



Te Kaunihera o  
**Te Awa Kairangi ki Uta**  
**Upper Hutt City Council**

# RMA SECTION 32 EVALUATIONS

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## Plan Change 50— Rural Review

OCTOBER 2023





Te Kaunihera o  
**Te Awa Kairangi ki Uta**  
**Upper Hutt City Council**

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Section 32 Report

# Introductory s32 report

Prepared for the  
Upper Hutt Operative District Plan

Prior to Notification

**31 August 2023**

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## ABBREVIATIONS USED IN THIS REPORT

NPS-HPL	National Policy Statement for Highly Productive Land
Resource Management Act 1991	RMA
Section 32 of the RMA	s32
Upper Hutt Operative District Plan	ODP
Upper Hutt City Council	UHCC

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## 1. Introduction

### 1.1 Overview

1. This report details the pre-notification evaluation undertaken by Upper Hutt City Council (**UHCC**) in relation to those properties whose zone is proposed to change as part of Plan Change 50 to the Upper Hutt Operative District Plan (**ODP**). The report has been prepared in accordance with the requirements of section 32 of the RMA.
2. Section 32 of the Resource Management Act 1991 (**s32**) sets out the framework for evaluation reports proposed changes to district plans (which are defined in s32 as proposals). Section 32 is integral to ensuring that Council has undertaken a transparent, robust decision-making process when reviewing the rural provisions of the Upper Hutt Operative District Plan (**ODP**). Section 32 requires that the objectives of the Plan Change 50 (**PC50**) be examined for their appropriateness in achieving the purpose of the RMA, and the provisions (policies, rules or other methods) of PC50 to be examined as to whether they are the most appropriate way to achieve the objectives. The effects of new policies and rules on the community, the economy, cultural matters, and the environment need to be clearly identified and assessed as part of this examination. The analysis must be documented, so stakeholders and decision-makers can understand the reasoning behind policy decisions.
3. While this report is not part of the s32 evaluation, this report documents the process followed by Council in undertaking the review of the rural zones. It also sets out the process followed when determining the appropriateness of the planning interventions and regulations (objectives and provisions) adopted to manage land use in the rural environment of Upper Hutt.
4. Key components of the Report are as follows:
  - a. Description of the context of the rural review, including the statutory requirements, Council's function and how PC50 has been developed to meet the requirements of the RMA, give effect to the relevant national policy statements and the Wellington Regional Policy Statement (WRPS) and align with other strategies and relevant plans and policies.
  - b. Description of Council's approach to the rural review, including the principles adopted to guide the review and the process followed.
  - c. Outputs from the rural review consultation process and how these and the advice from the iwi authorities has been integrated into the s32 process and the changes made to PC50 in response.
  - d. Explanation of Council's approach and methodology adopted for undertaking the s32 evaluation.

5. There are twelve s32 evaluation reports which respond to the proposed changes to each of the chapters. The only exception to that is any proposed changes to definitions. Because definitions are inherently part of a rule or provision, they have not been assessed separately. A separate s32 evaluation addresses each of the following chapters:
  - a. Part 2: District-wide matters
    - i. Subdivision
    - ii. Earthworks
    - iii. Transport and Parking
    - iv. National Grid
  - b. Part 3: Area specific matters
    - i. General rural zone
    - ii. Rural production zone
    - iii. Rural lifestyle zone
    - iv. Settlement zone
    - v. Berketts Farm Precinct
    - vi. Clay Target Club Acoustic Overlay
    - vii. Staglands Precinct
  - c. Part 4: Appendices and maps
    - i. Zoning
6. Each s32 evaluation report follows the same structure:
  - a. Identification of objectives to address issues and problems and achieve intended outcomes and evaluation of objectives to determine appropriateness. Each objective is assessed against its ability to achieve section 5 of the RMA.
  - b. Identification of options (provisions) for achieving objectives. The range of options identified reflects the scale and significance of the matters the rural review is addressing and the proposed interventions.
  - c. The rationale for the evaluation of the options (provisions), including highlighting where there are significant risks or weaknesses of any of the options.

