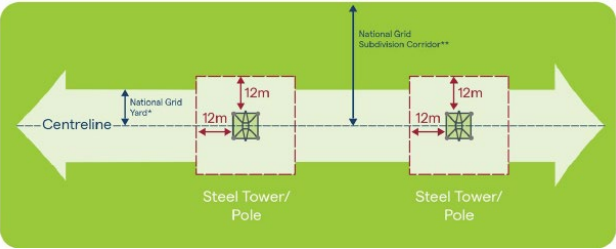
Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>Transpower seeks a consequential amendment to the planning maps to identify the National Grid (see submission point 32).</p> <p>Transpower also considers that a consequential amendment to the definition of <i>transmission line</i> so that it is clear that <i>transmission lines</i> include the <i>National grid</i> (see submission point 6).</p> <p>Transpower preference is also that the term has capital letters, providing</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				consistency across the provisions in that in some places capitals are used, but not in all references.
S257.2	<p>Definition</p> <p>National grid subdivision corridor</p>	Seek amendment	<p>Amend as follows:</p> <p>National gGrid sSubdivision eCorridor means the area measured either side of the centreline of the above ground "National Ggrid" transmission line as follows:</p> <ol style="list-style-type: none"> 1. 16m for the 110kV lines on pi poles. 2. 1. 32m for the 110 kV <u>transmission</u> lines on towers. 3. 2. 37m for the 220 kV transmission lines <u>on towers.</u> <p>The National Grid Subdivision Corridor does not apply to underground cables or any transmission line (or sections of lines) that are designated by Transpower. The measurement of setback distances from National</p>	<p>The provision of a National Grid Subdivision Corridor definition is supported on the basis that it gives effect to the NPSET and specifically policies 10 and 11 which establish the mandate for the National Grid Yard and National Grid Subdivision Corridor supported by</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>Gridlines <u>the National Grid</u> shall be taken from the centreline of the transmission line and the outer edge of any support structure as shown in the diagram below. The centreline at any point is a straight line between the centre points of the two support structures at each end of the span.</p> 	<p>Transpower for the National Grid.</p> <p>Notwithstanding this, Transpower submits that minor amendments to the definition text are necessary to:</p> <ul style="list-style-type: none"> • Recognise that only 110kV and 220kV transmission lines on towers traverse the district; and • Improve clarity of interpretation. <p>The addition of a diagram is also sought to provide clear direction to District Plan users on how the</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>National Grid Subdivision Corridor is to be measured.</p> <p>The inclusion of a specific definition of National Grid Subdivision Corridor for the rural zones under PC50 requires consequential amendment to the operative District Plan definition of transmission lines (see submission point 6), to ensure that the diagram under that definition (which is outdated but still applies to the operative District Plan zones that</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>are not part of PC50) does not apply to the National Grid provisions being introduced to the rural zones under PC50.</p> <p>Transpower preference is also the term have capital letters.</p>
S257.3	<p>Definition</p> <p>National grid yard</p>	Seek amendment	<p>Amend as follows:</p> <p>National gGrid yYard</p> <p>means the area located within:</p> <ol style="list-style-type: none"> 1. 12 metres in any direction from the outer visible edge of a "National Ggrid" support structure foundation; and 2. 12 metres either side of the centreline of any overhead "National Ggrid" transmission line. 	<p>The provision of a National Grid Yard definition is supported on the basis that it gives effect to the NPSET and specifically policies 10 and 11 which establish the mandate for the</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>The National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated.</p> <p>The measurement of setback distances from <u>the "National Grid" lines</u> shall be taken from the centreline of the transmission line and the outer edge of any support structure <u>as shown in the diagram below</u>. The centreline at any point is a straight line between the centre points of the two support structures at each end of the span.</p> 	<p>National Grid Yard and subdivision corridor approach promoted by Transpower for the National Grid.</p> <p>Notwithstanding this, Transpower submits that minor amendments to the definition text are necessary to improve clarity of interpretation.</p> <p>The addition of a diagram is also sought to provide clear direction to District Plan users on how the National Grid Yard is to be measured.</p>

