



OFFICE USE ONLY

Submission number **73**

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN Proposed Plan Change 50 – Rural Review

The closing date for submissions is **Friday, 17 November 2023, at 5pm**

### To Upper Hutt City Council

#### Submission on Proposed Plan Change 50 to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

**Post to:** Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

### Details of submitter

When a person or group makes a submission or further submission on a Proposed Plan Change this is public information. By making a submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. This is because, under the Act, all submissions must be published to allow for further submission on the original submission. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz).

NAME OF SUBMITTER

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I **WILL NOT** gain an advantage in trade competition through this submission.

## Details of Submission

The specific provisions of the proposed Plan Change that my submission relates to are as follows:

- 1 Classification of our property should be "Rural Lifestyle" and not as currently "Rural Production"
- 2 Expansion of Council's Discretionary Activities in the Rural Production zone

USE ADDITIONAL PAPER IF NECESSARY

My submission is that:

### Zoning Classification

My wife and I bought the Lot we now live on from a Gillies subdivision following the rejection of the Flux Road village concept and the reversion to 10 acre (4 ha) blocks.

We are retired, bought the land (one large paddock) and have developed it as a residence in the rural environment. Current stocking is 12 sheep and 5 horses.

Our property and many others in our neighbourhood are 4ha which is below the size designated for Rural Production. Rural Production has a minimum of 10ha for subdivision, with Council Discretion from 10ha down to 5ha. All larger than our current Lot holding. Our Lot is 4km from the Upper Hutt City boundary which is well within the maximum of 10km envisaged as the outer distance for Rural Lifestyle blocks.

Capital Value of our 4ha of land, excluding improvements, assessed by UHCC is \$1.1 million. This is not a Rural Production proposition, but very much a Lifestyle valuation.

Many properties in the Mangaroa Valley are 4ha Lifestyle blocks. They were created as such when the subdivision minimum was 4ha and none have an economic production possibility. To reach the Rural Production criteria they would need to be amalgamated with adjoining Lots and at current (and probably future) valuations this is not going to happen.

### Change in Council Discretionary Activity

Owners of Rural Production 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 Lot with dwelling site without placing a large imposition on the infrastructure. Extending the Council Discretionary Activity in the Rural Production area allows the Council to continue progress towards the overall Council aims. 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 and thereby add another property to the housing requirement for Upper Hutt. We propose that the Council adopt a Discretionary Activity in the Rural Production Zone allowing subdivision from 10ha down to 1ha, as opposed to the current proposal for a minimum of 5ha.

I seek the following decision from the local authority:

- 1 Our property at 61b Colletts Road (Lot 6 DP433430) to be reclassified as "Rural Lifestyle"
- 2 Change the Discretionary Activity in the Rural Production Zone to read - "Subdivision that creates allotments with an area between 10ha and 1ha."

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

I do not wish to make a joint case.



## Signature and date

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

SIGNATURE



DATE

6/11/2023