

OFFICE USE ONLY

Submission number 180

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 Peter Warmerdam

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 Peter Warmerdam

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AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE 027 44 555 21

CONTACT EMAIL warmerdampjm@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:

1. Rezoning of most of the ODP Rural Hill land, southeast of Kathrine Mansfield Drive (including the Berketts Farm Precinct) to Rural Lifestyle.
2. Changing of the minimum lot size on Rural Valley Floor (currently 4 ha) to Rural Production minimum average lot size of 16 ha.

USE ADDITIONAL PAPER IF NECESSARY

My submission is that:

1. The UHCC must be consistent in the rezoning of the above area and include ALL the Rural Hill land on the Sierra Way Road and paper road (current ODP) that lies between the Kathrine Mansfield Drive - Rural Lifestyle Zone AND the Blue Mountains and Whitemans Valley Roads Rural Valley Floor Zones.
2. That it is unfair and an infringement of the landowner's current property rights that Rural Production zone, that minimum lot sizes are to be increased from 4ha to an average of 16 ha per lot.

See attached: 1. *PC50 Map of Berketts Farm Precinct Zoning changes.*

- 2. *UHCC Submission May 2016*
- 3. *Submission & Background to PC 50*

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:

1. That the UHCC proceeds with the above rezoning BUT that it includes all the above-described Rural Hill Land (ODP) down to the ODP Rural Valley.

Change the whole lot ... OR change none of it! This therefor includes the Rural Hill land on the property of 1143 Blue Mountains Road.

2. I also seek that UHCC does not change the minimum lot size on Rural Valley Floor from 4ha to 16ha.

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 ☑):

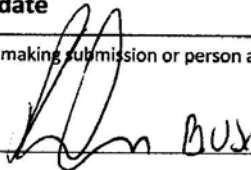
I do wish to make a joint case.

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

 BUS

DATE

17/11/23

Submission & Background to Plan Change 50

17th November 2023

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Background

PC 50 includes a proposal for a huge change in land use/ zoning that is occurring directly on our northern and eastern boundaries of our property of 1143 Blue Mountains Road. **Other than a notification of PC 50, we have not been informed of or consulted on this AND we would like our views on this matter to be heard.**

I applaud the UHCC (and especially Central Government) finally taking a stand to protect our **productive** farming land.

This is something that we have been promoting for the past 20+ years, protect the Rural Valley Floor for farming and encourage and enable the subdivision of marginal and unproductive Rural Hill. (see attached last UHCC Submission May 2016 dated 18th May 2016).

Although I believe this policy should very much be implemented in bigger rural districts (such as the Wairarapa), I am now of the opinion that for the Upper Hutt City, this change of zoning is now just far too late, and the horse has bolted on this one! The most highly productive and the best farming land in Upper Hutt and the Greater Wellington Region (Mangaroa and Maymorn areas) is mostly gone and has already been cut up into 4ha lots. These lifestyle blocks will unlikely ever again be involved in 'food production', because over half of them are now only being utilised to produce horse manure. The only remaining properties that could be considered productive farms are: Riverside Farm and 133 Whitemans Valley Road Upper Hutt. When my father purchased the 'Pretty Estate' 1143 Blue Mountains Road in 1969, he would rather have purchased proper dairy farming land in the Mangaroa area. But even then, that land was far more expensive than the heavy clay land down the south end of Whitemans Valley.

As for the rest of the 'farms' in the Whitemans Valley area which are covered under S32 Report; page 13 & paragraph 32 states: *Soils, particularly highly productive land, are a finite resource due to their versatility and contribution to productive land use activities such as horticulture and agriculture.* - I am afraid that this statement does not make any of the above 'bigger' blocks of land viable farms – as all of the remaining bigger blocks are on the least fertile land in the valleys. They are too small in size AND too remoted from general rural sector suppliers and support, making them very expensive to farm and there for not profitable for farming to be the primary source of income for any of their individual landowners.

So then, where to from here?

