

**SUBMISSION HUTT CITY COUNCIL DISTRICT PLAN**  
**Wainuiomata Rural Community Association Incorporated**

Address for service: Wainuiomata Rural Community Association Incorporated  
 29 Sunny Grove Wainuiomata 5014  
 (04) 976850  
[wainuiomata.rural@gmail.com](mailto:wainuiomata.rural@gmail.com)

- Wainuiomata Rural Community Association Incorporated [hereafter WRCAI] welcomes this chance to submit on the Proposed District Plan for the Hutt City.
- WRCAI wishes to be heard in support of this submission.
- WRCAI also seeks any consequential changes necessary to give effect to the relief sought in each of the individual submission points made.
- WRCAI supports the submission of Federated Farmers.
- WRCAI can not gain an advantage in trade competition.

**Summary of Submission**

1. WRCAI supports the submission of Federated Farmers.
2. WRCAI object to the Highly Productive Land overlay being applied to rural properties.
3. We object to the extent of the proposed Sites of Significance to Maori for private land in the rural areas. We ask that the sites of significance be limited to those associated with statutory acknowledgement in Treaty settlements and the acknowledgement of specific long identified sites.
4. We object to the Slope Overlay being applied to rural properties.
5. We object to the minimum lot size of one hectare for the Rural Lifestyle Zone on the following grounds:
  - 5.a) Water and air pollution.
  - 5.b) Electricity supply and infrastructure.
  - 5.c) Road usage, including the increased dangers of rubbish collection.
  - 5.d) Effects on the rural character of the area.
  - 5.e) Effects on production in the General Rural Zone.
  - 5.f) The wide disparity between the allowable subdivision between Rural Residential and General Rural Zones.
6. WRCAI supports the retention of a 2 hectare minimum lot size for Rural Residential Zone.
7. WRCAI opposes Outstanding Natural Landscapes and Features over private land.
8. WRCAI wants clarity that there is no right of public access over private land. We urge council to work with Walking Access Commission to remove tracks shown over private land.
9. WRCAI opposes Flood Overlay for rural properties in Wainuiomata North.
10. WRCAI supports the easing of earthworks restrictions and urge some further lifting of some restrictions in some instances.
11. WRCAI asks that the minimum lot size for General Rural Zone be decreased to seven hectares on the grounds that this reduces the disparity between General Rural Zone and Rural Residential Zone.
12. WRCAI object to the application of the Rural Lifestyle Zone to the large parcels at the end of Moores Valley Road on the grounds on the effect on neighbouring properties, the effects on the road and streams.
13. WRCAI opposes consent free fence limitation for the construction of fences to wire and post fences. Post and rail fences should be subject to same rules. Fences and boundary fences should be consent free.
14. WRCAI submits that building restrictions provisions are too tight for General Rural zone.
15. WRCAI supports the easing of restrictions for farm tracks.

ECO - Ecosystems and Indigenous Biodiversity		
Reference	Submission	Relief Sought
<b>Rule ECO-R1</b>	WRCAI supports the Federated Farmers Submission on this topic. WRCAI supports the permitted status of exotic vegetation removal in all zones.	<b>ECO-R1</b> WRCAI submits that the permitted status for removal of exotic vegetation in all zones is retained.
<b>Rule ECO-R2</b>	WRCAI supports the Federated Farmers Submission on this topic. WRCAI supports the permitted status of indigenous vegetation removal in the rural zones.	<b>ECO-R2</b> WRCAI submits that the permitted status from removal of indigenous vegetation in the rural zones is retained.

SUBDIVISION		
Reference	Submission	Relief Sought
<b>SUB-S1 (5)</b>  Subdivision in Rural Residential Zone	<p>WRCAI objects to the minimum lot size for Rural Residential being 1 hectare on the grounds of water and air pollution, electricity supply, road usage, rubbish collection and the rural character of the area.</p> <p>WRCAI objects to the minimum lot size for Rural Residential being 1 hectare because of the large difference between Rural Residential and General Rural rules.</p> <p>WRCAI objects to the large parcels at the end of Moores Valley Road being zoned Rural Residential on the grounds on the effect on neighbouring properties, the effects on the road and streams. We also object on the grounds of the effects upon the rural character of the area.</p> <p>We believe that the intention of the National Planning Standards is to limit the expansion of Rural Residential zones. It is our belief that the parcels at the end of Moores Valley Road are currently not subdivided and it is more appropriate for the area to be zoned General Rural in line with the other large parcels in the area.</p>	<p>WRCAI asks that the minimum lot size in the Rural Residential Zone is 2 hectares.</p> <p>We ask that the large parcels at the end of Moores Valley are zoned General Rural.</p>
<b>SUB-S1 (5)</b>  Subdivision in General Rural Zone	<p>WRCAI asks that the minimum lot size for General Rural to be reduced to 7 hectares on the grounds of closing the disparity between the Rural Residential Zone and General Rural Zone.</p> <p>WRCAI submits that the General Rural Zone for Crowther Road is inconsistent and that the properties in the area are already below the minimum lot threshold. Crowther Road is probably the straightest and widest rural road in the district.</p>	<p>WRCAI asks that the minimum lot size in the General Rural Zone is 7 hectares.</p>