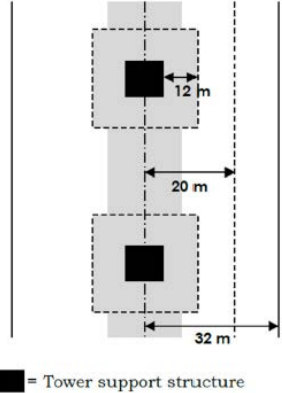
Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>The inclusion of a specific definition of National Grid Yard for the rural zones under PC50 requires consequential amendment to the operative District Plan definition of transmission lines (see submission point 6), to ensure that the diagram under that definition (which is outdated but still applies to the operative District Plan zones that are not part of PC50) does not apply to the National Grid provisions being introduced to the</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>rural zones under PC50.</p> <p>Transpower preference is also the term have capital letters.</p>
S257.4	<p>Definition</p> <p>Sensitive activities</p>	Seek amendment	<p>Amend as follows:</p> <p>Sensitive activities</p> <p>means activities which are more sensitive to noise, dust, spray, residue, odour or visual effects of nearby activities, <u>or activities which are sensitive to the operation, maintenance, upgrading, and development of the National Grid</u>, including:</p> <ul style="list-style-type: none"> a. residential activities; b. visitor accommodation; c. educational facilities; d. medical facilities. 	<p>Transpower supports including a definition of sensitive activities within the District Plan and recognises that the definition applies in relation to a range of activities in the rural environment (not just the National Grid).</p> <p>However, as drafted, it is not clear that the</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>definition applies to activities that are sensitive to the operation, maintenance, upgrading and development of the National Grid, particularly within the National Grid Yard and National Grid Subdivision Corridor.</p> <p>Transpower considers that amendment to the definition is necessary in order to ensure that its application to the National Grid is clear.</p> <p>The amendment sought by Transpower is</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				consistent with giving effect to policies 10 and 11 of the NPSET.
S257.5	New Definition Specified infrastructure	Seek amendment	<p>Add a new definition as follows:</p> <p><u>Specified infrastructure</u> has the same meaning as set out in the <u>National Policy Statement for Highly Productive Land 2022</u>:</p> <p><u>means any of the following:</u></p> <p><u>(a) infrastructure that delivers a service operated by a lifeline utility:</u></p> <p><u>(b) infrastructure that is recognised as regionally or nationally significant in a National Policy Statement, New Zealand Coastal Policy Statement, regional policy statement or regional plan:</u></p> <p><u>(c) any public flood control, flood protection, or drainage works carried out:</u></p> <p style="padding-left: 40px;"><u>(i) by or on behalf of a local authority, including works carried out for the purposes set out in</u></p>	<p>There are several provisions in PC50 that seek to give effect to the NPS-HPL, and Transpower seeks that these provisions are amended to appropriately recognise the need to provide for specified infrastructure, as defined in the NPS-HPL.</p> <p>As a consequential amendment to submission points</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p><u>section 133 of the Soil Conservation and Rivers Control Act 1941; or</u></p> <p><u>(ii) for the purpose of drainage, by drainage districts under the Land Drainage Act 1908.</u></p>	<p>7 and 8, Transpower considers that it is necessary to include the NPS-HPL definition of specified infrastructure within the District Plan.</p>
S257.6	<p>Definition</p> <p>Transmission line</p>	Seek amendment	<p>Amend as follows:</p> <p>Transmission line has the same meaning as in section 3 of the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 <u>and includes the National Grid (as defined).</u></p>	<p>As noted in submission point 1, Transpower considers that because the <i>national grid</i> is now a separately defined term, consequential amendment to the definition of <i>transmission line</i> is necessary to ensure that it is clear that District</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			 <p data-bbox="1339 790 1585 813">■ = Tower support structure</p> <p data-bbox="1160 858 1787 1114">Note: The measurement of setback distances from electricity transmission lines shall be taken from the centre line of the electricity transmission line and from the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span. The diagram above depicts setback distances.</p> <p data-bbox="1160 1150 1787 1326"><u>The diagram above does not apply to the application of this definition within the General Rural, Rural Lifestyle or Rural Production Zones (refer instead to the definitions of National Grid Subdivision Corridor and National Grid Yard).</u></p>	<p data-bbox="1818 400 2033 842">Plan provisions that apply to <i>transmission lines</i> also apply to the national grid but that the setbacks within the definition (of transmission line) do not apply to the areas subject to PC50.</p> <p data-bbox="1818 879 2033 1321">As noted in submission points 2 and 3, the diagram under the current definition is outdated and is not consistent with the definition of <i>national grid subdivision corridor or national grid yard</i>.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>However, Transpower recognises that until the National Grid provisions in the District Plan are comprehensively reviewed, the setbacks within the diagram will continue to apply within operative District Plan zones that are outside the scope of PC50.</p> <p>To ensure that the diagram in this definition is not applied in a manner that is contrary to the new definitions of <i>national grid</i></p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p><i>subdivision corridor and national grid yard, consequential amendment to the definition of transmission line is necessary to ensure that the setbacks described within the diagram are not applied in the rural zones.</i></p>
S257.7	SUB-RUR-01 – Protection of rural productivity	Seek amendment	<p>Amend as follows: SUB-RUR-01 - Protection of rural productivity</p> <p>The productive capacity of highly productive land is protected from fragmentation, <u>except where this provides for specified infrastructure.</u></p>	<p>Transpower considers that this objective does not give full effect to the NPS-HPL because it does not appropriately recognise the need to provide for specified infrastructure (as</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>defined in the NPS-HPL).</p> <p>Clauses 3.8 and 3.9 of the NPS-HPL provide consenting pathways for subdivision and land use consents for specified infrastructure on highly productive land.</p> <p>Transpower considers that amendment to objective SUB-RUR-01 is necessary in order that that this objective does not frustrate the consenting pathways for specified</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				infrastructure that are available under the NPS-HPL.
S257.8	SUB-RUR-P6 – Productive capacity of highly productive land	Seek amendment	<p>Amend as follows:</p> <p>SUB-RUR-P6 - Productive capacity of highly productive land</p> <p>Restrict the fragmentation of highly productive land in a way that diminishes the productive capacity of the land, <u>except where this provides for specified infrastructure.</u></p>	<p>Transpower considers that this policy does not give effect to the NPS-HPL because it does not appropriately recognise the need to provide for specified <i>infrastructure</i> (as defined in the NPS-HPL).</p> <p>Clauses 3.8 and 3.9 of the NPS-HPL provide consenting pathways for subdivision and land use consents</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>for specified infrastructure on highly productive land.</p> <p>Transpower considers that amendment to objective SUB-RUR-P6 is necessary in order that this policy does not frustrate the consenting pathways for specified infrastructure that are available under the NPS-HPL.</p>
