

# SUBMISSION 46

JP just submitted the survey PC50 - Rural chapter Submission with the responses below.

**Name (Please use your full name)**

Jo Perez

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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**

Refer to attachment

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**My submission is that**

Refer to attachment

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

Refer to attachment

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

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

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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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**If your submission is over 500 words, please upload a word document with your submission. Please provide the questions as your headers before each paragraph.**

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Jo Perez

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Specific Provisions of the Plan Change that our submission relates to –

- 1 Classification of our property should be “Rural Lifestyle”, not Rural Production.
- 2 Rural Zones: Rural Lifestyle Minimum net site area and Rural Production Minimum net site area
- 3 The Rural Lifestyle classification allows a variety of lot sizes, or the layout to reflect the physical characteristics of the site.

In circa 2006 the decision was taken by UHCC to subdivide the productive farm on Flux Road into Lifestyle Blocks.

An earlier proposal for intensive housing of this farm in close proximity to the Mangaroa school (similar to the development now happening at Maymorn) had overwhelming opposition by local residents and was then changed from a village concept to Lifestyle blocks.

### **1. Mangaroa is a Rural Lifestyle Community**

*RLZ-O1 The purpose of the Rural Lifestyle Zone is predominately for rural residential living within a rural environment while still enabling non-intensive farming activities to occur.*

Since the decision was taken by UHCC to allow subdivision of farms to lifestyle blocks almost 20 years ago, the Lifestyle Community in Mangaroa, particularly Flux Road, has flourished. These are prime Lifestyle Blocks with excellent access over Mangaroa Hill, being only a few km to central Upper Hutt and to the River Road, with a half an hour commute into Wellington central off-peak.

The size of the blocks, mostly 4ha (10 acres), are not viable economic production units. The land is fragmented through subdivision into lots too small that will render it unsuitable for primary production. The block sizes do not generate sustainable production income. The lifestyle residents are overwhelmingly hobby farmers or equestrian enthusiasts who work offsite, and many commute, to earn an income to pay for their Lifestyle hobby. These are people who reside in a rural environment but without a large rural block.

For example, our Lifestyle Block at 4ha (10 acres) sustains only 3 cows, 10 sheep and 3 horses. We do not generate any income from our property - it is a lifestyle choice and a cost centre being expensive to maintain and manage.

The **Rural Lifestyle zone** is most appropriate for Mangaroa in the vicinity of the Mangaroa school and Mangaroa Hill, given:

- the Rural Lifestyle attributes specified in the plan will maintain rural character, amenity values, and provide for lifestyle development within a rural environment.
- the Rural Lifestyle classification allows a variety of lot sizes, for the layout to reflect the physical characteristics of the site.
- the predominant land uses within the Mangaroa are small scale rural production and residential activities, which fits the Rural Lifestyle definition.
- these smaller areas of land, while not being as suitable for full scale farming, are still an efficient use of the natural resource.

### **2. Mangaroa is not Rural Production**

The Rural Production designation is set up to provide for continuation of productive use of the rural land resource.

The Rural Production classification is based on it being Highly Productive Land – however Highly Productive Land is defined as meeting three requirements:

- a) General Rural or Rural Production AND
- b) LUC clus 1, 2, or 3 AND
- c) **A large, geographically cohesive area.**

Mangaroa lots (in the vicinity of Mangaroa School and Mangaroa Hill) are not large, geographically cohesive areas. To meet this definition would require much greater parcels of land, to be able to generate rural production profits.

An earlier version of PC50 specified a minimum of 10ha (40 acres) – even at that minimum it was recognised as often being too small for rural production. Greater scale is needed to operate a rural production block, catering for larger herd sizes, stock rotation, farm facilities, crop harvesting etc.

It has been acknowledged in the UHCC documents, that blocks would need to be amalgamated or at least managed in collaborative ways to enable primary production at an economically viable scale to occur. However the economics of the Mangaroa Rural Lifestyle market make this infeasible.

On average a Mangaroa 4ha Lifestyle block has a capital land value of \$1.1 million (\$275,000 per ha). In comparison the median price per hectare for all farms in NZ sold in the three months to April 2023 was \$30,330 which is almost a tenth of the price to purchase a Lifestyle block in Mangaroa. The economics of the Lifestyle valuations prohibit further amalgamation as it is not economically viable.

The decision has already been taken by UHCC, almost 20 years ago, to convert productive farms into a Lifestyle Community.

### **3. Rural Lifestyle Character of Mangaroa, a point-of-difference for Upper Hutt**

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 Community in Mangaroa thrives with more people able to access and enjoy a Rural Lifestyle.

Upper Hutt has a unique point of difference as a premium Lifestyle Community of choice, comparing favourably to other lifestyle communities such as Ohariu Valley and Makara.

Promoting our Rural Lifestyle as a reason to come and live in Upper Hutt would celebrate and extend our Lifestyle Community, also helping achieve UHCC housing growth targets.

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.

#### **I seek the following relief from the Council –**

- 1 Our property at 86 Flux Road to be reclassified as “Rural Lifestyle”
- 2 Increase the Rural Zones: Rural Lifestyle Minimum net site area from 3,000m<sup>2</sup> to 1Ha and Rural Production from 4ha to 10 ha.
- 4 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”.