BEFORE THE INDEPENDENT HEARINGS PANEL FOR HUTT CITY COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the Hutt City Council Proposed District Plan

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REPLY STATEMENT OF CHARLES HORRELL AND SEAN BELLAMY

ON BEHALF OF HUTT CITY COUNCIL

24 July 2026

1.0 INTRODUCTION

1.1 Our names are Sean Bellamy and Charles Horrell.

1.2 Mr Bellamy is an Intermediate Policy Planner at Hutt City Council. Mr Horrell is a Principal Planner at Boffa Miskell Limited. We are the Council's reporting officers for the Rural Zones topic.

1.3 This joint Reply Statement responds to:

a. matters raised through the evidence and statements presented at the Hearing Stream 3 hearing; and

b. the questions raised by the Hearing Panel in Minute 8, dated 2 July 2026, insofar as those questions relate to the Rural Zones topic.

1.4 Responsibility for the Rural Zones topic has continued to be allocated between us as follows:

a. Mr Bellamy is responsible for rezoning requests, including the request relating to 104 Upper Fitzherbert Road, and quarrying matters. These matters are addressed at paragraphs 3.2 to 3.21, 3.28 to 3.56, and 4.14 to 4.20 of this statement;

b. Mr Horrell is responsible for the provisions in the General Rural Zone and Rural Lifestyle Zone chapters and associated definitions, except for quarrying matters. These matters are addressed at paragraphs 3.22 to 3.27, 3.59 to 3.62, and 4.2 to 4.13 of this statement.

1.5 We have prepared this statement jointly and both adopt the conclusions and recommendations within our respective areas of responsibility.

1.6 Except as expressly identified in this statement, the findings and recommendations contained in the Section 42A Report, Mr

Bellamy's rebuttal evidence, and Mr Horrell's evidence remain unchanged.

2.0 QUALIFICATIONS, EXPERIENCE AND CODE OF CONDUCT

2.1 Our respective qualifications and experience are set out in the Section 42A Report and our evidence previously filed for Hearing Stream 3.

2.2 We repeat the confirmations given in that material that we have read and agree to comply with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023.

2.3 Except where we expressly rely on the evidence or advice of another person, the matters addressed in this statement are within our respective areas of expertise.

2.4 Appendix 1 contains a consolidated tracked-change version of the Rural Zones provisions, including the recommended Rural Lifestyle Zone, General Rural Zone, definitions relevant to the rural zones, and a site specific subdivision rule for 104 Upper Fitzherbert Road. The tracked changes use the following convention:

- Section 42A Report recommendations are shown in red underline and ~~strikethrough~~;
- Mr Horrell's Statement of Evidence and Mr Bellamy's Rebuttal Evidence recommendations are shown in blue underline and ~~strikethrough~~; and
- Amendments recommended in this Reply Statement are shown in green underline and ~~strikethrough~~.

3.0 RESPONSES TO PANEL QUESTIONS

3.1 This section responds to the questions raised by the Hearings Panel in Minute 8 that relate to the Rural Zones topic.

Wainuiomata North Development Framework 2018[1]

3.2 The Panel has asked the extent to which the Wainuiomata North Development Framework 2018 (**the Framework**) influences the requested rezoning of 104 Upper Fitzherbert Road from the Rural Lifestyle Zone to the Medium Density Residential Zone.

3.3 The Framework provides useful context for understanding earlier work undertaken by Council on the potential development pattern, infrastructure requirements and urban growth opportunities within northern Wainuiomata. However, it is not itself a statutory planning instrument and does not determine the appropriate zoning of the site.

3.4 The Framework was developed as part of a project to potentially develop Wainuiomata North. The purpose of the framework was to provide clear direction to the form of future development that could take place in an area of potential large scale greenfield development.

3.5 The Framework was developed by a Council project team via a workshop process in November 2017. It recommended the pursuance of a mixed density development option, that would enable a wider range of housing and varying levels of density providing more choice and a quality of living environment.

3.6 The framework was the first phase in a project, whose next steps where to:

- Produce a structure plan to guide decision making and rezoning and infrastructure investment.
- Proceed with a plan change.

3.7 Work on the Framework ceased in 2018, due to the significant anticipated costs of 3 waters infrastructure upgrades, and due to housing supply provided through greater intensification in areas

[1] Paragraph 26 of Minute 8

with existing infrastructure, achieved through Plan Change 43 and other Council initiatives.[2]

3.8 In relation to 104 Upper Fitzherbert Road, the Framework:

a. included the site at 104 Upper Fitzherbert Road within the development area covered by the proposed master plan.

b. anticipated residential development of the site.

c. identified the need for strategic road access into, and out of, the far Northern end of Wainuiomata via Wise Street.

d. Identified that three waters infrastructure networks are constrained, and development could have large negative impact on the infrastructure network

3.9 In my view, while the Framework is relevant background material, particularly in relation to previous considerations for growth in northern Wainuiomata, it should be afforded limited weight as it relates to the District Plan review. The Framework was prepared for a specific purpose, was not progressed to a structure plan or plan change and did not result in any statutory planning provisions. The rezoning request must ultimately be assessed on the basis of the evidence before the Panel, the relevant statutory and policy framework, and the effects and infrastructure implications of the proposed development.

Intersection functioning near 104 Upper Fitzherbert Road[3]

3.10 The Panel has requested advice from Mr Luke Benner regarding Council's active investigations into the functioning of downstream intersections from 104 Upper Fitzherbert Road, and whether there are accident, capacity or other land transport matters that should be taken into account in relation to the zoning of the site.

[2] https://www.huttcity.govt.nz/people-and-communities/news/archive-wainuiomata-north-statement-of-clarification
[3] Paragraph 27 of Minute 8

3.11 Mr Benner has reviewed the Panel's request, and has advised the following:

- There is no project in the relevant area on HCC's current minor works programme.
- There are no safety or operational concerns being investigated by the team at the moment.
- One relevant public query has been identified and dealt with by Council's Transport Team in recent years. This relates to a concern about the "blind corner at the intersection of Nelson Crescent with Wise Street and the speeding issues along Wise Street". This was investigated last year and the advisory speed and location of the sign were changed. No other improvements have been implemented.

Structure Plan for 104 Upper Fitzherbert Road[4]

3.12 The Panel has asked whether a light-touch structure plan could be used for 104 Upper Fitzherbert Road, or whether an unfettered Medium Density Residential Zone would achieve the intended outcome. The Panel has also asked whether the site-specific subdivision rule proposed by Ms Wynne is useful or necessary in this regard.

3.13 As indicated in my Rebuttal Evidence, my preference was to reference a plan of some form within the conditions of the subdivision rule. Having heard further evidence from Ms Wynne, I acknowledge the constraints associated with directly referencing the concept scheme plan, particularly given that aspects of the layout may change through detailed design. However, I consider that either a light-touch structure plan, or additional conditions within the rule, are necessary to ensure that future development reflects the development potential that has been evaluated.

[4] Paragraph 12 of Minute 4

3.14 Both Mr Godwin and Mr Wilkie have prepared their evidence on the basis of the scheme plan provided by the submitter. That plan and its development potential have generally been tested through their respective assessments, including in relation to servicing, transport and the anticipated scale of development. In my view, the District Plan framework should therefore provide sufficient certainty that subdivision does not materially depart from the development scenario that has been assessed.

3.15 If a structure plan were provided, I consider it could remain relatively high level, provided it identifies, as a minimum:

a. the location and alignment of the internal road corridor and its required connections to adjoining land; and

b. a maximum development yield of 100 allotments.

3.16 In the absence of a structure plan, I consider that conditions addressing those matters should instead be incorporated into the site-specific subdivision rule.

3.17 In relation to the rule proposed by Ms Wynne in her Statement of Evidence, I consider it provides some certainty by requiring provision of the internal road corridor. However, I do not consider it appropriate to include removal of local government reserve status, or legal formation of a road, as conditional matters for a controlled activity as these involve separate legal processes that lie outside the RMA.

3.18 While Ms Wynne's proposed rule addresses the internal road corridor, it does not provide sufficient certainty that subdivision will reflect the scale and general development parameters assessed by the submitter's relevant experts.

3.19 Having considered Ms Wynne's evidence presented at the hearing, I now support a controlled activity status, subject to the conditions of the rule providing sufficient certainty regarding the matters identified above and an advice note stating that the new subdivision rule is addition to the SUB-R4. This ensures a consistent approach

with other subdivision activities in the Medium Density residential Zone, whilst providing for the matters specific to the site. I consider that specific issues relating to access and infrastructure can be managed through clauses that require access from the site via Wise Street and to the Rural Lifestyle Zone in the northeastern portion of Wainuiomata are provided for. In addition, the effects on infrastructure can be managed via the resource consenting application process if the development is in line with the limitations of the modelled effects on infrastructure. These issues can be provided for by a new policy that would link to the matters of control.

3.20 Further intensification or alternative access is provided for through a discretionary activity pathway. I have provided a revised recommended rule and a recommended policy in **Appendix 1**.

3.21 Should the submitter provide a light-touch structure plan, or should the Panel consider that a structure plan is necessary to provide additional certainty, the recommended rule could be updated to require subdivision to be generally in accordance with that plan.

Minor Residential Dwelling Ground Floor Area[5]

3.22 The Panel has asked why the Proposed District Plan provides for different maximum gross floor area sizes for minor residential units in residential zones and rural zones.

3.23 As notified, the Proposed District Plan provides for a maximum gross floor area of 60 m² for minor residential units in the Large Lot Residential Zone[6] and 80 m² in the General Rural Zone[7] and Rural Lifestyle Zone[8].

3.24 Through Ms Pascall's Section 42A Report, the maximum gross floor area in the Large Lot Residential Zone was recommended to increase from 60 m² to 70 m² in response to submission GO

[5] Paragraph 14 and 15 of Minute 4
[6] LLRZ-R4 and LLRZ-S1
[7] GRUZ-R6
[8] RLZ-R6

Architecture[9] and to better align with the National Environmental Standards for Detached Minor Residential Units (**NES-DMRU**).

3.25 A similar submission was made by GO Architecture[10] seeking that the maximum gross floor area in the rural zones be reduced to align with the NES-DMRU. The notified 80 m² limit reflected the larger minor residential units anticipated within the rural environment, and I understand from discussions with Mr Bellamy that this approach also responded to feedback received during preparation of the Draft District Plan. That feedback sought that larger minor residential units were requested in the rural zones due to the nature of living needs for rural properties. When that submission was considered through the Section 42A process, it was concluded that there was no compelling reason to reduce the standard, noting that the District Plan is able to be more enabling than the NES-DMRU where appropriate.

3.26 Since the hearing, I have reconsidered this matter in consultation with Ms Pascall. While there remains a sound planning rationale for providing a larger maximum gross floor area in the rural zones, I consider that adopting a consistent standard across the residential and rural zones would provide greater simplicity and certainty for plan users. Given that a 70 m² standard is considered appropriate for the Large Lot Residential Zone and aligns with the intent of the NES-DMRU, I consider it is also appropriate to apply the same standard to the General Rural and Rural Lifestyle Zones. I therefore recommend accepting submission points [331.25] and [331.27].

3.27 During the hearing, Ms Clarke on behalf of GO Architecture also raised the potential for confusion arising from the different measurement approaches used in the District Plan and the NES-DMRU. The NES-DMRU refers to "floor area", which is measured internally, whereas the District Plan uses the term "gross floor area", which is measured externally. While the practical difference is expected to be marginal, I consider that aligning the terminology with the NES-DMRU would improve clarity and assist with plan

[9] Submission Point [331.14]
[10] Submission Points [331.25] and [331.27]

interpretation. I therefore recommend consequential amendments to LLRZ-S1, GRUZ-R6 and RLZ-R6, together with a new definition of "internal floor area"[11], as follows:

LLRZ-S1 Number of residential units per site

1. For allotments smaller than 1,000m^2: There shall be no more than 1 residential unit and 1 minor residential unit per site.

2. For allotments larger than 1,000m^2: There shall be no more than 1 residential unit and 1 minor residential unit per 1,000m2 of net site area.

3. For the purpose of this standard, a minor residential unit is a residential unit with an ~~gross~~ internal floor area of ~~6~~70m^2 or less.

GRUZ-R6 Residential activities

Activity status: Permitted

Where:

a. There are no more than two principal residential units per site,

b. Each principal residential unit has a minimum area of 15ha for its exclusive use, including any area provided for parking or manoeuvring space but excluding any area for shared access,

c. In addition to principal residential units, each principal residential unit can be accompanied by an ancillary minor residential unit, and

d. The gross floor area of a minor residential unit does not exceed ~~8~~70m^2.

RLZ-R6 Residential activities

Activity status: Permitted

Where:

a. There are no more than two residential units on the site,

b. One of the residential units is a minor residential unit, and

[11] Definition aligns with the similar definition of "floor area" from the NES-DMRU.

c. The ~~gross~~ internal floor area of the minor residential unit does not exceed ~~8~~70m^2.

Internal floor area means, as it relates to a minor residential unit, the overall internal dimensions measured between the finished internal faces of the external walls of the minor residential unit.

Highly Productive Land Assessment[12]

3.28 The Panel requested an expert review of the appropriate General Rural Zone zoning of properties on the western and southern parts of Crowther Road, including assessment against clauses 3.7 and 3.10 of the National Policy Statement for Highly Productive Land (**NPS-HPL**). The Panel also requested consideration of the remaining matters raised by the Wainuiomata Rural Community Association Incorporated.

3.29 The expert review was requested in response to submissions seeking to rezone land on Crowther Road from General Rural Zone to Rural Lifestyle Zone. Those properties contain areas of highly productive land and are therefore subject to the rezoning restrictions in Clause 3.7 of the NPS-HPL, unless the exception in Clause 3.10 applies.

3.30 While Wainuiomata Rural Community Association Incorporated submission points did in part refer to the rezoning of Rural Lifestyle Zone over highly productive land, their main points related to proposed zoning of 'larger lots' that are not located over highly productive land. I have therefore addressed those points related to the 'larger lots' at paragraphs 3.45 to 3.53 below.

3.31 Since the hearing, it has also been identified that parts of the land proposed to be zoned Rural Lifestyle Zone in the notified Proposed District Plan contain highly productive land. This arises from the split zoning of particular properties under the Operative District Plan, where land previously included within the General Rural

[12] Paragraph 30 of Minute 8

Activity Area is proposed to be zoned Rural Lifestyle Zone through the Proposed District Plan. Those parts of the proposed Rural Lifestyle Zone that contain highly productive land are shown in **Figure 1**.

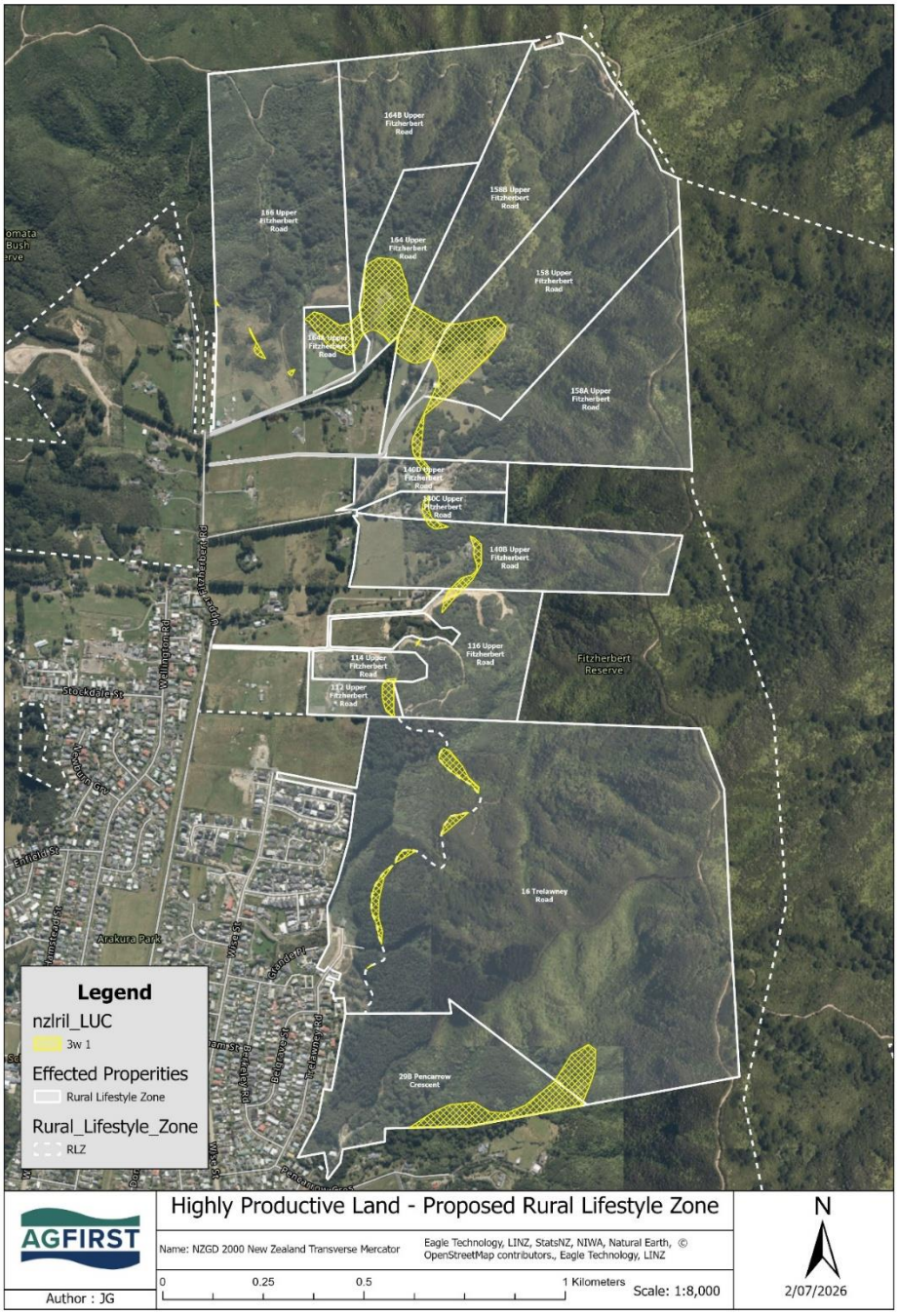


Figure 1: Parts of the proposed Rural Lifestyle Zone containing Highly Productive Land.

3.32 Council engaged AgFirst Consultants to undertake this assessment. Juliet Chambers, Agricultural Consultant, has prepared the report attached as **Appendix 3**.

3.33 The AgFirst report addresses:

a. the areas of highly productive land included within the Council's proposed Rural Lifestyle Zone;

b. the two submitter requests seeking to rezone highly productive land from the General Rural Zone to the Rural Lifestyle Zone;

c. the physical characteristics, productive land capability and agricultural economic context of those areas;

d. whether the relevant land is subject to permanent or long-term constraints that significantly reduce its productive capacity and ability to support economically viable land-based primary production;

e. whether those constraints could reasonably be addressed through reasonably practicable options, including amalgamation, changes in management or other measures to retain productive capacity; and

f. whether the rezonings would result in significant loss of productive capacity, fragmentation of highly productive land, or reverse sensitivity effects on surrounding land-based primary production.

3.34 The above matters address Clauses 3.10(1)(a) and (1)(b) and 3.10(2) of the NPS-HPL. However, the AgFirst assessment does not address Clause 3.10(1)(c) of the NPS-HPL. Clause 3.10(1)(c) requires a broader planning judgement about whether the environmental, social, cultural and economic benefits of the rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values. I address that matter separately in paragraphs 3.39 to 3.42 below.

3.35 For the Council's proposed Rural Lifestyle Zone, AgFirst identifies approximately 10.8 ha of highly productive land across 15 properties, of which only approximately 2.23 ha remains practically available for land-based primary production. AgFirst concludes that this land is already highly fragmented by the existing pattern of subdivision, residential development, accessways, established native vegetation and other established land uses. While the underlying LUC 3w1 soils retain productive capability, the remaining effective highly productive land is limited in extent, affected by wetness constraints, and is not capable of supporting an economically viable drystock enterprise.

3.36 For the submitter rezoning requests, AgFirst identifies approximately 13.47 ha of highly productive land, of which approximately 8.67 ha remains practically available for land-based primary production. Although this land retains a greater proportion of effective highly productive land, AgFirst concludes that it is nevertheless constrained by the existing pattern of subdivision and residential development, limited irrigation availability, the valley setting, fragmented configuration and economic viability. AgFirst considers these constraints significantly reduce the productive capacity and ability of the land to support economically viable land-based primary production.

3.37 Overall, AgFirst concludes that both the Council's proposed Rural Lifestyle Zone and the submitter rezoning requests satisfy the relevant requirements of Clause 3.10 of the NPS-HPL. In particular, AgFirst considers the proposed rezonings would recognise highly productive land that is already subject to permanent or long-term constraints, rather than creating those constraints through rezoning. AgFirst also concludes that the rezonings are not expected to result in a significant loss of productive capacity, significant fragmentation of highly productive land, or significant reverse sensitivity effects on surrounding land-based primary production.

3.38 I accept and rely on the AgFirst assessment in relation to the agricultural and economic matters addressed in that report. On that basis, I consider that the requirements of Clauses 3.10(1)(a),

3.10(1)(b) and 3.10(2) of the NPS-HPL are met for both the areas of highly productive land within the Council's proposed Rural Lifestyle Zone and the submitter rezoning requests assessed by AgFirst.

3.39 In relation to Clause 3.10(1)(c), I consider that the environmental, social and economic benefits of the rezoning outweigh the long-term costs associated with the loss of highly productive land for land-based primary production.

3.40 In reaching that view, I place particular weight on the AgFirst assessment, which concludes that the relevant highly productive land is already subject to permanent or long-term constraints and is not capable of supporting economically viable land-based primary production. The rezonings would therefore largely recognise the existing pattern of subdivision, development and land use, rather than result in the loss of a cohesive and economically viable productive land resource.

3.41 The environmental costs are limited, as the rezonings are not expected to result in significant loss of productive capacity, significant fragmentation of highly productive land, or significant reverse sensitivity effects on surrounding land-based primary production. The Rural Lifestyle Zone would also provide a more appropriate planning framework for land that is already characterised by rural lifestyle development, smaller landholdings and fragmented productive land.

3.42 The social and economic benefits include improved zoning consistency, greater certainty for landowners, and a zoning framework that better reflects the established use and character of the land. No evidence was presented to identify adverse effects on cultural values arising from the rezoning, and I have not identified any such effects through my assessment.

3.43 Having regard to the AgFirst assessment, and my assessment against Clause 3.10(1)(c) above, I consider that there is no NPS-HPL reason that would prevent the relevant land being rezoned Rural Lifestyle Zone. I therefore recommend that submission points

[354.01] and [230.1a] by Duane and Alison Pirimona, and Claudia and John Riley, be accepted, and that the properties at 41, 43, 65, 69, 89, 107 and 115 Crowther Road be rezoned from General Rural Zone to Rural Lifestyle Zone.

3.44 I address the associated section 32AA evaluation for this recommended zoning outcome in Section 5 of this Reply.

Wainuiomata Rural Community Association Incorporated

3.45 Mr Innes on behalf of Wainuiomata Rural Community Association Incorporated spoke to the submission. Of relevance to the Panel's questions raised in Minute 8, Mr Innes spoke to submission point [364.3b] to rezone 'large parcels' being larger undeveloped properties at the northern end of Moores Valley from Rural Lifestyle Zone to General Rural Zone. I have shown those properties that Mr Innes spoke to in **Figure 2** below.

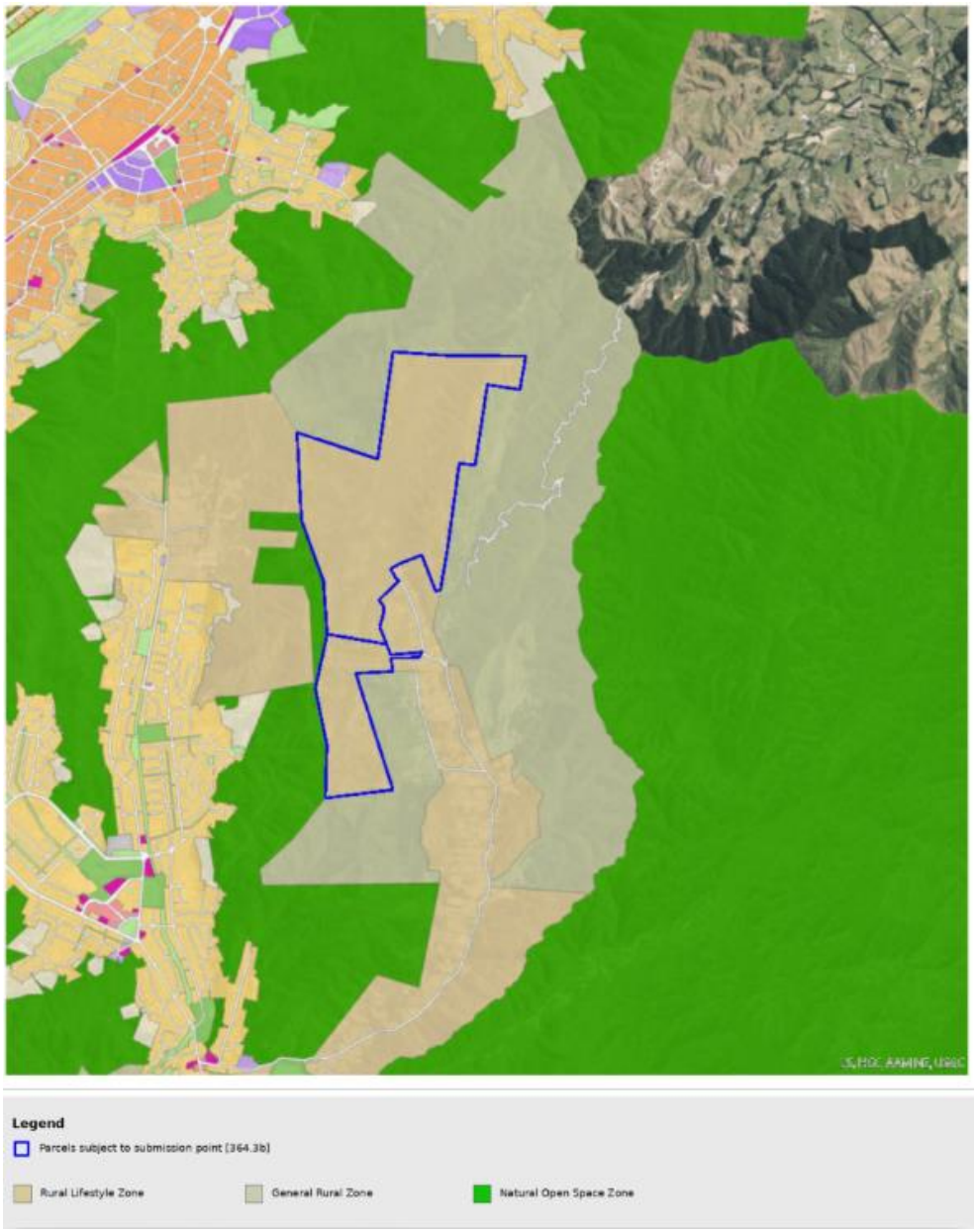


Figure 2: Properties sought to be rezoned to General Rural Zone.