S257.9	<p>SUB-RUR-R7 R8 - Subdivision of land within the <u>National Grid Subdivision Corridor</u></p>	Support	<p>Retain as notified with minor amendments as follows:</p> <ul style="list-style-type: none"> - amend the reference to National Grid Subdivision Corridor to have capital letters 	<p>Transpower supports the proposed amendments to the rule on the</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>- retain 'the' within clause 2 as highlighted below</p> <p>2. The location of any complying future building platform as it relates to the matters listed in SUB-RUR-R1, Council National Grid Yard will restrict its discretion to, and may impose conditions on:</p> <p>- insert a 's' at the end of assets within clause 9 as shown below:</p> <p>9. The extent to which the subdivision design and consequential development will minimise the potential adverse reverse sensitivity on and amenity and nuisance effects of earthworks, dust generation and construction activities, including provision of appropriate separation distances, managing on the risks to structural integrity, and safety risks associated with the use of mobile machinery National Grid assets.</p>	<p>basis that they give effect to policies 10 and 11 of the NPSET.</p> <p>A restricted discretionary activity status for subdivision that demonstrates a building platform outside the National Grid Yard, and where vehicle access to support structures is maintained, provides an appropriate incentive to design subdivision layouts that avoid building sites within the National Grid Yard, Subdivision</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>is considered the most effective point at which to ensure future reverse sensitivity effects, maintenance access issues, and adverse effects of transmission lines (including amenity issues) on potential activities, are avoided. This can be achieved by designing subdivision layouts to properly accommodate transmission corridors (including, for example, through the creation of</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>reserves and/or open space where buffer corridors are located).</p> <p>The provision of a restricted discretionary activity status would be consistent with that secured across multiple district plan reviews across New Zealand.</p>
S257.10	SUB-RUR-S6 – Standards for subdivision within the national grid subdivision corridor	Support	Retain as notified (but amend the reference to National Grid Subdivision Corridor to have capital letters).	Transpower supports the proposed standards on the basis that they give effect to policies 10 and 11 of the NPSET.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S257.11	<p>SUB-RUR-R17- Subdivision within the national grid subdivision corridor -</p> <p>Non-complying activity</p>	Support	Retain as notified.	<p>Transpower supports the proposed rule on the basis that it gives effect to policies 10 and 11 of the NPSET.</p> <p>The default non-complying activity status is supported on the basis it is considered the most effective means of giving effect to the NPSET's objective of managing the adverse effects of the network and managing the adverse effects of other activities on the network. In particular, a non-</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>complying activity status:</p> <p>(a) Most appropriately recognises and provides for the effective operation, maintenance, upgrading and development of the network, as required by NPSET Policy 2;</p> <p>(b) Is the best method to manage other activities to ensure the operation, maintenance, upgrading, and development of the network is not compromised, as</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>required by Policy 10.</p> <p>(c) Recognises the policy directive within Policy 11 to identify an appropriate buffer corridor within which it can be expected that sensitive activities will generally not be provided for.</p>
S257.12	GRUZ-P1 – Appropriate activities	Seek amendment	<p>Amend as follows:</p> <p>GRUZ-P1 - Appropriate activities</p> <p>Enable activities that are compatible with the purpose of the General rural zone, while ensuring that their design, scale and is appropriate to the rural environment, including:</p> <p>1. farming activities and rural industry and ancillary activities;</p>	<p>Transpower considers that an additional clause is necessary to recognise that activities are only enabled in locations that do not compromise the safe and efficient</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>2. rural residential activities;</p> <p>3. small scale commercial activities which support or are ancillary to farming activities and residential activities, including visitor accommodation, farm stay, rural produce retail and home businesses;</p> <p>4. rural tourism which contributes to the vitality and resilience of the District's economy; or</p> <p>5. passive recreation activities. where they:</p> <ol style="list-style-type: none"> 1. provide for varying forms, scale, and separation of buildings and structures, including additions and alterations; 2. manage the density and location of residential development; 3. ensure adequate infrastructure is available to service the activity, including on-site servicing where reticulated services are not available; 4. will not compromise the efficiency of the transport network; 5. <u>will not compromise the safe and efficient operation, maintenance, and upgrading, of the National Grid;</u> 	<p>operation, maintenance, and upgrading of the National Grid.</p> <p>Transpower considers this is necessary to give effect to policy 10 of the NPSET, and to provide further policy direction for activities that breach standard GRUZ-S13.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>56. manage reverse sensitivity effects on sensitive activities; and</p> <p>67. minimise adverse effects on the environment.</p>	
S257.13	GRUZ-P5 - Infrastructure	Seek amendment	<p>Amend as follows:</p> <p>GRUZ-P5 - Infrastructure</p> <p>To ensure that transport networks, transmission lines and other regionally significant network utilities are able to be operated, <u>maintained, upgraded, and developed</u> safely and efficiently.</p>	<p>Policy 2 of the NPSET requires that decision-makers “recognise and provide for the effective operation, maintenance, upgrading and development of the electricity transmission network”.</p> <p>Transpower considers that policy GRUZ-P5 needs to be amended to refer to maintenance,</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>upgrading and development, in addition to operation, so that the policy gives effect to policy 2 of the NPSET.</p> <p>Transpower also considers that the amendment is necessary to ensure that the policy is consistent with policies NU-P5 and NU-P6, which seek to enable, amongst other matters, the efficient maintenance and upgrading of network utilities.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
S257.14	GRUZ-P6 – Intensive farming	Seek amendment	<p>Amend as follows:</p> <p>GRUZ-P6 - Intensive farming</p> <p>Restrict intensive farming to where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. the site design, layout and scale of the activity is compatible with the character and amenity values of the General rural zone; 2. there is adequate three waters and transport infrastructure available to service the activity; 3. the activity will not compromise the efficiency and safety of the transport network; <u>4. the activity will not compromise the safe and efficient operation, maintenance, and upgrading of the National Grid;</u> 45. areas of indigenous vegetation are retained; and 56. there are measures to internalise effects and avoid conflict and potential reverse sensitivity effects on sensitive activities. 	<p>Transpower considers that an additional clause is necessary to recognise that intensive farming is restricted to locations that do not compromise the safe and efficient operation, maintenance, and upgrading of the National Grid.</p> <p>Transpower considers this is necessary to give effect to policy 10 of the NPSET, and to provide further policy direction for intensive farming that breaches</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				standard GRUZ-S13.
S257.15	GRUZ-R5- Buildings and structures, including additions and alterations	Support	Retain as notified.	Transpower supports the rule on the basis that it incorporates standard GRUZ-S13 (Buildings or structures within the National Grid Yard) as a permitted activity standard.
S257.16	GRUZ-S13 – Buildings or structures within the national grid yard	Seek amendment	<p>Amend as follows:</p> <p>GRUZ-S13 - Buildings or structures within the National gGrid yYard</p> <p>On sites where under build within the national grid yard did not exist at October 2023 and where the proposed building or structure Buildings and structures must maintain<u>s</u> the safe electrical distances required by</p>	The proposed land use rules are specific to the National Grid Yard which is identified on the planning maps and further