- d. Assessment of the environmental, economic, social and cultural effects including effects on employment and economic growth of the different provisions. Analysis of the costs and benefits including qualitative and quantitative - where appropriate and identification of the recipients of the costs and benefits.
- e. Description of the supporting research, investigations and information that underpin the evidential basis of the evaluations, any limitations of that information and associated risks.
- f. Summary and conclusions of the evaluation outcomes and the reasons for the decisions made.

## **2. Context of the rural review**

### **2.1 Statutory framework**

7. Section 74(1) of the RMA is the starting point for Council in undertaking this rural review. It sets the framework for the review, in that it requires Council to prepare and change its district plan in accordance with:
  - a. Council's functions under section 31 of the RMA;
  - b. Part 2 of the RMA;
  - c. A direction given by the Minister for the Environment;
  - d. Council's obligation to prepare an evaluation report in accordance with s32 and its obligation to have particular regard to an evaluation report prepared in accordance with s32;
  - e. Any national policy statements (e.g. National Policy Statement for Highly Productive Land and National Policy Statement on Electricity Transmission);
  - f. The New Zealand Coastal Policy Statement;
  - g. Any regulations (including national environmental standards).
8. Sections 74(2) and 74(2A) also provide context for the rural review. However, the language used in these sections is not as directive as that used in s74(1).
9. Section 74(2) of the RMA sets out that Council when undertaking the District Plan review shall have regard to:
  - a. Any proposed regional plan which includes any proposed changes or variations to that plan;
  - b. Any relevant management plans and strategies prepared under other Acts (the Land Use Strategy and sustainability Strategy);

- c. Any relevant entry on the New Zealand Heritage List/Rārangi Kōrero required by the Heritage New Zealand Pouhere Taonga Act 2014;
  - d. The extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.
10. Section 74(2A) sets out that Council must take into account any relevant planning document recognised by an iwi authority and lodged with Council, to the extent that its content has a bearing on the resource management issues of the District.

## 2.2 Planning framework

11. As discussed above, s74(1) sets out the matters that Council must prepare any plan changes in accordance with, including any national policy statement. Section 75(3) of the RMA expands on these requirements in that it sets out the RMA planning instruments that the District Plan review must give effect to. These are:
- a. Any national policy statements;
  - b. The New Zealand Coastal Policy Statement; and
  - c. The Wellington Regional Policy Statement.
12. Of most relevance to the rural review is the National Policy Statement for Highly Productive Soil (NPS-HPL) which was recently gazetted on 17 October 2022. It is about ensuring the availability of New Zealand's most favourable soils for food and fibre production, now and for future generations. The policy provides direction to improve the way highly productive land is managed under the RMA. It does not apply to any urban zones but is particularly relevant to soils that meet the definition for being highly productive land. Until such time as highly productive land is mapped in an operative regional policy statement, highly productive land is set out in clause 3.5(7) of the NPS-HPL as:
- a. zoned general rural or rural production; and
  - b. LUC 1, 2, or 3 land; but
  - c. is not identified for future urban development or subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.
13. The National Policy Statement on Electricity Transmission 2008 (NPSET) is also relevant to PC50. It requires district plans to include objectives, policies and methods (including rules) to recognise transmission corridors within their district, to identify transmission lines on planning maps, and to provide controls on subdivision and land use as necessary to ensure that the operation, maintenance, upgrading and development of transmission infrastructure is not compromised as a result of the adverse effects of incompatible land uses (including structures).