A change in the average lot size for Rural Production in PC 50 to 16 ha sounds good on paper, but how many properties does it effect? 12? 20? What would it achieve? Most importantly: **Is it fair to the current landowners?**

Now that most of the productive farmland has already been subdivided, is it fair that the remaining owners of the larger blocks of land (covered by the current ODP zoning of: Rural Valley Floor AND who have for what-ever reason), not yet subdivided into 4 ha lot, be prohibited from doing so under the proposed PC 50. Are they ultimately going to be disadvantaged, just because to date they have not taken the step to subdivide to their current potential of 4ha lots. I would also like to see the information that UHCC uses to demonstrate that a 16ha lot is a viable farm unit, thereby justifying its decision to change the minimum lot size from 4 to 16ha.

I believe that this clause in PC 50 is totally unfair and unacceptable as it would prevent those few 'still standing' landowners from creating 4ha lots, should they so desire! It is totally unjust (and possibly illegal) and an infringement on their property rights, to reverse and 'down-grade' their current zoning, unless there is some kind of 'compensation' for the loss of the value of their properties!

My expectation is that all the recently created and new lifestyle block holders (now that they have acquired their 'piece of paradise' from someone's prior subdivision of productive farmland) will be in favour of stopping those remaining larger blocks from being subdivided (NIMBY – not in my back yard)! Most likely, they will come up with a lot of reasons why it should be stopped, especially the roading damage and traffic movements. Well, the rural roads have indeed a lot more traffic than they did 20 years ago, but it didn't stop their new lots from being created nor stop them from building their houses and moving into the valleys!! I would also like to argue that the rates from the NIMBY's

and from future additional lots from a subdivision should give the UHCC more roading funds to improve those sections of roads that are in dire need of upgrading!

Also, should these NIMBY's have that power to stop those few 'still standing' landowners from exercising their property rights and creating 4ha lots (or less) subdivisions?

All these 'larger' landowners that I am thinking of, have pretty much owned and 'farmed' their properties either multi-generational OR for 20 + years. Unlike many others, they did not purchase a block of land with the intention of cashing in on its subdivision! It is paramount that UHCC should respect and maintain (or even improve) their current property rights. **NOT down grade them!!**

I understand that UHCC is not in favour of any more subdivision in the Blue Mountains area, but they will be kidding themselves if they think that (should the Berkett Precinct and it's additional subdivisions proceed), the traffic from the development at 528 Whitemans Valley Road will travel back towards Wallaceville Hill Road (18 minutes & 14.5 km), when the trip down the Blue Mountains hill is shorter (15 minutes & 12 km).

Summary.

The Rural Hill land on our property (topography and vegetation) is almost identical to that in the Berkett's Precinct Proposal, why should it be zoned any differently?

PC 50 Proposed Zoning for Rural Production Zone discriminates against our current and existing property rights. It is unfair and unjust on the long-term plans that we have for our property. If implemented, it will have a major negative impact on the long-term value of our property.

Yours sincerely,

Peter Warmerdam

Gerard Warmerdam

Attached Files:

- *PC50 Map of Berketts Farm Precinct Zoning changes.*
- *UHCC Submission May 2016*