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>NZCEP34:2001 in all <u>N</u>ational <u>G</u>rid line operating conditions, and does must not permanently physically impede existing vehicular access to a <u>N</u>ational <u>G</u>rid support structure, provided that:</p> <p>1. within the <u>N</u>ational <u>G</u>rid Yyard:</p> <p>a. any <u>it is an</u> alteration or addition to an existing building or structure for a sensitive activity that does not involve an increase in the building height or footprint, <u>or an accessory building for a sensitive activity that is no more than 2.5m in height and no more than 10m² in area; or</u></p> <p>b. it is a network utility undertaken by a network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes); or</p> <p>c. it is a non-habitable building or structure for farming activities in rural zones (but not including any building for intensive farming, commercial greenhouses, or milking/dairy sheds, although ancillary buildings associated with these uses are permitted); <u>or</u></p>	<p>defined in the Definitions.</p> <p>The inclusion of a specific suite of provisions is consistent with the approach adopted across New Zealand and gives effect to the NPSET.</p> <p>Transpower generally supports the proposed standard and considers that it appropriately gives effect to policies 10 and 11 of the NPSET.</p> <p>Within Rural zones, Transpower is satisfied that</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>d. it is a yard for milking/dairy sheds; or</p> <p>e. it is an artificial crop protection structure or crop support structure (excluding commercial greenhouses and PSA structures); or</p> <p>f. it is a fence less than 2.5m in height above ground level;</p> <p><u>And</u></p> <p>2. around the National Grid support structures, the building or structure is at least 12m from the outer visible edge of any National Grid support structure foundation and associated stay wire, and does not physically impede existing vehicular access to a National Grid support structure unless it is one of the following:</p> <p>a. a network utility undertaken by a network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes);</p> <p>b. a fence no greater than 2.5m high above ground level and no closer than 6m to the nearest National Grid support structure; or</p>	<p>there are some activities that are appropriate within the National Grid Yard due to their nature and small scale, and because they will not compromise the operation, maintenance, or any upgrade of the network itself.</p> <p>Certain structures (such as rural hay barns, pump sheds and implement sheds) are less problematic within 12m of the line (noting that they will still need to be set back 12m from National Grid</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>c. a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of NZECP34:2001;</p> <p>3. around national grid support structures, an artificial crop protection or crop support structure between 8m and 12m from a pi pole support structure (but not a tower) and any associated guy wire (but not a tower), that:</p> <p>a. is not more than 2.5m high above ground level;</p> <p>b. is removable or temporary, to allow a clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>c. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; and</p> <p>d. meets the requirements of the NZECP34:2001 for separation distances from the conductor.</p>	<p>support structures) on the basis they are unlikely to “build out” a line.</p> <p>The notified provisions allow for paddocks, fencing (as high as deer fences), landscaping and small sheds, and larger farm buildings in proximity to conductors not used for intensive farming purposes. Grazing, cropping, and car parking activities are not restricted.</p> <p>Conversely, examples of development that</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>has severely restricted or blocked Transpower's ability to effectively access its assets include dairy sheds, piggeries, poultry sheds and commercial hothouses and glass houses, as well as sensitive activities. These activities can cover an extensive area of land, and it may be expensive to disrupt or require these activities to be relocated while Transpower carries out work on its</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>transmission assets.</p> <p>While the standard is generally supported, Transpower considers the following amendments to the standard are necessary to improve District Plan interpretation and administration:</p> <ul style="list-style-type: none"> • Transpower considers amendments are required to the chapeau so that it adopts appropriate syntax for a standard.