14. The other key document which PC50 must give effect to, is the Wellington Regional Policy Statement. This document has wide ranging relevance to managing development and land uses in the rural environment.
15. Council has now adopted the Sustainability Strategy 2020, which comprise eight goals to minimise the environmental impact, maximise remedial action, and role-model sustainable community living. The goals are:
  - a. Council will be a carbon neutral organisation by 2035.
  - b. We will prioritise protecting and enhancing our natural environment.
  - c. We will have a good quality and sufficient water supply.
  - d. Our community will be resilient, adaptable and inclusive.
  - e. Upper Hutt City Council will be a leader in the community on sustainability issues.
  - f. We will reduce waste.
  - g. Our community will be engaged and informed on sustainability issues.
  - h. We will encourage low carbon transport.
16. These goals are accompanied by a set of actions for Council to embark on to achieve them.
17. The Upper Hutt City Land Use Strategy establishes a vision for 2016-2043 and provides a strategic approach for managing and planning for future growth and development in a proactive way. It recognises that urban and rural areas are interlinked. The Strategy will ensure that fundamental elements of the city – such as roads, infrastructure services, parks, reserves, neighbourhood centres, business areas, community facilities and housing – are effectively integrated both now and in future years. The Land Use Strategy brings together future planning for urban and rural areas and:
  - a. Shows how and where an increased diversity of residential development options could occur so that we can achieve an affordable, sustainable and logical urban form over time;
  - b. Addresses how we can provide adequate housing growth for the predicted increase in population over the next 30 years;
  - c. Provides for continued growth of business development;
  - d. Encourages efficient and accessible provision of transport, infrastructure, community facilities and recreation opportunities;
  - e. Recognises and protects the importance of our natural areas to the function of the city; and

- f. Defines Upper Hutt's place within a regional spatial network.

### **3. Approach to the rural review**

#### **3.1 Reason for undertaking the review**

18. PC50 originally started out as a holistic review of all the living environments within the City, including all the residential and rural chapters of the Upper Hutt District Plan. The RMA requires Councils to review District Plans every 10 years. Upper Hutt District Council chose to undertake a rolling review of our district plan, meaning it reviews the Plan by topic and chapter. PC50 was intended to review the objectives, policies, and rules for all the rural and residential zones which manage how land within these zones can be used and developed in the future. The plan change also set out to review the areas where these zones apply.

#### **3.2 Decoupling the rural review**

19. While Council was progressing PC50, the Resource Management (Enabling Housing and Other Matters) Amendment Act (Housing Amendment Act) made changes to the RMA that required Council to insert specific residential building and subdivision rules and standards into the District Plan. The intention of this Amendment Act was to enable additional housing at increased heights and densities across all urban areas. The Housing Amendment Act also introduces a new streamlined planning process that Councils must use to insert the new rules and standards. These requirements only apply to urban residential zones, which mean that the residential amendments that Council had been progressing as part of PC50 had to be decoupled from the rural component. PC50 continued; but only as a rural review.

### **4. Consultation and engagement**

20. Genuine engagement with the community has been a guiding principle for the development of PC50. Since October 2019, residential and rural focus groups have provided Council with feedback to inform its review. A technical working group of planning practitioners was also formed, with feedback received incorporated into the development of provisions and zoning. In addition to the above, two phases of public engagement were undertaken in 2020, which included the identification of issues and opportunities and our proposed strategic objectives and policies. Feedback from these public engagements has been taken into consideration and informed the development of Council's draft provisions. A key milestone for PC50 was the release of a draft set of provisions for the community to provide feedback on, and this occurred in July 2021.
21. PC50 which has been notified under Schedule 1 of the RMA has been significantly influenced by all the feedback provided by the community, landowners, key stakeholders, iwi and detailed workshops with elected members.

#### 4.1 Iwi Authority Consultation and Advice

22. Clause 3 of Schedule 1 of the RMA set out the requirements for local authorities to consult with Tangata whenua and iwi authorities. Clause 3 also requires Local Authorities to consult with any person, group or ministry that may be affected by changes made to the District Plan. Council engaged with iwi as part of regular meetings between staff and Iwi partners and provided copies of all public engagement materials throughout the development of the plan change. In addition, as part of the Sites of Significance to Maori work we provided our iwi partners with a map tool which identifies all known sites of interest, including archaeological sites, landholdings, right of refusal lands and cultural heritage features.
23. Clause 4A of Schedule 1 of the RMA sets out the requirements for local authorities to consult with iwi authorities before notifying a proposed plan. Clause 4A(1)(b) requires Council to have particular regard to any advice received on a draft proposed policy statement or plan from those iwi authorities.
24. Council engaged with the following iwi authorities whose rohe intersects with Upper Hutt City Council:....
- a) Ngāti Toa Rangitira
  - b) Taranaki Whānui ki Te Upoko o Te Ika
25. Summary of advice received from iwi authorities Section 32(4A)(a) requires Council to include in the Evaluation Report a summary of all the advice received from iwi authorities on the rural review. This is included in each of the s32 evaluation reports but in summary there was no advice received from the iwi authorities specific to the rural review. However, Ngati Toa Rangitira responded in July 2023 to our pre-notification PC50 engagement with a request to check any changes proposed for land owned by Ngati Toa Rangitira. Council undertook this review and advised that no Ngati Toa Rangitira land is affected by rezoning in this plan change.
26. Section 32(4A)(b) requires Council to include in the Evaluation Report a summary of how Council has responded to the advice received from iwi authorities on the District Plan review including any provisions included in the proposed plan change that are intended to give effect to the advice. This section should also document how the advice has been used in the s32 evaluation process. As feedback was not provided, Council has been unable to incorporate any matters raised.