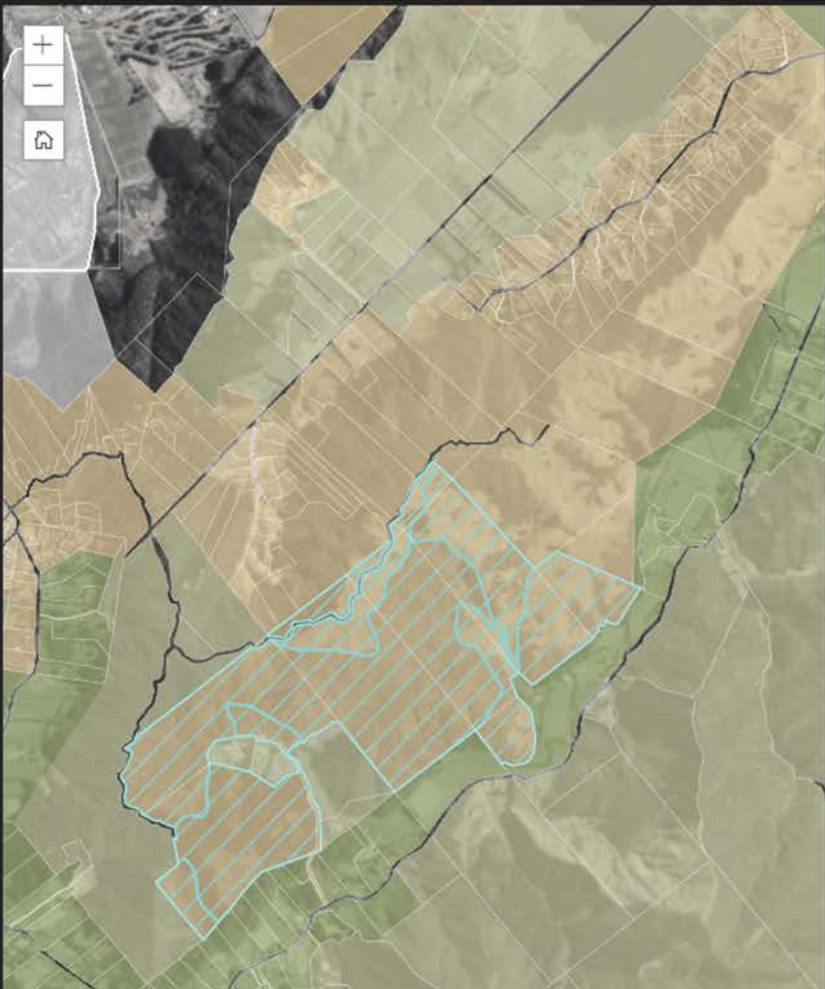
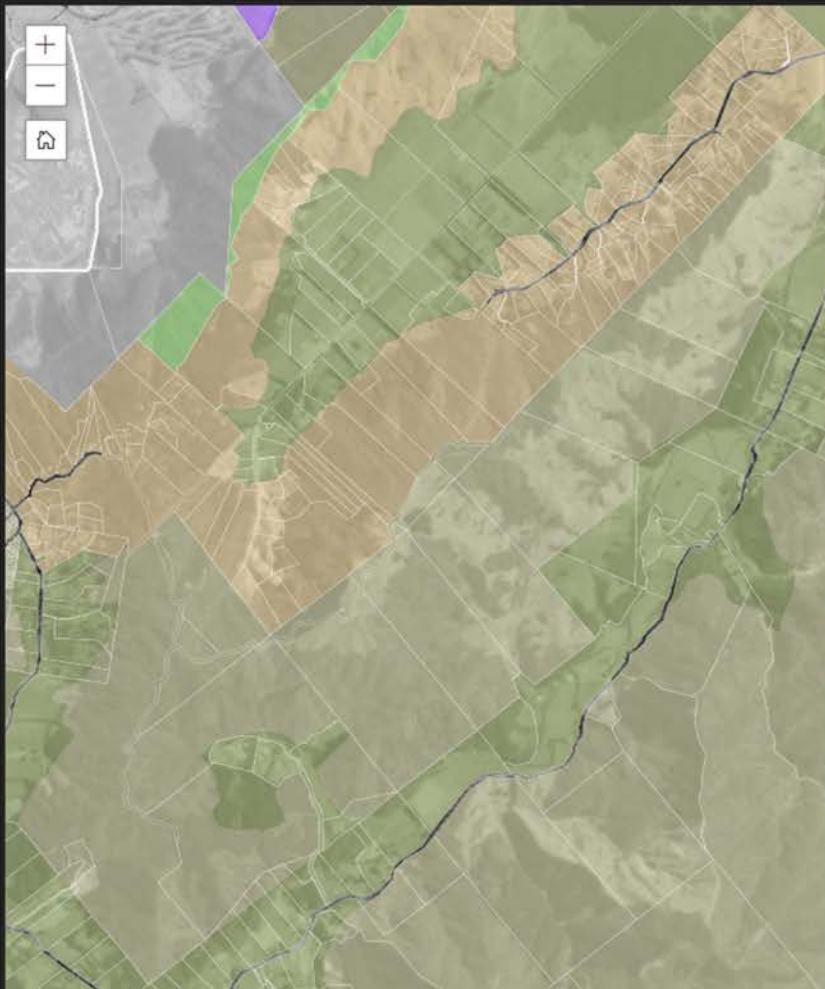
U Plan Change 50 Rural Review: Operative District Plan Zoning vs Proposed Zoning