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>In addition to this, Transpower considers that the reference to “sites where under-build within the National Grid Yard did not exist at October 2023” makes the application of the standard unclear.</p> <p>The National Grid Yard standard should apply to all buildings and structures, regardless of whether there are existing buildings on the site located within the National Grid Yard. The reference to</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>existing activities is more for activities in urban areas where there are existing transmission activities.</p> <ul style="list-style-type: none"> • It is appropriate to amend standard 1.a to provide for small accessory buildings within the National Grid Yard, where they comply with NZECP34:2001. • Several minor amendments to standard 1 are sought to improve interpretation of the standard and

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>reflect the current yard approach.</p> <ul style="list-style-type: none"> • Standard 3 should be deleted on the basis that it is not applicable within the district. All transmission lines that traverse the district are on tower support structures, and there are no transmission lines that are on pi-pole support structures.
S257.17	<p>GRUZ-R30 – Buildings or structures within the national grid yard - (Non-complying activity)</p>	Support	Retain as notified (but amend the reference to National Grid Yard to have capital letters).	Transpower supports non-complying activity status for buildings or structures within the National Grid

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				Yard that do not meet standard GRUZ-S13, on the basis that this gives effect to policies 10 and 11 of the NPSET.
S257.18	New GRUZ RX – Sensitive Activities within the National Grid Yard	New Rule	Add a non-complying activity rule to the table of non-complying activities in the GRUZ, for sensitive activities within the National Grid Yard, to reflect that provided in Rule RLZ-R26.	<p>Transpower notes the GRUZ does not include a sensitive activities rule (as is provided for RLZ-R26).</p> <p>Transpower supports the provision of a non-complying activity status rule for sensitive activities within the National Grid Yard, on the basis that this gives</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>effect to policies 10 and 11 of the NPSET.</p> <p>While the likelihood for sensitive activities is more limited given the zoning, there remains the potential and this is required to be managed.</p>
S257.19	RPROZ-P1 – Appropriate activities	Seek amendment	<p>Amend as follows:</p> <p>RPROZ-P1 - Appropriate activities</p> <p>Enable activities that maintain the productive capacity of highly productive land in the Rural production zone, while ensuring that their design, scale and intensity is appropriate to the rural environment, including:</p> <ol style="list-style-type: none"> 1. farming activities and ancillary activities; 2. rural residential activities; 	<p>Transpower considers that an additional clause is necessary to recognise that activities are only enabled in locations that do not compromise the safe and efficient operation,</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>3. farm stay, rural produce retail and home businesses which support or are ancillary to farming activities and residential activities; or</p> <p>4. passive recreation activities: where they:</p> <ol style="list-style-type: none"> 1. provide for varying forms, scale, and separation of buildings and structures, including additions and alterations 2. manage the density and location of residential development; 3. ensure adequate infrastructure is available to service the activity, including on-site servicing where reticulated services are not available; 4. will not compromise the efficiency of the transport network; <u>5. will not compromise the safe and efficient operation, maintenance, and upgrading, of the National Grid.;</u> 6. manage reverse sensitivity effects on sensitive activities; 7. minimise adverse effects on the environment; and 	<p>maintenance, and upgrading of the National Grid.</p> <p>Transpower considers this is necessary to give effect to policy 10 of the NPSET, and to provide further policy direction for activities that breach the National Grid Yard standard sought by Transpower under submission point 23.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			78. do not compromise the productive capacity of highly productive land.	
S257.20	RPROZ-P4 - Infrastructure	Seek amendment	<p>Amend as follows: RPROZ-P4 - Infrastructure</p> <p>To ensure that transport networks, transmission lines and other regionally significant network utilities are able to be operated,</p> <p><u>maintained, upgraded, and developed</u> safely and efficiently.</p>	<p>Policy 2 of the NPSET requires that decision-makers “recognise and provide for the effective operation, maintenance, upgrading and development of the electricity transmission network”.</p> <p>Transpower considers that the policy needs to be amended to refer to maintenance, upgrading and development, in addition to</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>operation, so that the policy gives effect to policy 2 of the NPSET.</p> <p>Transpower also considers that the amendment is necessary to ensure that the policy is consistent with policies NU-P5 and NU-P6, which seek to enable, amongst other matters, the efficient maintenance and upgrading of network utilities.</p>
S257.21	RPROZ-P8 – Inappropriate activities	Seek amendment	<p>Amend as follows:</p> <p>RPROZ-P8 - Inappropriate activities</p>	Transpower supports recognition of highly productive

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>Limit activities which:</p> <ol style="list-style-type: none"> 1. are incompatible with the purpose, character and amenity values of the Rural production zone; 2. will result in the loss of productive capacity of highly productive land, <u>except where the activity provides for specified infrastructure</u>; 3. may generate reverse sensitivity effects and/or conflict with permitted activities in the zone; or 4. will result in development of an urban scale or amenity. 	<p>land but would support recognition of activities provided for within the NPS-HPL, including specified infrastructure (as defined in the NPS-HPL).</p> <p>Clauses 3.8 and 3.9 of the NPS-HPL provide consenting pathways for subdivision and land use consents for specified infrastructure on highly productive land.</p> <p>Transpower supports amendment to objective SUB-</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				RUR-P6 to recognise the consenting pathways for specified infrastructure that are available under the NPS-HPL.
S257.22	RPROZ-R2 – Buildings and structures, including additions and alterations	Seek amendment	Amend rule RPROZ-R2 to refer to the new National Grid Yard standard sought by Transpower under submission point 23.	<p>The Masterton to Upper Hutt 110kV overhead transmission line traverses the Rural Production Zone in the area around Kaitoke and Pakuratahi.</p> <p>In order to give effect to policies 10 and 11 of the NPSET, it is necessary to include</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>appropriate standards and rules for development within the National Grid Yard within the Rural Production Zone.</p> <p>Consequential amendment to rule RPROZ-R2 is necessary to refer to the National Grid Yard standard sought by Transpower under submission point 23.</p>
S257.23	New RPROZ-SX - Standards for Permitted Activities	Seek amendment	<p>Add a National Grid Yard standard to the table of to the table of standards for permitted activities in the Rural Production Zone.</p> <p>The standard should be the same as the National Grid Yard standard proposed for the General Rural Zone</p>	The Masterton to Upper Hutt 110kV overhead transmission line traverses the Rural Production

