

# SUBMISSION 40

## Name (Please use your full name)

Luke Joseph Wood

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## Postal Address

I object for the following reasons, some changes to the proposed rural district plan 50 The changes to the minimum lot size of 4 ha to 16 ha , on valley floor zoned land ,makes no sense at all. The council reasoning that 16 ha is a more economical size area is simply not true. In fact 16 is just a large lifestyle block that will be too big for property owners to look after, and way too small to be considered an economical farm . If the climate and soil quality could support an orchard or market garden, then the council might have a case, but there is very little land in mangaroa and no land in whitemans valley that is suited to intensive horticulture. I have farmed in both areas for over 40 years and although Mangaroa has some excellent soil and some horticultural land , that has all been sold off into lifestyle blocks Whitemans valley has poor hungry soils that are sour and need heavy liming and fertiliser to grow a moderate amount of grass Whilst farming in mangaroa, I was able to grow 5 times more dry matter in winter, than I'm able to grow in a much colder whitemans valley Most residents were convinced that any new district plan may involve reducing land sizes to 2 ha as there are virtually no 4 ha blocks for sale. No one could foresee the council quadrupling the size. I myself would object to smaller than 4 ha sizes as the rural character would be harmed. Only one access road in whitemans valley should also limit in future smaller than 4ha lots, where as Mangaroa has three good access roads so smaller lot sizes could be more suitable

I also object to the Berkett farm proposal of over a hundred different titles being created. This farm has already a much higher value in terms of subdivision than any of its neighbours. In the current district plan there would several expensive 4 ha blocks ,with the Mangaroa river flowing through and a much smaller 1 ha blocks on top of the hill of that farm, on the Henou flats No neighbouring farms with similar properties have that potential for intensive subdivision It should also be obvious that the one hundred plus new property owners of the new subdivision will most likely use the blue mountains Rd if they are coming home from work in Wellington or the Hutt valley. Although the blue mountains hill road has improved, the road south of the Berkett's farm is probably the worst road in Upper Hutt and unpassable with large vehicles This road would certainly need to be widened as the road going north of Berkett's farm has been done recently

The Mangaroa/ whitemans valley rural area is ideal for lifestyle allotments It's close to our capital city and the Hutt valley and is a very desirable and popular area for the residents of Upper Hutt The rates 4ha size blocks pay is considerably more than the proposed larger blocks and council contributions would be naturally much higher under the current district plan

Over 30 years ago the Oliver's dairy farm was allowed consent to subdivide to 4ha lot sizes and since then nearly all the farms have subdivided to create hundreds of lifestyle blocks. The proposed changes to the district plan are over 30 years too late to save this valley from becoming uneconomic farm units And proposing 16 ha for the remaining allotment sizes won't change that . In fact the demand for 4 ha blocks will only increase, putting pressure on the council to allow discretionary subdivisions It really is a waste of time. I respect the councils desire to create food growing, economic small farms , but it could never work

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**Address for service (If different from above)**

1202 blue mountains Rd Whitemans valley

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**Telephone number**

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**Email address**

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**I could gain an advantage in trade competition through this submission**

No

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

The proposal to increase the valley floor subdivision sizes

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**My submission is that**

I've just made my submission

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**I seek the following decision from the local authority**

To leave the subdivision sizes in the current district plan unchanged and to not allow more than one hundred small allotments on the Berkett farm

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

I do not wish to be heard in support of my submission.

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**please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box)**

I do wish to make a joint case.

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

**1. It is frivolous or vexatious**

**2. It discloses no reasonable or relevant case**

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

**4. It contains offensive language**

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

I feel it my right to be able to make a submission.I hope I have not offended anybody

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