Legal Description: Part I
Address: Freyberg Road

ODP Zone: General Rural
PC50 Proposed Zone: S
PC50 Proposed Precinct
Land Parcel Area: 136.1
Proportion of Land Parcel

Operative District Plan Zoning

Plan Change 50 Proposed Zoning



PRECINCTS AND ZOI

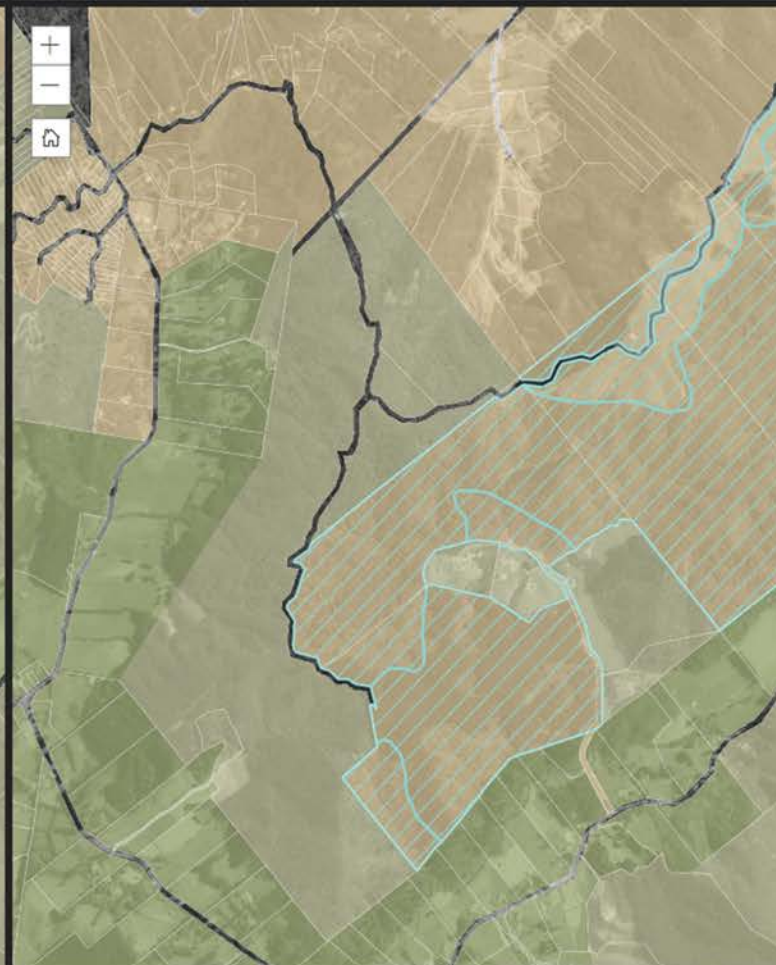
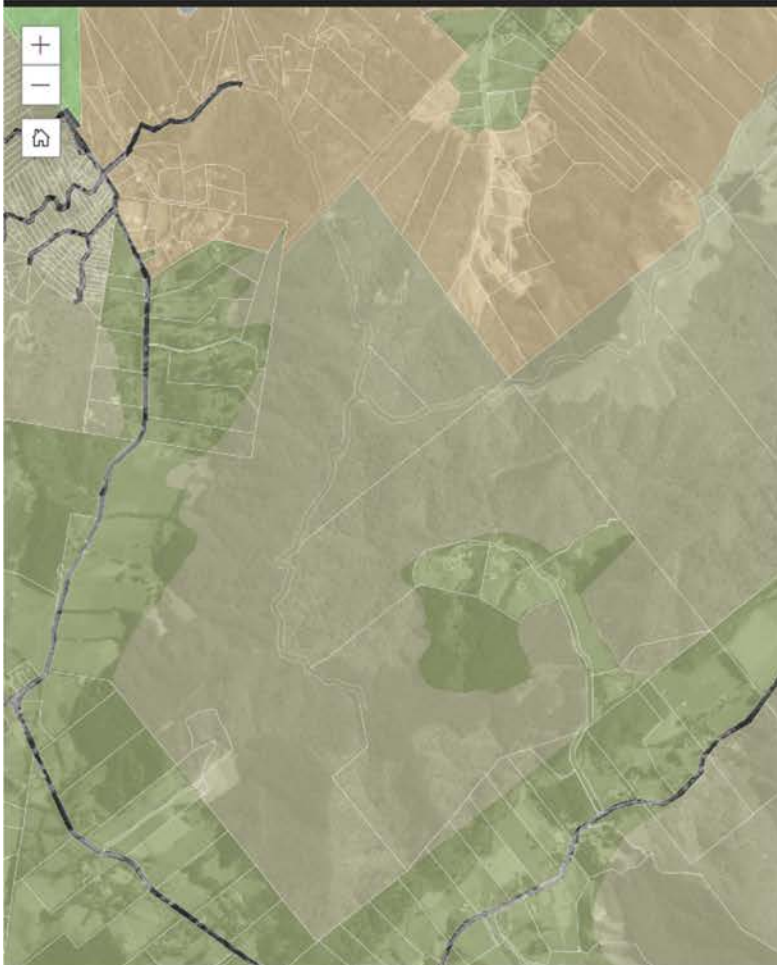
Click a swatch in the legend