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			(GRUZ-S13), including the amendments sought by Transpower under submission point 16.	<p>Zone in the area around Kaitoke and Pakuratahi.</p> <p>In order to give effect to policies 10 and 11 of the NPSET, it is necessary to include appropriate standards and rules for development within the National Grid Yard within the Rural Production Zone.</p> <p>Transpower seeks that a National Grid Yard standard is added to the table of standards for permitted activities in the</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>Rural Production Zone.</p> <p>The standard should be the same as the National Grid Yard standard proposed for the General Rural Zone (GRUZ-S13), including the amendments sought by Transpower under submission point 16.</p>
S257.24	New RPROZ-RX – Buildings and structures that do not meet the National Grid Yard RPROZ-SX	Seek amendment	Add a non-complying activity rule to the table of noncomplying activities in the Rural Production Zone, for buildings and structures that do not meet the National Grid Yard standard sought by Transpower under submission point 23.	The Masterton to Upper Hutt 110Kv overhead transmission line traverses the Rural Production Zone in the area

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>around Kaitoke and Pakuratahi.</p> <p>In order to give effect to policies 10 and 11 of the NPSET, it is necessary to include appropriate standards and rules for development within the National Grid Yard within the Rural Production Zone.</p> <p>Consistent with rule GRUZ-R30 proposed for the General Rural Zone, Transpower seeks a non-complying activity rule to be added for buildings and</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				structures that do not meet the National Grid Yard standard sought by Transpower under submission point 23. Refer submission point 17.
S257.25	New RPROZ-RX – Sensitive activities within the National Grid Yard	New rule	Add a non-complying activity rule to the table of non-complying activities in the Rural Production Zone, for sensitive activities within the National Grid Yard, to reflect that provided in Rule RLZ-R26. Refer submission point 18.	<p>Transpower notes the RRZ zone does not include a sensitive activities rule (as is provided for RLZ-R26).</p> <p>Transpower supports the provision of a non-complying activity status rule for sensitive activities within the National Grid</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>Yard, on the basis that this gives effect to policies 10 and 11 of the NPSET.</p> <p>While the likelihood for sensitive activities is more limited given the zoning, there remains the potential and this is required to be managed. Refer submission point 18.</p>
S257.26	RLZ-P1 – Appropriate activities	Seek amendment	<p>Amend as follows:</p> <p>RLZ-P1 - Appropriate activities</p> <p>Enable activities that are compatible with the purpose of the Rural lifestyle zone, while ensuring that their design, scale, and intensity is appropriate to the rural environment, including:</p>	<p>Transpower considers that an additional clause is necessary to recognise that activities are only enabled in locations that do</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<ol style="list-style-type: none"> 1. farming activities and ancillary activities; 2. rural residential activities; 3. small scale commercial or non-residential activities which support or are ancillary to farming activities and residential activities, including visitor accommodation, farm stay, rural produce retail and home businesses; 4. educational facilities, educational activities and early childhood centres; 5. rural tourism which contributes to the vitality and resilience of the District's economy; or 6. passive recreation activities; <p>where they:</p> <ol style="list-style-type: none"> 1. support the social, economic and cultural needs of the community; 2. provide for varying forms, scale, and separation of buildings and structures, including additions and alterations 3. manage the density and location of residential development; 	<p>not compromise the safe and efficient operation, maintenance, and upgrading of the National Grid.</p> <p>Transpower considers this is necessary to give effect to policy 10 of the NPSET, and to provide further policy direction for activities that breach standard RLZ-S10.</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>4. ensure adequate infrastructure is available to service the activity, including on-site servicing where reticulated services are not available;</p> <p>5. will not compromise the efficiency of the transport network;</p> <p><u>6. will not compromise the safe and efficient operation, maintenance, upgrading and development of the National Grid;</u></p> <p>67. manage reverse sensitivity effects on sensitive activities;</p> <p>78. minimise adverse effects on the environment.</p>	
S257.27	RLZ-P3- Infrastructure	Seek amendment	<p>Amend as follows:</p> <p>RLZ-P3 – Infrastructure</p> <p>To ensure that transport networks, transmission lines and other regionally significant network utilities are able to be operated, <u>maintained, upgraded, and developed</u> safely and efficiently.</p>	<p>Policy 2 of the NPSET requires that decision-makers “recognise and provide for the effective operation, maintenance, upgrading and development of</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>the electricity transmission network”.</p> <p>Transpower considers that the policy needs to be amended to refer to maintenance, upgrading and development, in addition to operation, so that the policy gives effect to policy 2 of the NPSET.</p> <p>Transpower also considers that the amendment is necessary to ensure that the policy is consistent with policies NU-P5 and NU-P6, which seek to enable,</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				amongst other matters, the efficient maintenance and upgrading of network utilities.
S257.28	RLZ-R2 – Buildings and structures, including alterations and additions	Support	Retain as notified.	Transpower supports the rule on the basis that it incorporates standard RUZ-S10 (Buildings or structures within the National Grid Yard) as a permitted activity standard.
S257.29	RLZ-S10 – Buildings or structures within the national grid yard	Seek amendment	Amend as follows: RLZ-S10 Buildings or structures within the National g Grid y Yard On sites where under build within the national grid yard did not exist at October 2023 and where the proposed	Transpower generally supports the proposed standard and considers that it appropriately