NFL- Natural Features and Landscapes		
Identification And Mapping	<p>WRCAI supports the Federated Farmers Submission on this topic. Identification of ONLs needs to be justified and robust, and mapping needs to be clear. WRCAI wants good quality criteria when identifying ONLs, and sites must meet most criteria in order to be classified as an ONL.</p> <p>Given that the East Harbour Regional Park and the Remutaka Forest Park are significant tracts of natural land areas that are present in the Hutt City Council boundary, there doesn't need to be much private land included as additional ONL areas. The obligation to protect outstanding natural features and landscapes would be met by identifying and protecting the Forest Parks.</p> <p>The northern part of East Harbour Regional Park is not currently shown as ONL. It is partially shown as High and Very High Coastal Natural Character Area. However, the overlay does not extend to the ridge and therefore does not include all of the bush clad hills visible from the harbour. WRCAI submits that the entirety of the park should be ONL and HVHCNR.</p> <p>Consultation must be meaningful and informative. Landscape information for landowners should include the reasons why the land is classified as significant or outstanding. This would provide an opportunity to point out where criteria are not met. Landowners may be encouraged to do voluntary management if they understand why, it is so special. WRCAI submits that a longer consultation and engagement is required for any applications of the classifications over private land.</p> <p>WRCAI opposes buffer areas being included in the ONL classification. We agree with Federated Farmers that councils should not include a buffer around the actual landscape or feature, or areas in between individual ONFLs. These areas should not be mapped as outstanding for the reason that these areas provide continuity between features or protection of the feature itself. If it does not meet the criteria, it should not be identified as being outstanding.</p> <p>Mapping must be clear and certain. It is vital for landowners to have confidence where the boundaries are and be able to translate these from the map onto the ground, because there is a regulatory implication if they cannot.</p> <p>The WRCAI submits that the mapping, as it currently stands, is not clear and has been poorly communicated to landowners. Landowners were not sent maps of the parts of their land that is supposed to be ONL. Furthermore, the overlay specified in the National Planning Standards is a blue outline with no fill. It is not immediately apparent from a property search how a ONL overlay affects the property.</p>	<p>ONFLs are confined to publicly-owned property such as the Parangarahu Recreation Reserve (East Harbour Regional Park) and the Remutaka Forest Park.</p> <p>ONFLs are extended to the rest of East Harbour Regional Park and Belmont Regional Park and other reserves especially all publicly owned scenic reserves.</p> <p>Buffer areas and continuity areas must not be identified as ONFL, because their value is only in being adjacent to the ONFL rather than meeting ONFL criteria in their own right.</p> <p>Affected landowner submissions are carefully attended to and boundaries adjusted accordingly.</p> <p>Policy NFL-P1 is amended to read <i>Identify and map Outstanding Natural Features and Landscapes on publicly owned land that meet the majority of criteria, and describe their identified landscape values in SCHED4 - Outstanding Natural Features and Landscapes.</i></p>

EW- Earthworks		
Reference	Submission	Relief Sought
<b>Standard EW-S1</b>  Area of earthworks	WRCAI supports the submission of Federated Farmers. We submit that the earthworks volume limit is increased to 2,000m <sup>2</sup> for rural zones, similar to other district plans, to enable normal farming activities.	That the earthworks volume limit for rural zones is increased to 2,000m <sup>2</sup> per 12 months.
<b>Standard EW-S6</b>  Earthworks for farming tracks	WRCAI supports the submission of Federated Farmers. WRCAI supports farm tracks not being limited by a volume, because of the narrow elongated form of tracking earthworks a volume limit is quickly consumed but would not cause the level of adverse effects on amenity nor sedimentation that a more expansive consolidated area of earthworks would.  The cut-fill face limit needs to be practical to enable tracks on steep hillsides which is where safe passage is most needed for farm vehicles.	We submit that EW-S6 for farming tracks does not have a volume limit.  We submit that the cut-fill face limit is increased to 3.5m to enable safe tracking on steep hillsides that make up the terrain of the rural zones in Hutt District.
<b>Definition :</b>  Earthworks	Support is given for this definition being consistent with the National Planning Standards, and the exclusion of cultivation and fence post holes.	
<b>Objective EW-O1</b>  Earthworks	WRCAI supports the submission of Federated Farmers. The objective must be consistent with Section 5(2)(c) of the RMA which directs that adverse effects on the environment are to be avoided, remedied or mitigated. The term <i>minimises</i> must be replaced with <i>avoids, remedies, or mitigates</i> in order to be consistent and clear in direction on how adverse effects will be managed.  Support is given for article 1 which directs earthworks to be consistent with the underlying zone, which will enable farming earthworks to be carried out in the rural zones.	We submit that the term <i>minimizes adverse effects</i> is replaced with <i>avoids, remedies or mitigates adverse effects</i> to be consistent with Section 4 of the RMA.  We submit that article 1 is retained.
<b>Rule EW-R4</b>  Earthworks for maintaining or constructing farming tracks	WRCAI supports the submission of Federated Farmers. We are pleased that farm tracks are a permitted activity. Farm tracks are necessary for farmers to provide for their own and worker safe passage across farm, as per Section 5(2) of the RMA. Farm tracks on farmland must be enabled by permitted status, otherwise farmers will be forced to compromise their safety.	We support the permitted status of farm tracks.  WRCAI would like the tracks associated with QEII covenants to be permitted along with all necessary work on those tracks and any replacement tracks that may be required in the situation where a track might be washed out or otherwise be inaccessible.



Ref	Submission	Relief Sought
<b>NFL</b>  <b>Objectives and Policies</b>	<p>WRCAI supports the Federated Farmers submission. The District Plan needs to be clear that access is not available across private land unless with permission from the landowner, this is particularly important for ONFLs and the <i>Coastal Environment</i>. Policies that discuss public access seem to make the assumption that the coastal environment only runs along the beach strip, but actually it extends well back into private, terrestrial land.</p> <p>WRCAI submits that the council should work with the Walking Access Commission and remove all tracks shown on the WAC database that cross private land where the owner has not consented to public access.</p> <p>WRCAI submits that the council needs to take into account the provisions of QEII covenants. Where a covenant allows for, or in fact requires activities it should be accepted that these are for the purpose of the enhancement of the covenant and therefore should be given precedence.</p>	<p><b>NFL-01</b> WRCAI supports Objective NFL-01 that reads <i>The landscape values of <u>Outstanding Natural Features and Landscapes</u> are protected from inappropriate <u>subdivision</u>, land use, and development</i>, as being consistent with Section 6(b) of the RMA, we particularly support the focus on only <i>inappropriate</i> development, rather than protection from all development (such as farming where this land use already occurs.)</p> <p><b>NFL-P2</b> WRCAI submits that Policy NFL-P2 is amended to read <i>Allow for customary harvesting by Mana Whenua within <u>publicly owned Outstanding Natural Features and Landscapes</u> in accordance with tikanga Māori</i> for the reason that access over private property is only at the permission of the landowner and the District Plan must not assume access over private property.</p> <p><b>NFL-P2</b> WRCAI submits that care should be taken with this policy as it applies to the small amount of Maori Freehold land remaining within the district and Land Transfer Act land titles that have been vested as a result of Treaty Settlement. These lands are absolutely also private land and the rule does not in of itself provide for access and allow the activities.</p> <p><b>NFL-P4 (3)</b> WRCAI submits that the activities listed in article (1) also apply to indigenous vegetation removal in ONFLs in the Coastal Environment, because the maintenance of safety (such as around buildings or existing access tracks) and the clearance for new activities (such as beehives and new tracks) will also need to occur within the coastal areas of an ONFL.</p> <p><b>NFL-P5</b> WRCAI supports Policy NFL-P5 Article 2 which provides for existing activities associated with farming to continue, and consequentially we seek that existing farming land use is acknowledged in Schedule 4 to ensure that there is a link between this policy.</p> <p><b>NFL-P6</b> WRCAI seeks an additional clause in Policy NFL-P6 for new activities where they are consistent with underlying zoning (such as the rural zone) and</p>

