

This is a submission on behalf of Ken Jackson for the Proposed District Plan 2025.

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I could not gain an advantage in trade competition through this submission.

I wish to be heard in support of my submission.

If others make a similar submission I will consider presenting a joint case with them at a hearing.

Introduction.

I have a property on the Coast Rd in Wainuiomata that has been in our Family since the 1850s. I have serious concerns that some of the proposed overlay restrictions will breach our property rights.

My submission on what I support and oppose is as follows.

Highly Productive Land.

GRUZ-HPLO

Oppose in full for the following reasons.

- Restrictions are unreasonable .
- Almost all activities within HPL areas will be non complying unless it's for food and fibre production.
- Overlays are very inaccurate and outdated as is well known by officials.
- Land in the Hutt Valley is clearly not Highly Productive.
- Government is committed to removing LUC 3 from Highly Productive land.

Recommendation. All associated costs with HPL consent applications should be waived until accurate mapping is completed. Or preferably put LUC 3 on hold as per the new direction from the Government.

Natural Environment Values. ONLs

Oppose in part for the following reasons.

- **Outstanding Natural Landscapes** should only apply to Public land not Private land without permission from affected landowners.

- Mapping is inaccurate and inconsistent.
- One professional has far too much power to map properties with a personal agenda and no accountability.
- Regulations are very restrictive rendering at least 2 private properties uneconomic.

NFL -P2 Oppose

- Customary Harvesting Rights for Maori should only apply to public land not private land.
- No clear evidence for these rights.
- No defined terms as to exactly what Harvesting Rights mean.

NFL-S2 Buildings in ONLs Oppose

- Permitted activity for Buildings in ONLs is only 50 sq m per 5 years or , 10 sq m per year. This is exceptionally unreasonable on our property that is 90% covered with ONLs and is over 460 hectares in size.

NFL- R.3 Indigenous vegetation removal. Oppose

- Permitted activities as follows
- Clearance from buildings is 3m max
- Clearance either side of fence lines is 1m
- Track clearance 2.5m wide on public tracks only
- Track clearance for beehives or farm tracks only 2.5m.(**2.5 is unpractical , needs to be 4 m**)
- 50 sq m clearance for beehives per 12 mths

These restrictions will be unreasonably restrictive , devalue our properties and could potentially create very serious fire hazards .

If HCC is legally obliged to include ONL overlays then there should be a maximum of 30% of any single property included, otherwise it will take away almost all of our property rights with no compensation.

MY RECOMMENDATION “ is to remove all private land from the ONL overlays at this point , unless they have individual landowners consent . Especially as the Government has now committed to removing the RMA in its present form where this ONL overlay along with others will be completely reviewed.

Earthworks. EW Rural.

Support in part.

EW S.4 Support

- I support transport of cut and fill material of 400 cu3.
- Will help reduce truck milage which in effect will reduce carbon emissions.
- Will allow for recycling of materials.

EW S.1 Oppose

- 1,000sq m area should be expanded to at least 4,000 sq m in general rural areas for soil disturbance.
- Or 2,000sq m per each 4 hectares of land in general rural , to keep the scale comparable to other zones

EW S.2 Oppose

- Cut and fill of 1.5m should be at least 2.0 m in a General rural area as scale is much larger.

EW S.10 Oppose

- Soil disturbance in ONLs of 100 sq m area and 1.0m height should not be included , as ONLs should not be on private property without landowners agreement.

SUBDIVISION GENERAL RURAL

SUBS.1 Oppose in part

- **15** hectares could be reduced down to **7** hectares as an average size in general rural zones.
- There should be more flexibility under controlled or restricted discretionary to allow for more logical and practical subdivisions to suit the lay of the land, but also keeping the over all average minimum size of 7 hectares.
- This will allow for some subdivision but not too much, keeping the openspace feel in a general rural zone.

RURAL.

GRUZ R.6 Support

- 2 Principal Residential dwellings , plus 2 minor 80 sq m dwellings per site with each 2 dwellings having an average of 15 hectares or possibly per 7 hectares.

GRUZ R.12. Support

- Visitor accommodation 10 persons .

FC. S.3 Oppose

- Reserves contribution should not apply in a general rural zone as it would actually take pressure off parks and reserve areas.
- \$7,500 +gst is over a 50% increase in cost which is unreasonable.

Sites and Areas of Significance to Maori. Oppose in part.

- No consultation with affected property owners
- Overlay maps introduced at the 11th hour.
- No evidence to back up some of these overlays.
- Mapping seems very over reaching and unspecific.
- I support Sasm where there is clear scientific or historical evidence.

Proposed. All areas that don't have clear evidence are put under category 3 until they are truly justified.

Summary

I would appreciate Council taking the time to consider my submission as these overlays and changes will have a considerable impact on the use and value of our properties.

I would suggest that HCC put ONLs / Highly Productive Land and Sasm overlays on hold as some other Councils have , and as HCC has with SNAs, until you get clear direction from the Government due to the fact that the RMA is being dismantled this year. It would not be prudent to continue in it's present form.

Thanks

Ken Jackson