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>building or structure <u>Buildings and structures must maintain the safe electrical distances required by NZECP34:2001 in all National Grid line operating conditions, and does not permanently physically impede existing vehicular access to a National Grid support structure, provided that:</u></p> <p>1. within the National Grid Yard:</p> <p>a. any it is an alteration or addition to an existing building or structure for a sensitive activity that does not involve an increase in the building height or footprint, <u>or an accessory building for a sensitive activity that is no more than 2.5m in height and no more than 10m² in area;</u> or</p> <p>b. it is a network utility undertaken by a network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes); or</p> <p>c. it is a non-habitable building or structure for farming activities in rural zones (but not including any building for intensive farming, commercial greenhouses or milking/dairy</p>	<p>gives effect to policies 10 and 11 of the NPSET.</p> <p>However, Transpower considers the following amendments to the standard are necessary to improve District Plan interpretation and administration:</p> <ul style="list-style-type: none"> • Transpower considers amendments are required to the chapeau so that it adopts appropriate syntax for a standard. In addition to this, Transpower considers that the

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>sheds, although ancillary buildings associated with these uses are permitted); <u>or</u></p> <p>d. it is a yard for milking/dairy sheds; <u>or</u></p> <p>e. it is an artificial crop protection structure or crop support structure (excluding commercial greenhouses and PSA structures); or</p> <p>f. it is a fence less than 2.5m in height above ground level;</p> <p><u>And</u></p> <p>2. around the <u>N</u>ational <u>G</u>rid support structures, the building or structure is at least 12m from the outer visible edge of any <u>N</u>ational <u>G</u>rid support structure foundation and associated stay wire, and does not physically impede existing vehicular access to a <u>N</u>ational <u>G</u>rid support structure unless it is one of the following:</p> <p>a. a network utility undertaken by a network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes); b. a fence no greater than 2.5m high above</p>	<p>reference to “sites where under-build within the National Grid Yard did not exist at October 2023” makes the application of the standard unclear. The National Grid Yard standard should apply to all buildings and structures, regardless of whether there are existing buildings on the site located within the National Grid Yard.</p> <ul style="list-style-type: none"> • It is appropriate to amend standard 1.a to provide for small

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
			<p>ground level and no closer than 6m to the nearest National Grid support structure; or</p> <p>c. a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of NZECP34:2001;</p> <p>3. around national grid support structures, an artificial crop protection or crop support structure between 8m and 12m from a pi pole support structure (but not a tower) and any associated guy wire (but not a tower), that:</p> <p>a. is not more than 2.5m high above ground level;</p> <p>b. is removable or temporary, to allow a clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>c. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; and</p> <p>d. meets the requirements of the NZECP34:2001 for separation distances from the conductor.</p>	<p>accessory buildings within the National Grid Yard, where they comply with NZECP34:2001.</p> <ul style="list-style-type: none"> • Several minor amendments to standard 1 are sought to improve interpretation of the standard. • Standard 3 should be deleted on the basis that it is not applicable within the district. All transmission lines that traverse the district are on tower support structures, and there are no transmission lines that are on pi-pole

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				support structures.
S257.30	RLZ- R24 R25 - Buildings or structures within the national grid that does not meet RLZ-S10	Support	Retain as notified (but amend the reference to National Grid Yard to have capital letters).	Transpower supports non-complying activity status for buildings or structures within the National Grid Yard that do not meet standard RLZ-S10, on the basis that this gives effect to policies 10 and 11 of the NPSET.
S257.31	RLZ-R26 -Sensitive activities within the national grid yard	Support	Retain as notified (but amend the reference to National Grid Yard to have capital letters).	Transpower supports non-complying activity status for sensitive activities within the National Grid

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				Yard, on the basis that this gives effect to policies 10 and 11 of the NPSET.
S257.32	District Plan maps generally	Seek amendment	<p>Amend the District Plan maps to identify the National Grid as a separate layer on the District Plan maps, in accordance with standard 13 (mapping standard) and Table 20 of the National Planning Standards.</p> <p>Given the operative District Plan uses the term 'transmission lines' and PC50 uses the term 'National Grid', it is recommended the reference be 'National Grid / transmission lines'.</p>	<p>The operative District Plan maps currently identify the National Grid as high voltage lines under the District Plan Hazards layer.</p> <p>This is not consistent with standard 13 (mapping standard) and Table 20 of the National Planning Standards, which requires that the national grid is separately</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>identified and labelled as the national grid.</p> <p>Clear identification of the National Grid in the District Plan maps will improve the clarity of the planning maps for District Plan users looking to understand the spatial application of then National Grid provisions.</p> <p>It is also necessary to give effect to the proposed definition of national grid, which states that the National Grid “is identified as</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>the “National Grid” on the planning maps”.</p> <p>Given the operative District Plan uses the term ‘transmission lines’ and PC50 uses the term ‘National Grid’, it is recommended the reference be ‘National Grid / transmissions lines’.</p>
S257.33	<p>Rezoning of the following properties in Riverstone Terraces to General Residential Zone:</p> <ul style="list-style-type: none"> • 137 Kirton Drive (Lot 2 DP 502501) • 66 Riverstone Drive (Lot 74 DP 458127) • 68 Riverstone Drive (Lot 75 DP 458127) 	Oppose	Ensure the National Grid/transmission line provisions are applied to the rezoned land.	A notable extent of the area proposed to be rezoned as General Residential Zone is located within close proximity to