Ref	Submission	Relief Sought
		<p>with existing land uses (such as farming.)</p> <p><b>NFL 1-6</b> WRCAI submits that where a QEII Covenant and a rule differ, that the provisions of the covenant are given precedence.</p>
<p><b>SCHED4</b> - Outstanding Natural Features and Landscapes</p>	<p>WRCAI submits that where the ONFLs in Schedule 4 meet most of the criteria, that land ownership is noted as either private or central or local government, and actively farmed areas are excluded from ONFL classification, and existing land uses that are occurring on each ONFL noted in the Schedule.</p> <p><b>Criteria.</b> WRCAI supports the use of criteria to ensure that identification has a robust process and is not arbitrary. Most of the criteria should be met before a site is classified as an ONFL. Some of the criteria on their own will not be robust enough. Listing what criteria the ONFL meets will be important when assessing if a proposed activity is consistent with the ONFL values and can be considered appropriate.</p> <p><b>Land ownership.</b> The WRCAI submission differs somewhat from the Federated Farmers submission with regard to ONF.</p> <p>The draft schedule lists four Outstanding Natural Features, some of which are contained within the Greater Wellington Regional Council's East Harbour Regional Park, or as a part of the Department of Conservation Scientific Reserve. WRCAI notes that the ONFs in fact extend over private property as shown in the GIS [Geographic Information Systems] mapping data.</p> <p>Where these ONFs are inside public land, WRCAI supports these features as meeting Section 6(c) matters and deserving of protection.</p> <p>WRCAI notes with concern that the ONFs are extending into private property and this fact has not clearly been communicated to affected landowners.</p> <p>WRCAI notes with concern that outline symbols without fill have been chosen for ONF. It is therefore difficult to immediately</p>	<p>That Schedule 4 for Outstanding Natural Features and Landscapes includes the following information for each ONFL:</p> <p>What criteria the ONFL meets; What land uses are currently present on the ONFL, particularly if primary production land use is present. What the land ownership consists of: either fully within public land or privately owned. Whether or not the site is available for public access. Whether or not any covenant applies.</p> <p>That ONFL boundaries and information are adjusted according to landowner submissions, and actively farmed areas are removed out of ONFL classification.</p> <p>WRCAI asks that the boundaries of the ONFs are limited to publicly-owned land and do not cross over to private property.</p>

Ref	Submission	Relief Sought
	<p>ascertain the extent of each area. This is compounded by the fact that the ONF features are not selectable in the default GIS system provided.</p> <p><b>Outstanding Natural Feature</b></p> <p><b>Turakirae Head ONF</b></p> <p>The headland is partly protected as a Department of Conservation Scientific Reserve. Part of the ONF includes private land.</p> <p><b>Baring Head/Ōrua-pouanui ONF</b></p> <p>Lies partly within Greater Wellington Regional Council's East Harbour Regional Park. Parts of the ONF includes private land. Included within the ONF are parcels of Maori Freehold Land.</p> <p><b>Parangārahu Lakes ONF</b></p> <p>(Lake Kohangapiripiri and Lake Kohangatera)</p> <p>The Parangārahu Lakes are protected and managed along with Pencarrow Head/Te Rae-akiaki as both a Department of Conservation Reserve and as a part of Greater Wellington Regional Council's East Harbour Regional Park. The ONF includes private land. The two lakes are freehold fee-simple titles.</p> <p><b>Mākaro /Ward Island ONF</b></p> <p>The island is private land with a fee-simple title.</p> <p>The schedule lists three Outstanding Natural Landscapes. The South Coast and Remutaka Range ONLs are not exclusively in public ownership, meaning that the classification and regulations will affect private property.</p> <p><b>Outstanding Natural Landscape</b></p> <p><b>South Coast ONL</b></p> <p>Partially within the East Harbour Regional Park, and partially over private property.</p>	

Ref	Submission	Relief Sought
	<p><b>Matiu/Somes Island ONL</b></p> <p>Private land. Part leased by GWRC.</p> <p><b>Remutaka Range ONL</b></p> <p>Remutaka Forest Park and partially over private property.</p> <p>WRCAI submits that the Council carefully considers the submissions of individual landowners regarding ONFLs identified on their properties. Landowners have an intimate knowledge of their land and will be vital for ground-truthing ONFLs and ensuring boundaries are correct.</p> <p><b>Existing land uses must be acknowledged.</b> Where private property is identified as an ONFL, the actively farmed areas must be excluded from ONFL classification. This will ensure that the actively farmed area can continue its current land use without undue hinderance, and it is likely that the natural factors of the ONFL values will be reduced in these areas anyway.</p> <p>The Schedule must acknowledge existing land uses that occur in ONFLs to ensure that any resource consents can be assessed as either appropriate or inappropriate with the character and of the landscape when an activity is being assessed against objectives and policies.</p> <p>A farm activity, such as an over-height farm implement shed, must not be viewed as being inappropriate when it is located in the rural zone on a working farm. Same with plantation or farm forestry, with the NES for Plantation Forestry 2017 requiring that no afforestation must occur on an ONFL, existing forestry must be acknowledged in the schedule as being present. Primary production activities where there is already primary production land use occurring, must not be assessed as being a new activity, but instead as an appropriate continuation of an existing land use.</p> <p>Where land is covered by scrub that does not include a 30 percent or more cover of trees that may be locally expected to reach 5m in height the land may be eligible for forestry for</p>	