#### 4.2 Summary of the key issues

27. Through the community engagement, a number of themes were raised:
- a. Enabling growth areas with clear outcomes - e.g. identifying new areas for rural and residential development

- b. Retaining the rural character - e.g. protecting identified character areas from overdevelopment
- c. Having flexibility when subdividing - e.g. flexible and adaptable subdivision controls
- d. Greater housing choice and diversity is available to enable affordability and accessibility, particularly the removing the constraints to constructing minor residential units
- e. Intensifying development in appropriate rural areas – e.g. lifestyle development in rural areas
- f. Creating opportunities for home enterprise - e.g. Airbnb style accommodation, working from home or selling goods from home
- g. Developing sustainably with resilience in mind - e.g. water management, infrastructure capacity and energy/emission reduction
- h. Supporting the growth of rural communities

### **4.3 Principles to guide the review**

28. At the outset of the review process the Council adopted the following principles to guide the development of the rural review. The provisions should:
- a. express a clear purpose throughout its provisions;
  - b. be focussed on what can most appropriately be done under the RMA;
  - c. have provisions that are clear and unambiguous;
  - d. be outcome-led i.e. it starts with the identification of objectives and then identifies policies and methods to achieve those objectives;
  - e. be easy to use;
  - f. give effect to the higher order statutory planning documents;
29. The statutory purpose of district plans is to promote and achieve the sustainable management of natural and physical resources. In advancing that purpose the Council has sought to balance the desire for development in the rural area, with retaining the amenity and character which makes the rural environment “rural”. In addition, the requirements of the NPS-HPL have necessitated a significant shift in the management of land on the valley floor which is LUC 2 and 3.

### **4.4 Summary of PC50**

30. Part of sustainable development is enabling people and communities to provide for their economic wellbeing. Economic development is an important contributor to delivering a thriving and resilient future for the Upper Hutt’s rural communities. There is a need however, to achieve a balance between social,

economic, cultural and environmental wellbeing. The local economy and economic growth should, as far as possible, avoid environmental harm and develop within the basic capacity and thresholds of natural resources to support such growth.

31. The rural area has been divided into four zones to manage the land uses and development consistently within each zone. Together all zones contribute significantly to the well-being of the community – in the provision of goods and services, providing vital employment opportunities and ensuring rural production is maintained. All zones need to be carefully managed to provide these opportunities but in an efficient and sustainable manner. The use of zones is considered to provide clear objectives that support an economically viable working environment in the General rural zone and Rural production zone and facilitate rural living opportunities in the Rural lifestyle zone and Settlement zone. The purpose of each zone is clearly expressed in the first objective for each zone chapter, which will be delivered by policies and rules.
32. Soils, particularly highly productive land, are a finite resource due to their versatility and contribution to productive land use activities such as horticulture and agriculture. High class soils comprise approximately 13.7% of the soils of the district. There are limited areas of highly productive land found within the district, with these predominantly being located on the valley floor. Rural land is a finite resource that is vulnerable to small scale changes that, cumulatively, can have a profound effect on the ability of land to be used efficiently for rural production and other rural activities. A key focus is to ensure that the rural environment does not become so fragmented that it can no longer be used effectively for productive rural activities. Avoiding the repeated subdivision of land is a vital part of avoiding cumulative adverse effects on the rural environment. Land based primary production and rural industries make a vital contribution to sustainable management, especially towards the social, cultural and economic wellbeing of the community. Adverse effects on these activities need to be carefully managed to ensure continuing future economic wellbeing. Subdivision needs to be managed, and rural character and amenity needs to be retained, in ways that provide for the efficient utilisation of natural and physical resources (including built facilities such as transport networks, mineral resources and ongoing rural production) and that enable the community to provide for its wellbeing, both now and in the long term.
33. The NPS-HPL is directive in regard to the management and retention of highly productive land and this directive has been reflected in the more stringent limits on rural subdivision in the Rural production zone. Locating residential, village, business or industrial uses on highly productive land can destroy the soils or prevent their most efficient and best uses, especially for food production. A more sustainable use of the soils of the district would be to locate these activities on land with poorer soils. Activities that do not utilise the productive capacity of highly productive land should be limited to circumstances where other positive effects for the community are significant, or where the loss, including the cumulative loss, of the productive capacity of high class soils is minor. Some activities