3.46 I note that these properties are not located over highly productive land. Accordingly, the NPS-HPL assessment addressed above is not determinative of the appropriate zoning for these properties. However, AgFirst has provided the following high-level comments on the existing land use and productive characteristics of those sections:

"As requested, I have also provided some additional comments below on the productive characteristics of Lot 55 DP 89549 and Lot 60 DP 354855. These comments are based on my review of the NZLRI mapping, S-map information, aerial imagery, historical aerial photography, and the assessment undertaken for the attached HPL

report. In my opinion, neither property exhibits the characteristics of a productive rural property when considered as a whole. This opinion reflects the combined influence of land capability, topography, existing land cover, historical land use, and the limited and isolated effective area available for agricultural use on each property.

Lot 55 DP 89549 comprises approximately 70 ha and does not exhibit the characteristics of a productive rural property. The property comprises almost entirely LUC 6e7 and 7e2 hill country, with only approximately 0.4 ha of LUC 3s2. Historical aerial imagery indicates that the hill slopes have remained in mature and regenerating indigenous forest since before 1990, while all but approximately 900 m² of the LUC 3s2 land is also covered in dense woody vegetation. This indicates the property has not been utilised for productive agricultural purposes for several decades and contains no meaningful area available for productive agricultural use.

Lot 60 DP 354855 comprises approximately 264 ha and contains approximately 17.2 ha of LUC 3s2 and 39.2 ha of LUC 4s2 associated with the Wainuiomataiti Stream valley floor, which are capable of supporting pastoral farming. The balance of the property comprises predominantly LUC 6e7 (163.6 ha) and 7e2 (44.4 ha) hill country. Review of recent aerial imagery indicates that less than 1 ha of the property is currently in pasture, with the majority of the valley floor covered in gorse or other woody vegetation. Historical aerial imagery also indicates that much of the hill country, together with parts of the valley floor, has remained in mature and regenerating indigenous forest or other woody vegetation since before 1990. While some areas currently occupied by gorse could potentially be restored to pasture, the productive potential of the property should be assessed in the context of the property as a whole. Despite its overall size, productive agricultural use is largely confined to the relatively narrow valley floor, which is subject to practical constraints including its configuration, surrounding topography, the extent of established indigenous vegetation, and limited irrigation opportunities. These factors substantially limit the productive capability of the property as a whole. This is further reinforced by the relatively limited and isolated effective area available for productive use, which is substantially smaller than the average effective size of a Beef + Lamb New Zealand Western North Island Class 5 finishing farm (approximately 206 effective hectares), supporting my opinion that the property is unlikely to support a viable standalone farming operation.

Overall, Lot 55 does not contain a meaningful area available for productive agricultural use. While Lot 60 contains some land capable of supporting pastoral farming, its overall agricultural potential is substantially constrained by the limited extent of the more versatile valley floor, the predominance of hill country, the

extent of established indigenous vegetation, and the relatively small effective area available for productive use. These factors, in my opinion, mean that neither property exhibits the characteristics of a productive rural property when considered as a whole."

3.47 Based on AgFirst's comments, I consider that the productive characteristics of the relevant properties do not support rezoning the land to General Rural Zone.

3.48 Mr Innes raised concerns that the Rural Lifestyle Zone may enable further subdivision and development within an area that includes environmental constraints, including areas of indigenous vegetation, potential wetlands and kiwi habitat. I acknowledge those concerns. However, I do not consider that rezoning the land to General Rural Zone is necessary or appropriate in response to those matters.

3.49 The current Rural Lifestyle Zone reflects the zoning pattern in the Operative District Plan, where the relevant land is already within the Rural Residential Activity Area. The Proposed District Plan therefore carries forward the existing rural lifestyle zoning approach for these properties, rather than introducing a new or more intensive zoning framework. In my view, that is an important distinction when considering whether a change to General Rural Zone is justified.

3.50 I also consider that the Rural Lifestyle Zone remains appropriate having regard to the existing and anticipated character of this part of Moores Valley. While the properties include larger rural properties, they sit within a broader environment that already includes rural lifestyle development, including the established pattern of development along Brookfield Lane and Moores Valley Road. The Rural Lifestyle Zone better reflects that established zoning and land use context than the General Rural Zone.

3.51 In relation to the environmental matters raised by Mr Innes, I consider those matters are more appropriately managed through the relevant district-wide and regional planning frameworks, including provisions relating to subdivision, earthworks, natural hazards, wetlands, indigenous biodiversity and any relevant regional consenting requirements. Those matters do not, in my

view, justify a change from Rural Lifestyle Zone to General Rural Zone through this hearing stream.

3.52 I also note that the Rural Lifestyle Zone does not provide an unfettered right to subdivide or develop the land. Any future subdivision or development would remain subject to the applicable subdivision, servicing, access, natural hazards and district-wide provisions of the Proposed District Plan, together with any relevant regional plan requirements.

3.53 Overall, I consider that the notified Rural Lifestyle Zone remains the most appropriate zoning and recommend that submission point [364.3b] be rejected.

3.54 Mr Innes has stated that Council has not fully identified all submissions relevant to this report. Mr Innes has specifically identified concerns with submissions on minimum lot size in the subdivision Chapter of the PDP. The issue of minimum lot size will be heard as part of Hearing Stream #7: Other Topics.

3.55 I note that there are a number of other district wide issues that are relevant to people living on rural zoned properties and have been included in Mr Innes oral submission. These relate to earthworks and natural hazards. These are also covered in other chapters of the PDP and will be considered by the hearings panel in future hearings.

3.56 In addition, there have been submissions on matters that have been withdrawn from the PDP, including the Highly Productive Land Overlay and associated provisions. Submissions on these provisions are therefore beyond the scope of the hearing. Rezoning of General Rural zoned land is still required to consider the National Policy Statement for Highly Productive Land as outlined in the section above.

3.57 Mr Innes has raised concerns about amending the zoning of 57 Stockdale Street, Wainuiomata from Rural Lifestyle Zone to Large Lot Residential. The issue he has raised relates to the historic rezoning of rural land to Hill Residential Activity Area. I consider this

as irrelevant, as the surrounding sites are almost entirely residentially zoned in the Proposed District Plan and there no submissions opposing their zoning have been received. Additionally, the site is zoned Hill Residential Activity Area in the Operative District Plan and nearest equivalent zone in the National Planning Standards is the large lot residential zone.

3.58 My recommendation remains the same as in my Section 42A Report and I consider large Lot Residential Zone to be appropriate zoning for the property at 57 Stockdale Street, Wainuiomata.

Emergency Service Towers[13]

3.59 The Panel sought clarification from the Reporting Officers as to why the Proposed District Plan applies a different approach to emergency service towers in the residential zones and rural zones, particularly in relation to exemptions from height and boundary setback standards. The Panel also queried whether a consistent approach should be adopted.

3.60 While I understand this question was principally directed to Ms Pascall, I can provide further context in relation to the Rural Zones. Fire and Emergency New Zealand sought similar relief for within the rural zones. As set out in the Section 42A Report[14], those submissions points were rejected on the basis that there is insufficient evidence that there is a need for emergency service facilities in the rural zones. Under the notified plan, emergency service facilities within the rural zones would fall to a discretionary activity status[15] and there is no current exemption for emergency service towers or communication poles in the relevant performance standards.

3.61 I remain of the view that there is insufficient evidence to demonstrate a need to provide a specific activity pathway (more enabling than discretionary) for emergency service facilities within the Rural Zones. However, on further consideration, I consider that

[13] Paragraph 8 of Minute 8
[14] Paragraphs 109 – 116 of the Section 42A Report for Rural Topics
[15] GRUZ-R22 and RLZ-R17.

a distinction can be drawn between the activity status for emergency service facilities and the performance standards that would apply to emergency service towers or communication poles associated with those facilities. If an emergency service facility is otherwise lawfully established, it would be appropriate for the District Plan to recognise the functional requirements of any associated emergency service tower or communication pole. Such structures may be required to support sirens, aerials, communications equipment, or other operational requirements that are integral to the effective functioning of emergency services.

3.62 On that basis, I consider that an exemption should be included in the Rural Zones performance standards[16], consistent with those recommended the Residential Zones. Consequently, I recommend that submission points [374.70e] and [374.70f] are accepted. I have recommended those changes in **Appendix 1** and have provided the associated Section 32AA in **Section 5.0**.

4.0 RESPONSE TO EVIDENCE FROM SUBMITTERS

4.1 In addition to the matters specifically raised in Minute 8, we respond below to matters arising from the evidence and statements presented at the hearing that warrant a response or change to our recommendations.

Waste Management NZ Limited

4.2 Ms Goodwin, on behalf of Waste Management NZ Limited, presented her planning evidence. Following review of the Council officers' rebuttal evidence, Ms Goodwin clarified that the matters remaining in contention for the Rural Zones are now largely limited to GRUZ-R17, as it relates to waste management facilities and the appropriate activity status for that rule.

4.3 Ms Goodwin continued to support a restricted discretionary activity status for waste management facilities. I understand Ms Goodwin

[16] GRUZ-S2 and RLZ-S2 (Building Height), and GRUZ-S3 and RLZ-S3 (Setbacks).

had considered whether a graduated framework could be applied, but did not favour that approach for the following reasons:

a. the potential effects associated with waste management facilities are largely amenity-related, and many of those effects would also be managed through other chapters of the District Plan or through the regional planning framework; and

b. there are difficulties in accurately limiting the scale of the activity through the rule.

4.4 While Ms Goodwin did not support a graduated approach, she acknowledged that the scale of the activity is a relevant matter for consideration. She suggested that, if a restricted discretionary activity status were adopted, the matters of discretion could include the "scale, location and intensity of the activity". Ms Goodwin also indicated that she would be open to providing further input into a graduated rule.

4.5 Having heard from Ms Goodwin and Ms Whiteman, I agree that many of the effects associated with waste management facilities are amenity-related. I also acknowledge that some effects may be managed through other District Plan chapters or through the regional planning framework, including matters such as buildings and structures, transport, noise and discharges.

4.6 However, I remain of the view that GRUZ-R17 has an important land use management function that is distinct from those other provisions. While other chapters or regulatory frameworks may manage particular effects, they do not necessarily address whether a waste management facility is an appropriate land use within the General Rural Zone. That assessment requires consideration of the overall nature, scale, intensity and operational characteristics of the activity, and its compatibility with the anticipated outcomes for the rural environment, including its potential to create reverse sensitivity and cumulative effects.

4.7 If a single activity status is to apply to all waste management facilities, I continue to consider that a discretionary activity status is

the most appropriate approach. Waste management facilities can comprise a broad spectrum of activities, ranging from small, enclosed transfer stations through to larger outdoor processing, recovery, storage and sorting operations. The effects of those activities can vary considerably depending on the nature of the waste stream, the extent of any outdoor operations, vehicle movements, hours of operation, site layout, and the relationship with adjoining activities. In those circumstances, I consider that a discretionary activity status is better able to respond to the diversity of activities captured within the definition of waste management facility. It also avoids the difficulty of attempting to predetermine an exhaustive set of matters of discretion that would be suitable for all potential forms of waste management facility in the General Rural Zone.

4.8 However, having heard further from Ms Goodwin and Ms Whiteman, I consider that there may also be a workable basis for a graduated activity status framework. While I acknowledge the limitations identified by Ms Goodwin, I consider that scale could potentially be managed through the rule, either by reference to whether the activity is fully enclosed within buildings or by applying a gross floor area or activity area threshold.

4.9 Ms Whiteman described the different forms that waste management facilities may take and noted that, in many cases, activities are fully enclosed. In my view, where a waste management facility is fully enclosed within a building, that would assist in managing many potential amenity effects, including noise, dust, odour and visual effects. That may provide a basis for applying a restricted discretionary activity status to a more confined class of waste management facilities.

4.10 A floor area threshold could also provide a practical method for distinguishing between smaller-scale facilities that may be appropriate for a restricted discretionary activity status and larger-scale facilities that should remain discretionary. For clarity, I consider that any threshold should relate to the area used for the

waste management facility activity as a whole, rather than only the gross floor area of buildings or structures.

4.11 While a floor area threshold could provide a practical proxy for the scale of a waste management facility, I acknowledge that it may not necessarily correlate directly with environmental effects. Factors such as the extent of outdoor storage, processing activities, vehicle movements, and the nature of the materials being handled may be equally, or more, influential in determining the actual and potential effects of a facility. This creates some difficulty in identifying a threshold that reliably distinguishes between activities with lesser effects and those that warrant a broader assessment.

4.12 However, I do not currently have sufficient information before me to recommend a specific land area threshold. In the absence of that information, I consider that a discretionary activity status remains the most appropriate recommendation.

4.13 For completeness, if the Panel is minded to adopt Ms Goodwin's preferred approach of a restricted discretionary activity rule, I have provided drafting below. That drafting incorporates an additional matter of discretion relating to the scale, location and intensity of the activity, as suggested by Ms Goodwin.

GRUZ-R17 ~~Solid waste transfer stations~~ Waste Management Facilities and ancillary activities

1. **Activity Status:** Restricted ~~D~~discretionary

Matters of discretion are restricted to:

1. The effects on the character and amenity values of the surrounding area.
2. The extent, location and management of any outdoor processing, storage or stockpiling.
3. The visual appearance of buildings, structures, storage areas and operational areas, including landscaping and screening.
4. The effects on adjoining properties and sensitive activities, including the potential for reverse sensitivity.

5. The scale, location, design, and intensity of the activity.

Brookfield Board and Scouts Aotearoa

4.14 Mr Bell and Mr Keatley, on behalf of Brookfield Board and Scouts Aotearoa (S469), spoke to their submission. As it relates to the Rural Zones, Mr Bell and Mr Keatley spoke to two main submission points:

a. Seeking rezoning of larger undeveloped land parcels adjacent to the Brookfield Board and Scouts Aotearoa property from Rural Lifestyle Zone to General Rural Zone[17]; and

b. Seeking the rezoning of the Brookfield Board and Scouts Aotearoa property is rezoned to a special purpose zone[18].

4.15 In relation to the first point, I note that the concerns raised are similar to those raised by Mr Innes on behalf of the Wainuiomata Rural Community Association Incorporated, as addressed above. For the reasons set out in paragraphs 3.45 to 3.53, I remain of the view that the Rural Lifestyle Zone is the most appropriate zoning for those adjoining land parcels.

4.16 In relation to the Brookfield Board and Scouts Aotearoa property itself, I understand from the evidence of Mr Bell and Mr Keatley that the principal concern is not the ability to continue the existing use of the site, but the potential constraints that the General Rural Zone may place on future buildings and structures required to support the ongoing operation of the site. Specific reference was made to the cumulative ground floor area limit in GRUZ-S1 and how that may affect the ability to construct additional huts or similar facilities.

4.17 Based on the description of the Brookfield Board and Scouts Aotearoa operation, I accept that the existing activity has a particular character and function that is not expressly anticipated by the General Rural Zone provisions. However, I do not consider that

[17] Submission Point [496.1]
[18] Submission Point [469.5]

sufficient evidence has been provided to justify a special purpose zone for the site, or any other similar zone (for instance Natural Open Space Zone). The existing use of the site can continue to be relied on in accordance with section 10 of the RMA, and the main issue appears to relate to the consenting pathway for additional buildings and structures rather than the underlying land use activity itself.

4.18 While I acknowledge that additional buildings or structures may require resource consent under the General Rural Zone provisions, I consider that the objectives and policies of the zone would provide an appropriate framework for assessing such proposals. In particular, the framework enables consideration of whether the scale, location and design of future built development maintains rural character and amenity values, while also recognising activities that have an operational or functional need for a rural or open space location.

4.19 On that basis, I remain of the view that the General Rural Zone is the most appropriate zoning for the Brookfield Board and Scouts Aotearoa property. I do not recommend rezoning the site to a special purpose zone.

4.20 If the Panel is minded to provide more specific recognition of the Brookfield Board and Scouts Aotearoa activity, I consider that this would be more appropriately achieved through a targeted amendment to the General Rural Zone provisions, rather than through a special purpose zone. For example, this could be achieved by either:

a. including an exemption to GRUZ-S1 for buildings and structures associated with recreation activities on the Brookfield Board and Scouts Aotearoa site; or

b. introducing a site-specific rule providing for buildings and structures associated with the established recreation activity.

5.0 SECTION 32AA EVALUATION

5.1 The amendments recommended in this Reply relate to:

a. the site-specific subdivision framework for 104 Upper Fitzherbert Road;

b. minor residential unit size and measurement;

c. an exemption for emergency service towers or communication poles to performance standards GRUZ-S2, GRUZ-S3, RLZ-S2 and RLZ-S3; and

d. the rezoning of the sites at 41, 43, 65, 69, 89, 107 and 115 Crowther Road from General Rural to Rural Lifestyle.

5.2 The scale and significance of the recommended amendments is considered to be generally low to moderate. The amendments refine the notified or previously recommended provisions, rather than alter the overall policy approach of the Rural Zone framework.

5.3 In relation to 104 Upper Fitzherbert Road, the recommended site-specific subdivision framework is more appropriate than an unfettered Medium Density Residential Zone. It provides greater certainty regarding the anticipated scale and form of development, including road connections, servicing, stormwater and natural hazard matters, while still enabling the development capacity supported by the rezoning.

5.4 In relation to minor residential units, the amendments continue to provide for minor residential units while ensuring they remain ancillary in scale and compatible with the anticipated character of the Rural Zones. The amendments also improve consistency with the residential zones and the NES-DMRU, and reduce potential confusion arising from different measurement approaches.

5.5 In relation to emergency service towers and communication poles, the recommended exemption is more appropriate because it recognises the functional requirements of emergency service facilities and provides a consistent approach across the District

Plan. The exemption is appropriately confined to towers and communication poles up to 15m in height that are associated with an emergency service facility, and does not otherwise change the activity status for emergency service facilities in the Rural Zones.

5.6 In relation to the rezoning of the sites in Crowther Road, the recommended amendments are intended to ensure the zoning appropriately reflects the evidence on productive land capability, existing and anticipated land use, and the requirements of the NPS-HPL.

5.7 Overall, I consider the recommended amendments are more appropriate in achieving the objectives of the Proposed District Plan than the notified provisions or previous recommendations. They improve the clarity, consistency and effectiveness of the provisions, respond to evidence presented through the hearing process, and provide a more targeted framework for managing site-specific and activity-specific matters. I consider the amendments are efficient and effective, and that the benefits outweigh the costs.



CHARLES HORRELL
Boffa Miskell Limited (on behalf of Hutt City Council)
23 July 2026



SEAN BELLAMY
Hutt City Council
23 July 2026

APPENDIX 1: RECOMMENDED AMENDMENTS TO PROVISIONS

Appendix 1: Recommended amendments to the Proposed Lower Hutt District Plan

This appendix includes the parts of chapters of the District Plan that include amendments recommended through the Section 42A Report, this evidence and the rebuttal evidence of Mr Bellamy.

Recommended amendments arising from Hearing Stream #1 and Hearing Stream #2 are shown in **black**:

- Additions are shown as black underlined text.
- Deletions are shown as black ~~strikethrough~~ text.

Original recommended changes (including changes recommended in the Section 42A Report) are shown in **red**:

- Additions are shown as red underlined text.
- Deletions are shown as red ~~strikethrough~~ text.

Revised recommended changes arising from this evidence and the rebuttal evidence of Mr Bellamy are shown in **blue**:

- Additions are shown as blue underlined text.
- Deletions are shown as blue ~~strikethrough~~ text.

Revised recommended changes arising following the hearing and through the Reply Statement are shown in **green**:

- Additions are shown as green underlined text.
- Deletions are shown as green ~~strikethrough~~ text.

GRUZ — General Rural Zone

The General Rural Zone covers areas of Lower Hutt that are primarily used for rural activities and development and low-density residential development that retains the existing rural and open space character of the areas. This includes areas in Moores Valley Road, and coastal land and hill country south of Wainuiomata and Eastbourne, as well as small areas of rural land in the Western Hills, Stokes Valley and Manor Park.

Properties in the General Rural Zone are generally larger than those in the Rural Lifestyle Zone and zones in urban areas, and are of a sufficient size to support rural activities and development. The density of residential development within the zone is partly due to the lack of infrastructure that would support more dense development, with development often needing to be serviced through on-site facilities, such as on-site wastewater disposal and water collection.

In addition to rural and residential activities, some sites within the zone are also used for other activities that support the rural activities and community within the zone and surrounding area, as well as activities that either require or benefit from a rural location or location with a low level of development.

Built development within the zone is primarily the development necessary to support rural activities and development, and low-density residential activities, as well as infrastructure with a functional or operational need to be in a location within the zone.

While this chapter includes the core objectives, policies, and rules that apply to the General Rural Zone, other district-wide chapters of the District Plan, including those that apply overlays across specified areas, set additional objectives, policies and rules for all or part of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

Quarry Zone Protection Overlay

To address potential reverse sensitivity ~~effects~~ on quarrying activities within the Quarry Zone from new land use within the rural area near the Quarry Zone, the District Plan identifies the rural areas through the Quarry Zone Protection Overlay, and includes specific objectives, policies, and rules to manage new land use in the identified area. This includes objectives, policies, rules in both the General Rural Zone and Rural Lifestyle Zone chapters.

These objectives, policies, and rules are additional to the other objectives, policies, and rules for the zones.

Objectives

GRUZ-O1	Purpose and character of the zone
The General Rural Zone consists of areas with a prevalence of open space areas over built development that provide opportunities for: a. Rural activities, and b. Other activities that either support or are compatible with rural development and retain the rural, open space character of the zone.	

GRUZ-O2	Activities in the zone
The General Rural Zone: 1. Predominantly provides for: i. Rural activities, and ii. Low-density residential development that maintains the rural and open space character of the zone. 2. Provides for other activities that: i. Maintain and enhance the rural and open space character of the zone, ii. Are compatible with the rural activities and residential activities within the zone and adjoining areas in the Rural Lifestyle Zone and Residential Zones, iii. Are compatible with the residential activities within adjoining areas in Residential Zones, and iv. Either support the community within the zone and surrounding area or have and operational need or functional need to be in a rural, low-density location.	

GRUZ-O3	Built character
Built development within the General Rural Zone: 1. Either provides for rural activities and low-density residential development or is compatible with the provision of rural activities and residential activities within the zone, and 2. Retains open space areas suitable for rural activities, and other activities that have an operational need or functional need for a location with a rural or open space character.	

GRUZ-O4	Adverse effects
Adverse effects and reverse sensitivity of activities and development are effectively managed within the zone and at interfaces with Residential Zones and the Rural Lifestyle Zone.	

GRUZ-O5	Infrastructure
Development in the General Rural Zone is either adequately serviced and supported by infrastructure or is serviced and supported by on-site facilities, such as on-site wastewater disposal and water storage or collection.	

Commented [NG1]: Pork Industry Board (341.10)

Commented [NG2]: FENZ (374.95a)

Objective — Quarry Zone Protection Overlay

GRUZ-QZPO-O1	Protection of the quarrying activities in the Quarry Zone
This objective is additional within the Quarry Zone Protection Overlay.	
New activities and development in the General Rural Zone do not restrict quarrying activities in the Quarry Zone.	

Policies

GRUZ-P1	Predominant activities

Enable rural activities and low-density residential development in the General Rural Zone as the predominant activities for the zone.

GRUZ-P2	Compatible activities

1. Provide for activities in the General Rural Zone that:
    a. Are compatible with the rural activities and residential activities within the zone and adjoining rural and residential zones, and
    b. Either:
        i. Support the rural activities and wellbeing of the community within the zone and surrounding area, or
        ii. Have an operational need or functional need to be in a rural area or an area with a low level of development.
2. Potentially compatible activities include:
    a. Commercial activities, Child care services, Health care activities, and Community facilities that support the community within the zone and surrounding area,
    b. Retail of goods grown and produced on the site or in the surrounding area,
    c. Visitor accommodation,
    d. Educational facilities, recreation activities, and commercial activities that require access to open spaces, a rural location, or the natural features and landscapes within the zone and adjoining areas,
    e. Cleanfill and quarrying activities that support rural development, and
    f. Boarding of domestic pets.

GRUZ-P3	Potentially incompatible activities

1. Only allow potentially incompatible activities in the General Rural Zone where they:
    a. Maintain or enhance the character and amenity values of the surrounding area,
    b. Are compatible with the character of adjoining residential zones, including through managing the effects of new built development and noise-generating activities, ~~and~~
    c. Have a functional or operational need to be in that location.
    d. Can avoid or otherwise manage ~~Do not result in~~ significant reverse sensitivity on existing primary production activities, and
    ~~e. Would not be significantly incompatible with the use of the zone for future primary production activities due to being a sensitive activity in relation to primary production activities.~~

Commented [NG3]: Pork Industry Board (341.12)

GRUZ-P4	Built development

Built development in the General Rural Zone is managed to:
a. Maintain the rural character and open space character of the zone, including through managing the scale and location of buildings and allotment sizes,
b. Ensure rural activities, low-density residential development, and compatible activities are provided for, and
c. Ensure adequate privacy and access to daylight for residential activities and other sensitive activities on adjacent sites.