Ref	Submission	Relief Sought
	carbon credits	
<b>Rule NFL-R2</b>  Restoration and enhancement activities in Outstanding Natural Features and Landscapes	<p>It is important that restoration and enhancement are permitted to ensure that there is no regulatory disincentive or hinderance to carry out these activities.</p> <p>WRCAI submits that private covenants, especially QEII covenants and their provisions should be given priority over ONF and ONL rules.</p>	<p><b>NFL-R2.1</b> WRCAI supports the permitted status and is pleased that pest and weed control is acknowledged in the District Plan as being an activity that enhances ONFLs.</p> <p><b>NFL-R2.1</b> WRCAI supports the permitted status of activities in accordance with QEII and other covenants.</p>
<b>Rule NFL-R3.1</b>  Indigenous vegetation removal in Outstanding Natural Features and Landscapes	<p>WRCAI supports Federated Farmers submission. WRCAI supports the range for indigenous vegetation clearance activities that can occur as permitted in NFL-R3.1.</p> <p>However further activities need to be included as permitted in Rule NFL-R3:</p> <p>Clearance to maintain and protect electricity supply as required by the Electricity (Hazards from Trees) Regulations 2003. Private landowners must be allowed to maintain their electricity supply on their own property. Where a powerline branches off the distribution line to supply a private house, it is the landowner's responsibility to maintain their own line.</p> <p>Clearance to maintain existing pasture must also be permitted. Scattered indigenous vegetation such as manuka, kanuka and toitoi can start to grow and because they are not palatable to livestock can become established and be detrimental to pasture. Removing scattered specimens from pasture will not have adverse effects on the ONFL values.</p> <p>WRCAI opposes the standards in NFL-S1 applying to the permitted activities in NFL-R3.1, because the area thresholds of 100m2 and 200m2 are much too small for the activities to be carried out as permitted.</p>	<p><b>NFL-R3.1</b> WRCAI seeks that permitted rule NFL-R3.1 also applies to the Coastal Environment.</p> <p><b>NFL-R3.1</b> WRCAI seeks clearance to meet the Electricity (Hazards from Trees) Regulations 2003 is also included as a permitted activity. Private landowners as well as electricity providers will need to carry out clearance to secure their supply.</p> <p><b>NFL-R3.1</b> WRCAI seeks that maintenance of existing farm tracks and fences, as well as clearance for new, is provided for as permitted in clause (viii)</p> <p><b>NFL-R3.1</b> WRCAI seeks a new clause for the clearance of scattered indigenous vegetation to maintain existing productive pasture be permitted.</p> <p><b>NFL-R3.1</b> WRCAI seeks that the standards in NFL-S1 do not apply to the permitted activities in NFL-R3.1, because the area standards of 100m2 and 200m2 are much too small for the activities to be carried out as permitted.</p>
<b>Rule NFL-R7</b>  New farming fences in Outstanding Natural	<p>WRCAI supports the submission of Federated Farmers. Fences must be permitted within ONLs where these are identified over farms. It is highly likely that new fences will be built within ONLs as farmers are meeting their stock exclusion</p>	<p><b>NFL-R7</b> WRCAI supports the Federated Farmers position. WRCAI supports the permitted status of fences in ONFLs, although the restriction to only post and wire is unnecessary. Post and rail fences will not impact ONFL values where these are identified over</p>

Ref	Submission	Relief Sought
Features and Landscapes	obligations or voluntarily retiring land. Federated Farmers asks why fencing is restricted to post and wire only as a permitted activity. Post and rail fences will be necessary where these form yards, races, or even around farm buildings. These examples of post and rail fences will be consistent with the existing farmland use and must also be permitted. It is unnecessary to have restricted discretionary status for these activities.	farms and must also be permitted.
<b>Rule NFL-R8</b>  Additions to existing buildings and structures in Outstanding Natural Features and Landscapes  <b>Rule NFL-R9</b>  New buildings and structures in Outstanding Natural Features and Landscapes	WRCAI supports the submission of Federated Farmers. WRCAI supports the permitted status of additions to buildings and structures in ONLs. Permitted status for new buildings that are associated with an established land use, such as new farm building on land used for farming, is also supported.	<b>NFL-R8</b> Additions to existing buildings and structures and new buildings and structures that are associated with an existing lawfully established land use, have permitted status.
<b>Standard NFL-S1</b>  Indigenous vegetation removal in Outstanding Natural Features and Landscapes	WRCAI supports the submission of Federated Farmers. It is unclear how the area limits in NFL-S1 interact with the activity-based rule in NFL-R3. It appears that the activity-based NFL-R3 does not impose area limits on clearance when it is for one of the listed activities, yet the area thresholds in NFL-S1 are too small for most of the listed activities to comply as permitted, for example 200m <sup>2</sup> limit in NFL-S1 is much too small for a farm or walking track.	<b>NFL-S1</b> Federated Farmers submits that the area limits in NFL-S1 do not apply to the Rule NFL-R3, because the 100m <sup>2</sup> and 200m <sup>2</sup> standards are too small for the necessary activities listed in NFL-R3 to occur as permitted.  WRCAI also seeks that the coastal environment has the same area standards as the ONFL standards.
<b>Standard NFL-S2</b>  New buildings and structures and additions to existing buildings and structures in Outstanding Natural Features and Landscapes	WRCAI supports the submission of Federated Farmers. 50m <sup>2</sup> is much too small for a useful and functional farm building. Can a landowner save several years of allowance and build a bigger shed? Even a basic small two-bay shed with bays 4.5m wide and 6m deep will be 54m <sup>2</sup> and need resource consent. These sheds will be necessary to store hay, such as animal shelters, park farm vehicles and equipment. This four-bay shed will be 18m long and 6m deep and is not an out-of-the-ordinary shed but will need	<b>NFL-S2</b> WRCAI submits that the same Rural Zone floor area limits for buildings apply to farm buildings within ONFLs.



Ref	Submission	Relief Sought
	<p>resource consent for both the floor area and the height.</p> <p>Within ONLs , new buildings of 50sq m over 5yrs or 10 sq m per year is unpractical and unreasonable.</p> <p>The underlying zone floor area standards will be sufficient to maintain the values of the ONFL where it occurs over the rural zone and is used for farming purposes. This means that the buildings will be consistent with the existing landscape values which will include existing farming. This standard highlights the problem with identifying working farm areas as ONFLs, as it will hinder the working aspect of a land use that is already occurring.</p>	
<b>NATC-R6</b> Rural Zones	WRCAI submits that the fences should not be limited to post and wire.	Extend the permitted status to post and rail fences.

NOISE		
Reference	Submission	Relief Sought
Noise chapter	WRCAI supports the submission of Federated Farmers. We support the 'Note' on application of noise rules clause (i) that rural activities including, agricultural vehicles, machinery or equipment used on a seasonal or intermittent basis in the Rural Zones, which are a permitted activity in the relevant Rural Zone, are exempt from the noise rules and standards.	That Rural activities including, agricultural vehicles, machinery or equipment used on a seasonal or intermittent basis in the Rural Zones, which are a permitted activity in the relevant Rural Zone, are exempt from Noise rules and standards.

