

# SUBMISSION 248

Name of Submitter

Maria Viviers

Postal address of Submitter

111b Mangaroa Valley Road

Contact phone 0211977729

Contact email [mariaviviers@gmail.com](mailto:mariaviviers@gmail.com)

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

## Details of submission

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

- 1 Classification of my property should be “Rural Lifestyle” It is currently Rural Production.
- 2 Expansion of Council’s Discretionary Activities in the Rural Lifestyle Zone.

## Mangaroa is a Lifestyle Community

Since the decision was taken by UHCC to allow subdivision of farms to lifestyle blocks almost 20 years ago, the Lifestyle Community in Mangaroa has flourished. These are prime Lifestyle Blocks with excellent access 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. They 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, my Lifestyle Block at 4ha (10 acres) is only 25% of the Production minimum and below the prohibited minimum, and sustains, 10 sheep and 4 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.

## Mangaroa is not Rural Production

Much greater parcels of land would be required to generate rural production profits. The Rural Production classification has a minimum of 10ha (40 acres) which is 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.

### **Rural Lifestyle Character of Mangaroo, a [premium] Lifestyle Community in UH**

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) and an average of 2 ha (5 acres) in Mangaroo enables a range of lot sizes in keeping with the landscape, would ensure the Lifestyle Community in Mangaroo thrives, enabling more people to be able to access and enjoy a Rural Lifestyle.

Upper Hutt has a unique point of difference as a premium Lifestyle Community of choice, with land attributes that compare favourably to other lifestyle communities such as Ohariu Valley and Makara. This is particularly the case for Mangaroo, where the Lifestyle blocks centre around the Mangaroo school community and are in such close proximity to the city and SH2 over Mangaroo Hill.

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.

Owners of Lifestyle 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 dwelling site without placing a large imposition on the infrastructure. Giving the Council Discretionary Activity in this area allows the Council to continue progress in sync with the overall Council aims and 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.

I seek the following decision from the Council –

- 1 My property at 111b Mangaroo Valley Road to be reclassified as “Rural Lifestyle”
- 2 Creation of a Discretionary Activity in the Rural Lifestyle Zone - “Subdivision that creates allotments with an area between 5ha and 1ha”

**I do not wish to make a joint case.**

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

**Signature Maria Viviers**

**Date. 17 November 2023**