



OFFICE USE ONLY

Submission number **128**

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

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.

NAME OF SUBMITTER BOB CURRY

POSTAL ADDRESS OF SUBMITTER 166 MANWAROA HILL ROAD
UPPER HUTT 5018

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE 04 526 8831 CONTACT EMAIL 0274523827 suncreststudnz@gmail.com

I could gain an advantage in trade competition through this submission (please tick one ☐): yes ☐ / no

Only answer this question if you ticked 'yes' above:

I am / am not (tick one ☐) directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Details of submission

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

USE ADDITIONAL PAPER IF NECESSARY

My submission is that:

PLEASE STATE IN SUMMARY THE NATURE OF YOUR SUBMISSION. CLEARLY INDICATE WHETHER YOU SUPPORT OR OPPOSE THE SPECIFIC PROVISIONS OR WISH TO HAVE AMENDMENTS MADE, GIVING REASONS. PLEASE USE ADDITIONAL PAPER IF NECESSARY

I seek the following decision from the local authority:

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

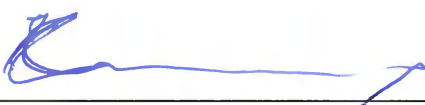
- I do wish to be heard in support of my submission.
 I do not wish to be heard in support of my submission.

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.
 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 10. 11. 23