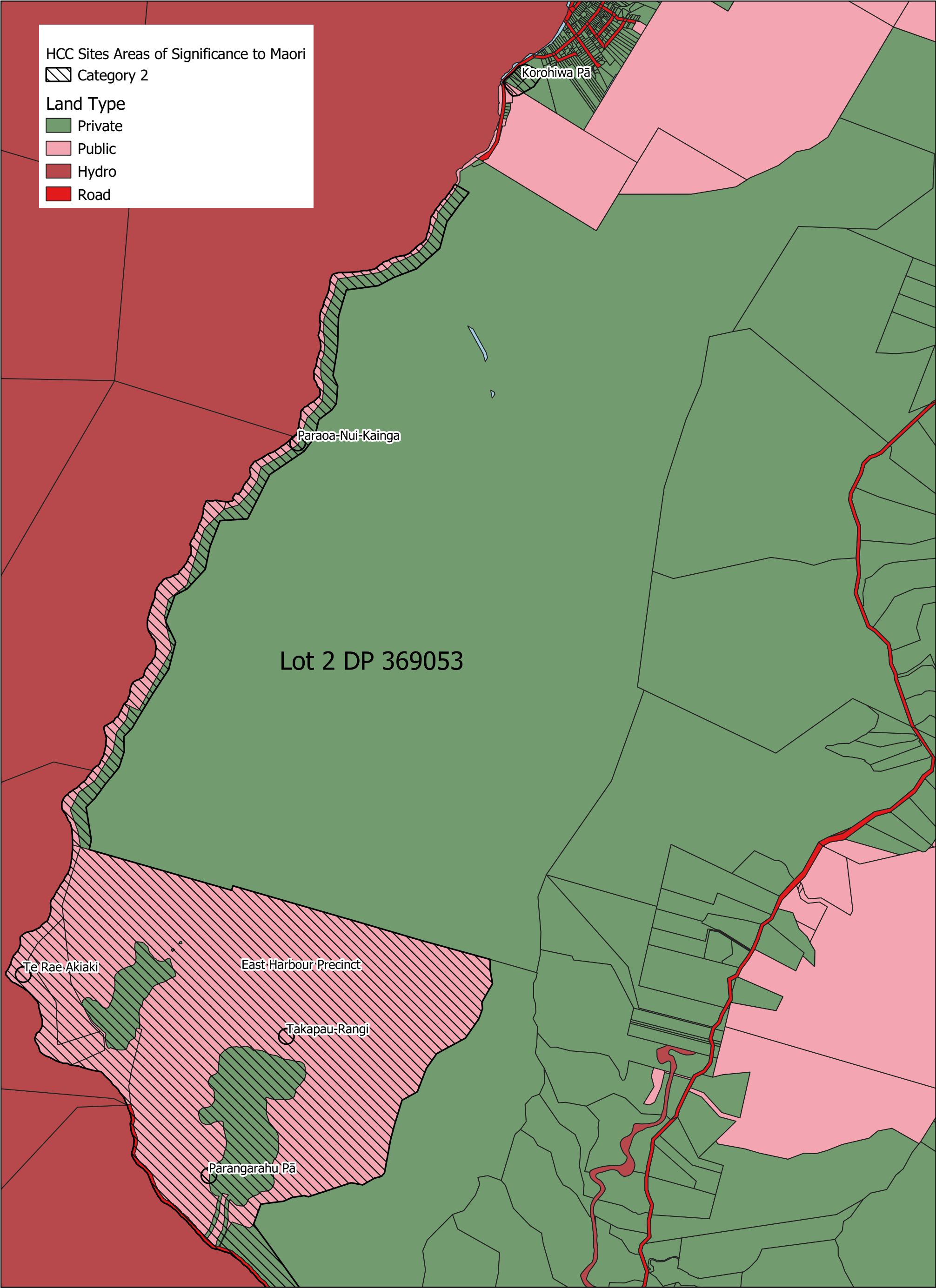
<b>GRUZ – General Rural Zone</b>		
<b>Reference</b>	<b>Submission</b>	<b>Relief Sought</b>
<b>GRUZ-HPLO-01</b> Highly Productive Land Overlay	<p>We object to the Highly Productive Land Overlay being applied to rural properties. Mapping this overlay is a role for the GWRC.</p> <p>The current methodology for determining the HPLO is to map Land Use Capability Levels 1, 2 &amp; 3. The underlying map data is over forty years old and is associated with analogue maps of a scale of 1:50,000. We submit that the underlying data is not fit for purpose for the mapping of land within the district.</p> <p>WRCAI submits that the HPLO overlays for properties in Moores Valley and Wainuiomata North are fragmented and do not form any large continuous meaningful areas. We submit that when viewed at the proper scale (1:50,000), the areas shown are virtually invisible.</p> <p>WRCAI submits that the HPLO overlays for Coast Road can not be justified given the history of the area. If the land was highly productive, there would be compelling evidence with the history of production in the area.</p>	We ask that the HPLO overlay is removed from rural zoned properties.
<b>Natural Hazards</b>		
<b>NH-P12</b> Slope Assessment Overlay	<p>We note that the Slope Overlay has been applied to General Rural land in the Moores Valley area but not Coast Road or Gollans Valley. We submit that the inclusion of the overlay is inconsistent. The description of the overlay indicates that it relates to the establishment of houses. The overlay is not appropriate for a General Rural property with access constraints.</p>	We ask that the slope overlay is removed from rural zoned properties.

PUBLIC ACCESS		
Reference	Submission	Relief Sought
<b>Objective PA-O1</b>	<p>WRCAI supports the submission of Federated Farmers. The District Plan must not override landowners right to grant or deny access over their private property. The District Plan needs to be clear that access is not available across private land unless with permission from the landowner.</p> <p>Policy PA-P3 recognises that there will be circumstances where it is appropriate to restrict public access, the objective must also reflect this.</p> <p>We agree with Federated Farmers and their recommendation that the Central Hawkes Bay District Plan 2024 is looked to as a good example of a public access objective, as it reads: <i>Practical and safe public access to and along the margins of lakes and rivers and the coast is maintained and enhanced in a way that respects private property and does not result in adverse effects on natural character, landscape, indigenous biodiversity, historical heritage or cultural values.</i></p>	<p>We submit that Objective PA-O1 is amended to read:</p> <p><i>Public access to and along rivers, lakes, and the coastal marine area is maintained and enhanced <u>where appropriate, in a way that respects private property.</u></i></p> <p>We ask that the council communicates with the Walking Access Commission and removes the part of the Wainuiomata Centre Track from the database.</p>
<b>Policy PA-P3</b>	<p>WRCAI supports the submission of Federated Farmers. WRCAI supports a policy that provides for circumstances where public access is not appropriate and needs to be restricted.</p> <p>We agree with the list of circumstances in article a) however the addition of private property must also be included.</p> <p>There is no general right of public access across private land. Owners of private land have the right of exclusive occupation and enjoyment of that land. This right is enforceable under the provisions of the Trespass Act 1980.</p> <p>The addition of private property in Policy PA-P3 will be relevant to landowners who may need resource consent under Rules NFL-R2.2 NFL-R4.2, NFL-R7.2, NFL-R8.2, NFL-R9.2, NFL-R9.3 where Policy PA-P3 is listed as a matter of discretion. Assessing public access opportunities will be unjustified when a haybarn is over the floor area or the fence is not post-and-wire. Landowners should not be required to defend their right to deny or grant access over their private land during a resource consent application that is not really related to the subject.</p>	<p><b>PA-P3</b> We seek an additional clause in PA-P3.1 for private property as a matter where it is appropriate to restrict public access. Public access over private property is only at the landowner's permission and the District Plan must not compel public access.</p>