- Berketts Farm Precinct
- Berketts Farm Precinct
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- Berketts Farm Precinct
- Berketts Farm Precinct
- Clay Target Club Acout
- Staglands Precinct
- General Residential
- General Rural
- Rural Production
- Rural Lifestyle
- Settlement
- Commercial
- City Centre
- General Industrial
- Open Space
- Special Purpose

U Plan Change 50 Rural Review: Operative District Plan Zoning vs Proposed Zoning

Operative District Plan Zoning

Plan Change 50 Proposed Zoning



Legal Description: Part Lot
Address: Freyberg Road U

ODP Zone: General Rural, I
PC50 Proposed Zone: Spe
PC50 Proposed Precinct: nu
Land Parcel Area: 136.13 h
Proportion of Land Parcel in

PRECINCTS AND ZONE

Click a swatch in the legend below

- Berketts Farm Precinct - L
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- Berketts Farm Precinct - F
- Berketts Farm Precinct - S
- Berketts Farm Precinct - V
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- General Residential
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- General Industrial
- Open Space
- Special Purpose

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UPPER HUTT

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527 8425 Peter (5285927 work)

Wednesday, 18 May 2016

Submission on the Land use Strategy

Now that the Land Use Strategy Consultation Draft has been published, we as larger land owners, wish to place before Council our submission because we are and will be affected more than most.

The 144ha property we own is situated between Blue Mountains / Whiteman's Valley road and Katherine Mansfield. The farm is a mix of beef farming / forestry / regenerating native bush. The land is zoned both Valley Floor and Rural Hill with the line of the zoning boundary running arbitrarily through the middle of flat paddocks and then up over hills.

We have lived and worked in the Upper Hutt & Whiteman's Valley area almost all our lives. Our every-day lives brings us in contact with the full spectrum of rural land owners from 1ha lot to owners of the larger farms and the range of rural contractors. We believe we have a 'finger on the rural pulse' which makes us more 'qualified' than most in understanding the 'rural issues' we face.

