

Hi and thank you for allowing me to speak to my submission. Unfortunately I could not make the informal pre hearing meeting outlining details of what to expect today, so please interrupt me and give guidance if necessary if you believe anything I'm saying lacks relevance or is outside the format for the hearing.

As a short introduction my name is Alison Pirimona and I worked for the Planning Department of Hutt City Council back in the late 1980s and was part of the team that set up the new planning department in the newly renovated Council buildings. I was secretary to the then Director of Planning Roger Reid and gained a very basic knowledge of town planning and its many challenges during this time. I also spent some 22 years working as a rating valuation officer for Quotable Value – and completed many rating assessments for Hutt City Council during that time.

My husband Duane and I are trustees of the Pirimona Family Trust which owns the property at 43 Crowther Road at the northern end of Moores Valley in Wainuiomata. We have lived on the property for 35 years. During this time we have had various informal discussions with Council officers over our property's zoning. At times different planning officer's have agreed with us that the area on the western side of Crowther Road is a bit of an anomaly given that the nature and size of the sites is very similar to those on the eastern side of Crowther Road zoned Rural Lifestyle, and certainly align very closely with other nearby RLZ zoned sites on the Eastern side of Moores Valley Road. We had been told if we wanted to dispute the zoning we would need to make a submission when the District Plan was reviewed. So we did - our submission requesting rezoning of our land from GRUZ to RLZ was made to the Proposed Lower Hutt District Plan 2025.

Our reasons – Our site is small – 3.3ha and already well below the minimum lot size of 15ha required by the District Plan for GRUZ land – indeed all the sites zoned GRUZ on the Western side of Crowther Road are between 3.3ha and 8.8ha with most being around 7ha, so they all fall outside the provisions of the existing Operational District Plan for the GRUZ. Benefits of the rural zoning such as additional dwellings provided for as of right are unable to be realised due to the small lot size and most of the sites rise steeply towards the rear and largely covered by native bush which further restricts rural activities on them and lends more towards activities in the RLZ.

If my interpretation of the rebuttal evidence is correct, I understand that the NPS-HPL sets out that a regional council is to identify and map this Highly Productive land, and if this has not been done (I believe it hasn't in our case) then the interim provision means land that is zoned General Rural and that has been mapped as Land Use Capability Class 3 as mapped by the NZ Land Resource Inventory is to be considered Highly Productive Land and as such a Council may not rezone such land to an urban or rural lifestyle zone. Council officers have determined in view of this that our submission, and that of our neighbour's John and Claudia Riley – can not be supported.

Surely this is not the intention of the NPS-HPL. I totally agree that highly productive farmland should remain as such and the District Plans of all NZs Council's should be protecting and indeed prioritising the protection of such land - places like Pukekohe for instance where productive farmland is being split up and sold off to developers and its primary production capability will be lost forever, however this is certainly not the case here. There is no commercial primary production on our property or any of the properties along the western side of Crowther Road and the properties do not contain soils that are any different to the surrounding lifestyle blocks on the eastern side of Crowther Road or throughout Moores Valley Road all of which are all zoned RLZ. I challenge anyone to produce anything commercially viable in the cold and topsoil lacking land that I own and feel that the hearing