Reference	Submission	Relief Sought
<b>Sites and in Areas of Significance to Māori</b>	<p>WRCAI submits that the statutory acknowledgements associated with Treaty Settlements do not affect private land. WRCAI submits that it is problematic for the Sites of Significance text in the proposed District Plan to refer to areas identified in the settlement legislation but then to not actually to reflect the areas specified in the legislation.</p> <p>WRCAI submits that the areas of statutory acknowledgement do not include private rural land in the wider Wainuiomata area. If this is done, the defined areas for Wainuiomata would greatly increase. The statutory acknowledgement areas should form the great bulk of the identified sites of significance to Maori.</p> <p>The fact that a dendroglyphs site that is identified in the report text as associated with the settlement is shown at Baring Head, when the actual location of the sites is in fact kilometres to the north raises serious questions about the accuracy of the identification of the sites.</p> <p>See Maps 1-7 to see the sites of significance to Maori in relation to private and public land and in comparison to statutory acknowledgement areas.</p>	WRCAI asks that the chapter be withdrawn and be revised along with the maps.
<b>Standard EW-S9</b> Earthworks on Sites and in Areas of Significance to Māori	<p>WRCAI's opinion on Standard EW-S9 for Areas of Significance to Māori is that area limit of 50m<sup>2</sup> is much too small for normal farming activities to occur within that area.</p> <p>WRCAI's opinion on Sites of Significance to Maori is that earthwork restrictions should be limited to known and long defined areas of land disturbance or other long identified features. Land disturbance should be restricted for instance for known pa site earthworks.</p>	WRCAI submits that 50m <sup>2</sup> area limit is too small for normal farming activities, where Areas of Significance to Māori occur over privately-owned farm properties.