(i.e. earthworks) affect the properties of soil to the extent that they can no longer be used for other purposes, e.g. through removal or degradation. Retention of highly productive soil on-site is important.

34. The proposed objectives and policies seek to provide a variety of living environments in a manner which enforces the function and vitality of the rural environment. This directly enables people to provide for their social, economic and cultural well-being. One key change is reducing the restrictions on minor residential units, to enable people to meet their needs, and improve housing affordability. The proposed provisions also ensure an adequate supply of housing and recognise the need for housing in different forms which assists in the well-being of people and the community.
35. Commercial and industrial activities are needed to support not only primary production, but also provide employment and increased spend into the rural economy. The Settlement zone located near the Maymorn rail station and MacLaren Street provides opportunities for mixed use development. In the future, these areas may also have a significant social component as a focus of community facilities, and commercial activities that promote social interactions such as cafes. These provisions will enable people and communities to provide for their health and safety and is achieved through the proposed provisions. This includes consolidating and focussing those mixed uses into a bespoke zone rather than allowing them to spill into the more rural environment. The opportunities provided by the Settlement zone are significant to support development of Maymorn as a destination, particularly given the presence of the rail station. The provisions of the Settlement zone are likely to create a significant change in character and amenity however, and this change may not be welcomed by all of the community.

## **5. Approach to section 32 evaluation**

36. Section 32(1) requires the evaluation to:
- a. Examine whether the objectives of the plan change are the most appropriate way to achieve the purpose of the RMA; and secondly
  - b. Examine whether the provisions within the plan change are the most appropriate way of achieving the objectives, including:
    - i. identifying other reasonably practicable options for achieving the objectives
    - ii. assessing the efficiency and effectiveness of the provisions in achieving the objectives
    - iii. summarising the reasons for deciding on the provisions
  - c. Contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposed Plan.

37. When assessing the efficiency and effectiveness of the plan change provisions, s32(2) requires the assessment to:
- a. Identify and assess anticipated benefits and costs of the environmental, economic, social, and cultural effects, including the opportunities for:
    - i. economic growth that are anticipated to be provided or reduced
    - ii. employment that are anticipated to be provided or reduced
  - b. If practicable, quantify the benefits and costs referred to in above.
  - c. Assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.
38. Each s32 evaluation report has been structured to carefully address each of these requirements. The only departure to this structure is where no amendments proposed to objectives. In that case the objectives section will not appear in the evaluation report.

## 5.1 Guidance from recent case law

39. Key points from relevant case law on s32 evaluations have influenced Council's approach to the evaluation as follows.
- a. 'Most appropriate' means "suitable, but not necessarily superior"<sup>1</sup>
  - b. It is not necessary for each objective individually to be the most appropriate way of achieving the purpose of the Act. This is because objectives may interrelate and have overlapping ways of achieving sustainable management;<sup>2</sup>
  - c. a "holistic" approach should be taken rather than a more focused, vertical or "silo" approach to objectives, policies and methods.<sup>3</sup>

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<sup>1</sup> Rational Transport Soc Inc v New Zealand Transport Agency HC Wellington CIV-2011-485-2259, 15 December 2011.

