

Submission on publicly notified proposed district plan

Clause 6 of Schedule 1, Resource Management Act 1991

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If your submission does not include your name and an address for service, it will be rejected.

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To: Chief Executive, Hutt City Council

Via email to district.plan@huttcity.govt.nz.

1. This is a submission from Duane Pirimona and Alison Pirimona of the Pirimona Family Trust on the Proposed Lower Hutt District Plan 2025. Alison Pirimona will be the contact person for the submission and can be contacted on the below email address or on phone number [REDACTED]
[REDACTED]
2. The email address for service is a.pirimona@xtra.co.nz
3. We could not gain an advantage in trade competition through this submission.

4. The specific provisions of the proposal that our submission relates to, our submission on those provisions, and the decisions we seek are shown in the below table. We also seek all further, alternative, necessary, or consequential relief as may be necessary to fully achieve the relief sought in this submission.
5. Alison wishes to be heard in support of our submission.
6. If others make a similar submission, we will consider presenting a joint case with them at the hearing.

Introduction

7. We are the owners of 43 Crowther Road, Wainuiomata (see maps below) and under the proposed District Plan our property continues to be zoned General Rural. We hereby seek rezoning of this property from General Rural to the new Rural Lifestyle Zone (previously the Rural Residential zone). We believe that this is the best zoning for the property as at 3.3798ha it is already outside the minimum lot size of 15ha required under the General Rural zone rules and is most similar in nature to the neighbouring smaller sized properties on the Eastern side of Crowther Road and throughout Moores Valley Road that are proposed to be zoned Rural Lifestyle. We seek this change partly so that we may in the future be able to submit a subdivision proposal that can be assessed under the Rural Lifestyle rules (so that a family member can build a home on part of the land) but mostly because we do not believe the current General Rural zoning adequately reflects the nature and characteristics of the property. We do not agree that the proposed Highly Productive Land zone overlay should be applied to this property as the LUC3 soil type is not any different to the soils of neighbouring properties proposed to be zoned Rural Lifestyle and we submit that the overlay has only been applied due to the underlying rural zoning, with no soil tests being done to ascertain the suitability of the site for highly productive land use activities. Whilst the National Policy Statement on Highly Productive Land 2022 is intent on restricting the subdivision or rezoning of Highly Productive Land (HPL), we believe this should apply to land that is of a size and soil type where primary production is commercially viable and understand from an announcement by MP Chris Bishop in March 2025 that the policy legislation is currently under review to remove LUC3 soil types from the HPL classification. We do understand that the Council is bound by the directive of the National Policy Statement on Highly productive land in terms of rezoning land, but are hopeful that the upcoming legislation change removing LUC3 soil types from the HPL can be kept in mind when considering our submission. We also would like to focus Council's attention on the large block of land at the end of Brookfield Lane which wraps around the rear of our property and the fact that this site is proposed to be zoned Rural Lifestyle under the proposed District Plan review - it is one of the most commercially viable areas of land for

rural farming activities in the whole valley and was in the past a working farm, and yet it is proposed to be zoned Rural Lifestyle under the District Plan review.

In summary we believe that in reclassifying our block of land as Rural Lifestyle Council would be enhancing the amenity values of the area by maintaining a more consistent approach to the zoning – aligning our property with similar properties surrounding us - and there would be no detrimental effects to the environment as any potential future subdivision would be managed under the provisions of the Rural Lifestyle Zone in just the same way as the other surrounding small landholdings.



43 Crowther Road highlighted in blue lines



Proposed Zoning – Yellow = Rural Lifestyle Zone
Green = General Rural, Grey = Highly Productive Land overlay

Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1.	Maps	Zoning of 43 Crowther Road, Wainuiomata	oppose	<p>We seek 43 Crowther Road to be rezoned from General Rural to Rural Lifestyle as we believe the attributes of the property (being a small lifestyle block already well under the minimum lot size for the General Rural zone) would be better suited to a Rural Lifestyle classification.</p> <p>There is very little, if any, difference between our property and those on the eastern side of Crowther Road (or indeed most of Moores Valley) that are to be zoned Rural Lifestyle. Our request hopes to better align our property with those of similar characteristics in the area and by doing so to enhance the consistency of the District Plan.</p>	Rezoning of 43 Crowther Road from General Rural to Rural Lifestyle

#	Chapter	Provision	Position	Reasons	Relief sought
2.	Maps	Highly Productive Land Overlay on 43 Crowther Road	Oppose	43 Crowther Road is not suitable for commercially viable primary production due to climate, soil type, and areas of significant natural resources (native bush) The property has been classified as having an LUC3 soil type. We believe this soil type is currently being removed from the National Policy Statement for Highly Productive Land and hope this can be taken into consideration when Council considers our request.	Removal of Highly Productive Land overlay from 43 Crowther Road if our request for rezoning to Rural Lifestyle is not approved (we believe if rezoning is approved there would be no need for the HPL overlay as it only applies to Rural zoned land)