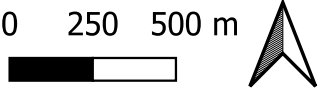
2 May 2025

Craig Innes  
 Chairman  
 Wainuiomata Rural Community Association Incorporated

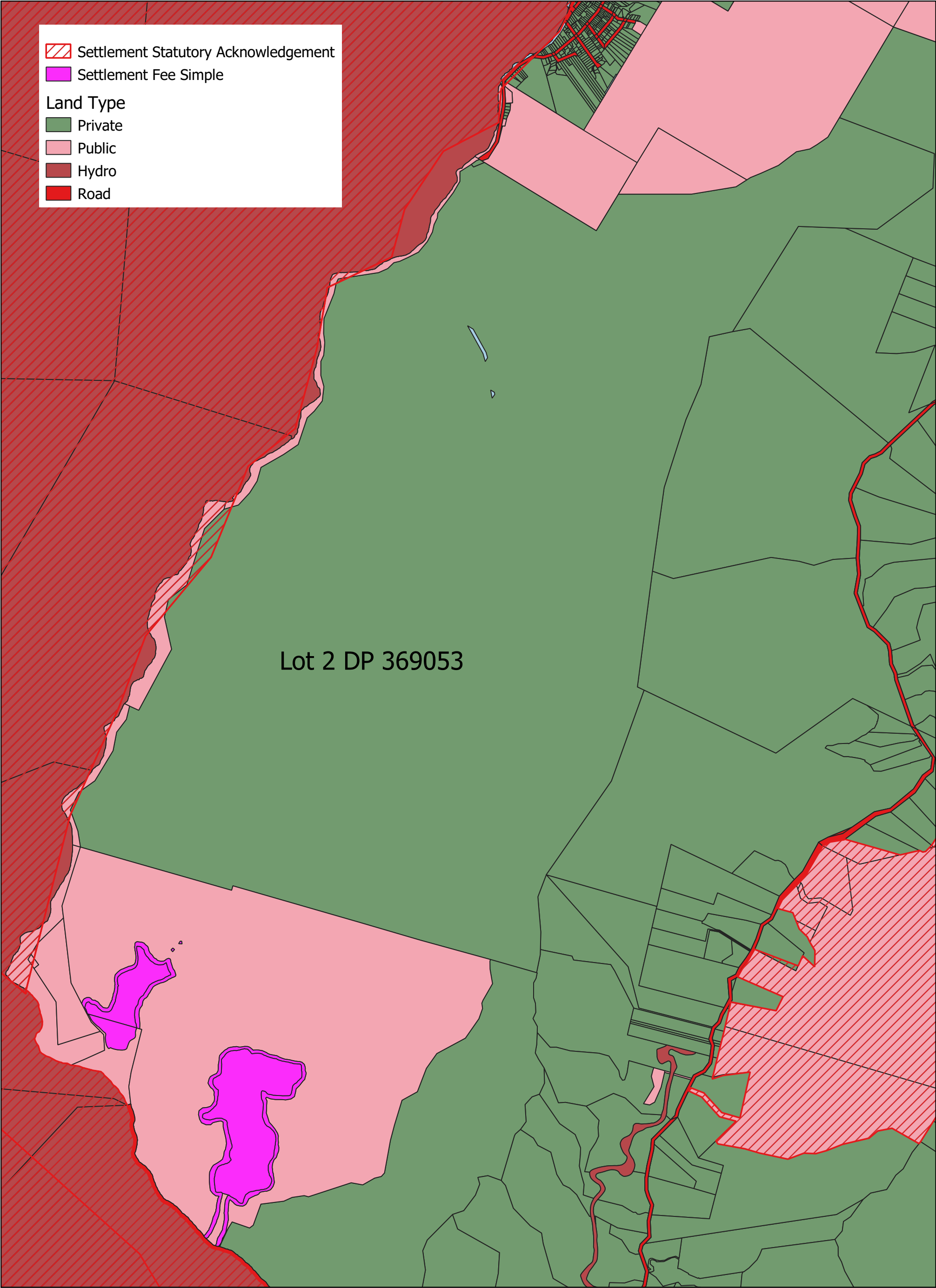


Lot 2 DP 369053  
HCC Sites of Significance for Maori

C Innes April 2025 Source: LINZ Property Titles, HCC data

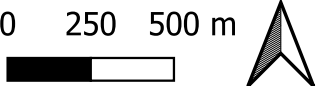




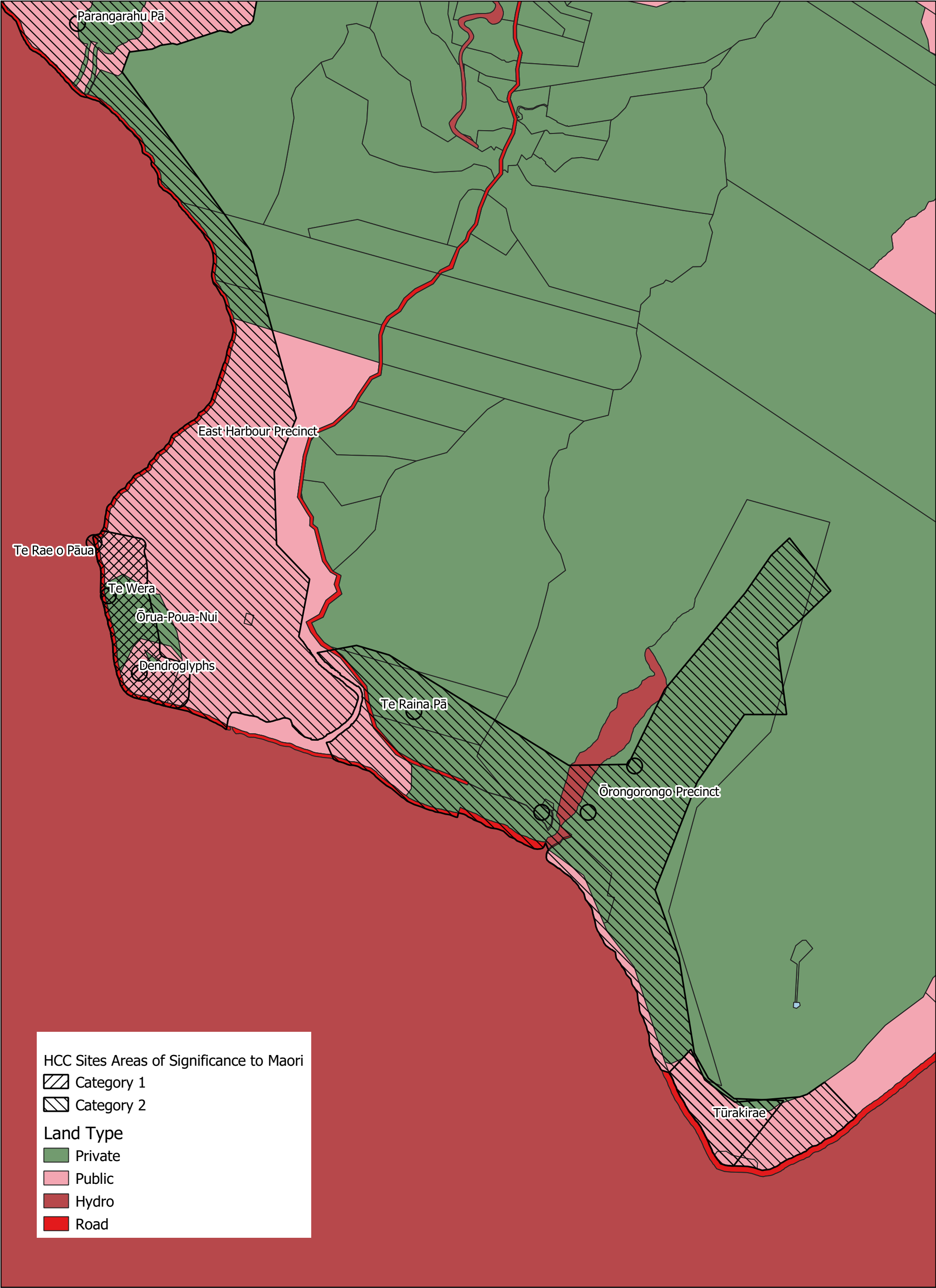


Lot 2 DP 369053  
Statutory Acknowledgement Treaty Settlements

C Innes April 2025 Source:  
LINZ Property Titles, Te Arawhiti (OIA)