We feel that a review of the rural land issues be looked at very seriously by Council and with precedence over the review of urban matters. After all there should be no urgency for an urban review when infill" housing has been allowed to take place, together with the availability of land at the Wallaceville Animal research site and several others – housing will continue.

Background.

Small Block Holders 4 ha to 10 ha.

There has been good demand for "rural lifestyle blocks" and I agree that some of the land in the rural areas does lend itself nicely to 5 to 10 ha blocks.

A good number of these have been formed over the last few years and they currently cater well for the need of those people who want to live on a block of land with their horse and a few lawn mower sheep /livestock and who have income from other sources to make ends meet. There are a good number of these blocks already, many of which are very tidy and suit a purpose, e.g. Moonshine, Akatawara and Managaroa Valleys. They have a higher than average turnover of sales (*well documented NZ Real Estate fact and noted on Pg. 10 of the UHRS Report*) which in itself speak volumes. Often the owners have 'no pride' in their land as it is not well looked after (the increase of weeds such as ragwort and thistles is testament to this) or leased out to a neighbouring farmer or other small block holder for grazing. A large proportion of small block owners want to live rural but **do not** want the continual work or commitment that comes with the management of these types of blocks.

It is likely that the decline of the rural economy (in the traditional sense) will continue, but this will give rise to a more diverse economy with a potential growth in smaller scale cottage industries, given the right conditions UHRS Report page 64

No matter how you package it, we all know that these small blocks cannot provide a source of living for the owners. The 'potential' has been tried with goats / emus / flowers /blueberries etc. and no matter what has been proposed or attempted in the past, the land itself seldom pays the outgoings, maintenance and rates that are associated with its costs and upkeep. Some these 'small scale industries' even cause major disruption of local areas i.e. the engineering outfit at approx. 690 Whiteman's Valley Road.

We therefor totally disagree with the above oUHRS Report observation.

Real Farmers.

Then there are also those who still want to farm the land properly and own the larger properties that create the 'rural ambience' that the 4ha lot owners and rural life-stylers so value in their rural settings and do not want to loose. *UHRS Report item 4.7.3 pg. 38.*

There are still a few established farmers in the valleys that have farming units that just pay their way. Although their return on capital and time input is usually pathetic, they love the land / farming etc. and the work that comes with it. They will still often have additional income streams to make ends meet. They are businesses that contribute to Upper Hutt's economy and growth. They are being faced with land that is becoming too difficult (due to lack of supportive infrastructure - *UHRS Report 8.6.2 pg. 65*) and expensive to farm.

It should also be brought to Councils attention that this supportive rural infrastructure is also used and above all - needed by the 4ha properties i.e. hay contractors / fencers.

We have been told by contractors that the 'larger farming units' are the only reason it is worthwhile them coming into the district and that it is getting close to a tipping point whereby additional loss of these larger farming units will also mean that the 4ha lots will not have access to those services. There will also be animal welfare implications if no local large animal veterinary service is available.

The Rural 'want to be-ers'.

There is many a person living in the city or even in the greater Wellington area who would love to live in a rural setting to get out of the bustle of city life. They want to be able to come home to tranquillity and put their feet up or go for a walk or bike ride to unwind. They do not want to pay \$350 to \$500k for bare land to which they have to add another \$450k before utilities, a house, garage etc. is built. They want a semi-rural lifestyle and maybe a lawn to mow (and not the ¾ ha that needs a ride-on mower), they don't mind the odd neighbour as long as they are a stone's throw or more away.

Submissions.

Our submission is in 2 parts:

- A general Rural Land use Strategy Submission for Council to evaluate and hopefully implement.
- A specific proposal for the Sierra Way area.

Rural Land use Strategy Submission.

Upper Hutt is quite unique in the Wellington area as it still has some productive and semi viable farms left. Once these are subdivided into smaller blocks and houses built the land as a sustainable

farming unit is lost forever. We feel that Council should show leadership and insight and try to protect the remaining areas of good productive farm land for future generations.