GRUZ-P5	Infrastructure

Recognise that infrastructure in rural areas, including in the General Rural Zone, may only be able to support a low level of land use and intensification without significant investment

and upgrades, and new development may need to be serviced through on-site facilities such as on-site wastewater disposal and water storage or collection.

Commented [NG4]: FENZ (374.95b)

Policies — Quarry Zone Protection Overlay

GRUZ-QZPO-P1	Activities in the Quarry Zone Protection Overlay
This policy is additional within the Quarry Zone Protection Overlay.	
Only allow activities in the Quarry Zone Protection Overlay where they do not increase reverse sensitive ~~effects~~ on quarrying activities within the Quarry Zone.	

Rules

Note:
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and activity status for an activity are set out in the General Approach chapter.

Buildings and structures

GRUZ-R1	Repair and maintenance of buildings and structures
	1. **Activity status:** Permitted
GRUZ-R2	**Demolition or removal of buildings and structures**
	1. **Activity status:** Permitted
GRUZ-R3	**Construction of new buildings and structures and alterations and additions to existing buildings and structures**
	1. **Activity status:** Permitted Where: a. Compliance is achieved with: i. GRUZ-S1: Gross floor area, ii. GRUZ-S2: Building height, and iii. GRUZ-S3: Setbacks.
	2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with GRUZ-R3.1a. **Matters of discretion are restricted to:** a. The matters of discretion for any infringed standard.

Land use activities

~~**GRUZ-R4**~~	~~**Piggeries**~~
-	~~1. **Activity status:** Permitted~~ ~~Where:~~ ~~a. All grazing and shelter areas are at least 50 metres from any residential unit on the site in which the activity occurs and from all site boundaries,~~ ~~b. There are no more than five adult pigs (defined as one year or older) at the piggery at any one time, and~~ ~~c. Structures and fencing are provided to prevent pigs escaping from their grazing and shelter areas.~~
-	~~2. **Activity status:** Discretionary~~ ~~Where:~~ ~~a. Compliance is not achieved with GRUZ-R4.1.~~
GRUZ-R5	**Rural activities not otherwise provided for**
	1. **Activity status:** Permitted
GRUZ-R6	**Residential activities**
	1. **Activity status:** Permitted Where: a. There are no more than two principal residential units per site, b. Each principal residential unit has a minimum area of 15ha for its exclusive use, including any area provided for parking or manoeuvering space but excluding any area for shared access, c. In addition to principal residential units, each principal residential unit can be accompanied by an ancillary minor residential unit, and d. The ~~gross~~ internal floor area of a minor residential unit does not exceed ~~87~~0m^2.
	1. **Activity status:** Restricted discretionary Where: 1. Compliance is not achieved with GRUZ-R6.1. **Matters of discretion are restricted to:** 1. Effects on the amenity values and character of the surrounding area.
GRUZ-R7	**Papakāinga**
	1. **Activity status:** Restricted discretionary Where: a. Unless associated with a rural activity, non-residential activities associated with the papakāinga do not include:

Commented [NG5]: The Pork Industry Board (341.22)

Commented [CH6]: Go Architecture Ltd (331.25)

	i. The repair, alteration, restoration, or maintenance of motor vehicles, or ii. The use of heavy vehicles, or iii. Any drive-through activity. b. Unless associated with a rural activity, the hours of operation for visitors, customers, clients, deliveries, and pickups for non-residential purposes are not outside the hours of: i. 8.00am to 7.00pm Monday to Friday, and ii. 9.00am to 6.00pm Saturday, Sunday, and public holidays. c. Retail activities are limited to: i. Goods produced on the site, or ii. Goods retailed online and not resulting in customer visits to the site, or iii. Goods ancillary to a service provided by the papakāinga. d. The total gross floor area of non-residential activities is no more than 200m² (excluding buildings associated with rural activities). e. There are no more than 10 residential units within the papakāinga. **Matters of discretion are restricted to:** a. Effects on the amenity values and character of the surrounding area. b. Whether the development is adequately serviced and supported by existing or planned infrastructure and the transport network, and if not, the extent to which on-site solutions are sufficient to support the development. c. Reverse sensitivity ~~effects~~ on rural activities. d. The matters in the policies of the Papakāinga chapter.
	1. **Activity status:** Discretionary
GRUZ-R8	**Home businesses not otherwise provided for**
	1. **Activity status:** Permitted Where: a. At least one person employed by the home business lives permanently on-site, b. No more than four people may work on-site at the home business at any one time, c. Retail activities are limited to: i. Goods produced on the site, or ii. Goods retailed online and not resulting in customer visits to the site, or iii. Goods ancillary to a service provided by the home business. d. The home business does not include the repair, alteration, restoration, or maintenance of motor vehicles, e. The home business does not involve the use of heavy vehicles, other than for deliveries, and f. The hours of operation for visitors, customers, clients, deliveries, and pickups to the home business are not outside the hours of:

	i. 8.00am to 7.00pm Monday to Friday, and ii. 9.00am to 6.00pm Saturday, Sunday, and public holidays.
	1. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with GRUZ-R8.1. **Matters of discretion are restricted to:** a. Effects on the amenity values and character of the surrounding area. b. Effects on the safe and efficient movement of vehicles and other road users. c. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on amenity values of the surrounding area.
GRUZ-R9	**Conservation activities**
	1. **Activity status:** Permitted
GRUZ-R10	**Public and community gardens**
	1. **Activity status:** Permitted
GRUZ-R11	**Recreation activities not otherwise provided for**
	1. **Activity status:** Permitted Where: a. Motorised recreation activity is only for the enjoyment of residents of the site and their visitors, and b. Participation in the activity does not incur a fee, including any associated membership fee.
	2. **Activity status:** Discretionary Where: 1. Compliance is not achieved with GRUZ-R11.1.
GRUZ-R12	**Visitor accommodation**
	1. **Activity status:** Permitted Where: a. The maximum number of staff and residents onsite is limited to 10 persons at any one time.
	2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with GRUZ-R12.1. **Matters of discretion are restricted to:** 1. Effects on the amenity values and character of the surrounding area. 2. Reverse sensitivity issues for primary production

Commented [NG7]: Pork Industry Board (341.27)

GRUZ-R13	**Rural industries**
	1. **Activity status:** Restricted discretionary **Matters of discretion are restricted to:** a. The effects on the amenity values of the surrounding area.
GRUZ-R14	**Intensive indoor primary production and intensive outdoor primary production**
	1. **Activity status:** Restricted ~~D~~discretionary Where: a. All paddocks, structures, buildings and areas of paved or otherwise impervious material used to house stock, and any wastewater treatment systems associated with intensive primary production, must be located a minimum distance of 300m from the notional boundary of any lawfully established existing sensitive activity on another site, and 1km from any residential zone. **Matters of discretion are restricted to:** 1. The extent to which the adverse effects of the activity can be avoided, remedied and mitigated; 2. Maintenance of rural character and amenity through the activity's nature, scale, and built form; 3. Design, location, and separation of animal housing (including buildings or compounds) to avoid adverse effects on sensitive uses, residential units, and residential zone boundaries; 4. Measures to internalise adverse effects and avoid conflicts or reverse sensitivity with other zone-anticipated activities; 5. Any benefits derived from the activity being undertaken on the site.
	2. **Activity status:** Discretionary Where: a. Compliance is not achieved with GRUZ-R14.1
GRUZ-R15	**Quarrying activities**
	1. **Activity status:** Discretionary
GRUZ-R16	**Landfills, ~~and~~ cleanfills and managed fills**
	1. **Activity status:** Discretionary
GRUZ-R17	**~~Solid waste transfer stations~~ Waste management facilities and ancillary activities**
	1. **Activity status:** Discretionary
GRUZ-R18	**Retirement villages**
	1. **Activity status:** Discretionary
GRUZ-R19	**Community facilities**
	1. **Activity status:** Discretionary
GRUZ-R20	**Educational facilities**

Commented [NG8]: Pork Industry Board (341.28)

Commented [NG9]: Waste Management NZ (461.13)

	1. **Activity status:** Discretionary
GRUZ-R21	**Health care activities**
	1. **Activity status:** Discretionary
GRUZ-R22	**Emergency service facilities**
	1. **Activity status:** Discretionary
GRUZ-R23	**Boarding of domestic pets**
	1. **Activity status:** Discretionary
GRUZ-R24	**Activities not otherwise provided for**
	1. **Activity status:** Discretionary
GRUZ-R25	**Industrial activities <u>not otherwise provided for</u>**
	1. **Activity status:** Non-complying

Rules — Quarry Zone Protection Overlay

GRUZ-QZPO-R1	**Construction of new residential units in the Quarry Zone Protection Overlay**
This rule is additional within the Quarry Zone Protection Overlay.	
	1. **Activity status:** Restricted discretionary **Matters of discretion are restricted to:** a. Reverse sensitivity ~~effects~~ on quarrying activities in the Quarry Zone. Public notification is precluded for applications under this rule.
GRUZ-QZPO-R2	**Residential activities in the Quarry Zone Protection Overlay**
This rule is additional within the Quarry Zone Protection Overlay.	
	1. **Activity status:** Restricted discretionary **Matters of discretion are restricted to:** a. Reverse sensitivity ~~effects~~ on quarrying activities in the Quarry Zone. Public notification is precluded for applications under this rule.
GRUZ-QZPO-R3	**Visitor accommodation in the Quarry Zone Protection Overlay**
This rule replaces GRUZ-12 within the Quarry Zone Protection Overlay.	
	1. **Activity status:** Restricted discretionary

Matters of discretion are restricted to:

1. Reverse sensitivity ~~effects~~ on quarrying activities in the Quarry Zone.

Public notification is precluded for applications under this rule.

Standards

GRUZ-S1	Gross floor area

Gross floor area must not exceed:

1. A combined total of 600~~400~~m^2 for all residential buildings and structures on the site, and
2. A combined total of 800m^2 for all buildings and structures on the site.

Matters of discretion if the standard is breached:

1. Effects on the character and amenity values of the surrounding area, including dominance, privacy, and shading effects on adjoining sites.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. Whether the additional gross floor area is necessary to provide for the functional needs and operational needs of activities on the site.
4. Any positive effects that can only be achieved through non-compliance with the standard.

GRUZ-S2	Building height

1. Building and structures must not exceed 11 metres in height above ground level.

This standard does not apply to:

1. The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility.

Commented [CH10]: Fire and Emergency New Zealand (374.70d)

Matters of discretion if the standard is breached:

1. Effects on the character and amenity values of the surrounding area, including dominance, privacy, and shading effects on adjoining sites.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. Whether topographical or other site constraints make compliance with the standard impractical.
4. Whether the additional building height is necessary to provide for the functional needs and operational needs of activities on the site.
5. Any positive effects that can only be achieved through non-compliance with the standard.

GRUZ-S3	Setbacks

1. Buildings and structures must be set back at least 10 metres from any boundary.

This standard does not apply to:

1. ~~f~~Fences less than 2 metres in height above ground level.
2. For front boundaries, this standard does not apply to structures less than 2 metres in height above ground level.

3. The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility.

Matters of discretion if the standard is breached:

1. Effects on the character and amenity values of the surrounding area, including dominance, privacy, and shading effects on adjoining sites.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. Whether the reduced setback is necessary to provide for the functional needs and operational needs of activities on the site.
4. Any positive effects that can only be achieved through non-compliance with the standard.
5. The ability for emergency services to safely and efficiently access the site and/or access on-site servicing infrastructure, such as water storage for firefighting purposes.

Commented [CH11]: FENZ (374.70d) and (374.98b)

Commented [SB12]: FENZ (374.99)

RLZ — Rural Lifestyle Zone

The Rural Lifestyle Zone covers areas of Lower Hutt that are primarily used for a mix of small-scale rural activities and low-density residential development in a semi-rural setting. This includes areas in Moores Valley, the Western Hills, and Wainuiomata.

Properties in the Rural Lifestyle Zone are generally smaller than those in the General Rural Zone and larger than in the Large Lot Residential Zone. The density of residential development within the zone is partly due to the lack of infrastructure that would support more dense development, with development often needing to be serviced through on-site facilities, such as on-site wastewater disposal and water collection.

In addition to rural and residential activities, sites within the zone can also be used for other activities that support the community within the zone and surrounding area, as well as activities that either require or benefit from a rural location or location with a low level of development.

Built development within the zone is primarily the development necessary to support rural activities and development, and low-density residential activities, as well as infrastructure with a functional or operational need to be in a location within the zone.

While this chapter includes the core objectives, policies, and rules that apply to the Rural Lifestyle Zone, other district-wide chapters of the District Plan, including those that apply overlays across specified areas, set additional objectives, policies and rules for all or part of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

Quarry Zone Protection Overlay

To address the potential for reverse sensitivity ~~effects~~ on quarrying activities within the Quarry Zone from new land use within the rural area near the Quarry Zone, the District Plan identifies the rural areas through the Quarry Zone Protection Overlay, and includes specific objectives, policies, and rules to manage new land use in the identified area. This includes objectives, policies and rules in both the General Rural Zone and Rural Lifestyle Zone chapters.

These objectives, policies, and rules are additional to the other objectives, policies, and rules for the zones.

Objectives

RLZ-O1	Purpose and character of the zone
The Rural Lifestyle Zone consists of areas with a low level of built development that provides opportunities for small-scale rural activities, low-density residential development, and other activities that either support or are compatible with the mixed rural and residential character of the zone.	
RLZ-O2	**Activities in the zone**
The Rural Lifestyle Zone: a. Predominantly provides for: i. Small-scale rural activities, and ii. Low-density residential development.	

b. Provides for other activities that: i. Maintain the mixed rural and residential character of the zone, ii. Are compatible with the rural activities and low-density residential development within the zone and adjoining areas in the General Rural Zone, iii. Are compatible with the residential activities within adjoining areas in Residential Zones, and iv. Either support the community within the zone and surrounding area or have and operational need or functional need to be in a rural, low-density location.

RLZ-O3	Built character
Built development within the Rural Lifestyle Zone either provides for small-scale rural activities and low-density residential development or is compatible with the provision of small-rural activities and residential activities within the zone.	

RLZ-O4	Adverse effects
Adverse effects of activities and development are effectively managed within the zone and at interfaces with Residential Zones and the General Rural Zone.	

RLZ-O5	Infrastructure
Development in the Rural Lifestyle Zone is either adequately serviced and supported by infrastructure or is supported by on-site facilities, such as on-site wastewater disposal and water storage or collection.	

Commented [NG13]: FENZ (374.101a)

Objective — Quarry Zone Protection Overlay

RLZ-QZPO-O1	Protection of the quarrying activities in the Quarry Zone
This objective is additional within the Quarry Zone Protection Overlay.	
New activities and development in the Rural Lifestyle Zone do not restrict quarrying activities in the Quarry Zone.	

Policies

RLZ-P1	Enabled activities
Enable small-scale rural activities and low-density residential development in the Rural Lifestyle Zone as the predominant activities for the zone.	

RLZ-P2	Compatible activities
1. Provide for activities in the Rural Lifestyle Zone that: a. Are compatible with the rural activities and residential development within the zone and adjoining rural and residential zones, and b. Either: i. That support the rural activities and community within the zone and surrounding area, and ii. Have an operational need or functional need to be in a rural, low-density location. 2. Potentially compatible activities include, but are not limited to:	

a. Commercial activities, Child care services, Health care activities and Community facilities that serve the community within the zone and the surrounding area, b. Retail of goods grown and produced on the site or in the surrounding area, c. Educational facilities, d. Visitor accommodation, and e. Boarding of domestic pets.

RLZ-P3	Potentially incompatible activities

1. Only allow potentially incompatible activities in the Rural Lifestyle Zone where they:
   a. Maintain or enhance the character and amenity values of the surrounding area,
   b. Are compatible with the character of adjoining residential zones, including through managing the effects of new built development and noise-generating activities,
   c. Are compatible with the character of adjoining rural zones, including through managing reverse sensitivity ~~effects~~ on existing rural activities, and
   d. Have a functional or operational need to be in that location.
2. Potentially incompatible activities include, but are not limited to:
   a. Intensive indoor primary production,
   b. Industrial activities,
   c. Quarrying activities, and
   d. Landfills and cleanfills.

RLZ-P4	Built development

Built development in the Rural Lifestyle Zones is managed to:
a. Maintain the low-density, rural-residential character of the zone, including through managing the scale and location of buildings and allotment sizes,
b. Ensure low-density residential development, small-scale rural activities, and compatible activities are provided for, and
c. Ensure adequate privacy and access to daylight for residential activities and other sensitive activities on adjacent sites.

RLZ-P5	Infrastructure

Recognise that infrastructure in rural areas, including in the Rural Lifestyle Zone, may only be able to support a low level of land use and intensification without significant investment and improvement, and new development may need to be serviced through on-site facilities such as on-site wastewater disposal and water storage or collection.

Commented [NG14]: FENZ (374.101b)

Policies — Quarry Zone Protection Overlay

RLZ-QZPO-P1	Activities in the Quarry Zone Protection Overlay

This policy is additional within the Quarry Zone Protection Overlay.

Only allow activities in the Quarry Zone Protection Overlay where they do not increase reverse sensitive ~~effects~~ on quarrying activities within the Quarry Zone.

Rules

Note:
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and activity status for an activity are set out in the General Approach chapter.

Buildings and structures

RLZ-R1	Repair and maintenance of buildings and structures
	1. **Activity status:** Permitted

RLZ-R2	Demolition or removal of buildings and structures
	1. **Activity status:** Permitted

RLZ-R3	Construction of new buildings and structures and alterations and additions to existing buildings and structures
	1. **Activity status:** Permitted Where: a. Compliance is achieved with: i. RLZ-S1: Gross floor area. ii. RLZ-S2: Building height. iii. RLZ-S3: Setbacks.
	2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with RLZ-R3.1a. **Matters of discretion are restricted to:** 1. The matters of discretion for any infringed standard.

Land use activities

~~RLZ-R4~~	~~Piggeries~~
	~~1. **Activity status:** Permitted~~ ~~Where:~~ ~~a. All grazing and shelter areas are at least 50m from any residential unit on the site in which the activity occurs and from all site boundaries,~~ ~~b. There are no more than five adult pigs (defined as one year or older) at the piggery at any one time, and~~ ~~c. Structures and fencing are provided to prevent pigs escaping from their grazing and shelter areas.~~
	~~2. **Activity status:** Discretionary activity~~ ~~Where:~~

Commented [NG15]: Pork Industry Board (341.22)

	~~a. Compliance is not achieved with RLZ-R5.1.~~
RLZ-R5	**Rural activities not otherwise provided for**
	1. **Activity status:** Permitted
RLZ-R6	**Residential activities**
	1. **Activity status:** Permitted Where: a. There are no more than two residential units on the site, b. One of the residential units is a minor residential unit, and c. The ~~gross~~ internal floor area of the minor residential unit does not exceed ~~8~~70m^2.
	2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with RLZ-R6.1. **Matters of discretion are restricted to:** 1. Effects on the amenity values and character of the surrounding area.
RLZ-R7	**Papakāinga**
	1. **Activity status:** Restricted discretionary Where: a. Unless associated with a rural activity, non-residential activities associated with the papakāinga do not include: i. The repair, alteration, restoration, or maintenance of motor vehicles, or ii. The use of heavy vehicles, or iii. Any drive-through activity. b. Unless associated with a rural activity, the hours of operation for visitors, customers, clients, deliveries, and pickups for non-residential purposes are not outside the hours of: i. 8.00am to 7.00pm Monday to Friday, and ii. 9.00am to 6.00pm Saturday, Sunday, and public holidays. c. Retail activities are limited to: i. Goods produced on the site, or ii. Goods retailed online and not resulting in customer visits to the site, or iii. Goods ancillary to a service provided by the papakāinga. d. The total gross floor area of non-residential activities is no more than 200m² (excluding buildings associated with rural activities). e. There are no more than 10 residential units within the papakāinga. **Matters of discretion are restricted to:**

Commented [CH16]: Go Architecture Ltd (331.27)

	1. Effects on the amenity values and character of the surrounding area. 2. Whether the development is adequately serviced and supported by existing or planned infrastructure and the transport network, and if not, the extent to which on-site solutions are sufficient to support the development. 3. Reverse sensitivity ~~effects~~ on rural activities. 4. The matters in the policies of the Papakāinga chapter.
	2. **Activity status:** Discretionary
RLZ-R8	**Home businesses not otherwise provided for**
	1. **Activity status:** Permitted Where: a. At least one person employed by the home business lives permanently on-site, b. No more than four people may work on-site at the home business at any one time, c. Retail activities are limited to: i. Goods produced on the site, or ii. Goods retailed online and not resulting in customer visits to the site, or iii. Goods ancillary to a service provided by the home business. d. The home business does not include the repair, alteration, restoration, or maintenance of motor vehicles, e. The home business does not involve the use of heavy vehicles, other than for deliveries, and f. The hours of operation for visitors, customers, clients, deliveries, and pickups to the home business are not outside the hours of: i. 8.00am to 7.00pm Monday to Friday, and ii. 9.00am to 6.00pm Saturday, Sunday, and public holidays.
	2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with RLZ-R8.1. **Matters of discretion are restricted to:** 1. Effects on the amenity values and character of the surrounding area. 2. Effects on the safe and efficient movement of vehicles and other road users. 3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on amenity values of the surrounding area.
RLZ-R9	**Conservation activities**
	1. **Activity status:** Permitted
RLZ-R10	**Public and community gardens**
	1. **Activity status:** Permitted

RLZ-R11	Recreation activities not otherwise provided for
	1. **Activity status:** Permitted Where: a. Motorised recreation activity is only for the enjoyment of residents of the site and their visitors, and b. Participation in the activity does not incur a fee, including any associated membership fee.
	2. **Activity status:** Discretionary Where: a. Compliance is not achieved with RLZ-R10.1.
RLZ-R12	**Visitor accommodation**
	1. **Activity status:** Permitted Where: a. The maximum number of staff and residents onsite is limited to 10 persons at any one time.
	2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with RLZ-R11.1a. **Matters of discretion are restricted to:** 1. Effects on the amenity values and character of the surrounding area.
RLZ-R13	**Rural industries**
	1. **Activity status:** Discretionary
RLZ-R14	**Retirement villages**
	1. **Activity status:** Discretionary
RLZ-R15	**Community facilities**
	1. **Activity status:** Discretionary
RLZ-R16	**Educational facilities**
	1. **Activity status:** Discretionary
RLZ-R17	**Emergency service facilities**
	1. **Activity status:** Discretionary
RLZ-R18	**Boarding of domestic pets**
	1. **Activity status:** Discretionary
RLZ-R19	**Activities not otherwise provided for**
	1. **Activity status:** Discretionary

RLZ-R20	Intensive indoor primary production
	1. **Activity status:** Non-complying
RLZ-R21	**Industrial activities**
	1. **Activity status:** Non-complying

Rules — Quarry Zone Protection Overlay

RLZ-QZPO-R1	Construction of new residential units in the Quarry Zone Protection Overlay
This rule is additional within the Quarry Zone Protection Overlay.	
	1. **Activity status:** Restricted discretionary **Matters of discretion are restricted to:** 1. Reverse sensitivity ~~effects~~ on quarrying activities in the Quarry Zone. Public notification is precluded for applications under this rule.
RLZ-QZPO-R2	**Residential activities in the Quarry Zone Protection Overlay**
This rule is additional within the Quarry Zone Protection Overlay.	
	1. **Activity status:** Restricted discretionary **Matters of discretion are restricted to:** 1. Reverse sensitivity ~~effects~~ on quarrying activities in the Quarry Zone. Public notification is precluded for applications under this rule.
RLZ-QZPO-R3	**Visitor accommodation in the Quarry Zone Protection Overlay**
This rule is additional within the Quarry Zone Protection Overlay.	
	1. **Activity status:** Restricted discretionary **Matters of discretion are restricted to:** 1. Reverse sensitivity ~~effects~~ on quarrying activities in the Quarry Zone. Public notification is precluded for applications under this rule.

Standards

RLZ-S1	Gross floor area
Gross floor area must not exceed:	

1. A combined total of 400m^2 for all residential buildings and structures on the site, and
2. A combined total of 800m^2 for all buildings and structures on the site.

Matters of discretion if the standard is breached:

1. Effects on the character and amenity values of the surrounding area, including dominance, privacy, and shading effects on adjoining sites.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. Whether the additional gross floor area is necessary to provide for the functional needs and operational needs of activities on the site.
4. Any positive effects that can only be achieved through non-compliance with the standard.

RLZ-S2	Building height

1. Buildings and structures must not exceed 11 metres in height above ground level.

This standard does not apply to:

1. The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility.

Commented [CH17]: Fire and Emergency New Zealand (374.70e)

Matters of discretion if the standard is breached:

1. Effects on the character and amenity values of the surrounding area, including dominance, privacy, and shading effects on adjoining sites.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. Whether topographical or other site constraints make compliance with the standard impractical.
4. Whether the additional building height is necessary to provide for the functional needs and operational needs of activities on the site.
5. Any positive effects that can only be achieved through non-compliance with the standard.

RLZ-S3	Setbacks

1. Buildings and structures, excluding accessory buildings, must be set back at least 10m from any boundary,
2. Accessory buildings must be set back at least 5 metres from any property boundary.

This standard does not apply to:

1. fFences less than 2 metres in height above ground level.
2. For front boundaries, this standard does not apply to structures less than 2 metres in height above ground level.
3. The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility.

Commented [CH18]: FENZ (374.70e)

Matters of discretion if the standard is breached:

1. Effects on the character and amenity values of the surrounding area, including dominance, privacy, and shading effects on adjoining sites.

2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. Whether the reduced setback is necessary to provide for the functional needs and operational needs of activities on the site.
4. Any positive effects that can only be achieved through non-compliance with the standard.
5. The ability for emergency services to safely and efficiently access the site and/or access on-site servicing infrastructure, such as water storage for firefighting purposes.

Commented [SB19]: FENZ (374.105)

SD — Strategic Direction

UDSD-O8	Rural and Open Space Areas
Rural and open space areas that surround the urban area in the form of a greenbelt are retained. These areas extend along the Western and Eastern Hills, and along the Eastern Bays to the southern coast, and: a. Enable ongoing primary production and active and passive recreation uses, and b. Protect enhance and restore the cultural, heritage and natural values of these areas.	

