

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 email or postal 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

1. This is a submission from:

Full name OR Company/organisation	LYLE EARL
Contact person <i>if different</i>	/
Email address <i>the Council, hearing panel, and courts will use this to contact you, and will publish this information so other submitters can contact you if necessary</i>	lylee.earl@gmail.com
Postal address <i>Required if you did not provide an email address, otherwise optional</i>	/
Phone <i>optional</i>	[REDACTED]

3. This is a submission on the Proposed Lower Hutt District Plan 2025.

4. I ☐ could ☒ could not gain an advantage in trade competition through this submission.
(Please tick one)

5. If you could gain an advantage in trade competition through this submission:

- I ☐ **am** ☐ **am not** directly affected by an effect of the subject matter of that submission that—
- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition:

(you must tick one if you answered "could" to the question in paragraph 3 above)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

6. The specific provisions of the proposal that my submission relates to are:

Give details:

SEE ATTACHED:- RMA Form 5 - Attachment to
Submission from Lyle Earl

(We recommend using additional pages if your submission is lengthy)

7. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

See Attached:- RMA Form 5 - Attachment to
Submission from Lyle Earl

(We recommend using additional pages if your submission is lengthy)

8. I seek the following decision from Hutt City Council:

Give precise details:

See Attached:- RMA Form 5 - Attachment to
Submission from Lyle Earl

(We recommend using additional pages if your submission is lengthy)

9. I ☒ **wish** ☐ **do not wish** to be heard in support of my submission.
- (please tick one)

10. If others make a similar submission,

- I ☐ **will** ☒ **will not** consider presenting a joint case with them at the hearing.
- (please tick one)

Signature of submitter:

(or person authorised to sign on
behalf of submitter)

(a signature is not required if you make your submission by electronic means)

L E Earl

28/2/25

Date

Where to send your submission

- **By email (preferred):** district.plan@huttcity.govt.nz
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

RMA Form 5 – Attachment to submission from Lyle Earl

Items 6, 7 and 8: The specific provisions of the proposal that my submission relates to are:
/my submission is: /I seek the following decisions from Council:

1. Chapter: Subdivision

Provision: SUB - S1, Allotment Size, Zone/Rural Zone/5. Rural Lifestyle, Minimum allotment size 1ha.

Position: Support.

Reasons: I note the proposal to allow minimum RLZ lots of 1ha was comprehensively consulted on by Council in 2014/15 as part of the Urban Growth Strategy, including public hearings at that time, and was adopted as part of the UGS by Council in 2016.

It is my opinion that 1ha is entirely appropriate for the following reasons:

(i) Efficiency

It is a more efficient use of rural lifestyle land to allow a wider range of lot sizes down to a minimum of 1ha. The actual lot sizes that develop over time in the RLZ will be dependent on a range of factors applicable to the actual site, particularly relating to it's topography and access;

- Where land is flat, with easy access, smaller lots down to 1ha may be developed.
- Where land is steeper and either less “useful” or with more difficult access, larger lots are likely to remain or may be developed. Some owners will prefer to only have a good house site, maybe on a hill, surrounded by bush rather than paddocks.
- Residents needs/proposed use and the perceived value of lots will also be a major factor determining the range of lot sizes that will be developed over time.

(ii) Amenity

The amenity of the RLZ will be enhanced by the development of smaller rural lots and owners resource input, both time and money, by;

- Planting trees
- Shelter belts
- Fences
- Pasture care etc

As an example, I note there are already a number of 1ha lots or less at the beginning of Moores Valley Road (in the vicinity of Whitcher Grove) whose development, (under the

previous Hutt County Council), has significantly enhanced the amenity value of the area and is entirely consistent with (and indistinguishable from) a Rural Lifestyle character.

There is 1 property under 0.5ha, a further 5 properties between 0.5ha and 1ha and a further 9 adjacent properties between 1ha and 1.5ha. It is likely these properties were all developed as is largely due to their topography and access, as detailed in (i) Efficiency, above.

(iii) Environmental Impact

The main environmental impacts of additional/smaller RLZ lots would be:

- Waste Water disposal on site. There are strict requirements for investigation and design of waste water disposal and modern treatment systems are extremely safe and effective and can easily be provided on a 1ha site.
- Water Supply. Rain (and bore) water can be effectively and safely provided on site using modern filter and sterilization systems.
- Air Quality. NZ National Environmental Standards for air quality sets maximum particulate limits for wood burners that only apply to properties less than 2ha ie there is generally no limit applied to wood burners installed in rural properties 2ha and above. So, in fact, lots smaller than 2ha may have lower particulate output limits (currently 1.5g/kg) than those 2ha and above (currently no limit).
- Roading Infrastructure. Existing traffic volumes on existing RLZ roads are generally low. Additional traffic would be generated by additional lots over time and it may be beneficial to progressively provide some safety improvements at the appropriate time depending on the particular road. This may be providing additional verges at some locations or the provision of improved site lines on corners where they have not already been implemented. The lowering of some speed limits may be appropriate. There is no need to prevent further development on a perceived need to protect Council's roading Infrastructure.
- I note that other environmental impacts have been comprehensively addressed in Council's Section 32 Evaluation Report – Rural Zones, which notes there is no risk of inconsistency with the National Resources Plan, other than possibly earthworks and vegetation clearance and these issues are addressed in rules contained in other Section 32 Evaluation Reports.

(iiii) Rural Residential Zones in other regions of NZ

To meet Residents requirements and support further development, many other cities in NZ already allow minimum rural lifestyle lots less than Hutt City's 2ha minimum, including

Auckland, Hamilton, Tauranga, Christchurch and others. Hutt City's application of a minimum 2ha RLZ lot size appears out of step with other regions of N Z.

Relief Sought: Keep provision.

2. Chapter: RLZ – Rural Lifestyle Zone

Provision: Whole Chapter

Position: Support

Reasons: Adequately addresses all issues relating to the RLZ

Relief Sought: Keep provision