

RMA Form 5

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 CLAUDIA AND JOHN RILEY on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is sadjanine@gmail.com.
3. I could not gain an advantage in trade competition through this submission.
4. I am directly affected by an effect of the subject matter of the submission that:
 - a. Adversely affects the environment, and
 - b. Does not relate to trade competition or the effects of trade competition.

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

Overview

We wish to make a submission about the disparity in zoning and treatment of properties in Moores Valley, and specifically in Crowther Road.

There are 7 properties (house numbers 41, 43, 65, 69, 89 107,115) which are zoned Rural.

The rest of the properties in Crowther Road and Moores Valley Road are zoned as Rural Residential (proposed Lifestyle Rural).

There is no “Rural” activity in Crowther Road. All the properties are lifestyle blocks, with a horse or a handful of sheep, specifically hobby farming, or lifestyle farming.

Other properties are a base for a business or for working from home offices. There is no fibre or high speed internet access for these businesses or offices, all working on a ADSL/VDSL through the copper phone lines. There is no proposal to increase access to high speed internet in the area.

Several properties on Crowther Road/Moores Valley Road have been subdivided (and some subdivisions further subdivided) and built on (or in the process of being built on) making the sections even smaller. (House numbers 32 Crowther Road/469 Moores Valley Road/471 Moores Valley Road) (74 Crowther Road/84 Crowther Road) (98 Crowther Road/515 Moores Valley Road) are examples.

Several properties have not been subdivided (or further subdivided) but have build additional dwellings on their properties). (House numbers 41 Crowther Road, 32 Crowther Road)

There has been a proposed **highly productive land** overlay on a small strip on the flat part of the properties zoned as Rural.

Your definition of **highly productive land** is not in plain language, and the links in it just take you round in a loop with no further explanation.

None if the land being proposed as “highly productive” has anything other than grass growing on it. The flat land would be the ideal place for building or subdividing in future.

To be “highly productive land” - which we assume is a commercial farming operation such as arable, horticulture or animal crop growing - the whole area would need to be cleared. This would create a potentially erosion and slip prone site. The sections are not big enough to make a commercially viable farm. Each already has at least one dwelling on it, so should not be zoned as Rural.

We also propose that the **natural hazards - earthquake and landslide** overlay be removed. We have lived at this property for 23 years, through some large earthquakes and heavy rain which has cut off the valley. There have never been any landslides or movement of this hill. There is a forest at the top that acts as a sponge to hold onto water, and stabilises the hillside.

The hillside would only potentially be prone to landslide if it was developed for rural production and the forest was cleared.

If low density housing (2-3 more dwellings per property, comparable with what is allowed on much smaller sections in Wainuiomata) were added, then there would be no landslide risk as the hillside does not need to be cleared.

There is a disparity in the ability to build, where in central Wainuiomata 3 houses can be built on a small section, and where there is plenty of room to build low density housing in a rural setting, no building is allowed.

Several of these properties would like their adult children to be able to build their own dwellings on their properties, keeping the land in the family.

The attached map shows the affected properties being treated differently.

Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1	Maps – Moores Valley Road and Crowther Road	Map overlay Rural, Lifestyle Rural	Oppose	No reason to differentiate these properties from the rest of the properties on this Road, or in moores valley.	Change the zoning of the properties in Crowther Road from Rural to match the other properties in the area (Rural Residential – which is changing its name to Lifestyle Rural). Enable subdividing or building of additional dwellings, comparable with other properties in the same road, and with smaller properties in Wainuiomata.
2	Maps – Moores Valley Road and Crowther Road	Map overlay highly productive land	Oppose	There is no highly productive land, these are all lifestyle properties without enough land to run a highly productive farm.	Remove highly productive land overlay on these properties
3	Maps – Moores Valley Road and Crowther Road	Map overlay natural hazards - earthquake and landslide	Oppose	There is no risk from landslide or earthquake. The area has been through big earthquakes and flooding/storms with no slip or movement on the hills, due to the forest planted on the hills.	Remove the natural hazards - earthquake and landslide from these properties

Legal Description LOT 12 OF
43012 14D/1114

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- Proposed:** 18 Mar 2025
Revision: 18 Mar 2025
 [Change](#)