Commented [SB20]: Greater Wellington Regional Council (452.28)

SUB — Subdivision

Policies

SUB-PX	Subdivision of 104 Upper Fitzherbert Road
Provide for subdivision of 104 Upper Fitzherbert Road (Lot 1 DP 80607) where it can be demonstrated that: a. There is no direct access to Upper Fitzherbert Road, b. There is adequate road access provided to the northern boundary of the site to allow for future urban development of Wainuiomata North, c. The subdivision and subsequent development does not result in more than 100 residential units at 104 Upper Fitzherbert Road; and d. The subdivision provides for: i. On site water conservation measures; ii. Onsite storage for wastewater mitigation; and iii. Stormwater neutrality.	

Commented [SB21]: FH Developments (2026) Ltd (516.01)

Rules

SUB-RXX	Subdivision of 104 Upper Fitzherbert Road (Lot 1 DP 80607)
Medium Density Residential Zone	1. **Activity status**: ~~Restricted Discretionary~~ Controlled Where: a. There are no more than 100 total allotments created as a result of subdivision at 104 Upper Fitzherbert Road; ~~Compliance is achieved with:~~ ~~a. SUB-S1: Allotment size,~~ ~~b. SUB-S2: Legal and physical access,~~ ~~c. SUB-S3: Roads,~~ ~~d. SUB-S4: Water supply,~~ ~~e. SUB-S5: Wastewater disposal,~~ ~~f. SUB-S6: Stormwater management,~~ ~~g. SUB-S7: Power supply,~~ ~~h. SUB-S8: Telecommunications, and~~ ~~i. SUB-S9: Esplanade reserves and esplanade strips.~~ b. There is no direct access to Upper Fitzherbert Road; c. ~~The layout is in general accordance with Appendix xx. [At the time of subdivision, an extension to the Wise Street road carriageway~~

Commented [CH22]: FH Developments (2026) Ltd (516.01)

		~~is provided between the southern and northern boundaries of Lot 1 DP 80607. Once a subdivision has been completed that creates the required road corridor, SUB-Rxx will no longer apply.~~ **Matters of ~~restriction~~ control are restricted ~~limited~~ to:** 1. The matters in: a. SUB-P1: Benefits of subdivision, b. SUB-P4: Subdivision design and layout, c. SUB-P5: Integration of subdivision and development, d. SUB-P6: Transport network, e. SUB-P7: Servicing and access, ~~f. SUB-P8: Esplanade requirements,~~ ~~g. INF-P1 – Recognise benefits of infrastructure~~ ~~h. INF-P3 – Planning and delivery of infrastructure; and~~ ~~i. INF-P7 – Upgrading and developing the transport network;~~ f. SUB-PX: Subdivision of 104 Upper Fitzherbert Road Note: This rule applies in addition to SUB-R1 and SUB-R4.
	Medium Density Residential Zone	1. **Activity Status**: Discretionary Where: a. Compliance is not achieved with SUB-RXX.1.

Definitions

Term	Definition
cleanfill area	means an area used exclusively for the disposal of cleanfill material.
Intensive outdoor primary production	Means primary production activities involving the keeping or rearing of livestock (excluding calf-rearing for a specified time period), that principally occurs outdoors, which by the nature of the activity, precludes the maintenance of pasture or ground cover. It excludes pig production for domestic use which involves no more than five sows and intensive winter grazing, where livestock are grazed on an annual forage crop at any time in the period that begins on 1 May and ends with the close of 30 September of the same year.
Internal floor area	means, as it relates to a minor residential unit, the overall internal dimensions measured between the finished internal faces of the external walls of the minor residential unit.
land-based primary production	means production, from agricultural, pastoral, horticultural, or forestry activities, that is reliant on the soil resource of the land.

Commented [CH25]: Go Architecture Ltd (331.25) and (331.27)

landfill	Landfill means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas.
managed fill	means a facility where managed fill material is accepted for deposit. Managed fill material is: 1. Contaminated soil and other contaminated materials; 2. Natural materials such as clay, gravel, sand, soil, rock; or 3. Inert manufactured materials such as concrete and brick; and That does not contain: - 1. Hazardous substances or materials (such as municipal solid waste) likely to create leachate by means of biological breakdown; 2. Products or materials derived from hazardous waste treatment stabilisation or disposal practices; 3. Materials such as medical and veterinary waste, asbestos, or radioactive substances; Combustible components; or 4. More than 2 per cent by volume of incidental or attached biodegradable materials (e.g. vegetation).
rural activity	means the use of land and/or buildings for agricultural, pastoral, horticultural, and forestry activities, and includes: a. the storage of products and initial processing as an ancillary activity of horticultural and agricultural products produced on the site, and b. the storage and disposal of solid and liquid animal waste. Intensive indoor primary production, rural industry, quarrying and mining activities, top soil stripping and turf farming are excluded.
rural environment	means ~~anywhere in Lower Hutt that is not in the urban environment,~~ any area within the following zones: a. Rural Zones, or b. Natural Open Space Zone.
urban environment	means any area within the following zones: Residential Zones, Commercial and Mixed Use Zones, Industrial Zones, Open Space Zone, Sport and Active Recreation Zone, Hospital Zone, Marae Zone, or Tertiary Education Zone. Seaview Marina Zone Quarry Zone

Commented [SB26]: Enviro NZ (323.11)

Commented [SB27]: Waste Management NZ (461.12)

Commented [SB28]: Forest and Bird (424.7)

APPENDIX 2: SUBMISSION POINT TABLE

Appendix 2: Recommended decisions on submission points relating to rural zones

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
DMAC Homes Limited trading as Friday Homes	29	8	SUB-P11 (Subdivision in rural zones)	Oppose	Amend policy to delete clause (2)	Other
Zara Willis and Jacob Seneti-Davey	52	8	SUB-P11 (Subdivision in rural zones)	Oppose	Amend policy to delete clause (2)	Other
Royal Forest and Bird Protection Society of New Zealand Inc.	424	2c	Entire chapters	Amend	Seeks to introduce associated policy, rules and fencing standards in the rural environment or ECO and NOSZ to ensure that domestic goats are managed and do not contribute to the feral population in Lower Hutt. For example: ECO-PX Keeping of goats Restrict the keeping or farming of goats in rural zones and near Natural Open Space Zone to protect their natural values. ECO-RX Keeping of goats (rule based on proposed Combined Wairarapa District Plan ECO-R3) Activity status: Permitted Where: 1. All goats shall be contained within goat-proof fenced areas3 2. the site(s) on which the goats are kept is not located within 2km of the Natural Open Space Zone. Where compliance with 1 or 2 is not achieved the activity is RDIS. Matters of discretion to include effects on indigenous biodiversity. (Refer to original submission for further details on goat-proof fenced area)	Reject
Manor Park and Haywards Residents Community Incorporated Society	F10	53	Entire chapters	Support	Allow	Reject

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Federated Farmers of New Zealand	F22	5	Entire chapters	Oppose	Disallow	Accept
Duane Pirimona and Alison Pirimona	354	1	General Rural Zone - 43 Crowther Road	Oppose	Rezone 43 Crowther Road, Wainuiomata to Rural Lifestyle Zone	Accept
The Brookfield Board and Scouts Aotearoa	469	5	General Rural Zone - 562 Moores Valley Road	Oppose	Seeks that 562 Moores Valley Road, be more appropriately zoned to recognise its unique nature as an Outdoor Education Centre, potentially as a special purpose zone.	Reject
Claudia and John Riley	230	1a	General Rural Zone - Crowther Road	Oppose in part	Rezone General Rural Zone properties in Crowther Road to Rural Lifestyle Zone	Accept
Winstone Aggregates	444	75	General Rural Zone - Lot 100 DP 322126	Support	Retain GRZ on Lot 100 DP 322126 as notified.	Accept
Silverstream Park Christian Centre	32	3	General Rural Zone - Sections 1-5 SO 461420	Multiple	Supports rezoning from Passive Recreation in the ODP, Rezone to Large Lot Residential Zone	Reject
New Zealand Pork Industry Board	341	19	GRUZ- R1 (Repair and maintenance of buildings and structures)	Support	Retain as notified	Accept
Steve Full and Andrea Bason	365	14	GRUZ -R12 (Visitor accommodation)	Support	Retain rule as notified (inferred - refer to original submission)	Accept in part
New Zealand Pork Industry Board	341	20	GRUZ- R2 (Demolition or removal of buildings and structures)	Support	Retain as notified	Accept

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
New Zealand Pork Industry Board	341	21	GRUZ- R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Support	Retain the permitted activity status for construction of new buildings and structures.	Accept
New Zealand Pork Industry Board	341	22	GRUZ- R4 (Piggeries)	Oppose	Delete rule GRUZ-R4.	Accept
New Zealand Pork Industry Board	341	23	GRUZ- R5 (Rural activities not otherwise provided for)	Support	Retain as notified	Accept
New Zealand Pork Industry Board	341	24	GRUZ- R6 (Residential activities)	Support in part	Retain the permitted activity status for residential activies and add standard "<u>GRUZ-SXX: Setback from intensive indoor and intensive outdoor primary production</u>."	Reject
Waste Management NZ Limited	461	15	GRUZ-03 (Built character)	Support in part	Amend GRUZ-O3 (Built character) as follows: a. Either provides for rural activities and low-density residential development or is compatible with the provision of rural activities and residential activities within the zone, ~~and~~ b. Retains open space areas suitable for rural activities, and other activities that have an operational need or functional need for a location with a rural or open space character. <u>and</u> <u>c. Supports a lawfully established activity.</u>	Reject
Manor Park and Haywards Residents Community Incorporated Society	F10	42	GRUZ-03 (Built character)	Oppose	Disallow	Accept

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Horokiwi Quarries Ltd	246	28	GRUZ-O1 (Purpose and character of the zone)	Support	Retain the objective	Accept in part
Enviro NZ	323	056	GRUZ-O1 (Purpose and character of the zone)	Other/Not stated	Not given	Other
Ministry of Education	399	70	GRUZ-O1 (Purpose and character of the zone)	Support	Retain objective as notified	Accept in part
New Zealand Pork Industry Board	341	9	GRUZ-O1 (Purpose and character of the zone), GRUZ-O2 (Activities in the zone) and GRUZ-O3 (Built character)	Multiple	Seeks to change use of "rural activities" to "primary production" throughout if change requested in submission point 341.2 is not made.	Accept in part
Horokiwi Quarries Ltd	246	29	GRUZ-O2 (Activities in the zone)	Support	Retain the objective	Accept
Enviro NZ	323	057	GRUZ-O2 (Activities in the zone)	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	94	GRUZ-O2 (Activities in the zone)	Support	Retain as notified	Accept
Ministry of Education	399	71	GRUZ-O2 (Activities in the zone)	Support	Retain objective as notified	Accept

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Enviro NZ	323	058	GRUZ-O3 (Built character)	Support	Retain as notified	Accept
Ministry of Education	399	72	GRUZ-O3 (Built character)	Support in part	Amend objective as follows: "Built development within the General Rural Zone: a. Either provides for rural activities and low-density residential development or is compatible with the provision of rural activities and residential activities within the zone, and b. Retains open space areas suitable for rural activities, ~~and~~ or other activities that have an operational need or functional need for a location with a rural or open space character."	Accept
Enviro NZ	323	059	GRUZ-O4 (Adverse effects)	Support	Retain as notified	Accept
New Zealand Pork Industry Board	341	10	GRUZ-O4 (Adverse effects)	Support in part	Include reverse sensitivity effects in the objective.	Accept
Fire and Emergency New Zealand	374	95a	GRUZ-O5 (Infrastructure)	Support in part	Amend objective as follows: "Development in the General Rural Zone is either adequately serviced and supported by infrastructure or is serviced and supported by on-site facilities, such as on-site wastewater disposal and water **storage or** collection."	Accept
New Zealand Pork Industry Board	341	12	GRUZ-P1 (Predominant activities)	Multiple	Seeks to change use of "rural activities" to "primary production" throughout if change requested in submission point 341.2 is not made.	Accept
Horokiwi Quarries Ltd	246	30	GRUZ-P2 (Compatible activities)	Support	Amend policy as follows: "... 2. Potentially compatible activities include: .... e. Cleanfill and quarrying activities that support ~~rural~~ development, and ..."	Reject

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Enviro NZ	323	061	GRUZ-P2 (Compatible activities)	Support	Retain as notified	Accept
New Zealand Pork Industry Board	341	13	GRUZ-P2 (Compatible activities)	Support in part	Seeks to change use of "rural activities" to "primary production" throughout if change requested in submission point 341.2 is not made.	Accept in part
New Zealand Pork Industry Board	341	14	GRUZ-P2 (Compatible activities)	Oppose in part	Amend GRUZ-P2 as follows: 1. Provide for activities in the General Rural Zone that: a. Are compatible with the rural activities and residential activities within the zone and adjoining rural and residential zones, and b. Either: i. Support the rural activities and wellbeing of the community within the zone and surrounding area, or ii. Have an operational or functional need to be in a rural area or an area with a low level of development. ~~2. Potentially compatible activities include:~~ ~~a. Commercial activities, Child care services, Health care activities, and Community facilities that support the community within the zone and surrounding area,~~ ~~b. Retail of goods grown and produced on the site or in the surrounding area,~~ ~~c. Visitor accommodation,~~ ~~d. Educational facilities, recreation activities, and commercial activities that require access to open spaces, a rural location, or the natural features and landscapes within the zone and adjoining areas,~~ ~~e. Cleanfill and quarrying activities that support rural development, and~~ ~~f. Boarding of domestic pets.~~	Reject
Horokiwi Quarries Ltd	F05	2	GRUZ-P2 (Compatible activities)	Oppose	Disallow	Accept

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Fire and Emergency New Zealand	374	96a	GRUZ-P2 (Compatible activities)	Support	Retain as notified	Other
Ministry of Education	399	74	GRUZ-P2 (Compatible activities)	Support	Retain policy as notified	Other
David Surrey	427	8	GRUZ-P2 (Compatible activities)	Oppose in part	Seeks that the policy is re-written to provide a description of the effects from activities that are potentially compatible with the rural environment, instead of listing the activities. Such matters could include: -maintain the rural character of the local area, -have low traffic volumes, -do not require intensive infrastructure, -are small in size, -support the well-being of the local community etc.....	Reject

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Waste Management NZ Limited	461	16	GRUZ-P2 (Compatible activities)	Support in part	Amend GRUZ-P2 (Compatible activities as follows: 1. Provide for activities in the General Rural Zone that: a. Are compatible with the rural activities, lawfully established activities, and residential activities within the zone and the adjoining ~~rural and residential~~ zones, urban and rural environment and b. Either: i. Support the rural activities and wellbeing of the community within the zone and surrounding area, ii. Have an operational or functional need to be in a rural area or an area with a low level of development, or iii. are appropriate in the location. 2. Potentially compatible activities include: a. Commercial activities, Child care services, Health care activities, and Community facilities that support the community within the zone and surrounding area, b. Retail of goods grown and produced on the site or in the surrounding area, c. Visitor accommodation, d. Educational facilities, recreation activities, and commercial activities that require access to open spaces, a rural location, or the natural features and landscapes within the zone and adjoining areas, e. Cleanfill, managed fill and quarrying activities ~~that support rural development~~, and f. Boarding of domestic pets.	Reject
Manor Park and Haywards Residents Community Incorporated Society	F10	43	GRUZ-P2 (Compatible activities)	Oppose	Disallow	Accept

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Enviro NZ Services Ltd	F43	7	GRUZ-P2 (Compatible activities)	Support	Allow	Reject
Aggregate and Quarry Association	202	4	GRUZ-P2 2 (e) (Potentially incompatible activities)	Support in part	Retain GRUZ-P2.2(e) as notified (inferred - refer to original submission)	Reject
Enviro NZ	323	062	GRUZ-P3 (Potentially incompatible activities)	Support	Retain as notified	Accept in part
New Zealand Pork Industry Board	341	15	GRUZ-P3 (Potentially incompatible activities)	Oppose	Amend the policy as follows: "1. Only allow potentially incompatible activities in the General Rural Zone where they: a. Maintain or enhance the character and amenity values of the surrounding area, b. Are compatible with the character of adjoining residential zones, including through managing the effects of new built development and noise-generating activities, and c. Have a functional or operational need to be in that location. d. Do not conflict with or result in reverse sensitivity effects on existing or future primary production activities."	Accept in part
Fire and Emergency New Zealand	374	96b	GRUZ-P3 (Potentially incompatible activities)	Support	Retain as notified	Accept in part
New Zealand Pork Industry Board	341	16	GRUZ-P4 (Built development)	Support	Retain as notified	Accept

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Fire and Emergency New Zealand	374	95b	GRUZ-P5 (Infrastructure)	Support in part	Amend policy as follows: "Recognise that infrastructure in rural areas, including in the General Rural Zone, may only be able to support a low level of land use and intensification without significant investment and upgrades, and new development may need to be serviced through on-site facilities such as on-site wastewater disposal and water **storage or** collection."	Accept
New Zealand Pork Industry Board	341	26	GRUZ-R11 (Recreation activities not otherwise provided for)	Oppose in part	Amend activity status to restricted discretionary with matters of discretion that include reverse sensitivity effects on primary production activities.	Reject
Claire Jackson	319	12	GRUZ-R12 (Visitor accommodation)	Support	Retain provision (inferred - refer to original submission)	Accept in part
Ken Jackson	168	12	GRUZ-R12 (Visitor accommodation)	Support	Retain provision (inferred - refer to original submission)	Accept in part
Donald McCreary	196	11	GRUZ-R12 (Visitor accommodation)	Support	Retain provision (inferred - refer to original submission)	Accept in part
New Zealand Pork Industry Board	341	27	GRUZ-R12 (Visitor accommodation)	Oppose in part	Amend activity status to restricted discretionary with matters of discretion that include reverse sensitivity effects on primary production activities.	Accept in part
David Surrey	427	7	GRUZ-R13 (Rural industries)	Support in part	Seeks that matters of discretion are expanded to include hours of operation, number of traffic movements, and visual amenity impacts	Accept in part

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
New Zealand Pork Industry Board	341	28	GRUZ-R14 (Intensive indoor primary production)	Oppose	Amend rule as follows: Intensive indoor and intensive outdoor primary production. Activity status: ~~Discretonary~~ Restricted discretionary, where: All paddocks, structures, buildings and areas of paved or otherwise impervious material used to house stock, and any wastewater treatment systems associated with intensive primary production, shall be located a minimum distance of 300m from the notional boundary of any lawfully established existing sensitive activity on another site, and 1km from any residential zone. Matters of discretion are restricted to: - The extent to which the adverse effects of the activity can be avoided, remedied and mitigated. - Maintenance of rural character and amenity through the activity's nature, scale, and built form. - Design, location, and separation of animal housing (including buildings or compounds) to avoid adverse effects on sensitive uses, residential units, and residential zone boundaries. - Measures to internalise adverse effects and avoid conflicts or reverse sensitivity with other zone-anticipated activities. - Any benefits derived from the activity being undertaken on the site.	Accept in part
Aggregate and Quarry Association	202	5	GRUZ-R15 (Quarrying activities)	Support in part	Retain GRUZ-R15 as notified (inferred - refer to original submission)	Accept
Horokiwi Quarries Ltd	246	32	GRUZ-R15 (Quarrying activities)	Support in part	Amend rule title as follows: "GRUZ-R15 – New Quarrying Activities"	Reject

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Enviro NZ	323	064	GRUZ-R15 (Quarrying activities)	Support	Retain as notified	Accept
Lynette Congdon	456	2	GRUZ-R16	Oppose	Seeks that the provisions of the Proposed District Plan which allow the construction and operation of a Waste Transfer Station are reconsidered (see original submission)	Reject
Waste Management NZ Limited	F39	45	GRUZ-R16	Oppose	Disallow	Accept
Te Karearea Ltd / Rosco Ice Cream Ltd	F40	31	GRUZ-R16	Oppose	Disallow	Accept
Enviro NZ	323	065	GRUZ-R16 (Landfills and cleanfills)	Support	Retain as notified	Accept in part
John Harrison	370	2	GRUZ-R16 (Landfills and cleanfills)	Oppose	Amend the activity status to Non-complying	Reject
Te Karearea Ltd / Rosco Ice Cream Ltd	F40	24	GRUZ-R16 (Landfills and cleanfills)	Oppose	Disallow	Accept
Deborah Harrison	371	2	GRUZ-R16 (Landfills and cleanfills)	Oppose	Amend the activity status to Non-complying	Reject
Te Karearea Ltd / Rosco Ice Cream Ltd	F40	26	GRUZ-R16 (Landfills and cleanfills)	Oppose	Disallow	Accept
Penny Birchall	372	2	GRUZ-R16 (Landfills and cleanfills)	Oppose	Amend the activity status to Non-complying	Reject
Te Karearea Ltd / Rosco Ice Cream Ltd	F40	27	GRUZ-R16 (Landfills and cleanfills)	Oppose	Disallow	Accept

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Manor Park and Haywards Residents Community Incorporated Society	377	5	GRUZ-R16 (Landfills and cleanfills)	Oppose in part	Amend the activity status to "Non-complying"	Reject
Te Karearea Ltd / Rosco Ice Cream Ltd	F40	29	GRUZ-R16 (Landfills and cleanfills)	Oppose	Disallow	Accept
Waste Management NZ Limited	461	14	GRUZ-R16 (Landfills and cleanfills)	Support in part	Amend GRUZ-R16 (Landfills and cleanfills) as follows: Landfills ~~and~~, cleanfills, and managed fills.	Accept
Manor Park and Haywards Residents Community Incorporated Society	F10	41	GRUZ-R16 (Landfills and cleanfills)	Oppose	Disallow	Reject
Enviro NZ Services Ltd	F43	6	GRUZ-R16 (Landfills and cleanfills)	Support	Allow	Accept
Teresa Mazzola	306	2	GRUZ-R16 (Landfills and cleanfills) GRUZ-R17 (Solid waste transfer stations)	Support in part	Seeks that landfills and waste transfer stations are "non-permitted activities within General Rural zones". (Refer to original submission)	Reject
Waste Management NZ Limited	F39	38	GRUZ-R16 (Landfills and cleanfills) GRUZ-R17 (Solid waste transfer stations)	Oppose	Disallow	Accept

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Te Karearea Ltd / Rosco Ice Cream Ltd	F40	22	GRUZ-R16 (Landfills and cleanfills) GRUZ-R17 (Solid waste transfer stations)	Oppose	Disallow	Accept
Nicole Hawtin	345	2	GRUZ-R16 (Landfills and cleanfills) GRUZ-R17 (Solid waste transfer stations)	Oppose	Seeks that zoning of 30 Benmore Crescent, Manor Park does not permit discretionary activities such as a waste transfer station or landfill (inferred, refer to original submission).	Reject
Waste Management NZ Limited	F39	40	GRUZ-R16 (Landfills and cleanfills) GRUZ-R17 (Solid waste transfer stations)	Oppose	Disallow	Accept
Te Karearea Ltd / Rosco Ice Cream Ltd	F40	23	GRUZ-R16 (Landfills and cleanfills) GRUZ-R17 (Solid waste transfer stations)	Oppose	Disallow	Accept
Murray Carpenter	166	2	GRUZ-R16 and R17	Oppose	Seeks that landfills and waste transfer stations are not discretionary activities (inferred, refer to original submission)	Reject
Waste Management NZ Limited	F39	37	GRUZ-R16 and R17	Oppose	Disallow	Accept
Te Karearea Ltd / Rosco Ice Cream Ltd	F40	21	GRUZ-R16 and R17	Oppose	Disallow	Accept

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Robert Alkema	198	3	GRUZ-R17	Oppose in part	Seeks to ensure that GRUZ-P17 provdes for the "existing approach that provides for rural areas not receiving 'kerb side' waste collection services to have areas to receive separate waste streams – general rubbish, green waste or approved recyclables – as an efficient way to provide a waste management service in rural areas. "	Reject
Enviro NZ	323	066	GRUZ-R17 (Solid waste transfer stations)	Support	Retain as notified	Accept in part
John Harrison	370	3	GRUZ-R17 (Solid waste transfer stations)	Oppose	Amend the activity status to Non-complying	Reject
Te Karearea Ltd / Rosco Ice Cream Ltd	F40	25	GRUZ-R17 (Solid waste transfer stations)	Oppose	Disallow	Accept
Deborah Harrison	371	3	GRUZ-R17 (Solid waste transfer stations)	Oppose	Amend the activity status to Non-complying	Reject
Penny Birchall	372	3	GRUZ-R17 (Solid waste transfer stations)	Oppose	Amend the activity status to Non-complying	Reject
Te Karearea Ltd / Rosco Ice Cream Ltd	F40	28	GRUZ-R17 (Solid waste transfer stations)	Oppose	Disallow	Accept
Manor Park and Haywards Residents Community Incorporated Society	377	6	GRUZ-R17 (Solid waste transfer stations)	Oppose in part	Delete the rule, or Amend the activity status to "Non-complying"	Reject
Te Karearea Ltd / Rosco Ice Cream Ltd	F40	30	GRUZ-R17 (Solid waste transfer stations)	Oppose	Disallow	Accept

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Waste Management NZ Limited	461	13	GRUZ-R17 (Solid waste transfer stations)	Oppose	Seeks the following amendments: Delete '~~solid waste transfer stations. – Discretionary activity~~' Add 'waste management facilities and ancillary activities, – Restricted Discretionary activity	Accept in part
Manor Park and Haywards Residents Community Incorporated Society	F10	40	GRUZ-R17 (Solid waste transfer stations)	Oppose	Disallow	Accept in part
Enviro NZ Services Ltd	F43	5	GRUZ-R17 (Solid waste transfer stations)	Support	Allow	Accept in part
New Zealand Pork Industry Board	341	29	GRUZ-R18 (Retirement villages)	Support	Retain as notified	Accept
New Zealand Pork Industry Board	341	30	GRUZ-R19 (Community facilities)	Support	Retain as notified	Accept
New Zealand Pork Industry Board	341	31	GRUZ-R20 (Educational facilities)	Support	Retain as notified	Accept in part