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
	<ul style="list-style-type: none"> 70 Riverstone Drive (Lot 76 DP 458127) <p>Refer map 3.1 in Appendix 4 for scope of submission.</p>			<p>the National Grid (refer map 3.1 in Appendix 4).</p> <p>Transpower does not necessarily oppose the rezoning but wishes to ensure the National Grid/transmission line provisions are applied to the rezoned land, noting that the operative District Plan provisions would apply to the land to be rezoned General Residential.</p> <p>For information purposes, the maps attached as Appendix 4 show the proposed</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>rezoned areas, the National Grid line, and the following setbacks:</p> <ul style="list-style-type: none"> - The 12m setback (being a NC activity within the operative District Plan and under PC50). - The 12-20 setback (being an RDA within the operative District Plan that applies to the residential zone, and manages subdivision within the operative District Plan). - The 32m setback (being the

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				National Grid Subdivision Corridor within PC50).
S257.34	<p>Rezoning of the following properties in Totara Park to General Residential Zone:</p> <ul style="list-style-type: none"> • Part of 27 Colorado Road (Lot 500 DP 573035) • Part of 4 Colorado Road (Lot 1002 DP 573035) <p>Refer map 3.2 in Appendix 4 for scope of submission.</p>	Oppose	Ensure the National Grid/transmission line provisions are applied to the rezoned land.	Refer to submission point 33.
S257.35	<p>Rezoning of the following properties in Birchville to General Residential Zone:</p> <ul style="list-style-type: none"> • Part of 150 Gillespies Road (Lot 2 DP 52807) • Part of 136 Fairview Drive (Lot 2 DP 496016) <p>Refer map 3.3 in Appendix 4 for scope of submission.</p>	Oppose	Ensure the National Grid/transmission line provisions are applied to the rezoned land.).	Refer to submission point 33.
257.36	General/Entire plan change	Seek amendment	That provisions give effect to the National Policy Statement on Electricity Transmission.	Transpower owns assets that are located in Upper Hutt including in

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				<p>the general rural and rural lifestyle zones. (See pages 7 and 8 of the submission for further details). The submitter considers that the Operative District Plan does not fully give effect to the National Policy Statement on Electricity Transmission. In particular, there is a need to address reverse sensitivity, give clear direction in objectives and policies, have consistency in approach to buffer corridors, manage</p>

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				subdivision especially near 110kV and 220kV transmission lines, and clearly identify the National Grid in the district plan maps. PC50 addresses some matters, whilst others are addressed in the submission.
257.37	General	Seek amendment	Beyond PC50, Transpower's position is that the entire District Plan must be reviewed (including the Earthworks rules) in order for it to fully give effect to the National Policy Statement on Electricity Transmission.	For the reasons identified in submission point 257.36.
257.38	General	Seek amendment	Seek amendment (including consequential amendments to the definition of transmission lines)	Generally supports the proposed definitions that relate to the

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				National Grid, but seeks some amendments to improve plan implementation and interpretation;
257.39	General	Support	No decision sought	Generally supports the national grid subdivision corridor approach adopted by PC50 (including the associated definition, subdivision rules, and standards);
257.40	General	Seek amendment	Generally support the national grid yard approach adopted by PC50 (including the associated definition, land use rules, and standards), but seek amendments.	To improve plan implementation and interpretation;

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
257.41	General	Seek amendment	Seek that rules and standards for use and development within the national grid yard are added to the Rural Production Zone,	On the basis that the Masterton to Upper Hutt 110kV overhead transmission line traverses this zone;
257.42	General	Seek amendment	Seek amendments to policies that enable or restrict certain activities in each zone	To recognise the need to not compromise the safe and efficient operation, maintenance, upgrading and development of the National Grid;
257.43	General	Seek amendment	Seek amendment to zone-specific infrastructure policies	To recognise the safe and efficient maintenance, upgrading and development of transmission

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				lines, in addition to their operation
257.44	General	Oppose	Generally oppose the rezoning of specified areas of land under or near the National Grid to General Residential Zone, at least until the management regime for subdivision, use and development of land near the National Grid within the General Residential Zone is amended	To be consistent with the regime promoted for rural zones under PC50;
257.45	General	Seek amendment	Seeks that objectives and policies that seek to protect highly productive land are amended	To recognise the need to provide for specified infrastructure, as defined under the National Policy Statement for Highly Productive Land 2022 ('NPS-HPL');
257.46	General	Seek amendment	Seeks that the District Plan maps are amended	To clearly identify the National Grid

Submission Point	Provision	Support / Oppose / Seek amendment	Decision Sought	Reasons
				in a manner that gives effect to the National Planning Standards.