The following information applies to this property

Zone

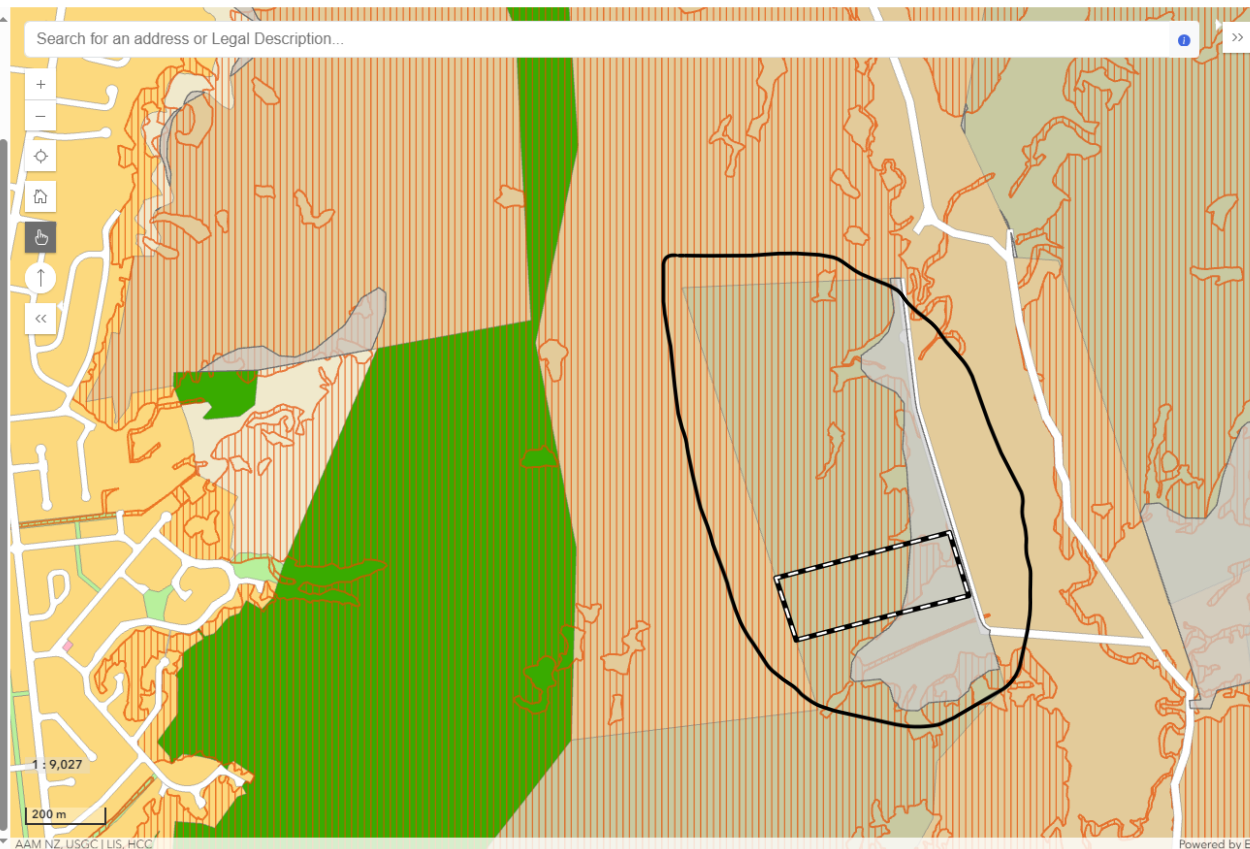
- ☒ General Rural Zone
- View section

Hazards and Risks — Slope Assessment Overlay

- ☒
- Slope Assessment Overlay ⓘ
-

Other

- ☒ **Highly Productive Land Overlay** ⓘ



Map Tools

Map Layers ^

- ☒ Zone
- ☒ Informational
- ☒ Hazards and Risks
- ☒ Energy Infrastructure and Transport
- ☒ Natural Environment Values
- ☒ Other
- ☐ Designations
- ☒ Historical and Cultural Overlays
- ☒ Precincts

Transparency

Basemaps Measure

- Draw ▾
- Text ▾
- Coordinates ▾

Legend

Help

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