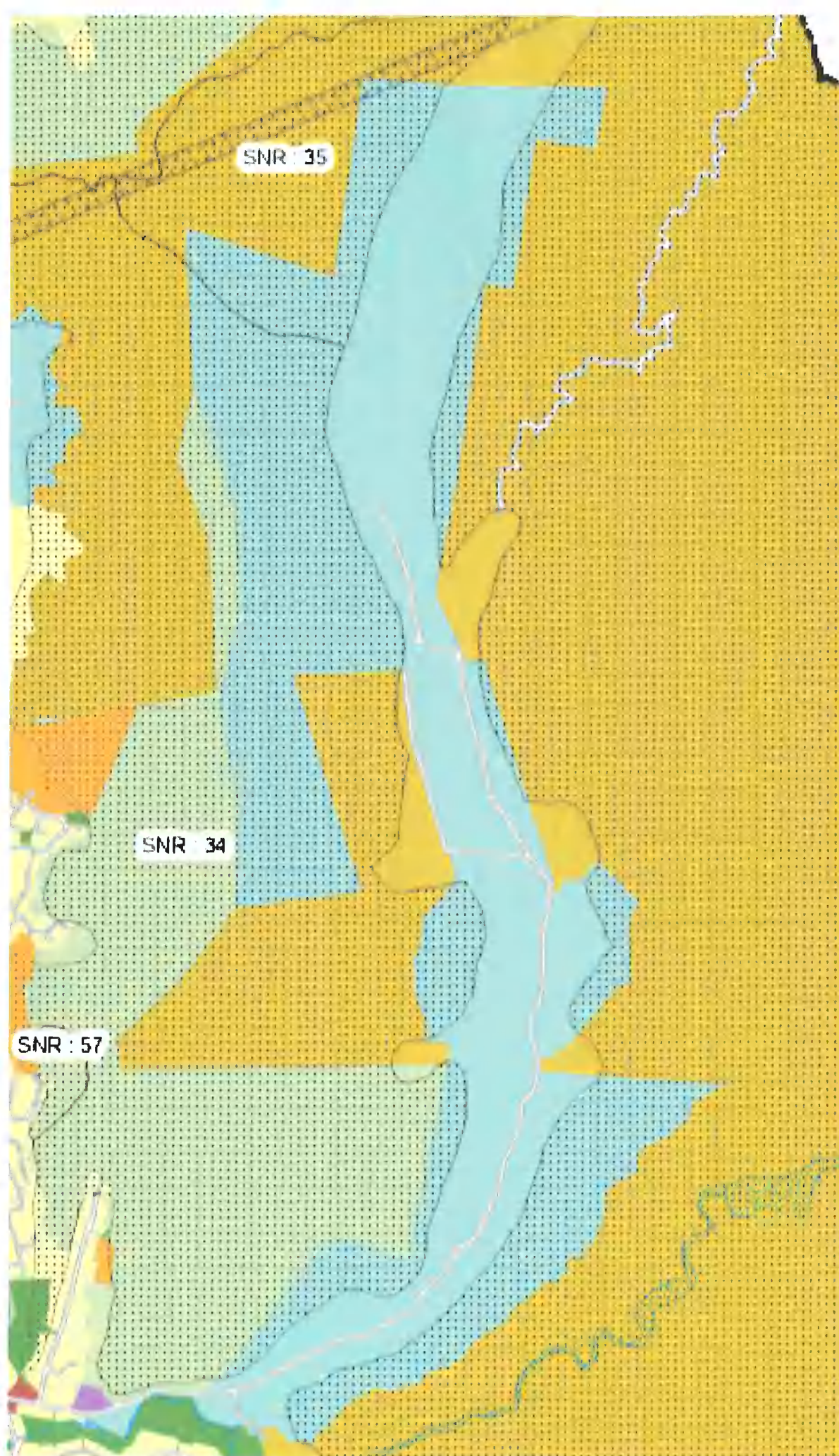
committee should be able to exercise common sense when it comes to the objectives of the NPS and make changes to the District Plan that keep properties with similar characteristics in the same area under the same zoning, especially when there is no evidence that the land use or soil type is different. Given that the provisions in GRUZ relating to highly productive land have been withdrawn from the plan change as outlined in section 2.6.2 I do not understand why Council officers seem to be giving them <sup>provisions</sup> so much weight when assessing submissions such as ours especially where highly productive land is unlikely to be a factor – it just doesn't make sense.

It is my understanding that the NPS provisions also require Councils to remove the factor of land size as a consideration when rezoning is being assessed – I take issue with that and instead believe sites should be assessed on their own individual merits. Of all the sites along the western side of Crowther Road, ours probably has the most useable land but as you can see from the following photos none of the sites are what I believe the National Policy Statement for Highly Productive Land is designed to relate to – highly productive rural land. No soil tests have been done to confirm the Land Use Capability Class 3 overlay applied to our site, the classification has just been applied without any investigation which we believe is wrong and also unfair.

In my final point, it appears from the rebuttal evidence that Council officers are supporting the zoning of RLZ on the large block of land at the northern end of Moores Valley. If anything should be considered to have the potential to be highly productive land in Moores Valley this land should be. It was once a fully operational grazing farm – Cairnbrook and when I was a child produced sheep and beef commercially. It makes no sense to me that officers would support this RLZ zoning on a large block of land that could be commercially productive, yet refuse to support the rezoning of ours which is almost certainly never going to be, using the National Policy Statement provisions as reasoning.