<sup>2</sup> Rational Transport Soc Inc v New Zealand Transport Agency [2012] NZRMA 298 (HC).

<sup>3</sup> Art Deco Soc (Auckland) Inc v Auckland Council [2012] NZEnvC 125, [2012] NZRMA 451



Te Kaunihera o  
**Te Awa Kairangi ki Uta**  
**Upper Hutt City Council**

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Section 32 Report

# Subdivision in Rural Zones

Prepared for the  
Upper Hutt Operative District Plan

Prior to Notification

**30 August 2023**



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## RELEVANT DOCUMENTS

<https://www.upperhuttcity.com/files/assets/public/yourcouncil/land-use-strategy-2016-2043.pdf>

[https://www.upperhuttcity.com/files/assets/public/yourcouncil/strategies/sustainability-strategy\\_20200805\\_web.pdf](https://www.upperhuttcity.com/files/assets/public/yourcouncil/strategies/sustainability-strategy_20200805_web.pdf)

<https://www.upperhuttcity.com/files/assets/public/uhrs-foundation-report-final.pdf>

## ABBREVIATIONS USED IN THIS REPORT

National Planning Standards	NPStds
National Policy Statement on Highly Productive Land 2022	NPS-HPL
Resource Management Act 1991	RMA
Section 32 of the RMA	s32
Section 42A of the RMA	s42A
Upper Hutt City Council	UHCC
Upper Hutt Operative District Plan [	ODP
Plan Change 50 Rural Review	PC50
Land Use Strategy 2016-2043	LUC2016-2043
Sustainability Strategy 2020	SS2020
Rural Strategy Foundation Report 2015	RSF2015

## 1. Introduction

### 1.1 Overview

1. This report details the pre-notification evaluation undertaken by Upper Hutt City Council (**UHCC**) in relation to provisions in the Subdivision chapter which apply to rural zones. This is part of Plan Change 50 to the Upper Hutt Operative District Plan (**ODP**). The report has been prepared in accordance with the requirements of section 32 of the RMA (**s32**).

### 1.2 Topic Description

2. Subdivision is the process of creating records of title that allow for individual properties to be bought and sold. By itself, the process of subdivision has no effect other than creating additional lines on a map; however subdivision can enable changes in land use and intensification of development. The creation of new land parcels is generally accompanied by land use and development. The resulting change in land use patterns and activities also results in permanent effects, which can have much wider impacts such as land fragmentation and the suitability of the site to be used for future activities such as farming as well as contributing towards reverse sensitivity effects.
3. There are four rural zones proposed by PC50 being:
  - a. Rural production zone;
  - b. General rural zone;
  - c. Rural lifestyle zone; and
  - d. Settlement zone.
4. Each of these zones characterises a land use pattern of:
  - a. Productive farming activities dominate;
  - b. Farming support services;
  - c. Residential lifestyle on large lots; and
  - d. Commercial activities.
5. To enable each of these zones to continue to develop effectively, a subdivision regime needs to reflect the expected zone outcomes, and enable appropriate land uses to continue and establish.
6. In accordance with the National Policy Statement for Highly Productive Land (**NPS-HPL**), Council is required to protect highly productive land as a finite resource for future generations. PC50 has applied the Rural production zone to areas containing highly productive land accordingly (being LUC 2 and 3). Given the directives in the NPS-HPL, the subdivision regime proposed for this zone is more restrictive

than the current approach. The approach to subdivision within this zone is intended to reduce the fragmentation of rural land and ensure the availability of highly productive land for food and fibre for the future.

7. The General rural zone, while still providing for farming activities also allows other land uses to occur and the subdivision regime within this zone is reflective of a range of activities. The provisions have been amended to enable more flexibility in lot size and layout.
8. The Rural lifestyle zone caters for those who wish to reside in a rural environment but without a large rural block.
9. The Settlement zone is a new zone, and the lot size reflects that reticulated servicing may be available and enables a wide mix of land uses including commercial activities.
10. The subdivision provisions for National Grid and Berketts Farm Precinct have their own s32 evaluation report, and therefore are not discussed further in this report.