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Ministry of Education	399	77	GRUZ-R20 (Educational facilities)	Oppose in part	Amend as follows: "GRUZ-R20: Educational facilities (including child care services) 1. Activity status: ~~Discretionary~~ Restricted Discretionary Matters of discretion are restricted to: 1. The effects on the rural amenity of the surrounding area. 2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. 3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding rural areas, the streetscape, and adjoining public space. 4. The matters in policies: a. GRUZ-P2: Compatible activities, b. GRUZ-P4: Built development c. GRUZ-P5: Infrastructure"	Reject
New Zealand Pork Industry Board	F2	11	GRUZ-R20 (Educational facilities)	Oppose	Disallow	Accept
New Zealand Pork Industry Board	341	32	GRUZ-R21 (Health care activities)	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	97	GRUZ-R22 (Emergency facilities)	Oppose (requesting new provision)	Amend the rule so the activity has a permitted activity status with no conditions	Reject
Fire and Emergency New Zealand	374	68d	GRUZ-R22 (Emergency service facilities)	Amend	Amend the rule so the activity has a permitted activity status with no conditions (inferred - refer to original submission)	Reject

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Ministry of Education	399	78	GRUZ-R24 (Activities not otherwise provided for)	Oppose in part	Refer to relief sought under submission point 399.77	Accept in part
Claire Jackson	319	11	GRUZ-R6 (Residential activities)	Support	Retain provision (inferred - refer to original submission)	Accept
Ken Jackson	168	11	GRUZ-R6 (Residential activities)	Support in part	Amend to reduce minimum size requirement per principal dwelling to 7ha (inferred - refer to original submission)	Reject
Donald McCreary	196	10	GRUZ-R6 (Residential activities)	Support	Retain provision (inferred - refer to original submission)	Accept
Go Architecture Ltd	331	25	GRUZ-R6 (Residential activities)	Support in part	Seeks that: - the gross floor area threshold in this standard is reduced from 80m2 to 70m2 - that the gross floor area requirement is addressed in a standard rather than within the rule	Accept
Steve Full and Andrea Bason	365	13	GRUZ-R6 (Residential activities)	Support	Retain rule as notified (inferred - refer to original submission)	Accept
David Surrey	427	11a	GRUZ-R6 (Residential activities)	Support in part	Seeks that the matters of discretion should be expanded to include: -the apparent density arising from the additional residential units, -the need of landscaping to mitigate any effects, and -the outcomes sought under the policy framework.	Reject
Go Architecture Ltd	331	26	GRUZ-S1 (Gross floor area)	Support in part	Amend the standard as follows: "Gross floor area must not exceed: 1. A combined total of ~~400~~600m2 for all residential buildings and structures on the site, and..."	Accept
Fire and Emergency New Zealand	374	98a	GRUZ-S1 (Gross floor area)	Support	Retain as notified	Accept in part

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Fire and Emergency New Zealand	374	98b	GRUZ-S2 (Building height)	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	70f	GRUZ-S2 (Building height) and GRUZ-S3 (Setbacks)	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Accept in part
Fire and Emergency New Zealand	374	99	GRUZ-S3 (Setbacks)	Support in part	Amend standard to add a new matter of discretion as follows: " x. The ability for emergency services to safely and efficiently access the site and/or access on-site servicing infrastructure, such as water storage for firefighting purposes."	Accept
New Zealand Pork Industry Board	341	35	GRUZ-SXX (Setbacks to Intensive Indoor and Intensive Outdoor Primary Production)	Amend	Add the following setback standard, to apply to: - GRUZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures) - GRUZ-R6 (Residential activities) - GRUZ-HPLO-R1 (Construction of new buildings and structures and alterations and additions to existing buildings and structures in the Highly Productive Land Overlay) **GRUZ-SXX: Setbacks to Intensive Indoor and Intensive Outddoor Primary Production** 1. Any newly established sensitive activity shall be set back 300m from the closest outer edge of any paddocks, structures, or buildings, and areas of paved or otherwise impervious material used to hold or house stock, and wastewater treatment systems used for intensive primary production. *The establishment of residential units, seasonal worker accommodation, or minor residential units on the same site as the intensive primary production are exempt from this rule requirement.*	Reject

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Zara Willis and Jacob Seneti-Davey	52	1	Highly Productive Land	Oppose	Remove Highly Productive Land Overlay	Other
Claudia and John Riley	230	2	Highly Productive Land - Crowther Road	Oppose in part	Remove Highly Productive Land Overlay from [properties on Crowther Road which have been identified in the General Rural Zone] - inferred, refer to original submission	Other
Wainuiomata Rural Community Association Incorporated	364	21	Highly Productive Land Overlay	Oppose in part	Remove Highly Productive Land Overlay from rural zoned properties	Other
Steve Full and Andrea Bason	365	1	Highly Productive Land Overlay	Oppose	Seeks that the Highly Productive Land Overlay is amended to exclude LUC class 3	Other
David and Pauline Innes	416	10	Highly Productive Land Overlay - 353 Moores Valley Road	Oppose in part	Remove the Highly Productive Land Overlay from 353 Moores Valley Road, Wainuiomata	Other
Duane Pirimona and Alison Pirimona	354	2	Highly Productive Land Overlay - 43 Crowther Road	Oppose	Remove Highly Productive Land Overlay from 43 Crowther Road, if submission point 354.1 not accepted (we believe if rezoning is approved there would be no need for the HPL overlay as it only applies to Rural zoned land)	Other
New Zealand Pork Industry Board	341	1	Intensive indoor primary production	Support	Retain as notified	Accept

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
New Zealand Pork Industry Board	341	2	Intensive outdoor primary production	Oppose (requesting new provision)	Add definition of intensive outdoor primary production: "Intensive outdoor primary production means: Primary production activities involving the keeping or rearing of livestock (excluding calf-rearing for a specified time period), that principally occurs outdoors, which by the nature of the activity, precludes the maintenance of pasture or ground cover. It excludes pig production for domestic use which involves no more than five sows and intensive winter grazing, where livestock are grazed on an annual forage crop at any time in the period that begins on 1 May and ends with the close of 30 September of the same year."	Accept
New Zealand Pork Industry Board	341	7	Introduction	Support in part	Seeks to change use of "rural activities" to "primary production" throughout if change requested in submission point 341.2 is not made.	Accept
Aggregate and Quarry Association	202	13	Land-based primary production	Oppose in part	Amend definition to include quarrying activities	Reject
Federated Farmers of NZ Ltd	F22	1	Land-based primary production	Oppose	Disallow	Accept
Roger McMillan et al	229	2	Large Lot Residential Zone - 385 Hebden Crescent	Oppose in part	Rezone 385 Hebden Crescent from residential to rural and explain why or how the residential classification was determined.	Accept
Enviro NZ	323	005	New definition - Cleanfill area	Oppose (requesting new provision)	Add definition for "Cleanfill area" as "Means an area used exclusively for the disposal of cleanfill material"	Accept
Waste Management NZ Ltd	F39	4	New definition - Cleanfill area	Oppose	Disallow	Reject

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Royal Forest and Bird Protection Society of New Zealand Inc.	424	2a	New definition - keeping of goats	Amend	Seeks to introduce a new definition of Keeping of goats as follows: Means the keeping ot farming of one or more free-range domestic goats.	Reject
Manor Park and Haywards Residents Community Incorporated Society	F10	52	New definition - keeping of goats	Support	Allow	Reject
Enviro NZ	323	011	New definition - landfill	Oppose (requesting new provision)	Add a new definition for "landfill" as "Means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas."	Accept
Waste Management NZ Ltd	F39	4	New definition - landfill	Oppose	Disallow	Reject

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Waste Management NZ Limited	461	12	New definition - managed fill	Oppose (requesting new provision)	Add new definition of managed fill as follows. Facility where managed fill material is accepted for deposit. Managed fill material is: Contaminated soil and other contaminated materials; Natural materials such as clay, gravel, sand, soil, rock; or Inert manufactured materials such as concrete and brick; and That does not contain: More than 2 per cent by volume of incidental or attached biodegradable materials (e.g. vegetation). Hazardous substances or materials (such as municipal solid waste) likely to create leachate by means of biological breakdown; Products or materials derived from hazardous waste treatment stabilisation or disposal practices; Materials such as medical and veterinary waste, asbestos, or radioactive substances; Combustible components; or More than 2 per cent by volume of incidental or attached biodegradable materials (e.g. vegetation).	Accept
Manor Park and Haywards Residents Community Incorporated Society	F10	39	New definition - managed fill	Oppose	Disallow	Reject
Wellington Regional Council	F38	73	New definition - managed fill	Support	Allow	Accept
Enviro NZ	F43	4	New definition - managed fill	Support	Allow	Accept

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Horokiwi Quarries Ltd	246	31	New Rule	Oppose (requesting new provision)	Add a new rule: "GRUZ-Rxx – Existing (and reconsenting) of existing lawfully established quarrying activities 1. Activity status: Restricted discretionary Matters of discretion are restricted to: 1. The effects on the amenity values of the surrounding area 2. The importance of quarrying aggregate and meeting the supply demand for the city's use 3. Dust, access and traffic 4. The matters in GRUZ-P2."	Reject
Winstone Aggregates	F33	23	New Rule	Support	See further submission	Reject
Fire and Emergency New Zealand	374	69d	New standard - GRUZ-Sxxx (Firefighting water supply)	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: "GRUZ-Sx: Firefighting water supply…" Refer to original submission for full details of requested relief	Reject
Fire and Emergency New Zealand	374	69e	New standard - RLZ-Sxxx (Firefighting water supply)	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: "RLZ-Sx: Firefighting water supply…" Refer to original submission for full details of requested relief	Reject
Fire and Emergency New Zealand	374	70e	RLZ-S2 (Building height) and RLZ-S3 (Setbacks)	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Accept in part

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
NZ Agricultural Aviation Association	231	08	NOISE-R9 (Walking and cycling tracks)	Oppose in part	Amend to remove NOISE-R9 ~~1. Activity status: Permitted~~ ~~Where:~~ ~~1. The helicopter landing area is used solely:~~ ~~a. For agricultural aviation activities between dawn and dusk, on no more than 30 days in any calendar year, or~~ ~~b. In unforeseen emergencies, and~~ ~~2. The helicopter landing area is managed to comply with the recommended noise limits and noise management provisions set out in NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas (excluding clause 4.3 Averaging).~~	Accept
Aggregate and Quarry Association	202	6	None specific	Other/Not stated	Seeks that clarification is provided "as to how these quarrying activities in the General Rural Zone (and any other zone) would be treated and what provisions would apply"	Reject
Claudia and John Riley	230	1b	None specific	Oppose in part	Seeks that subdivision and building of dwellings [on properties on Crowther Road proposed to be in the General Rural Zone - inferred] are enabled in a way comparable to other properties on Crowther Road and with smaller properties in Wainuiomata	Reject
New Zealand Pork Industry Board	341	8	Objectives and policies	Other/Not stated	Seeks to insert reference to reverse sensitivity risks and the need to manage these to protect primary production activities within the GRUZ in the objective and policy framework.	Reject
David Surrey	427	10b	Policies	Support in part	Seeks that amendments to the policy framework be considered to support the restricted activity status under RLZ-R6 and the additional matters of discretion requested as relief in submission point 427.10a	Reject
David Surrey	427	11b	Policies	Support in part	Seeks that amendments to the policy framework be considered to support the restricted activity status under RLZ-R6 and the additional matters of discretion requested as relief in submission point 427.11a	Reject

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
NZ Agricultural Aviation Association	231	05	Primary production	Support	Retain the definition	Accept
Ministry of Education	399	80	RLZ-O1 (Purpose and character of the zone)	Support	Retain objective as notified	Accept
Enviro NZ	323	067	RLZ-O2 (Activities in the zone)	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	100	RLZ-O2 (Activities in the zone)	Support	Retain as notified	Accept
Ministry of Education	399	81	RLZ-O2 (Activities in the zone)	Support	Retain objective as notified	Accept
Fire and Emergency New Zealand	374	101a	RLZ-O5 (Infrastructure)	Support	Amend objective as follows: "Development in the Rural Lifestyle Zone is either adequately serviced and supported by infrastructure or is serviced and supported by on-site facilities, such as on-site wastewater disposal and water **storage or** collection."	Accept
Fire and Emergency New Zealand	374	102a	RLZ-P2 (Compatible activities)	Support	Retain as notified	Accept
Ministry of Education	399	82	RLZ-P2 (Compatible activities)	Support	Retain policy as notified	Accept

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
David Surrey	427	9	RLZ-P2 (Compatible activities)	Oppose in part	Seeks that the policy is re-written to provide a description of the effects from activities that are potentially compatible with the rural environment, instead of listing the activities. Such matters could include: -maintain the rural character of the local area, -have low traffic volumes, -do not require intensive infrastructure, -are small in size, -support the well-being of the local community etc..... (inferred - refer to original submission)	Reject
Aggregate and Quarry Association	202	7	RLZ-P3 (Potentially incompatible activities)	Other/Not stated	No specific relief requested	Accept
Winstone Aggregates	F33	11	RLZ-P3 (Potentially incompatible activities)	Support	See further submission	Accept
Enviro NZ	323	068	RLZ-P3 (Potentially incompatible activities)	Neutral	Not given	Accept
Fire and Emergency New Zealand	374	102b	RLZ-P3 (Potentially incompatible activities)	Support	Retain as notified	Accept

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Fire and Emergency New Zealand	374	101b	RLZ-P5 (Infrastructure)	Support	Amend policy as follows: "Recognise that infrastructure in rural areas, including in the Rural Lifestyle Zone, may only be able to support a low level of land use and intensification without significant investment and upgrades, and new development may need to be serviced through on-site facilities such as on-site wastewater disposal and water **storage or** collection."	Accept
Wellington Regional Council	452	191	RLZ-P5 (Infrastructure)	Support	Retain as notified.	Accept in part
Enviro NZ	323	069	RLZ-R13 (Rural industries)	Neutral	Not given	Other
Ministry of Education	399	83	RLZ-R16 (Educational facilities)	Oppose in part	Amend as follows: "RLZ-R16: Educational facilities (including child care services) 1. Activity status: ~~Discretionary~~ Restricted Discretionary Matters of discretion are restricted to: 1. The effects on the rural amenity of the surrounding area. 2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. 3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding rural areas, the streetscape, and adjoining public space. 4. The matters in policies: a. RLZ-P2: Compatible activities, b. RLZ-P4: Built development c. RLZ-P5: Infrastructure"	Reject

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Fire and Emergency New Zealand	374	103	RLZ-R16 (Emergency service facilities)	Oppose (requesting new provision)	Amend the rule so the activity has a permitted activity status with no conditions	Reject
Fire and Emergency New Zealand	374	68e	RLZ-R17 (Emergency service facilities	Amend	Amend the rule so the activity has a permitted activity status with no conditions (inferred - refer to original submission)	Reject
Ministry of Education	399	84	RLZ-R19 (Activities not otherwise provided for)	Oppose in part	Refer to relief sought under submission point 399.83	Accept in part
Enviro NZ	323	070	RLZ-R21 (Industrial activities)	Other/Not stated	Not given	Other
Go Architecture Ltd	331	27	RLZ-R6 (Residential activities)	Support in part	Seeks that: - the gross floor area threshold in this standard is reduced from 80m2 to 70m2 - that the gross floor area requirement is addressed in a standard rather than within the rule	Accept
David Surrey	427	10a	RLZ-R6 (Residential activities)	Support in part	Seeks that the matters of discretion be expanded to include: -the apparent density arising from the additional residential units, -the need of landscaping to mitigate any effects, and -the outcomes sought under the policy framework.	Reject
Fire and Emergency New Zealand	374	104a	RLZ-S1 (Gross floor area)	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	104b	RLZ-S2 (Building height)	Support	Retain as notified	Accept

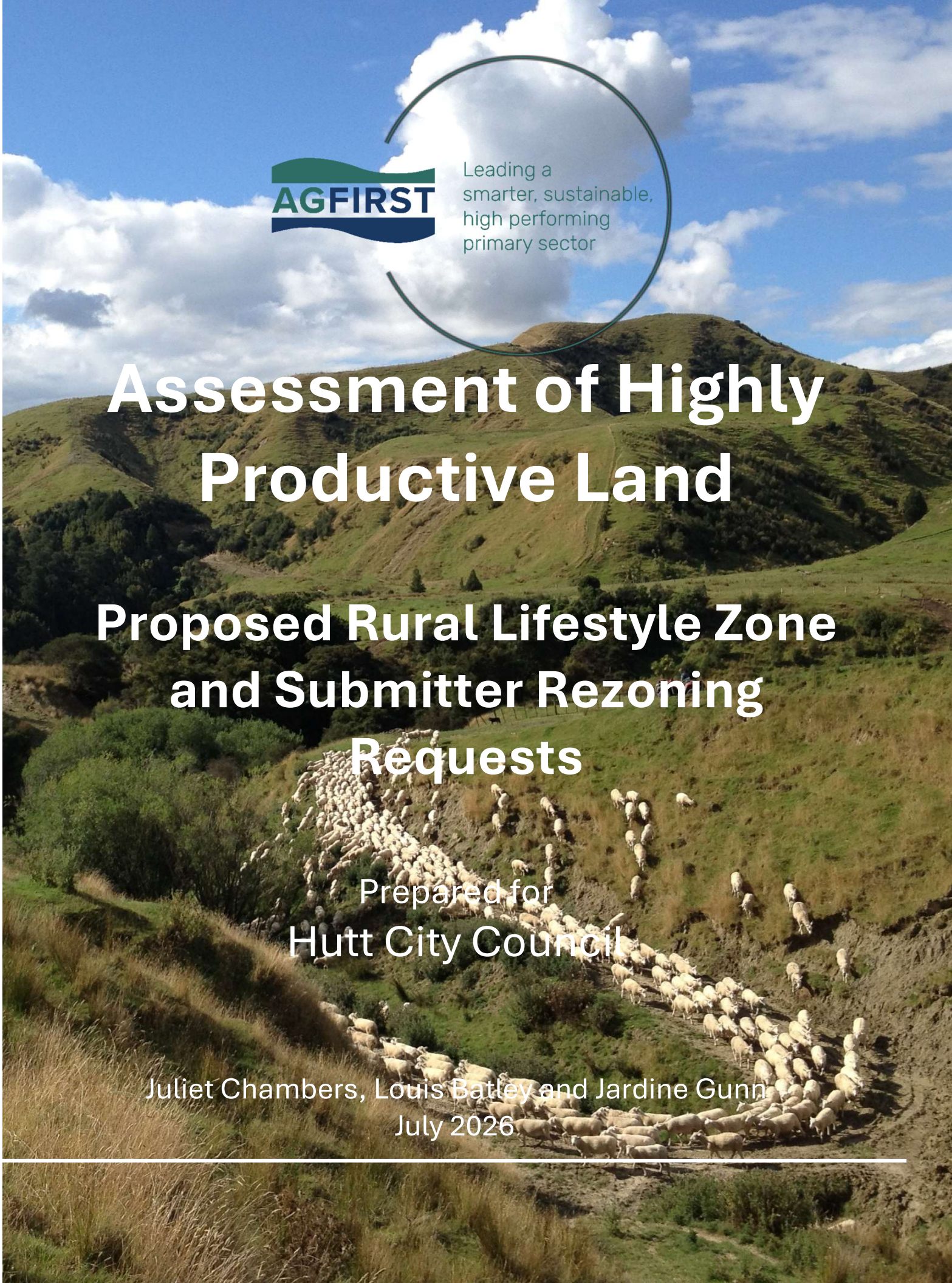
Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Fire and Emergency New Zealand	374	105	RLZ-S3 (Setbacks)	Support in part	Amend to standard to add a new matter of discretion as follows: "x. The ability for emergency services to safely and efficiently access the site and/or access on-site servicing infrastructure, such as water for firefighting purposes."	Accept
New Zealand Pork Industry Board	341	4	Rural activity	Oppose in part	Amend as follows: "rural activity: means the use of land and/or buildings for agricultural, pastoral, horticultural, and forestry activities, and includes: a. the storage of products and initial processing as an ancillary activity of horticultural and agricultural products produced on the site, and b. the storage and disposal of solid and liquid animal waste. ~~Intensive indoor primary production, r~~Rural industry, quarrying and mining activities, top soil stripping and turf farming are excluded."	Reject
New Zealand Pork Industry Board	341	6	Rural environment	Oppose (requesting new provision)	Seeks to add strategic directions for the rural environment.	Reject
Royal Forest and Bird Protection Society of New Zealand Inc.	424	7	Rural environment	Oppose	Seek amendment for the definition to list all zones to which it applies.	Accept

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Manor Park and Haywards Residents Community Incorporated Society	F10	55	Rural environment	Support	Allow	Accept
Winstone Aggregates	F33	9	Rural environment	See further submission	See further submission	Other
Enviro NZ	323	017	Rural industry	Support in part	Amend as follows: "means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production. <u>This includes organic composting</u>."	Reject
David and Pauline Innes	416	1b	Rural Lifestyle zone	Oppose in part	Seek that the large parcels at the end of Moores Valley are rezoned General Rural.	Reject
FH Developments 2025	516	1	Rural Lifestyle Zone – 104 Upper Fitzherbert Road, Wainuiomata	Oppose	Rezone 104 Upper Fitzherbert Road, Wainuiomata to Medium Density Residential Zone	Accept in part
Shane Wilson	F16	1	Rural Lifestyle Zone – 104 Upper Fitzherbert Road, Wainuiomata	Support	Allow submission, and also seeks rezoning of 140B Upper Fitzherbert Road to Medium Density Residential Zone	Reject
Caroline Patterson	F19	1	Rural Lifestyle Zone – 104 Upper Fitzherbert Road, Wainuiomata	Support	Allow submission, and also seeks rezoning of 112 Upper Fitzherbert Road to Medium Density Residential Zone	Reject
Prime Contracting	F24	1	Rural Lifestyle Zone – 104 Upper Fitzherbert Road, Wainuiomata	Support	Allow submission, and also seeks rezoning of 118C Upper Fitzherbert Road to Medium Density Residential Zone	Reject

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Duanne and Rachel Nuku	F25	1	Rural Lifestyle Zone – 104 Upper Fitzherbert Road, Wainuiomata	Support	Allow submission, and also seeks rezoning of their own property to Medium Density Residential Zone	Reject
Prime Contracting Services	4	1	Rural Lifestyle Zone - 118C Upper Fitzherbert Road, Wainuiomata	Multiple	Rezone to Medium Density Residential Zone or Rezone to Large Lot Residential Zone	Reject
Policy Planning team of the Hutt City Council	440	98	Rural Lifestyle Zone – 57 Stockdale Street, Wainuiomata	Oppose	Rezone 57 Stockdale Street, Wainuiomata to the Large Lot Residential Zone.	Accept
The Brookfield Board and Scouts Aotearoa	469	1	Rural Lifestyle Zone - Moores Valley Road	Oppose	Seeks that Rural Lifestyle zoned land at the end of Moores Valley Road, is rezoned to reduce the potential for intensification (inferred - refer to original submission)	Reject
Wainuiomata Rural Community Association Incorporated	364	3b	Rural Residential Zone - Moores Valley Road	Amend	Seeks that large parcels at the end of Moores Valley Road are rezoned to General Rural Zone	Reject
Heritage New Zealand Pouhere Taonga	248	12	UDSD-O8 (Rural and Open Space Areas)	Support	Retain objective as notified	Accept in part
Wellington Regional Council	452	28	UDSD-O8 (Rural and Open Space Areas)	Support in part	Amend clause b. as follows: b. Protect, enhance and restore, the cultural, heritage and natural values of these areas	Accept
Te Ruunanganui O Te Atiawa	503	24	UDSD-O8 I(Rural and Open Space Areas)	Support	Retain as notified	Accept in part

Submitter	Sub No	SP	Provisions	Position	Requested Relief	Recommendation
Fire and Emergency New Zealand	374	68f	unclear	Other/Not stated	Seeks that, if a Rural Production Zone is included in the District Plan, then it includes a rule for emergency service facilities, which has a permitted activity status with no conditions (inferred - refer to original submission)	Reject
Fire and Emergency New Zealand	374	69f	unclear	Other/Not stated	Seeks that, if a Rural Production Zone is included in the District Plan, then a standard for water supply is included: "RPROZ-Sx: Firefighting water supply..." Refer to original submission for full details of requested relief	Reject
Fire and Emergency New Zealand	374	70d	unclear	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Reject
Lyle Earle	12	2	Whole chapter	Support	Retain RLZ - Rural Lifestyle Zone Chapter as notified	Accept in part
Winstone Aggregates	444	112	Whole Plan	Other/Not stated	Seeks changes to the plan to restrict ad-hoc, sporadic or uncontrolled development in the vicinity, including greater protections in the plan to protect Quarrying operations from reverse sensitivity effects, including updates to recognise best practice provisions in this area.	Reject
Winstone Aggregates	444	114	Whole Plan	Other/Not stated	Seeks that the district plan be amended to recognise relevant matters in the higher order planning documents, RPS, Natural Resources Plan, Part 2, s32,s32AA and RMA.	Reject
Winstone Aggregates	444	115	Whole Plan	Other/Not stated	Seeks that the district provisions give effect to consenting pathways and recognition for quarrying and clean filling and extraction of aggregate pathways provided for in National Policy Statements and National Environmental Standards, including any changes to these documents and the RMA (refer to original submission for further detail)	Reject

APPENDIX 3: AGFIRST HPL ASSESSMENT



Assessment of Highly Productive Land

Proposed Rural Lifestyle Zone and Submitter Rezoning Requests

Prepared for
Hutt City Council

Juliet Chambers, Louis Batley and Jardine Gunn
July 2026

Disclaimer:
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1.0 Executive Summary

Hutt City Council engaged AgFirst to undertake an independent agricultural assessment of Highly Productive Land (HPL) associated with the Proposed Hutt City District Plan Rural Zones hearing. The assessment considered:

- the areas of HPL included within the Council's proposed Rural Lifestyle Zone (RLZ); and
- seven submitter requests seeking to rezone HPL from the General Rural Zone to the RLZ.

The assessment was undertaken with reference to Clauses 3.7 and 3.10 of the National Policy Statement for Highly Productive Land (NPS-HPL). Clause 3.10 provides an exception to the general restriction on rezoning HPL where permanent or long-term constraints significantly reduce the productive capacity of the land and its ability to support economically viable land-based primary production.

The assessment was undertaken as a high-level desktop review using information provided by Hutt City Council, aerial imagery, HPL mapping, Land Use Capability (LUC) information, S-map soil information and other relevant land resource information. A high-level agricultural and economic assessment was also undertaken.

