

Submission 14

Name (Please use your full name)

Jacqui Thompson

Postal Address

7 Leonards Road RD1 Mangaroa Upper Hutt 5371

Telephone number

045264515

Email address

thompsonshorsecentre@xtra.co.nz

I could gain an advantage in trade competition through this submission

No

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

Subdivison going from 4hct min to 16hct average

My submission is that

I have unhappy with the rule change for the land zoning being changed to "productive valley floor", which directly effects my property. The valley is already predominately 4hct lifestyle blocks and the zone change will only effect a few land owners with properties greater than 4hcts. Under the current rule my 12hct property is sub dividable into 3 x 4 hct blocks, should I wish to apply to do so. Under the proposed scheme it would not be able to be subdivided, therefore this will immediately severely devalue my property and also limit me for any future personal changes. I have lived at this property with my late husband and his parents for 34yrs and have seen a number of changes through the valley. I do not think it should be able to be subdivided below 4hcts, but it is unfair for me, when others have already split their land up and now I am not! I am unable to spend the large amount (\$100K) to put it into 3 blocks now and also pay the 3 x rates bill. If there are to be more houses in the valley, the road will need to be improved, as it is already struggling with the volume of traffic on it with 3 one way bridges. I think the increase to 100sqm for extra dwellings is a good idea, as many people are already loop holeing this by saying it is just "shed space" and then opening it out to extra living areas after it has been signed off.

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.

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.