SUBMISSION TO: UPPER HUTT CITY COUNCIL

SUBMISSION ON: DISTRICT PLAN – PC50 – RURAL REVIEW

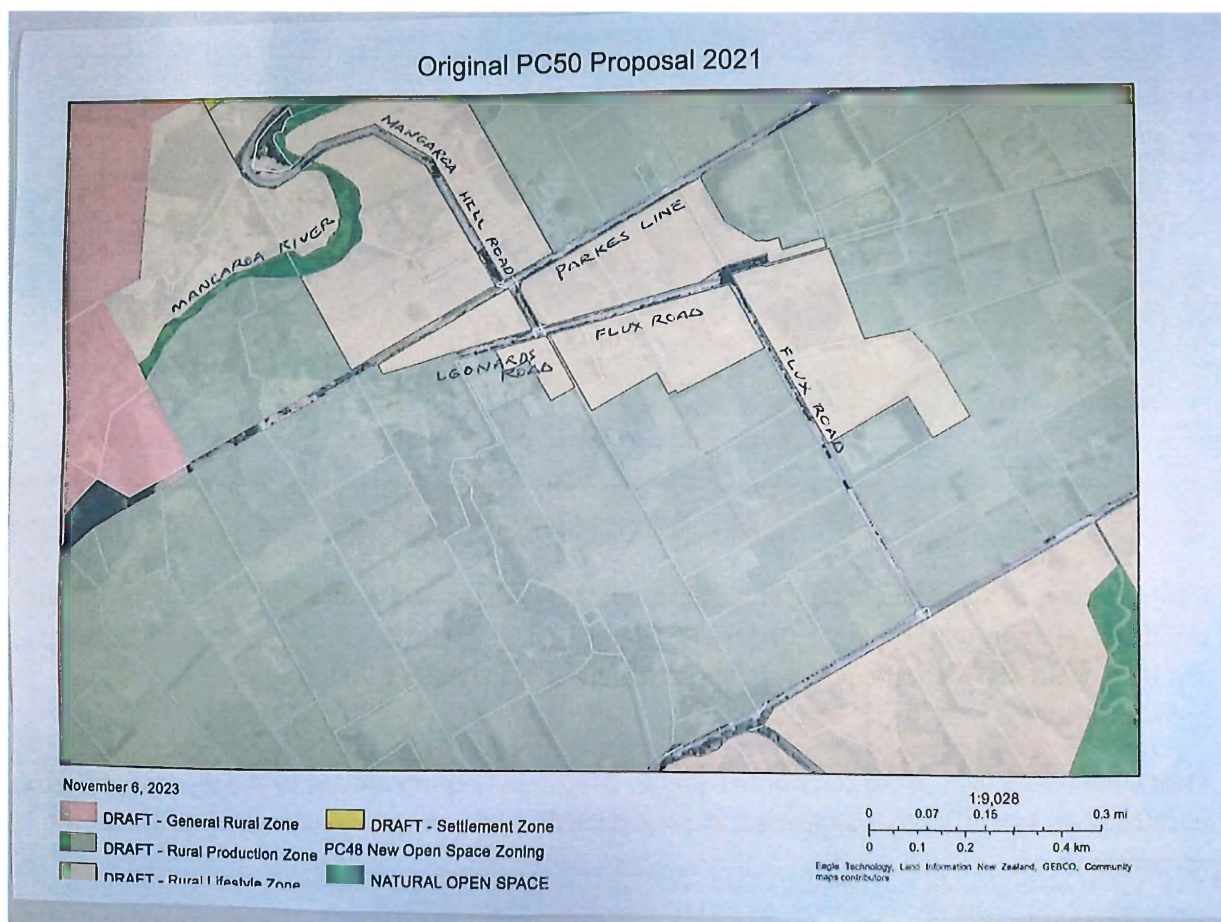
NAME: Bob Curry

PHYSICAL ADDRESS: 166 Mangaroa Hill Road, Mangaroa Valley, Upper Hutt 5018

EMAIL ADDRESS: suncreststudnz@gmail.com

My submission addresses the differences between the Original PC50 Proposal 2021 and the PC50 Rural Review Proposed Zoning 2023 and the inconsistencies therein, as they affect the Mangaroa Hill Road/ Flux Road/Leonards Road/Southern Parkes Line area.

The Original PC 50 Proposed 2021 Plan rightly recognised the extensive rural residential development in this area and had a corridor of Rural Lifestyle to accommodate it, shown as light brown colour in the map plan - refer Figure 1.



In the PC50 Rural Review Proposed Zoning 2023, this residential and small lifestyle block corridor was reclassified as 'Rural Productive Zone'.

This reclassification is not supported for the following reasons:

Within this corridor area a total of 15 properties are noted as being less than 2 hectares in size, with the range under 0.1, 0.5, 1.0 & 2.0 hectares being 2, 8, 13 & 15 properties respectively. (For reference the addresses and property land areas of each title are given in Appendix A).