The Council's proposed RLZ contains approximately 10.8 ha of HPL across 15 properties. Approximately 2.23 ha (21%) remains practically available for land-based primary production, with the balance occupied by existing residential development, accessways, established native vegetation and other established land uses.

The assessment concludes that the dominant permanent constraint affecting the HPL is the fragmentation of the land resource arising from the existing pattern of subdivision, residential development and established land use. While the underlying LUC 3w1 soils retain productive capability, the remaining HPL is limited in extent and further constrained by inherent wetness limitations. The economic assessment indicates that none of the remaining effective HPL areas are capable of supporting an economically viable drystock enterprise. These constraints cannot reasonably be overcome through amalgamation or changes in management.

Accordingly, the Council's proposed RLZ satisfies the requirements of Clause 3.10 of the NPS-HPL.

The seven submitter rezoning requests contain approximately 11.59 ha of HPL, of which approximately 8.11 ha remains practically available for land-based primary production. Unlike the Council's proposed RLZ, the underlying LUC 3s2 soils are capable of supporting a broader range of land-based primary production activities. However, the assessment concludes that the remaining HPL is fragmented by the existing pattern of subdivision and residential development. Practical limitations associated with irrigation availability, the valley setting and economic viability further reduce the range of viable land uses. Property-specific assessments demonstrate that these constraints significantly reduce the productive capacity and ability of the remaining HPL to support

economically viable land-based primary production and cannot reasonably be overcome through amalgamation or other practicable management alternatives.

Accordingly, the submitter rezoning requests also satisfy the requirements of Clause 3.10 of the NPS-HPL.

Overall, the assessment concludes that both the Council's proposed RLZ and the submitter rezoning requests recognise HPL that is already subject to permanent or long-term constraints, rather than creating those constraints through rezoning. In my opinion, the proposed rezonings satisfy the requirements of Clause 3.10 of the NPS-HPL and are not expected to result in a significant loss of productive capacity, significant fragmentation of HPL, or significant reverse sensitivity effects on surrounding land-based primary production.

2.0 Introduction

2.1 Background

The Proposed Hutt City District Plan identifies two rural zones: General Rural Zone (GRUZ) and the Rural Lifestyle Zone (RLZ). Several submissions were received on those zones, and a hearing was recently held.

Following the hearing, the Hearing Panel requested further information in relation to parts of the Rural Zones topic. In particular, the Panel requested an expert review of the appropriate General Rural Zoning of properties on the western and southern parts of Crowther Road, Wainuiomata, and the remaining matters raised in the Wainuiomata Rural Community Association's submission.

The Proposed District Plan also identifies areas of rural-zoned land that are mapped as Land Use Capability Class 3 land. For the purposes of the National Policy Statement for Highly Productive Land (NPS-HPL), this land is treated as highly productive land unless one of the relevant exceptions applies. Some submissions also seek to rezone land from the General Rural Zone to the Rural Lifestyle Zone, including land that may be subject to the NPS-HPL.

Hutt City Council engaged AgFirst to undertake an independent agricultural assessment of these areas to assist the Council and Hearing Panel in considering the application of Clauses 3.7 and 3.10 of the NPS-HPL.

This report was prepared by AgFirst. Juliet Chambers is the lead author, with technical input from Louis Batley (economic assessment) and Jardine Gunn (GIS analysis and mapping). The opinions and conclusions expressed in this report are those of the lead author, informed by this technical input.

This report:

- assesses the areas of HPL included within the Council's proposed RLZ;
- assesses each submitter request seeking to rezone HPL to RLZ; and
- provides an opinion on whether the relevant rezonings are consistent with Clauses 3.7 and 3.10 of the NPS-HPL.

The assessment was undertaken as a high-level desktop review based on information provided by Hutt City Council and other relevant information. The assessment includes a review of the land resource, existing land use, productive capacity and a high-level economic assessment. No site-specific land resource investigations or detailed farm system analyses were undertaken.

2.2 Assessment methodology

This assessment was undertaken as a high-level desktop review in accordance with the project brief provided by Hutt City Council.

The assessment is based on a review of the information provided by Hutt City Council, including the Proposed Hutt City District Plan and relevant hearing material, submissions and further submissions, operative zoning information, HPL mapping, aerial imagery, existing land use information, and other relevant land resource information.

The assessment considers the physical characteristics of the land, existing land use, productive capacity and economic viability of the HPL, together with the application of Clauses 3.7 and 3.10 of the NPS-HPL. Where relevant, consideration has also been given to matters such as irrigation availability and the practical ability of the land to support economically viable land-based primary production.

No site-specific land resource investigations were undertaken. The assessment has been undertaken using the information available and the application of professional judgement.

2.3 Assessment criteria

This assessment has been undertaken with reference to Clauses 3.7 and 3.10 of the NPS-HPL.

Clause 3.7 limits the rezoning of land containing HPL except where it is provided for through Clause 3.10. Clause 3.10 provides an exception where the HPL is subject to permanent or long-term constraints that are sufficient to significantly reduce the productive capacity of the land, and where those constraints mean that the land is not able to support economically viable land-based primary production.

In assessing whether those requirements are met, consideration has been given to:

- the physical characteristics of the land, including soils and Land Use Capability (LUC);
- the highest and best productive use of the HPL;
- the extent, configuration and existing use of the HPL;
- the productive capacity and economic viability of the HPL;
- the nature of any permanent or long-term constraints; and
- whether those constraints could reasonably be addressed through amalgamation with adjacent HPL, changes in management, or other practicable alternatives.

The assessment also considers whether the proposed rezonings would result in a significant loss of productive capacity, fragmentation of HPL, or reverse sensitivity effects on surrounding land-based primary production, consistent with Clause 3.10(1)(b). The assessment does not include an assessment against Clause 3.10(1)(c), as this will be addressed by the planner.

3.0 Assessment of the Council's Proposed Rural Lifestyle Zone

3.1 Existing characteristics

The Council's proposed RLZ includes 15 properties containing areas of HPL, with a combined HPL area of approximately 10.8 hectares (ha). The HPL occurs as relatively small, fragmented areas across the properties rather than as a single contiguous land resource (Figure 1).

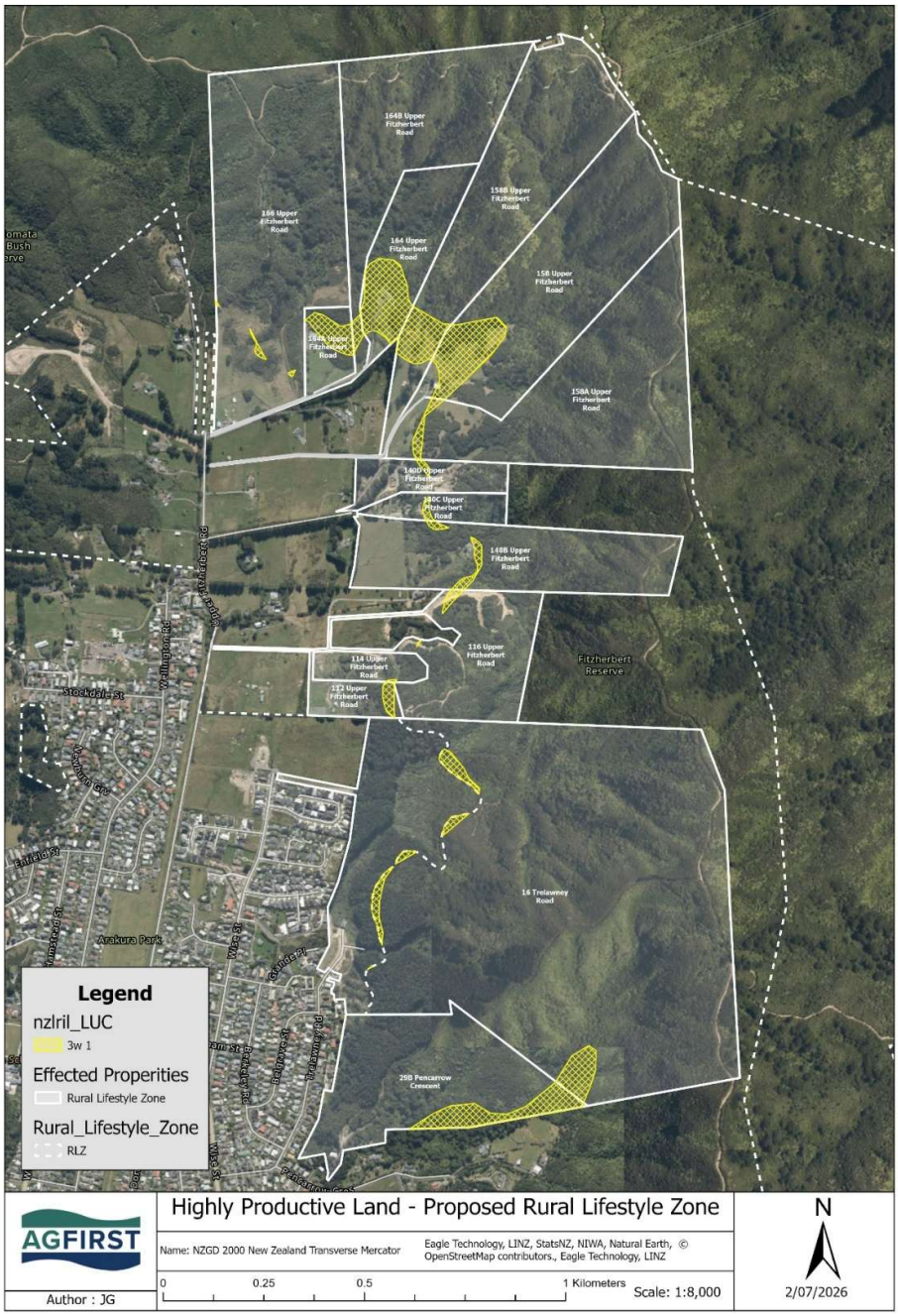


Figure 1: Highly Productive Land over the Proposed RLZ

The proposed RLZ is located at the northern end of the Wainuiomata Valley (Arakura), where the valley is bounded by steep hill ranges to the east, north and west. These surrounding hill slopes are predominantly classified as LUC 6e7 and 7e5, comprising land with moderate to high erosion potential that is generally more suited to indigenous vegetation and forestry than agricultural production. The valley floor ranges from approximately 800 to 1,200 metres in width and is predominantly mapped as LUC 3w1, which comprises the HPL assessed in this report. While the wider valley setting may result in some shading from the surrounding hill slopes, this is less pronounced than within the narrower Moores Valley.

All HPL identified within the proposed RLZ is mapped as LUC 3w1 (Appendix 1). This land comprises imperfectly to poorly drained alluvial soils with wetness limitations and has the capability to support a range of land-based primary production activities. Grazing is the predominant land use within this LUC unit, although the soils also have the potential to support cropping and, where wetness and flooding constraints can be appropriately managed, horticultural production. According to S-map (Appendix 2), the HPL is primarily associated with Pukemiro and Taitapu soils. Both soils have inherent wetness and drainage limitations, with the Taitapu soils being poorly drained and highly susceptible to waterlogging. These characteristics favour pastoral land uses and limit the practicality of more intensive production systems without significant drainage and ongoing management inputs.

Although 10.8 ha is mapped as HPL, only 2.23 ha remains practically available for land-based primary production. For the purposes of this assessment, this is referred to as *effective HPL* and excludes areas occupied by existing buildings, residential curtilage, accessways, established native vegetation and other established land uses that are not considered practically available for ongoing land-based primary production. Figure 2 and Table 1 summarise the existing characteristics of each property, including the extent of HPL, the proportion of effective HPL, and the existing productive land use where applicable.

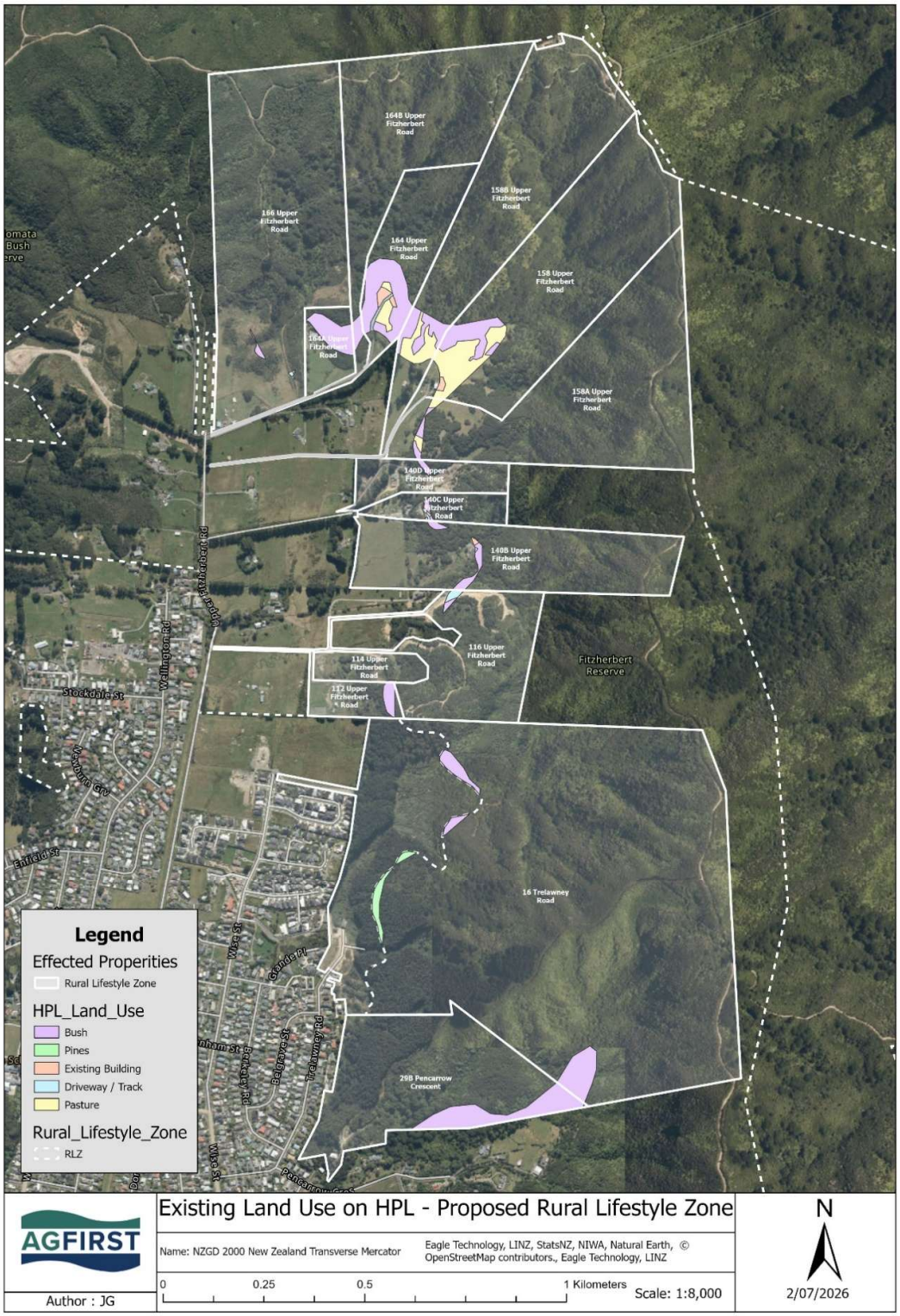


Figure 2: Existing land use over the HPL

Table 1: Existing characteristics of HPL within the Proposed RLZ. NB: Upper Fitzherbert Road (UFR)

Property	Title size (ha)	HPL within proposed RLZ (ha)	% of property	Effective HPL (ha)	Effective HPL (%)	Existing land use of effective HPL
29B Pencarrow Crescent	15	1.65	11.00	0.00	0.00	
116 Trelawney Road	79.44	1.53	1.93	0.31	20.26	Pines
112 UFR	2.14	0.21	9.81	0.00	0.00	
114 UFR	2	0.01	0.50	0.00	0.00	
116 UFR	9.37	0.11	1.17	0.00	0.00	
140B UFR	12.96	0.3	2.31	0.00	0.00	
140C UFR	2.32	0.08	3.45	0.00	0.00	
140D UFR	3.36	0.06	1.79	0.00	0.00	
158 UFR	20.17	2.07	10.26	1.26	60.87	Pasture
158A UFR	20.4	0.26	1.27	0.12	46.15	Pasture
158B UFR	17.74	1.15	6.48	0.52	45.22	Pasture
164 UFR	6.85	1.94	28.32	0.02	11.79	Pasture
164A UFR	2.41	0.66	27.39	0.00	0.00	
164B UFR	15	0.17	1.13	0.00	0.00	
166 UFR	25.47	0.6	2.36	0.00	0.00	
TOTAL	**235.2**	**10.8**		**2.23**		

As shown in Table 1, effective HPL is retained on only five of the 15 properties, comprising approximately 2.23 ha (21%) of the total HPL within the proposed RLZ. The remaining 8.57 ha (79%) is occupied by existing native vegetation, residential development, buildings, accessways and other established land uses and is not considered practically available for land-based primary production. Of the remaining effective HPL, approximately 1.92 ha is currently managed as pasture across four properties, while the remaining 0.31 ha is occupied by pine trees on 116 Trelawney Road. Accordingly, the HPL within the proposed RLZ is already highly fragmented, with only small, isolated areas remaining available for productive use.

3.2 Assessment against Clause 3.10

As set out in the methodology, this assessment considers whether the proposed RLZ satisfies the requirements of Clause 3.10 of the NPS-HPL. Clause 3.10 provides a pathway for the rezoning of highly productive land to a Rural Lifestyle Zone where both limbs of the test in Clause 3.10(1) are met.

The assessment is structured as follows:

a. Section 3.2.1 assesses Clause 3.10(1)(a), including whether the HPL is subject to permanent or long-term constraints, whether those constraints significantly reduce the ability of the HPL to support economically viable land-based primary production for at least 30 years,

and whether those constraints could reasonably be addressed through the options listed in Clause 3.10(2).

b. Section 3.2.2 assesses Clause 3.10(1)(b), including whether the proposed rezoning would avoid significant loss of productive capacity, avoid fragmentation of HPL, and avoid or otherwise manage reverse sensitivity effects on surrounding land-based primary production.

c. Section 3.2.3 provides an overall conclusion on whether the proposed RLZ satisfies Clause 3.10

3.2.1 Assessment against Clause 3.10(1)(a)

3.2.1.1 Permanent or long-term constraints

In assessing whether the HPL is subject to permanent or long-term constraints under Clause 3.10(1)(a), I consider the dominant constraint to be the fragmentation of the HPL arising from the existing pattern of subdivision, residential development and established land use.

The HPL within the proposed RLZ is already highly fragmented. While 2.23 ha of HPL remains practically available for land-based primary production, this occurs across only five of the 15 properties and ranges in size from just 0.02 ha to 1.26 ha. The remaining HPL has been permanently removed from productive use through existing residential development, accessways, established native vegetation and other established land uses.

Although the underlying LUC 3w1 land has the capability to support a range of land-based primary production activities, the fragmented distribution and, in many cases, irregular configuration of the remaining effective HPL significantly reduce its productive capacity and versatility. The inherent wetness limitations of the soils further reduce the range of practical land uses, with the remaining effective HPL currently utilised predominantly for pastoral grazing and a small area of pine trees. More intensive land uses, such as cropping and horticulture, are unlikely to be practical given the characteristics of the remaining HPL.

In my opinion, the fragmentation of the HPL arising from the existing pattern of subdivision, residential development and established land use has resulted in permanent or long-term constraints that significantly reduce the productive capacity, versatility and economic viability of the remaining HPL within the proposed RLZ. These constraints are permanent because they arise from the established pattern of land use and development, rather than factors that could reasonably be addressed through changes in management.

3.2.1.2 Economic viability

Having concluded that the remaining HPL is subject to permanent or long-term constraints, Clause 3.10(1)(a) also requires consideration of whether those constraints significantly reduce the ability of the HPL to support economically viable land-based primary production. The following assessment considers the economic viability of the remaining effective HPL.

The economic assessment has been undertaken in relation to the remaining effective HPL, as this represents the area that remains practically available for land-based primary production. The wider farming operation has also been considered in assessing whether the identified constraints could reasonably be overcome through amalgamation or changes in management.

To assess the economic viability of the remaining effective HPL, data has been obtained from Beef + Lamb New Zealand[1] (B+LNZ). Data was obtained from the Western North Island Class 5 finishing farms, using the average for the last three full financial years (2021/22–2023/24), excluding provisional and forecast years. It is worth noting that the average size of the farms in this land class was 206 effective hectares, so the data set includes economies of scale which would not be seen in blocks ranging from 0.02 to 1.26 ha in effective area. The Eastern North Island data set was also considered but was less profitable.

A simplified assessment of debt has been calculated based on land value, where the land value of the HPL and non-HPL has been calculated on a relative productivity basis, where the HPL is 1 and the non-HPL is 0.3, given that it is LUC 6 or 7 and in either exotic or indigenous forestry. In other words, the steep land covered in native and exotic forestry is assumed to be 30% of the value of the flat, productive land, which is considered a conservative assumption. A standard industry debt level has been applied, which is 40% of the land value assuming an interest only loan with an interest rate of 7%. District and regional council rates were also ascertained and divided by the total number of hectares for a conservative estimate.

The B+LNZ data indicates an average farm profit before tax of $918 per effective hectare after rates, interest and rent have been removed from the reported expenses. Applying the estimated rates and debt costs to each property results in an indicative loss across all five properties. The estimated rates and debt costs range from $1,494 to $4,743 per effective hectare, substantially exceeding the benchmark farm profit.

Table 2: Indicative economic assessment of properties with effective HPL within the proposed RLZ

Property	116 Trelawney Road	158 UFR	158A UFR	158B UFR	164 UFR
Title size (ha)	79.44	20.36	20.60	17.92	6.85
HPL in new zone (ha)	1.53	2.07	0.26	1.15	1.94
Land value	$1,230,000	$550,000	$550,000	$530,000	$510,000
HPL value (ha)	$49,392	$72,780	$86,451	$85,747	$149,429
Debt (ha)	$1,383	$2,038	$2,421	$2,401	$4,184
Rates (ha)	$111	$182	$108	$121	$559
Rates + Debt (ha)	$1,494	$2,219	$2,529	$2,522	$4,743

[1] https://beeflambnz.com/industry-data/farm-data-and-industry-production/sheep-beef-farm-survey

B+LNZ profit per ha	$918	$918	$918	$918	$918
Indicative net profit/loss	-$179	-$1,640	-$193	-$834	-$88

Based on this assessment, none of the properties are capable of supporting an economically viable drystock enterprise based on the remaining effective HPL. In each case, the estimated rates and financing costs substantially exceed the benchmark farm profit.

In my opinion, this assessment demonstrates that the permanent constraints identified above significantly reduce the ability of the remaining HPL to support economically viable land-based primary production.

3.2.1.3 Assessment against Clause 3.10(2) – Alternatives to retain productive capacity

Clause 3.10(2) requires consideration of whether the identified permanent or long-term constraints could reasonably be addressed through practicable options, including amalgamation with other HPL, changes in management, or other measures to retain productive capacity.

The preceding assessment demonstrates that the remaining effective HPL is not capable of supporting economically viable land-based primary production. Opportunities for amalgamation are limited. Even if all remaining effective HPL within the proposed RLZ could be managed collectively as a single landholding, the total effective area would remain approximately 2.23 ha, which is insufficient to support economically viable land-based primary production.

Alternative management practices are also unlikely to overcome the identified constraints. The existing pattern of subdivision, residential development, established native vegetation and the fragmented distribution of the remaining HPL substantially limit opportunities to improve productive capacity through changes in management. While measures such as pasture renewal or drainage may improve productivity to some extent, they would not overcome the fundamental constraints associated with the limited extent, fragmented distribution and configuration of the remaining HPL.

Accordingly, I do not consider that the identified permanent or long-term constraints can reasonably be addressed through amalgamation, changes in management, or other practicable alternatives that would enable the remaining HPL to support economically viable land-based primary production.

3.2.2 Assessment against Clause 3.10(1)(b)

Clause 3.10(1)(b) requires that the rezoning does not result in significant loss of productive capacity, fragmentation of HPL, or reverse sensitivity effects on surrounding land-based primary production.

Taking the above assessment into account, the proposed RLZ is not expected to result in a significant loss of productive capacity, additional fragmentation of HPL, or significant reverse sensitivity effects.

The HPL within the proposed RLZ is already highly fragmented, with only approximately 2.23 ha (21%) remaining practically available for land-based primary production. The remaining HPL is occupied by existing residential development, accessways, established native vegetation and other established land uses. The proposed RLZ therefore recognises the existing fragmented HPL resource and pattern of land use, rather than resulting in the fragmentation of a cohesive HPL resource.

Reverse sensitivity effects are also expected to be minimal. The area is already characterised by rural lifestyle development, and any reverse sensitivity effects associated with those land uses are already established. Given the limited extent of effective HPL remaining within the zone, the proposed zoning is unlikely to materially affect the ongoing use of adjoining land for land-based primary production.

3.2.3 Summary

Based on my assessment, the HPL within the proposed RLZ is subject to permanent or long-term constraints, with fragmentation arising from the existing pattern of subdivision, residential development and established land use being the dominant constraint. These constraints, together with the inherent wetness limitations of the underlying soils, have substantially reduced the productive capacity, versatility and economic viability of the remaining HPL, leaving only 2.23 ha practically available for land-based primary production.

The remaining effective HPL is not capable of supporting an economically viable land-based primary production enterprise, and these constraints cannot reasonably be overcome through amalgamation or other practicable management measures. The proposed RLZ is also not expected to result in significant loss of productive capacity, further fragmentation of HPL, or material reverse sensitivity effects on surrounding land-based primary production.

Accordingly, I consider the proposed RLZ satisfies the requirements of Clause 3.10 of the NPS-HPL.

4.0 Assessment of the submitter rezoning requests

4.1 Existing characteristics

Seven submissions were received in relation to the proposed District Plan seeking to rezone each property from General Rural to the new RLZ (previously the Rural Residential zone). Each of these properties contains HPL, with a combined HPL area of approximately 11.59 ha (Figure 3).