We have previously not *Managing our Resources* well, but we can change Upper Hutt's future
THERE IS NO MORE DECENT & FERTILE FARMING LAND BEING MADE!!

Don't think that we are against subdivision. We know that if more people live in Upper Hutt it is good for the community and will help the City with growth and prosperity. It is how the subdivision is occurring that we are against.

We have all viewed the Whitby development and growth with envy and would like to Upper Hutt to compete on the same level. We know that Upper Hutt hasn't got an inlet around which houses can be built with \$200,000 views, but what we haven't yet realised is that Upper Hutt has its own unique type of landscape offering an excellent alternative.

On the east side of Upper Hutt, starting at Te Marua there is a ridge that continues south and separates Upper Hutt from the eastern rural valleys. The ridge continues down past Mangaroa and from Wallaceville Road it becomes a horse shoe shaped ridge that extends down to Sierra Way and back to Whiteman's Valley ending where Katherine Mansfield Drive starts.

This ridge is undulating in nature and offers spectacular views of the below valleys, into Upper Hutt and north to the Tararua's. There is also a heap of land on the flat ridges between Katherine Mansfield Drive and Whiteman's Valley which has been reverting to scrub and native over the last 20 years. The Southern and Eastern Hills of Upper Hutt.

Once properly developed these ridges have a huge potential to enhance the beauty and versatility of Upper Hutt. (Many of us have seen and appreciated what has been done to the Blue Mountains west of Sydney and the San Bernadino Mountains inland from Los Angeles and the hills above Titirangi.)

***We are therefore supportive of the Boffa Miskell Guilford Timber Landswap
October 2015 Discussion Document and Proposal.***

Houses can be tucked away and blended in with the natural contours of the hills offering views and privacy, -all in natural NZ surroundings. Most people wanting to move into the Upper Valley will cherish the above, especially when the land is left in its natural 'easy care' regenerating bush. Often those who can afford the expensive flat land 'lifestyle blocks' want all the above, but not the work and maintenance that goes with productive flat land.

The Rural Want to be-ers: They just want to go home, relax in the tranquillity and privacy of their home and put their feet up or go for a walk or bike ride to unwind.

We feel that Council should look more at promoting the subdivision of these hills and allowing smaller blocks from 1 to 4 ha, dependant on the contour of the land and the availability of house sites. (This has already started with Mt Marua and Wallaceville Hill Road developments; a scrubby gorse covered hill side is now vastly improved as Rural Lifestyle blocks.

The benefits of this would be:

- it would enable Council to achieve most of its objectives for the Rural Valleys and protect the resource of productive land for our future generations
- it would take the subdivision pressure off our remaining fertile, productive farm land.
- Council would be seen as offering a very good alternative to the 'anti subdivision lobby' (of farming land).
- it would allow land owners to utilise otherwise 'dead land'.

- it would cater for a **whole new range** of ‘rural lifestylers’ that want the rural life without the work and hassles that it often brings.
- the blocks would be considerable cheaper than the flat land and be within reach of more people wanting that type of lifestyle.
- it would then enhance the feasibility of these subdivisions.
- it will increase the population of the valley providing council a better return on maintaining and upgrading the infrastructure already there. e.g. the allocated funds to upgrade the lower half of Sierra Way and work done on Wallaceville Hill Road, the much needed upgrades to the Whiteman’s Valley Hill Road.
- it would give Council reasonable rates return on land that now has almost a zero rate return.

How to Achieve This?

Create a flexibility with in the Rural Land Use Strategy that appraises each proposal on its merits, under the current Plan the “one shoe fits all” approach to land that is within a certain zone is detrimental to the long term use of the land and we feel a poor use of the city’s longer term and limited resources.