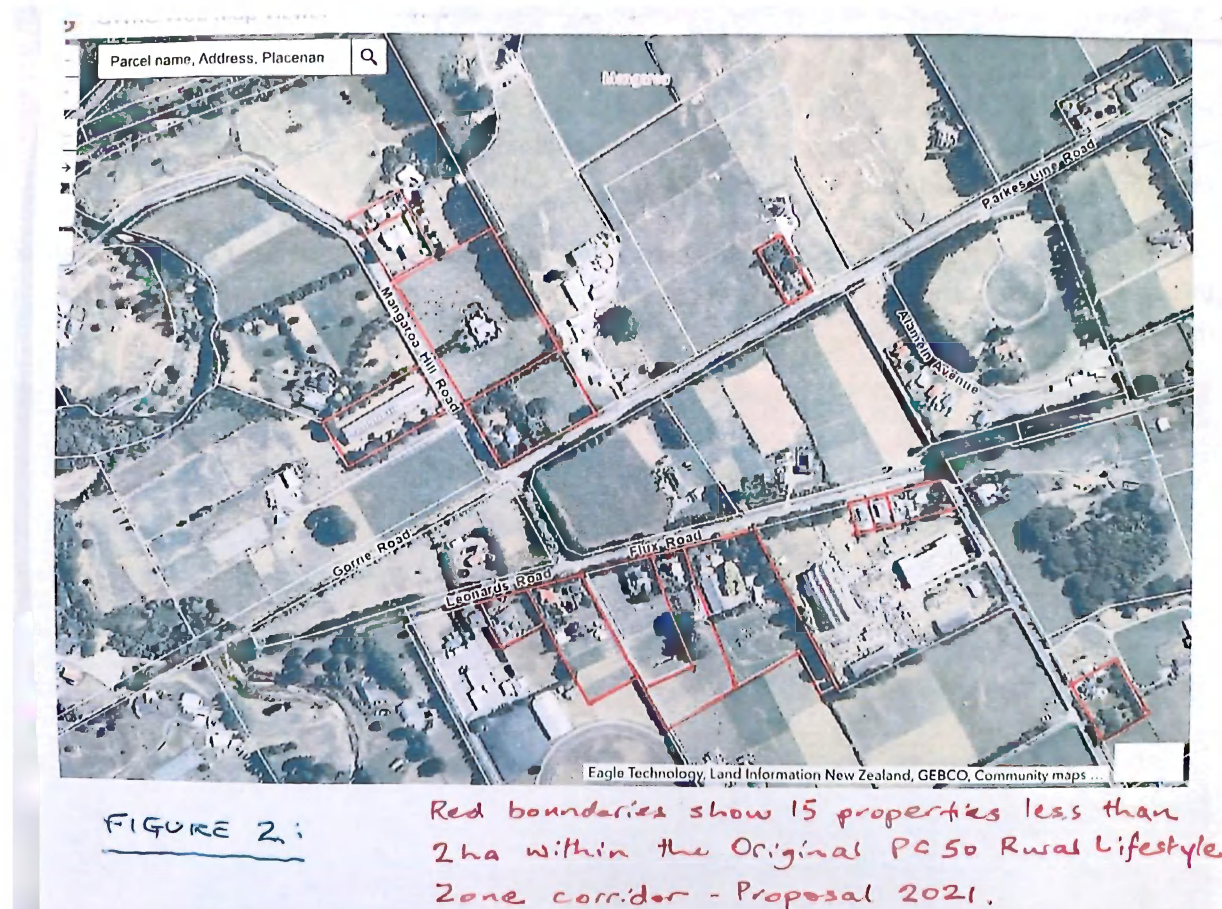


Figure 2 shows an aerial photograph of the extent of the small residential and lifestyle holdings within the corridor (outlined in red) in the Original PC 50 proposal. It also shows the large cover of buildings and impervious surfaces within the corridor, all features which render the land beneath it non productive.

Clearly the productivity of the corridor has already been heavily compromised by the presence of such development, as it is heavily fragmented, and there are no significant geographically cohesive areas remaining.

As an example of the extent of impervious surfaces, I recall when the Ministry of Defence's offered Fred Ward (who owned Flux Farm at the time) the opportunity to take back the 3.3 hectare old Defence

Compound Block at 54 Flux Road, when it was no longer required for official purposes. Although the offer was for a peppercorn payment, Fred declined the property on the basis that the buildings were a liability, and more importantly to him, he could not graze cows on the offer as virtually all of the ground was covered by buildings or paved surfaces i.e. non productive.

A further inconsistency with the proposal is that the residential subdivision sizes in Flux Road and in Alamein Avenue are smaller in area and more densely developed than some of the residential area in McLaren Street which is classified as a 'Settlement Zone'. Next to McLaren Street the corridor contains the most densely developed areas in the Valley, and along with the School is central to Valley activities.

Much of the corridor extending from the Mangaroo School to the Mangaroo Hill Road River Bridge has already been strip developed over many years, to the stage that the remnant areas are both small and heavily fragmented.

Whilst it is appreciated that the underlying soils are Classes 2 & 3, and that in the meantime due consideration has been given to the **National Policy Statement on Highly Productive Land**, much of the corridor is permanently covered by buildings and paved areas, to the point that they would seem to sit closer to a 'Settlement Zone' category. No matter how good the soils are if they are buried under infrastructure or be so small they are not economically viable, then they have lost their ability to be productive, and therefore should not be classified 'Rural Productive'.

In practise, these fragmented remnant areas are simply not viable for economic productive farming. Meanwhile, in contrast, to the north of the corridor, relatively vast tracts of pastoral lands remain undeveloped and are currently being farmed productively.

As background, my wife and I have been resident in our property at 166 Mangaroo Hill Road for over 30 years now and love the Valley and its very special environment. My wife has an even longer association with the Valley as she both lived in Alamein Avenue, and attended Mangaroo School in the 1950's. To our knowledge she is the oldest ex pupil of Mangaroo School still resident in the Valley today.