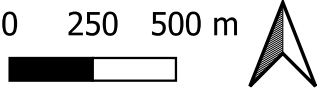


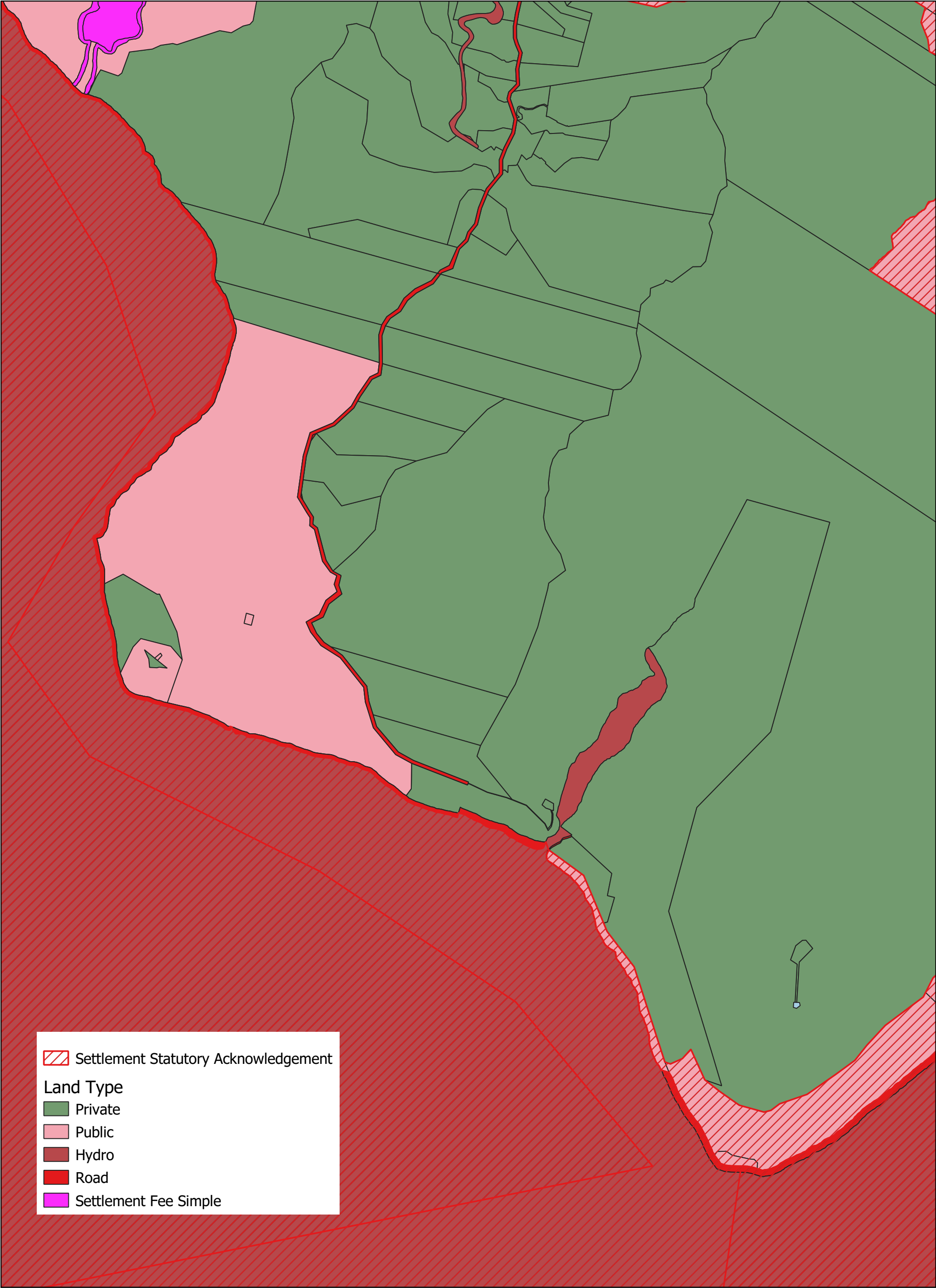










Baring Head to Orongorongo  
HCC Sites of Significance for Maori

C Innes April 2025 Source: LINZ Property Titles, HCC data

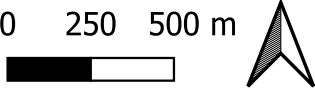




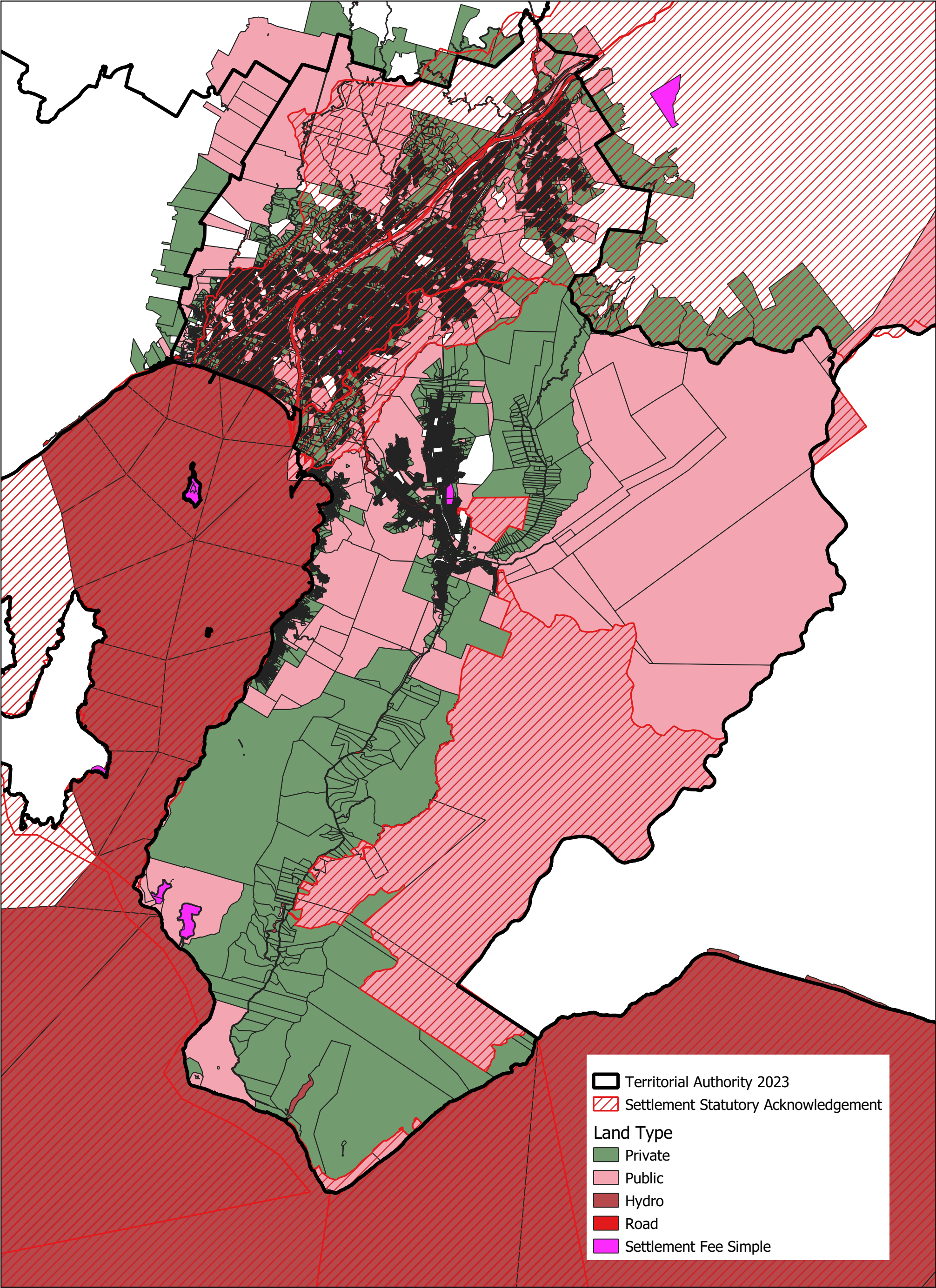
-  Settlement Statutory Acknowledgement
- Land Type**
-  Private
  -  Public
  -  Hydro
  -  Road
  -  Settlement Fee Simple

Baring Head to Orongorongo  
Statutory Acknowledgement

C Innes April 2025 Source: LINZ Property Titles, HCC data







Territorial Authority 2023

Settlement Statutory Acknowledgement

Land Type

Private

Public

Hydro

Road

Settlement Fee Simple





