Submission on publicly notified proposed district plan

Clause 6 of Schedule 1, Resource Management Act 1991

Privacy Statement

Your submission must include your name, and an address for service (preferably email, but you can use a postal address). All information you include in this submission, including your name and address for service, will be provided to other submitters and published on Hutt City Council's website. Paper copies may also be made available. Hutt City Council is required to collect and publish this information to carry out its functions under the Resource Management Act 1991 and to enable others to take part in the district plan process. The Council, other submitters, and the Environment Court may need to contact you during this process.

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

While the Council will retain all information provided in your submission in secure council systems, all contact details will be removed from any documents published on Council's website once the district plan process is complete. However, your name and the contents of your submission will still appear in these documents.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at contact@huttcity.govt.nz, call 04-570-6666, or write to us at Private Bag 31912, Lower Hutt 5040.

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



- 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

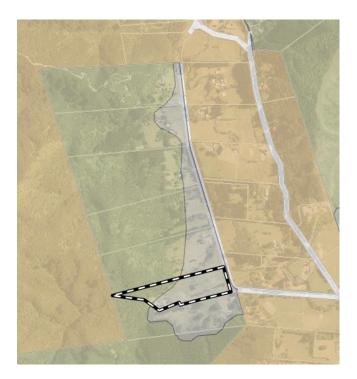
7. We are the owners of 43 Crowther Road, Wainuiomata (see maps below) and under the proposed District Plan our property continues to be zoned General Rural. We hereby seek rezoning of this property from General Rural to the new Rural Lifestyle Zone (previously the Rural Residential zone). We believe 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 out 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	oppose	We seek 43 Crowther Road to be	Rezoning of 43 Crowther Road from
		Crowther Road,		rezoned from General Rural to	General Rural to Rural Lifestyle
		Wainuiomata		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.	
				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.	

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