During our time at 166 we ran a successful miniature horse stud until around the turn of the century and since then operated a pedigree beef breeding business exporting genetics (semen & embryos) around the world. This included providing the genetics for the formation of the foundation White Galloway herds in both South Africa and Chile. Unfortunately this farming venture could not be achieved solely on our small property at Mangaroo Hill Road, as it did not have the land area or critical mass to sustain an economic agricultural business model. We therefore needed to lease nearby blocks of land in both Flux Road and Parkes Line to achieve the required grazing and critical mass, but this was not ideal. The point of mentioning this is that our property size of 4.48ha, whilst situated on fertile land, was not big enough to sustain our business operation, again raising the issue of **sustainable** productivity, and the viability of having such small blocks within a so called 'Rural Productive Zone'.

Now that we are retired and have dispersed our herd, we have more land than we require in our retirement, but as Mangaroo has been a big part of our lives, we do not plan to move from our home here in the Valley.

A further consideration is that the Mangaroa Hill Road/Flux Road Corridor zoned 'Rural Lifestyle' in 2021 is by far the closest area in the Mangaroa Valley to the Upper Hutt CBD (takes only ~5 minutes to drive into the centre of town), thus minimising the carbon footprint and pressure on existing roading infrastructure. This is in stark contrast with the proposed major developments associated with the Staglands and Berketts Farm 'Precincts' which will inevitably put severe traffic pressures on already stretched roading infrastructure into and out of the Akatarawa Valley and Blue Mountains roads respectively.

Whilst not on the same scale, sensible development of the Mangaroa rural lifestyle corridor is compelling. Further to limit development in the Mangaroa Hill Road/Flux Farm corridor, would seem inconsistent with overall planning values when considering its carbon footprints relative to the impacts of other developments.

The sensible development of the originally proposed Mangaroa Hill Road/Flux Farm 'Rural Lifestyle' corridor would enable infill to occur, thus providing a limited supply of quality rural lifestyle properties to the market, whilst maintaining rural vistas, and a pleasant country environment in this part of the Valley.

As an example our place at 166 Mangaroa Hill Road is currently surrounded by four properties less than 2 hectares (155 - 0.317ha; 155a – 0.128ha; 169 – 1.868ha & 174 – 0.722ha). In contrast 157 directly across the road with 4.577ha, has limited scope for subdivision as most of the property lies either in the Fault Band, Mangaroa River Corridor, the Mangaroa Overflow Path and/or the Mangaroa Ponding Area. In this instance, natural features seemingly dictate the potential for development and provide a sanctuary and necessary relief from intensification elsewhere. The feature about 157 is that it is easily visible on the outside bend of the road and provides panoramic vistas of pastoral lands and wide open spaces, thus maintaining the 'rural feel' when entering the Mangaroa Valley via the Mangaroa Hill Road. In contrast, the subdivision of more suitable land elsewhere within the corridor can be subtly hidden from the road by existing high hedges and tree lines.

SUMMARY:

In summary, as outlined above:

- **There are apparent inconsistencies with the PC50 Rural Review Proposed Zoning 2023 as it applies to the Mangaroa Hill Road/Flux Road corridor.**
- **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.**
- **The productivity of the corridor has already been heavily compromised with the presence of numerous buildings and impervious areas, leaving the remaining areas fragmented, and without any substantial geographical cohesiveness.**
- **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.**

I am seeking the following relief:

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.

DECLARATION:

1. I declare that I do not stand to gain commercial advantage from my submission as I am only seeking what was already proposed in the Original PC50 proposal 2021.
2. I wish to be heard in support of my submission.

APPENDIX A – Properties under 2 ha in Original PC50 Rural Lifestyle Corridor (Proposal 2021)

Property land areas less than 0.1ha (2):

44 Flux Road – 0.086ha; 42 Flux Road – 0.074ha

Property land areas between 0.1 – 0.5ha (6):

83 Flux Road – 0.405ha; 48 Flux Road – 0.202ha; 5 Leonards Road – 0.254ha; 37 Parkes Line – 0.202ha; 155 Mangaroa Hill Road – 0.317ha; 155a Mangaroa Hill Road – 0.128ha.

Property land areas between 0.5 – 1.0ha (5):

24 Flux Road – 0.813ha; 20 Flux Road – 0.813ha; 1 Leonards Road – 0.809ha; 1 Parkes Line – 0.911ha; 174 Mangaroa Hill Road – 0.722ha.

Property land areas between 1.0 – 2.0ha (2):

26 Flux Road – 1.442ha; 169 Mangaroa Hill Road – 1.868ha