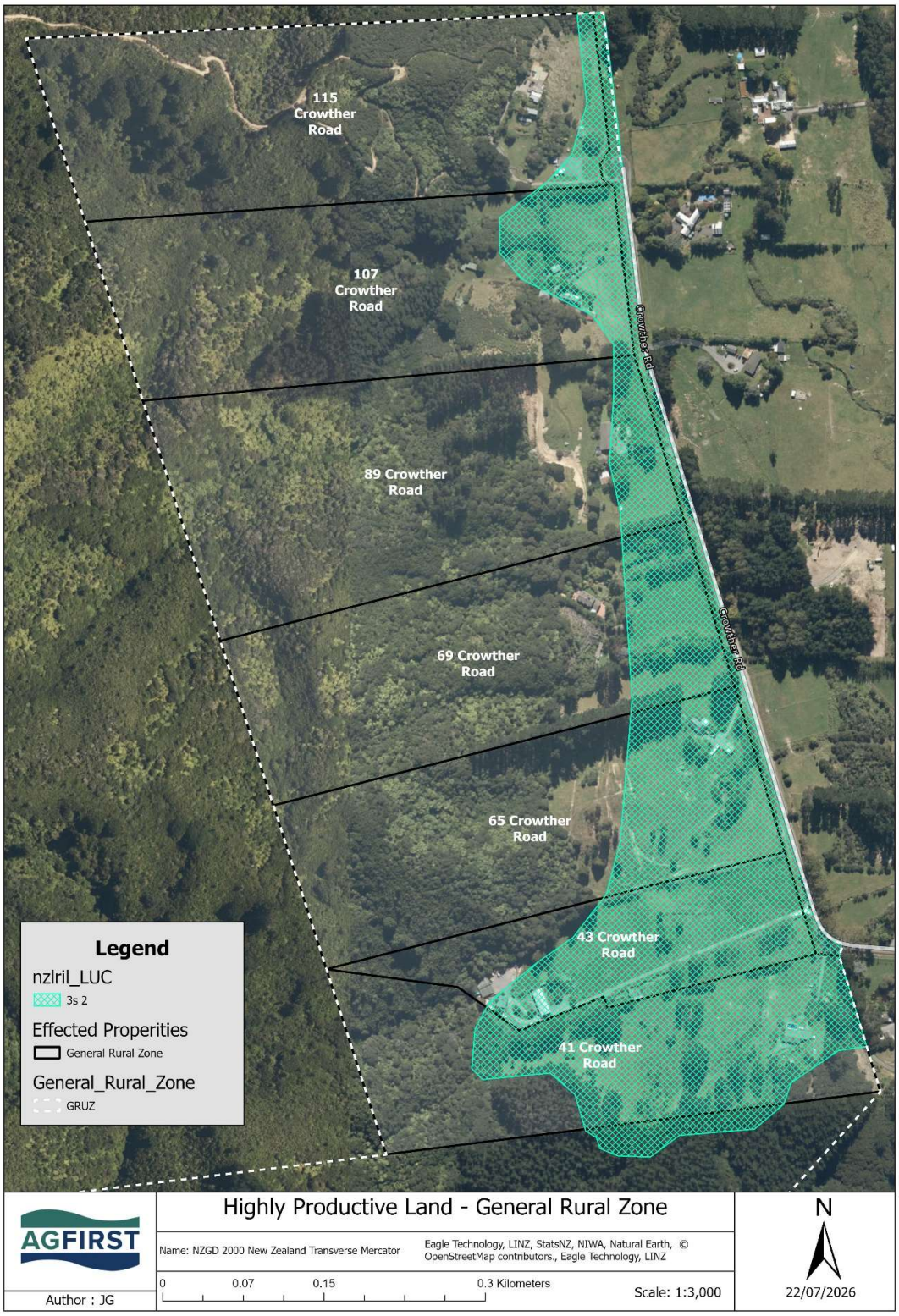


Figure 3: HPL over properties seeking to be part of RLZ

The submitter properties are located within Moores Valley, a narrow valley situated between steep hill ranges to the east and west. The surrounding hill slopes are predominantly classified as LUC 6e7 and 7e5, both of which have moderate to high erosion potential and are generally more suited to indigenous vegetation and forestry than agricultural production. Consistent with this, the surrounding hills are predominantly covered in indigenous and exotic forest.

The valley floor is approximately 300–500 m wide and is traversed by the Wainuiomataiti Stream and Crowthers Creek. The margins of the valley floor are generally mapped as LUC 4s2, while the central valley floor is predominantly mapped as LUC 3s2 (HPL). Consequently, the HPL is confined to a relatively narrow strip of land between the surrounding hill country.

All HPL identified within these properties is mapped as LUC 3s2 (Appendix 1). LUC 3s2 comprises flat to gently undulating medium-height alluvial terraces with somewhat excessively drained, stony soils that are subject to seasonal soil moisture deficits. Although the land has the capability to support a range of land-based primary production activities, including grazing, cropping, orcharding and horticulture, seasonal moisture deficits, shallow gravels and exposure influence the practicality of more intensive land uses. Shelterbelts may also be required for horticultural production.

According to S-map (Appendix 2), the HPL is predominantly associated with Bushcroft soils, with smaller areas of Pukemiro soils. Bushcroft soils are generally deep Brown soils with high water-holding capacity, while the Pukemiro soils are moderately deep Ultic soils with rooting depth limited by fractured rock and moderate waterlogging vulnerability.

The LUC classification provides a broad assessment of land capability, whereas S-map provides a more detailed assessment of the soil resource. Both sources have been considered in assessing the productive capability of the land and the suitability of different land-based primary production activities.

As shown in Figure 4 and Table 3, the submitter rezoning requests comprise seven properties containing a combined 11.59 ha of HPL. Approximately 8.11 ha (70%) remains practically available for land-based primary production, while the remaining 3.48 ha (30%) is occupied by existing native vegetation, residential development, buildings, accessways and other established land uses that are not considered practically available for ongoing land-based primary production. The remaining effective HPL is predominantly managed as pasture.

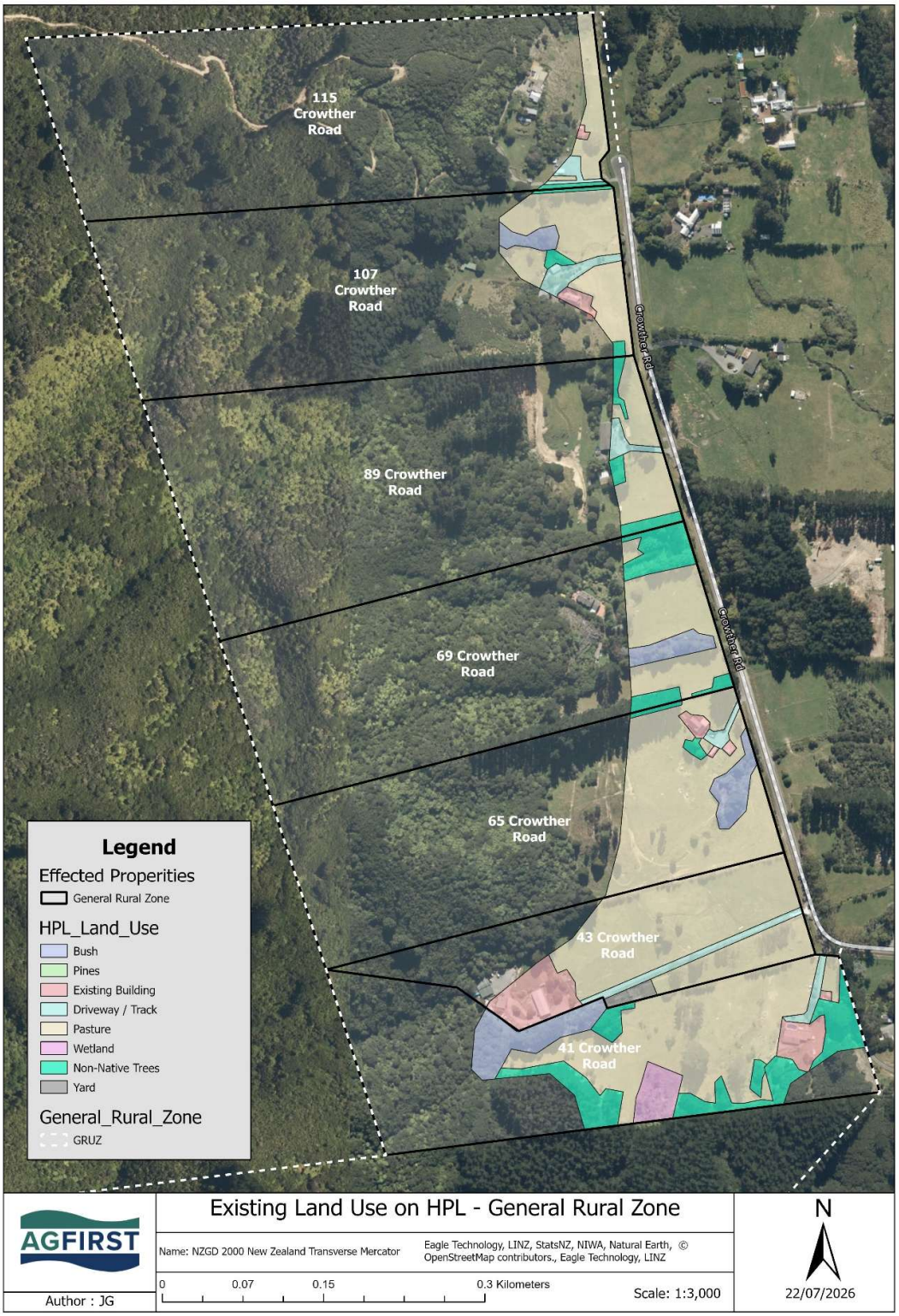


Figure 4: Existing land use over HPL

Table 3: Existing characteristics of HPL within the Submitter Rezoning Requests

Property	Title size (ha)	HPL within proposed RLZ (ha)	% of property	Effective HPL (ha)	Effective HPL (%)	Existing land use of effective HPL
41 Crowther Road	6.03	3.49	4.07	1.94	55.59	Pasture
43 Crowther Road	3.38	2.47	3.20	1.93	78.14	Pasture
65 Crowther Road	7.1	2.12	2.42	1.79	84.43	Pasture
69 Crowther Road	7.14	1.26	1.44	0.79	62.70	Pasture
89 Crowther Road	8.85	0.68	0.76	0.49	72.06	Pasture
107 Crowther Road	7.85	1.18	1.33	0.87	73.73	Pasture
115 Crowther Road	8.52	0.39	0.44	0.30	76.92	Pasture
TOTAL	**48.87**	**11.59**		**8.11**		

Overall, these properties retain a substantially greater proportion of effective HPL than the land currently included within the proposed RLZ. However, the existence of effective HPL does not, of itself, determine whether Clause 3.10 applies. The following assessment therefore considers whether the remaining HPL on each property is subject to permanent or long-term constraints that significantly reduce its productive capacity and its ability to support economically viable land-based primary production, consistent with Clause 3.10 of the NPS-HPL.

4.2 Assessment against Clause 3.10

As set out in the methodology, this assessment considers whether the submitter rezoning requests satisfy the requirements of Clause 3.10 of the NPS-HPL. Clause 3.10 provides a pathway for rezoning HPL to a RLZ where both limbs of Clause 3.10(1) are met.

The assessment is structured as follows:

a. Section 4.2.1 assesses Clause 3.10(1)(a), including the productive capacity of the HPL, the realistic land-based primary production options available, economic viability, and whether the HPL is subject to permanent or long-term constraints.

b. Section 4.2.2 considers the property-specific application of Clause 3.10(1)(a).

c. Section 4.2.3 assesses Clause 3.10(2), including whether the identified constraints could reasonably be addressed through amalgamation, changes in management, or other reasonably practicable options.

d. Section 4.2.4 assesses Clause 3.10(1)(b), including whether the proposed rezonings would avoid significant loss of productive capacity, avoid fragmentation of HPL, and avoid or otherwise manage reverse sensitivity effects on surrounding land-based primary production.

e. Section 4.2.5 provides an overall conclusion on whether the submitter rezoning requests satisfy Clause 3.10.

4.2.1 Assessment of Clause 3.10(1)(a)

4.2.1.1 Productive capacity and realistic land-based primary production options

Clause 3.10(1)(a) requires consideration of whether the HPL is subject to permanent or long-term constraints that significantly reduce the productive capacity of the land and its ability to support economically viable land-based primary production.

Tupu[2] identifies a range of potential land-based primary production activities that may be suitable within the Wellington Region, including vegetable cropping, hemp, vegetable seed production, viticulture, dairy farming, sheep and beef farming, and forestry. Tupu also identifies greenhouse horticulture, capsicums and blueberries as potential land uses. While greenhouse activities may be appropriate on HPL in some circumstances, only production that is reliant on the soil resource meets the definition of land-based primary production under the NPS-HPL. Greenhouse production systems that rely on imported growing media or hydroponic systems have therefore not been considered further in this assessment.

The submitter properties are located within the Wainuiomata River and Tributaries Surface Water Catchment Management Unit, which is fully allocated for surface water takes. While groundwater may provide an alternative source of irrigation, no current irrigation water permits were identified in the vicinity of the submitter properties. This is particularly relevant for higher-value horticultural enterprises, which typically require reliable irrigation to achieve consistent commercial production.

Although the underlying LUC 3s2 land is capable of supporting a wide range of land-based primary production activities, the suitability of these enterprises must be considered in the context of the submitter properties. The remaining effective HPL is fragmented by existing subdivision and development, occurs in relatively small and, in some cases, irregular areas, and is located within a narrow valley where shading from the surrounding hill slopes is likely to reduce growing degree days[3]. Together, these factors substantially reduce the range of practical and economically viable land uses. High-value horticultural enterprises such as carrots, hemp, vegetable seed production and viticulture are generally undertaken at a commercial scale of approximately 5 and 25 hectares, which exceeds the effective HPL available on each of the submitter properties. Other options could include some arable crops, but both the scale and shape of the effective area means that agricultural machinery would struggle to operate efficiently in the area (e.g. tractors with implements and combine/forage harvesters).

Taking these matters into account, the realistic land-based primary production options are limited to pastoral farming and forestry. While the LUC description notes that the land is suitable for dairy farming, the limited scale of the effective HPL, existing infrastructure requirements and current regulatory settings mean dairy farming is not considered a practical option.

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[2] Tupu is a tool which identifies alternative land use in given regions in Aotearoa, New Zealand: https://www.tupu.nz/en/kokiri/search-the-land-use-fact-sheets/

[3] Indicates the amount of warmth available for plant growth and can be used to predict when flowers will bloom, and crops will mature. It is defined as the total number of degrees Celsius above a base threshold temperature for each day.

Forestry is present on some of the surrounding HPL and may represent an appropriate land use in some circumstances. However, the long production cycle, significant establishment costs, relatively small areas involved, current restrictions on establishing new exotic forestry on HPL, and minimum area requirements for participation in the Emissions Trading Scheme mean it is unlikely to represent the highest and best use of the remaining effective HPL.

Accordingly, drystock grazing is considered the most appropriate and economically realistic land use for the remaining effective HPL. This is consistent with the current use of the majority of the effective HPL across the submitter properties. The only commercial horticultural operation identified within Moores Valley is Moores Valley Nursery (285 Moores Valley Road); however, plants are grown in containers rather than relying on the soil resource, and therefore this activity is not considered land-based primary production as defined by the NPS-HPL.

4.2.1.2 Economic Viability

The economic assessment has been undertaken using the same methodology described in Section 3.2.1.2. In summary, benchmark data from Beef + Lamb New Zealand (B+LNZ) Western North Island Class 5 finishing farms (2021/22–2023/24) was used together with a simplified assessment of land value, debt and rates to assess the economic viability of the remaining effective HPL. The methodology has been applied to the submitter properties using the relevant effective HPL areas, which range from 0.30 ha to 1.94 ha.

Table 4: Indicative economic assessment of submitter properties with effective HPL

Property	41 Crowther Road	43 Crowther Road	65 Crowther Road	69 Crowther Road	89 Crowther Road	107 Crowther Road	115 Crowther Road
Title size (ha)	6.03	3.38	7.1	7.14	8.85	7.85	8.52
HPL in new zone (ha)	3.49	2.47	2.12	1.27	0.69	1.18	0.39
Land value	$570,000	$550,000	$60,000	$540,000	$580,000	$540,000	$540,000
HPL Value (ha)	$134,055	$200,510	$16,602	$178,159	$184,831	$169,758	$190,880
Debt (ha)	$3,754	$5,614	$465	$4,988	$5,175	$4,753	$5,345
Rates per ha	$708	$1,165	$563	$601	$474	$607	$474
Rates + Debt (ha)	$4,462	$6,780	$1,028	$5,590	$5,649	$5,360	$5,819
B+LNZ profit per ha	$918	$918	$918	$918	$918	$918	$918
Profit/loss per ha	-$3,544	-$5,862	-$110	-$4,672	-$4,731	-$4,442	-$4,901
Profit/loss per block	-$6,875	-$11,313	-$197	-$3,691	-$2,318	-$3,865	-$1,470

Table 4 indicates that all properties show an indicative loss. In my opinion, this assessment demonstrates that, notwithstanding the productive capability of the underlying LUC 3s2 land, the remaining effective HPL is subject to permanent or long-term constraints that significantly reduce its ability to support economically viable land-based primary production.

4.2.2 Property-specific assessment of permanent or long-term constraints

The following assessment applies the broader productive capacity and economic viability findings in Section 4.2.1 to each submitter property, or group of properties, to determine whether the HPL is subject to permanent or long-term constraints under Clause 3.10(1)(a).

4.2.2.1 41, 43 and 65 Crowther Road

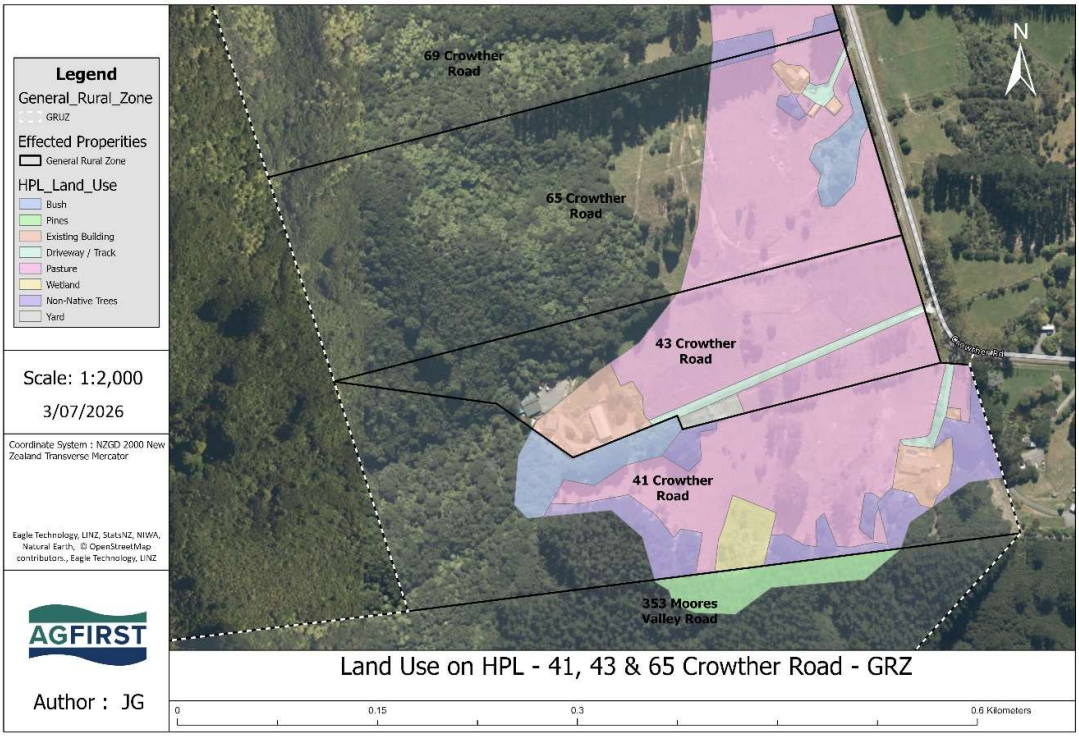


Figure 6: Land use over the HPL for 41, 43 and 65 Crowther Roa

Figure 6 shows that the Land Use over the HPL across 41, 43 and 65 Crowther Road.

41 Crowther Road comprises approximately 6.03 ha, of which 3.49 ha is mapped as HPL. Approximately 1.94 ha of the HPL remains available for land-based primary production and is currently utilised as pasture. The remaining HPL is occupied by the existing dwelling, residential curtilage, accessways and other established land uses. The balance of the property comprises mixed vegetation.

43 Crowther Road comprises approximately 3.38 ha, of which 2.47 ha is mapped as HPL. Approximately 1.93 ha of the HPL remains available for land-based primary production and is currently utilised as pasture. Figure 6 shows that the remaining HPL is occupied by the existing dwelling, residential curtilage, accessways and other established land uses. The balance of the property comprises predominantly bush, together with the existing driveway and garage.

65 Crowther Road comprises approximately 7.10 ha, of which 2.12 ha is mapped as HPL. Approximately 1.79 ha of the HPL remains available for land-based primary production and is currently utilised as pasture. The remaining HPL is occupied by the existing dwelling, residential curtilage, accessways and other established land uses. The balance of the property comprises predominantly bush, with a small area of pasture.

The principal permanent constraint affecting the HPL across 41, 43 and 65 Crowther Road is the fragmentation of the land resource arising from the existing pattern of subdivision and residential development. While the remaining effective HPL forms a largely contiguous land resource across the three properties and continues to be utilised for pastoral grazing, existing dwellings, residential curtilage, accessways and other associated infrastructure have permanently reduced the extent of HPL available for land-based primary production.

The combined effective HPL across the three properties is approximately 5.66 ha, making it the largest contiguous area of effective HPL within the submitter properties. However, that HPL is distributed across three separate landholdings and is fragmented by existing subdivision, residential development and associated infrastructure. Although the adjoining HPL provides greater continuity than elsewhere within the submitter properties, it does not function as a single cohesive productive land resource. In my opinion, the fragmentation of the HPL arising from the existing pattern of subdivision, separate landholdings and existing development represents a permanent constraint that reduces the productive capacity and versatility of the remaining HPL.

Taking into account the broader productive capacity and economic assessment in Section 4.2.1, I consider the fragmentation of the HPL arising from the existing pattern of subdivision and development has resulted in permanent or long-term constraints that significantly reduce its productive capacity and ability to support economically viable land-based primary production.

4.2.2.2 69 and 89 Crowther Road

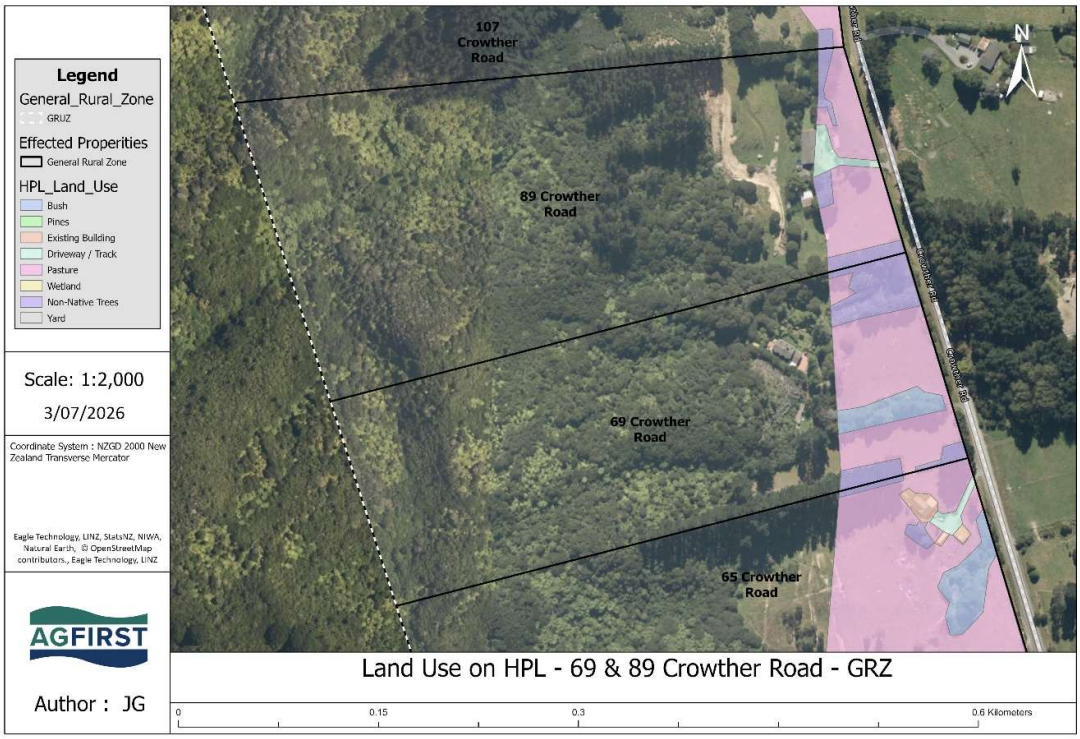


Figure 7: Land use over the HPL for 69 and 89 Crowther Road

Figure 7 shows that HPL occurs on both 69 and 89 Crowther Road. The remaining effective HPL is fragmented by existing residential development, residential curtilage, accessways and other established land uses, resulting in several discrete areas rather than a continuous productive land resource.

69 Crowther Road comprises approximately 7.14 ha, of which 1.26 ha is mapped as HPL. Approximately 0.79 ha of the HPL remains available for land-based primary production and is currently utilised as pasture. The remaining HPL is occupied by the existing dwelling, residential curtilage, accessways and other established land uses. The balance of the property comprises predominantly bush, together with minor areas of pasture and existing buildings.

89 Crowther Road comprises approximately 8.85 ha, of which 0.68 ha is mapped as HPL. Approximately 0.49 ha of the HPL remains available for land-based primary production and is currently utilised as pasture. The remaining effective HPL occurs as relatively narrow, linear and fragmented areas adjoining Crowther Road, limiting the versatility and practical use of the land for a wider range of land-based primary production activities. The balance of the property comprises predominantly bush, with smaller areas of pine trees, pasture and existing buildings.