My original reason for making the submission was that I had felt for years the zoning was incorrect, and I still believe that it is the case. We do not wish to subdivide our land, although I must admit several years ago we did think we might like to so we could help our youngest son get on the property ladder. He has since purchased land further down the valley – ironically subdivided off a larger block in the RLZ so we have no financial or family reason to want the zoning changed, only the fact I believe the current zoning of it is wrong and the District Plan review provides one of the only opportunities for it to be reconsidered. Thank you

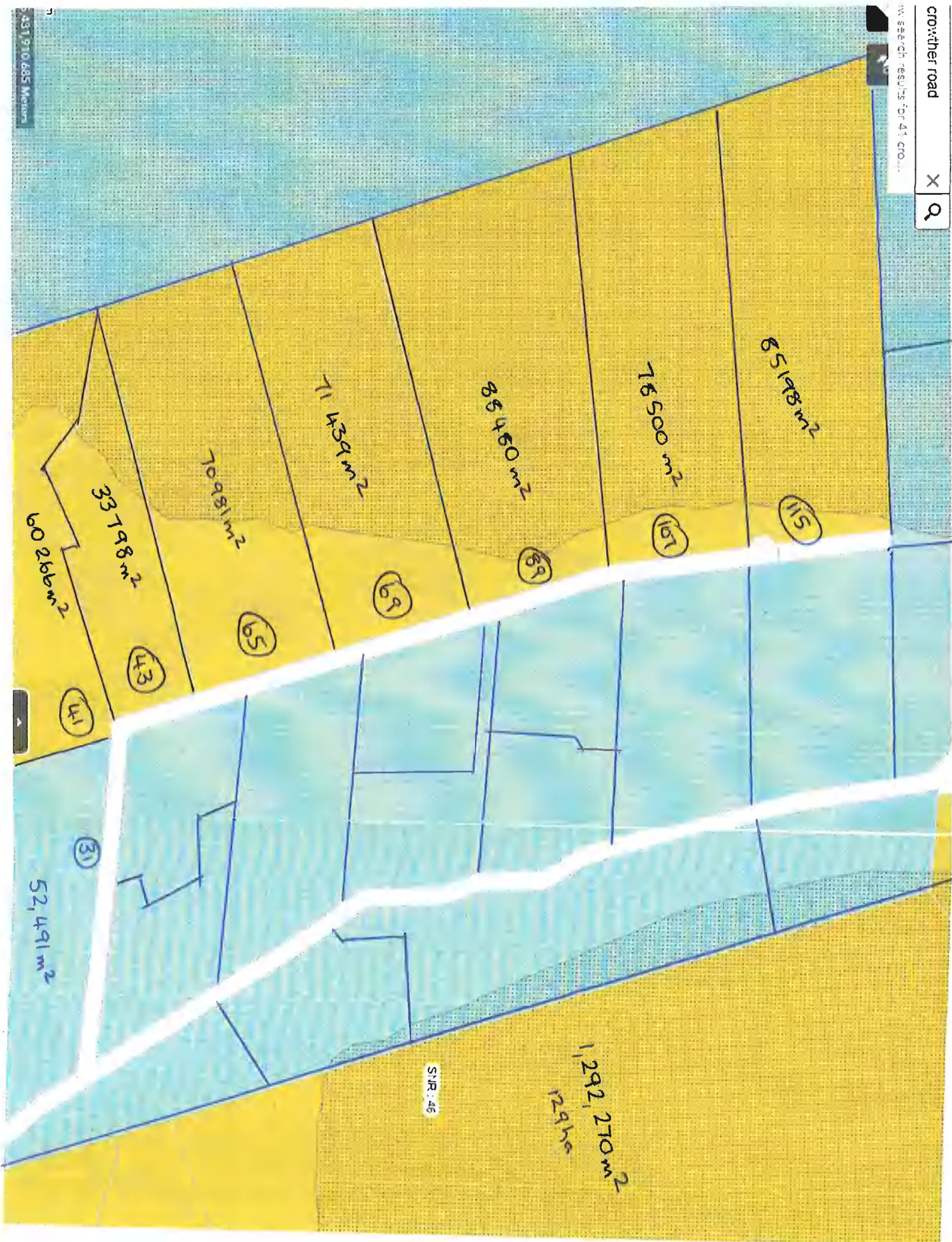
There are others – the Rileys for instance – who would like the zoning changed to allow ~~the~~ <sup>the possibility of subdividing</sup> ~~the~~ <sup>the</sup> possibility of subdividing. I know their land to help their boys get on ~~the~~ <sup>the</sup> ladder.