1. Address the illogical lines of demarcation throughout the valley between Rural Hill and Valley Floor by extending the Valley Floor Zoning outwards, taking into account topography, size, shape, adjacent land use, amenity values of the land and also consider the ability to develop land without destroying the overall character of our unique Valley.
2. Keep the Rural Hill zoning for that land which is actually too steep to do anything with but farming / forestry / native bush.
3. For Rural Valley Floor change from a minimum lot size of 4ha per housing unit to a maximum housing density of 1 unit per 4ha. We feel that the standard 4 ha lot is well catered for with the current number of lots around. The overall impact on the land will be the same, yet a productive farming unit that can afford stock yards and weed spray can remain. I.e. there are also other alternatives Council could consider such as ‘the Farm Park Concept’. This could cater for the farm owners who want to realise some return on their invested capital by creating a limited number of housing sites on a farm (size and contour of farm permitting) and thus allowing the farm to carry on as a productive unit. I.e. under the current Plan, 40 ha could be cut up into 10 x 4 ha lots.
4. Rates – We understand that having more lots of 4ha is a better rates ‘cash cow’ for the Councils coffers, but they need to look past this and consider more the long-term impact of the Rural Land Use Strategy. If everything were to be cut up into 4ha lots, that highly valued ‘rural ambiance’ will be killed forever. We would like to see a fairer rating system on properties that are still farming (20 ha or more lots with one residential site) so that their total rates are similar to those on 4 ha lots..
5. Embrace new technologies: With the rapid progression of technology it may also be time to re-think the classic ‘bricks and mortar’ approach to the provision of utilities and infrastructure to new rural properties. i.e. Does it still need to be compulsory to ‘hard-wire’ new properties to the networks? This can be a huge cost to any development and have a big environmental impact at time of installation. Off the grid, micro generation and wireless communications are becoming reliable, well established technologies and will take strain off the existing utilities and reduce the need for them to be up-graded to take on new loads. There have also been good developments in dealing with waste waters.

More and more people actively pursuing this ‘green friendly’ low environmental impact lifestyle based on their life choices but also because it makes good economic sense to do so!

Submission for Sierra Way Paper Road Area.

Under the Current District Plan the Sierra-Way area and paper road extending onto the flats above Katherine Mansfield Drive is zoned Rural Hill and is only allowed to be subdivided into 20 ha blocks. We consider this a poor use of the Resource

This section of land is fully surrounded by land that is either zoned Rural Valley Floor or Rural Lifestyle. It is no different in topography and bush coverage to land already subdivided in Katherine's Mansfield Drive yet it is still excluded from having the discretion of being subdivided into small blocks ranging from 1 to 4 ha.

Having a vested interest in land on the Sierra Way paper road, we would like to put a submission in to Council Draft Land Use Strategy that is similar in nature and can tie in with the Guildford Timber Company Proposal.

We can envisage a similar type of development, we can also envisage a cycle / pedestrian route that comes over from Pinehaven, crosses over onto Sierra Way and then continues onto Katherine Mansfield Drive which will alleviate cyclists load on the Whiteman's Valley Road.

We would then gift / include some of our land in the Schedule of Significant Natural Heritage Areas that is deemed worthy of protection for our future generations. *Reference: 5 February 1999 re the Natural Heritage Listing of the Blue Mountains Bush File 350/10/12 HvK/LAM*

I am sure that if approached, our neighbour J Berkett would do the same.

This submission is that:

- We wish to have the zoning changed to land on the Sierra Way paper road from Rural Hill to Rural Lifestyle thus allowing it to be subdivided into smaller sections ranging 1 to 4 ha.

This would then allow other people to enjoy an exceptional lifestyle without any impact on the character of the rural valleys.

These bush areas are an important feature of the landscape and would be protected by caveats and by building sites selected and determined prior to subdivision. The number of building sites will be determined by the contour and features of the land. This will then ensure that the privacy of the sites and views obtained are achieved with minimal environmental impact.

We are sure that if Council were to allow this concept to develop and if they were to also encourage it by a change of policy that other land owners with similar land would follow.

We have spoken to several about this idea and most have been in favour of it.

We would like to thank you for taking the time to read this and we would be happy to show you the land and discuss our opinions and views with Council if needed.

Yours sincerely,

Peter Warmerdam BVSc

Gerard Warmerdam