The principal permanent constraint affecting the HPL across 69 and 89 Crowther Road is the fragmentation of the land resource arising from the existing pattern of subdivision and residential development. While areas of effective HPL remain on both properties,

they do not form a continuous productive land resource. Existing dwellings, residential curtilage, accessways and other associated infrastructure have fragmented the HPL into separate areas, permanently reducing the extent of land available for land-based primary production.

The combined effective HPL across the two properties is approximately 1.28 ha. The remaining effective HPL occurs as relatively narrow, linear and fragmented areas adjoining Crowther Road. These characteristics reduce the productive capacity and versatility of the remaining HPL.

Taking into account the broader productive capacity and economic assessment in Section 4.2.1, I consider the existing pattern of subdivision and development, together with the fragmented configuration of the remaining HPL, has resulted in permanent or long-term constraints that significantly reduce its productive capacity and ability to support economically viable land-based primary production.

4.2.2.3 107 and 115 Crowther Road

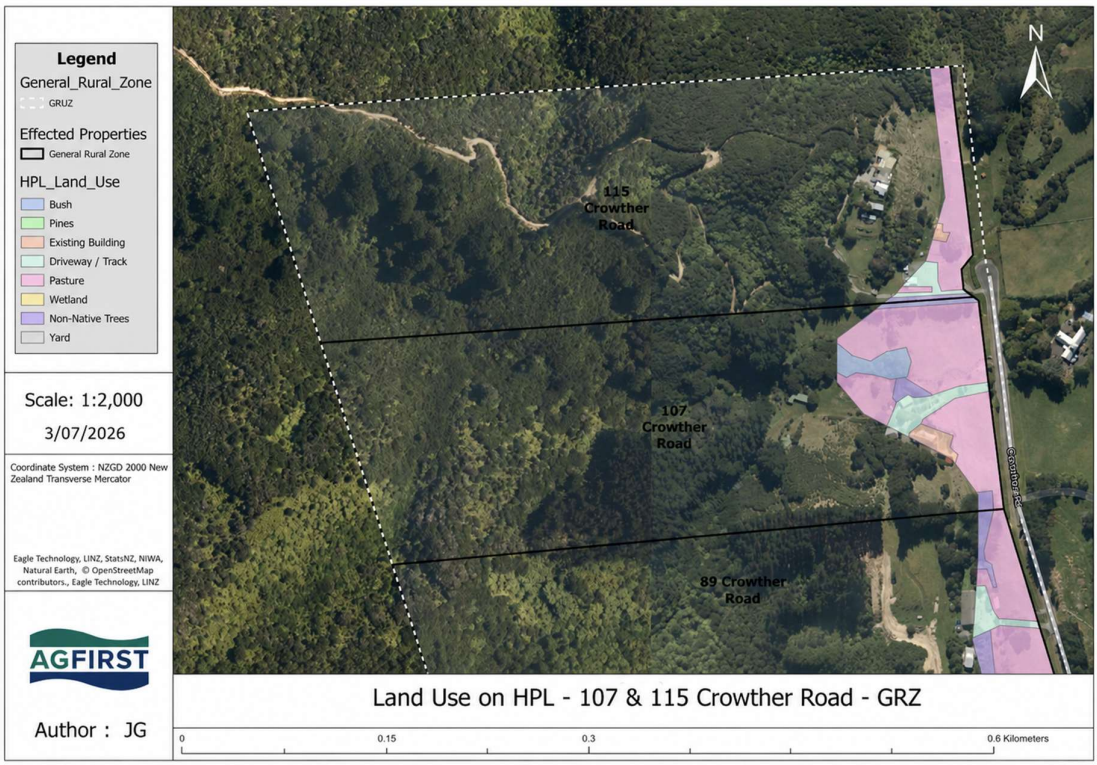


Figure 8: Land use over the HPL for 107 and 115 Crowther Road

Figure 8 shows that HPL occurs on both 107 and 115 Crowther Road. While the HPL is located in close proximity across the two properties, the remaining effective HPL is interrupted by existing residential development, accessways and other established land uses and does not form a continuous productive land resource.

107 Crowther Road comprises approximately 7.85 ha, of which 1.18 ha is mapped as HPL. Approximately 0.87 ha of the HPL remains available for land-based primary

production and is currently utilised as pasture. The remaining HPL is occupied by the existing dwelling, residential curtilage, accessways and other established land uses. The balance of the property comprises predominantly bush, together with smaller areas of pine trees and pasture.

115 Crowther Road comprises approximately 8.52 ha, of which 0.39 ha is mapped as HPL. Approximately 0.30 ha of the HPL remains available for land-based primary production and is currently utilised as pasture. The remaining HPL is occupied by the existing dwelling, residential curtilage, accessways and other established land uses. The balance of the property comprises predominantly indigenous vegetation with smaller areas associated with the existing dwelling and pasture.

The principal permanent constraint affecting the HPL across 107 and 115 Crowther Road is the fragmentation of the land resource arising from the existing pattern of subdivision and residential development. While areas of remaining effective HPL are present on both properties and are located in close proximity, they do not form a continuous productive land resource. Existing dwellings, residential curtilage, accessways and other associated infrastructure have fragmented the HPL into separate areas, permanently reducing the extent of land available for land-based primary production.

The combined effective HPL across the two properties is approximately 1.17 ha. The remaining effective HPL occurs as several relatively narrow, irregular and fragmented areas adjoining Crowther Road. These characteristics reduce the productive capacity and versatility of the remaining HPL.

Taking into account the broader productive capacity and economic assessment in Section 4.2.1, I consider the fragmentation of the HPL arising from the existing pattern of subdivision and development has resulted in permanent or long-term constraints that significantly reduce its productive capacity and ability to support economically viable land-based primary production.

4.2.3 Assessment against Clause 3.10(2) – Alternatives to retain productive capacity

Clause 3.10(2) requires consideration of whether the identified permanent or long-term constraints could reasonably be addressed through practicable alternatives, including amalgamation with other HPL, changes in management, or other measures to retain productive capacity.

Opportunities for amalgamation are limited. While several of the submitter properties contain adjoining areas of HPL, the property-specific assessments demonstrate that the fragmentation of the HPL arising from the existing pattern of subdivision and residential development remains, even where adjoining HPL is considered collectively. Accordingly, amalgamation would not overcome the permanent or long-term constraints identified in this assessment.

Alternative management practices are also unlikely to overcome these constraints. While irrigation could improve the versatility of some higher-value land uses, surface water within the Wainuiomata River and Tributaries Catchment Management Unit is fully allocated, no irrigation water permits were identified in the vicinity of the submitter properties, and the availability of groundwater remains uncertain. Accordingly, irrigation cannot reasonably be relied upon as a practicable alternative to overcome the identified constraints.

Based on this assessment, I do not consider the identified permanent or long-term constraints can reasonably be addressed through practicable alternatives that would enable the remaining HPL to support economically viable land-based primary production.

4.2.4 Assessment against Clause 3.10(1)(b)

Clause 3.10(1)(b) requires that the rezoning does not result in significant loss of productive capacity, fragmentation of HPL, or reverse sensitivity effects on surrounding land-based primary production.

Taking the above matters into account, I do not consider the proposed rezoning of the submitter properties would result in a significant loss of productive capacity. While the submitter properties retain a greater proportion of effective HPL than the land currently included within the proposed RLZ, the assessment demonstrates that the remaining HPL is already subject to permanent or long-term constraints arising from the fragmentation of the land resource associated with the existing pattern of subdivision and residential development.

The property-specific assessments also demonstrate that the remaining HPL is generally fragmented into relatively small and irregular areas or otherwise constrained by the existing pattern of development. Although some adjoining properties contain HPL in close proximity, these areas do not generally form a continuous productive land resource capable of supporting economically viable land-based primary production.

Reverse sensitivity effects are also expected to be limited. The surrounding area already contains an established pattern of rural residential development, indigenous vegetation and existing farming activities. The proposed rezoning is therefore unlikely to materially affect the ongoing use of adjoining land for land-based primary production.

Accordingly, based on my assessment, the proposed rezoning would not result in significant fragmentation of HPL or significant reverse sensitivity effects and satisfies the requirements of Clause 3.10(1)(b).

4.2.5 Summary

The assessment demonstrates that, while the submitter properties retain a greater proportion of effective HPL than the land currently included within the proposed RLZ,

the remaining HPL is nevertheless subject to permanent or long-term constraints arising from the fragmentation of the HPL associated with the existing pattern of subdivision and residential development.

Although the underlying LUC 3s2 land has the capability to support a range of land-based primary production activities, the fragmentation and configuration of the remaining HPL, together with the practical limitations associated with irrigation availability, valley setting and economic viability, substantially reduce its productive capacity and versatility. The property-specific assessments also demonstrate that these constraints cannot reasonably be overcome through amalgamation, changes in management or other practicable alternatives.

Taking these matters into account, I consider the proposed rezoning satisfies the requirements of Clause 3.10 of the NPS-HPL. In my opinion, the identified permanent or long-term constraints, arising from the established pattern of subdivision and residential development, significantly reduce the productive capacity and ability of the remaining HPL to support economically viable land-based primary production. These constraints cannot reasonably be overcome through practicable alternatives, including amalgamation or changes in management, and the proposed rezoning is not expected to result in significant loss of productive capacity, significant fragmentation of HPL, or significant reverse sensitivity effects on surrounding land-based primary production.

5.0 Conclusion

Overall, my assessment demonstrates that both the Council's proposed RLZ and the submitter rezoning requests satisfy the requirements of Clause 3.10 of the NPS-HPL, although the nature of the permanent or long-term constraints differs between the two assessments.

Within the proposed RLZ, the dominant constraint is the fragmentation of the HPL arising from the existing pattern of subdivision, residential development, accessways and other established land uses. While the underlying LUC 3w1 soils retain productive capability, the remaining HPL is limited in extent and further constrained by inherent wetness limitations. Together, these factors have resulted in permanent or long-term constraints that significantly reduce the productive capacity and ability of the remaining HPL to support economically viable land-based primary production.

The submitter properties retain a greater proportion of effective HPL, and the underlying LUC 3s2 soils are capable of supporting a wider range of land-based primary production activities. However, the property-specific assessments demonstrate that the fragmentation of the HPL arising from the existing pattern of subdivision and development, together with practical limitations associated with irrigation availability, the valley setting and economic viability, significantly reduces the productive capacity and ability of the remaining HPL to support economically viable land-based primary production. These constraints cannot reasonably be overcome through practicable alternatives, including amalgamation or changes in management.

Accordingly, in my opinion, the proposed rezonings recognise HPL that is already subject to permanent or long-term constraints, rather than creating those constraints through rezoning. The proposed rezonings are therefore consistent with Clause 3.10 of the NPS-HPL and are not expected to result in a significant loss of productive capacity, significant fragmentation of HPL, or significant reverse sensitivity effects on surrounding land-based primary production.

6.0 Appendix 1 – LUC

LUC unit: **IIIw1** (2207 ha)

LUC suite: 1. Low alluvial plains and terraces

LUC subsuite: 1a. Soils with wetness limitations

Description: Flat, narrow, alluvial valley floors with imperfectly to poorly drained soils developed from fine-grained alluvium. Runoff from surrounding hills and a moderately high water table increase the wetness limitation. There is a potential for occasional flooding and slight to moderate streambank erosion. Occurs throughout the region.

Type location: R26/705707 Plimmerton–Pauatahanui Road

Altitudinal range: 0–200 m

Slope: Flat to gently undulating (A), 0–3°

Landform: Low terraces

Rock type: Fine-grained alluvium (Af)

Soils: Gleyed recent soils. Intergrades between yellow-grey earths and yellow-brown earths

Name	*Symbol*	*Survey*
Waiwhetu silt loam	Y	6
Waiwhetu heavy silt loam	Ym	6
Kairanga silt loam and clay loam	2	2
Kairanga silty clay loam	K1	7
Parewanui fine sandy loam	Pa	7
Paraha silt loam	Pz	7

Texture: Silt loam, heavy silt loam, silty clay loam
Depth: 50–>100 cm
Drainage: Imperfectly to poorly drained

Erosion:
Present: Negligible (0) to slight (1) streambank (Sb)
Potential: Slight (1) to moderate (2) streambank (Sb)

Vegetation: Improved pasture (gI), rushes (hR)

Annual rainfall range: 1100–1500 mm

Land use:

Present:	Cropping	–	–
	Grazing	–	Present average carrying capacity (s.u./ha) = 15
		–	Top farmer carrying capacity (s.u./ha) = 18
Potential:	Cropping	–	Horticulture. Cereals. Root and green fodder crops.
	Grazing	–	Attainable physical potential carrying capacity (s.u./ha) = 26
	Forestry	–	Production – site index (metres) for *Pinus radiata* = 30–32

Soil conservation management: Streambank protection. Stopbanks. Drainage.

Comments: Shelterbelts required for horticulture. Parewanui fine sandy loam is included because of flooding potential. Paraha stony silt loam (Pzs) with more stones in profile, frequently occurs as an inclusion with Paraha silt loam. Heretaunga mottled silt loam sometimes included.

LUC unit: IIIs2 (6911 ha)

LUC suite: 3. Medium-height stony alluvial terraces

LUC subsuite:

Description: Flat, medium-height alluvial terraces with somewhat excessively drained soils developed from stony alluvium. Subject to seasonal soil moisture deficiencies. Above present river level. Occurs throughout the region.

Type location: S25/924443 Otaki Gorge Road

Altitudinal range: 20–200 m

Slope: Flat to gently undulating (A), 0–3°

Landform: Medium-height terraces

Rock type: Fine-grained alluvium over gravels (Af/Gr)

Soils: Yellow-brown shallow and stony soils associated with intergrades between yellow-grey earths and yellow-brown earths. Yellow-brown shallow and stony soils associated with yellow-brown earths

Name	*Symbol*	*Survey*
Ashhurst silt loam, stony phase	13a	3
Ashhurst stony silt loam	Az	7
Kawhatau stony silt loam	Kz	7
Heretaunga stony silt loam	Hs	6

Texture: Stony silt loam
Depth: 30–60 cm
Drainage: Somewhat excessively drained

Erosion:
Present: Negligible (0)
Potential: Negligible (0)

Vegetation: Improved pasture (gI), semi-improved pasture (gS), kiwifruit (cK), pip and stonefruit (cP)

Annual rainfall range: 1100–1800 mm

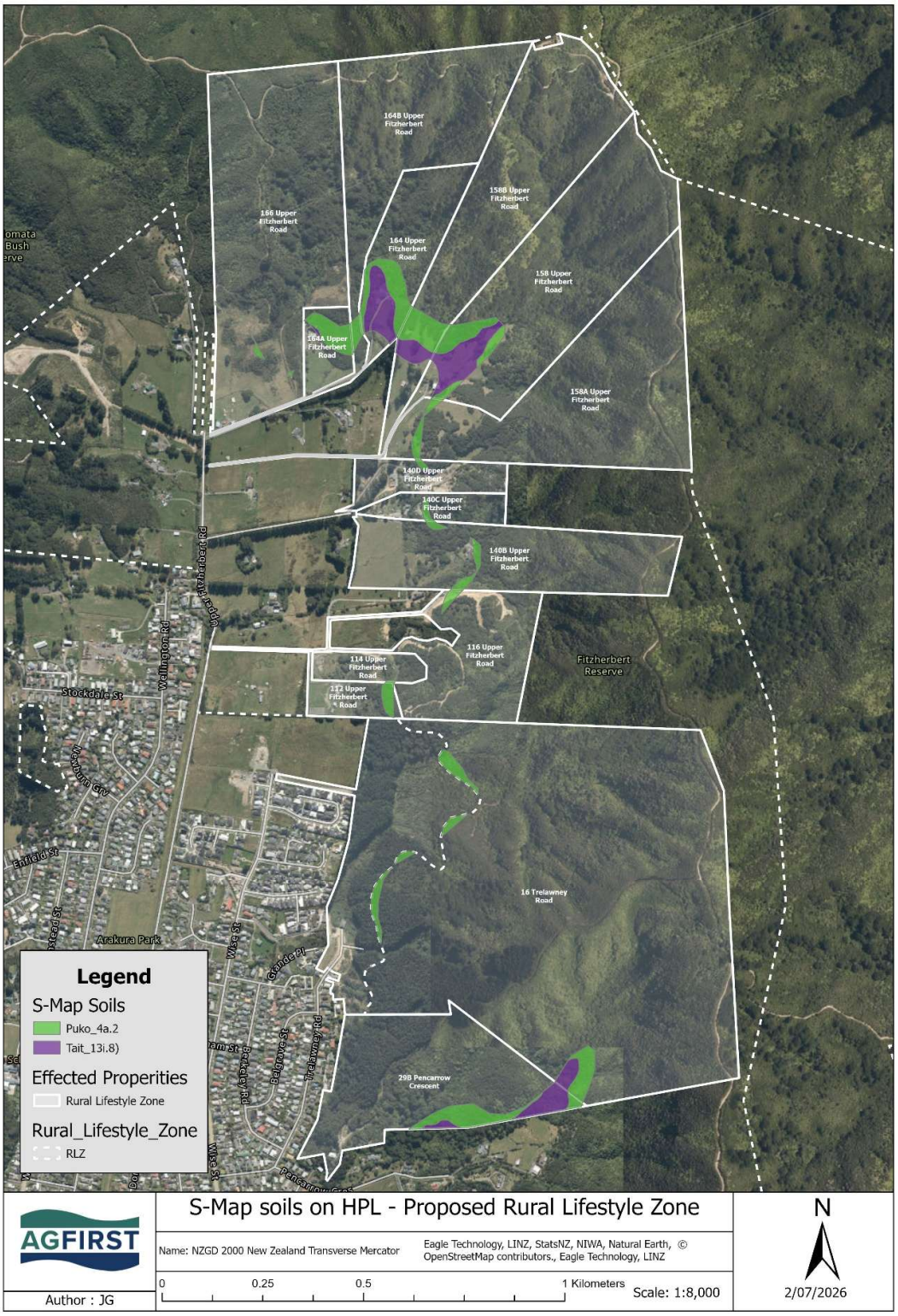
Land use:

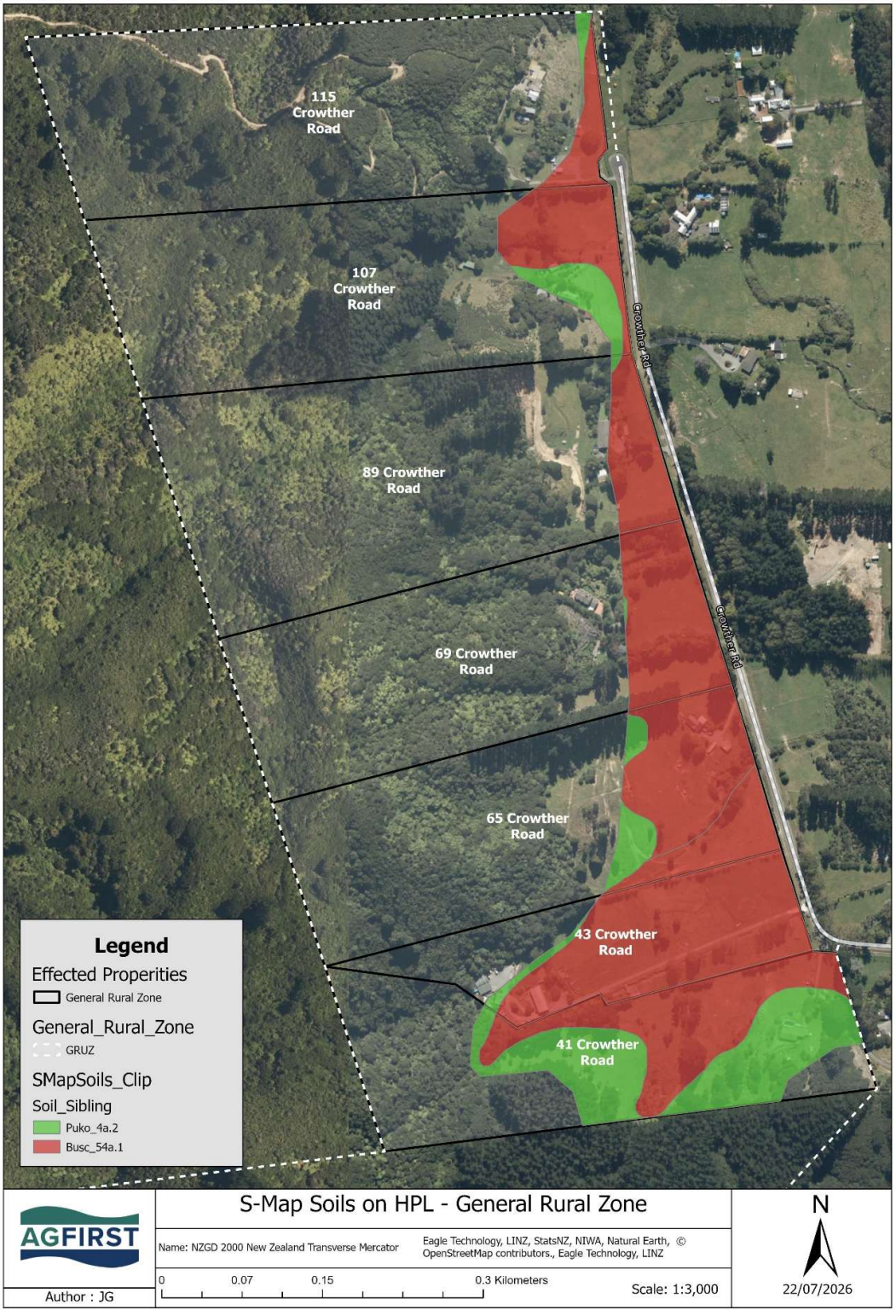
Present:	Cropping	–	Orcharding
	Grazing	–	Present average carrying capacity (s.u./ha) = 15
		–	Top farmer carrying capacity (s.u./ha) = 18
Potential:	Cropping	–	Horticulture. Cereals. Root and green fodder crops.
	Grazing	–	Attainable physical potential carrying capacity (s.u./ha) = 24
	Forestry	–	Production – site index (metres) for *Pinus radiata* = 30–32

Soil conservation management: –

Comments: Shelterbelts required for horticulture. Stones occur throughout the profile. Depth to gravels is 30–60 cm.

7.0 Appendix 2 – S-map




115 Crowther Road
107 Crowther Road
89 Crowther Road
69 Crowther Road
65 Crowther Road
43 Crowther Road
41 Crowther Road
Crowther Rd
Crowther Rd
Legend
Effected Properities
General Rural Zone
General_Rural_Zone
GRUZ
SMapSoils_Clip
Soil_Sibling
Puko_4a.2
Busc_54a.1
S-Map Soils on HPL - General Rural Zone
AGFIRST
Name: NZGD 2000 New Zealand Transverse Mercator
Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., Eagle Technology, LINZ
0 0.07 0.15 0.3 Kilometers
Scale: 1:3,000
N
22/07/2026
Author : JG

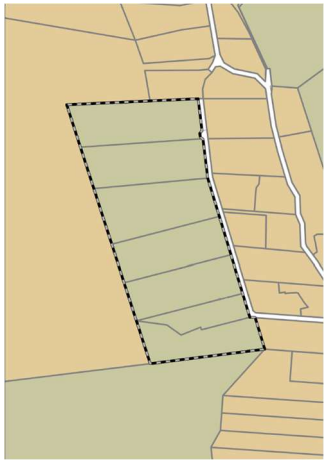
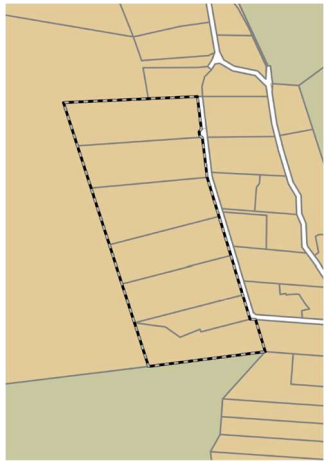


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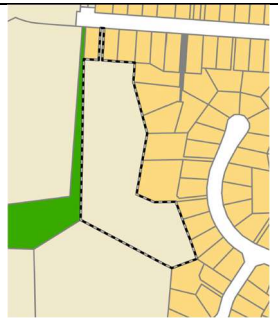
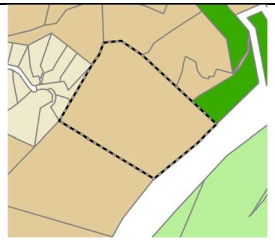
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APPENDIX 4: AMENDMENTS TO RECOMMENDATIONS TO REZONING OF RURAL ZONED LAND

Appendix 4: Recommended amendments to recommendations to rezoning of rural zoned land

Property	PDP Zone	Recommended Amendment	Site Size	Summary of assessment	Officers recommendation on zoning
115 Crowther Road, Wainuiomata 107 Crowther Road, Wainuiomata 89 Crowther Road, Wainuiomata 69 Crowther Road, Wainuiomata 65 Crowther Road, Wainuiomata			8.5ha 7.9ha 8.8ha 7.1ha 7.1ha	The rezoning ensures the zoning appropriately reflects the evidence on productive land capability, existing and anticipated land use, and the requirements of the NPS-HPL.	Rezone to Rural Lifestyle Zone

43 Crowther Road, Wainuiomata 41 Crowther Road, Wainuiomata			3.4ha 6.0ha		
104 Upper Fitzherbert Road, Wainuiomata			26ha	The site is on the boundary of the urban and rural zones. Rezoning provides for additional urban growth. Any change in loss of amenity and reverse effects are localised and considered minimal, with submissions in support of the rezoning from adjacent rural lifestyle zoned sites and no submissions opposing/ The recommended additional policy SUB-PX and standard SUB-SXX ensure the capacity of infrastructure is not compromised and future development of Wainuiomata North is not compromised.	Rezone to Medium Density Residential Zone

57 Stocksdale Street, Wainuiomata			1.4ha	The rezoning ensures the zoning appropriately reflects the existing and anticipated land use.	Rezone to large lot residential
385 Hebden Crescent, Kelson			8.8ha	This is a minor adjustment that corrects a mapping error and aligns the boundary with the property boundary.	Amend zone boundary to align with lot boundary