SNR : 35

SNR : 34

SNR : 57



431 910 685 Metres



43 Crowther  
G.RUZ



65 Crowther  
GRU2

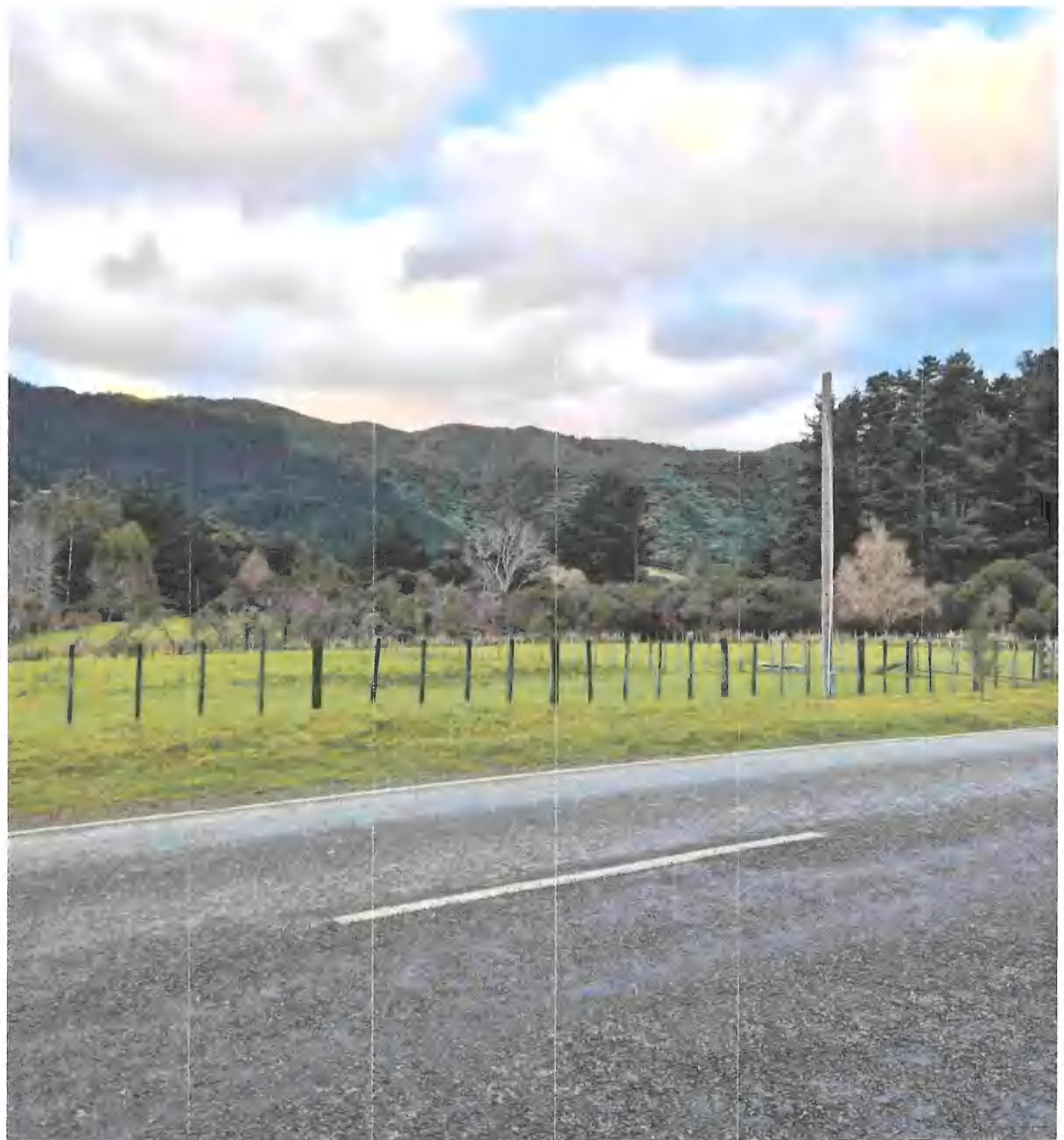


West  
Side

Crowthor Rd

ARUZ west  
RLZ East

East  
side



Opposite 43 Crowther  
(471 Moores Valley Road)

RLZ



89 Growthier



115 Crowther  
CRUZ



Typical Eastern side  
of  
108 Crowther Rd property  
RLZ