

Submission

The specific parts of the proposed Regional Policy Statement that my submission relates to are as follows:

1. Policy 30: Identifying and promoting higher density and mixed use development – district plans (page 97)

My submission relates to the explanatory notes following Policy 30, in particular the definition of “locations” and to its impact on Policy 55: Managing development in rural areas.

My submission is that:

- The proposed Regional Policy Statement sets standards through its objectives and policies for the entire Wellington Region;
- The explanatory notes, including the definition of “locations”, support Policy 30 by providing definition and clarification. They provide certainty for all Councils in their implementation of Policy 30 by providing explanation of the policy intent. In addition, they are relevant to the interpretation of Policy 55: Managing development in rural areas which refers to a “proposals location”;
- The Upper Hutt City Council (UHCC) is currently developing a Maymorn Structure Plan as part of its Urban Growth Strategy but does not have a similar growth strategy for rural areas. In the absence of a Rural Growth Strategy the definition of “locations” in Policy 30 is of particular relevance to the interpretation of Policy 55;
- Any attempts by the UHCC to promote amendments which facilitate the Maymorn Structure Plan by either amending or removing the explanatory notes, are strenuously opposed on the basis that these are self-serving rather than objective;
- I oppose removal of any part of the explanatory notes, in particular those related to “locations” and strongly support retention of these notes as stated.

I wish Greater Wellington to make the following decision:

That the explanatory notes following Policy 30, including the definition of “locations”, be retained in their entirety for the reason that these notes provide definition and clarification of the policy intent. They are intended to provide all Councils with guidance in the implementation of both Policy 30 and Policy 55.

2. **4.5.1 Regulatory methods - Method 1: District Plan Implementation (p137)**

My submission is that:

- All Councils, including the UHCC should be required to amend their respective District Plans to implement the Regional Policy Statement at the earliest opportunity;
- The Maymorn Structure Plan proposes urban development on areas of land currently zoned for rural and rural/residential purposes. The UHCC is now regarding development of this Structure Plan as urgent in the short-term and is actively developing its Plan.
- If the Maymorn Structure Plan cannot withstand a rigorous assessment against the Regional Policy Statement including those policies relating to sustainable management and regional form, it may not provide the best outcome for Upper Hutt, or for future generations of residents in Maymorn and the Mangaroa Valley.
- The requirement to implement specific policies as part(s) of any rolling review of a Council's District Plan is strongly supported as a minimum requirement and must be retained.

I wish Greater Wellington to make the following decisions:

That all Councils, including the UHCC, should be required to incorporate the provisions of the Regional Policy Statement into their respective District Plans at the earliest opportunity. The requirement to incorporate specific policies as part of any "rolling review" of any part(s) of a District Plan is a minimum requirement and must be retained.

~~I do wish to be heard in support of my submission~~

~~or~~

I do not wish to be heard in support of my submission [Delete one]

Signature 

Date 