### 1.3 Scale and Significance of the Effects

11. The s32 evaluation must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal. In order to determine the scale and significance, the following criteria have been used:

TABLE 1: ASSESSMENT OF SCALE AND SIGNIFICANCE OF EFFECTS		
Criteria	Summary of effects	Evaluation (1 is low and 5 is high)
Reason for change	Giving effect to NPS-HPL  Implementing non-statutory planning initiatives - Sustainability Strategy 2020 and Land Use Strategy 2016 – 2043  Responding to changing needs of the rural environment	4
Degree of shift from status quo	Addressing new resource management issue – protection of highly productive land	4

	<p>Significant shift for subdivision in the Rural production zone</p> <p>Inclusion of an average lot size as well as minimum lot size to enable more flexibility on lot size and site layout</p> <p>More focused objectives, clearly articulating the outcome for each rural zone</p> <p>New rule for boundary adjustments</p> <p>More focused policies</p> <p>More focused matters of discretion</p>	
Who and how many will be affected, geographic scale of effects	<p>Affects all rural zone property owners</p> <p>Low to moderate impact on private property depending on the zone</p>	5
Degree of impact on or interest from Māori	Low level of interest from Māori	1
Timing and duration of effects	Ongoing into the future	2
Type of effect:	<p>Positive effect in protecting highly product land for the future generations</p> <p>May limit the development potential for some landowners</p> <p>Protection of the natural and physical resources</p> <p>Implementing changes to reduce the potential for irreversible fragmentation</p>	3
Degree of risk or uncertainty:	Low. The only uncertainty is the level of development desired by landowners.	1
<b>Total (out of 35):</b>		<b>20</b>

12. The level of detail in this evaluation report is appropriate for the level of effects anticipated.

## 2. Summary of Advice Received from Iwi

13. S32 requires evaluation reports to summarise all advice concerning the proposal received from iwi authorities under Clauses 3(1)(d) and 4A of Schedule 1 of the RMA. The s32 evaluation reports must summarise the response to the advice received, including any provisions of the proposal that are intended to give effect to the advice. The table below summarises the consultation undertaken and advice received from iwi authorities in relation to subdivision in Rural zones.

<b>TABLE 2: SUMMARY OF ADVICE RECEIVED FROM IWI</b>		
<b>Details of the consultation process</b>	<b>Summary of advice concerning the proposal received from iwi authorities</b>	<b>Summary of the response to the advice received</b>
Invitation to engage on issues and opportunities to Taranaki Whanui and Ngati Toa in March to May 2020	No response provided.	
Invitation to engage on outcomes and policies to Taranaki Whanui and Ngati Toa in September to November 2020	No response provided	
Invitation to engage on draft full provisions to Taranaki Whanui and Ngati Toa in July to September 2021	No response provided	

## 3. Evaluation of Objectives

### 3.1 Appropriateness in Terms of Purpose of RMA

14. Council must evaluate in accordance with s32 of the RMA the extent to which each objective proposed in the PDP is the most appropriate way to achieve the purpose of the RMA.

15. The following objectives are proposed for Subdivision in rural zones, the reasons for which are detailed in Table 1:

<b>TABLE 3: S32 ASSESSMENT OF PROPOSED OBJECTIVES</b>	
<b>Proposed Subdivision in Rural Zones Objectives</b>	
<b>SUB-RUR-01 Protection of rural productivity</b>	The productive capacity of highly productive land is protected from fragmentation.
<b>SUB-RUR-02 Rural lifestyle subdivision</b>	Subdivision within the Rural lifestyle zone is consistent with and maintains rural character and amenity values.
<b>SUB-RUR-03 Settlement Zone subdivision</b>	Subdivision within the Settlement zone contributes to the creation of rural villages.
<b>SUB-RUR-04 Density within General Rural Zone</b>	The General rural zone is characterised by low density of development.

16. Part 2 of the RMA outlines the purpose and principles of the RMA, and Table 2 identifies the relevant sections of Part 2 of the RMA for each of the objectives in Subdivision in Rural Zones.

		<b>TABLE 4: RELEVANCE OF PROPOSED SUBDIVISION OBJECTIVES WITH PART 2 OF THE RMA</b>			
		<b>Proposed subdivision objectives</b>			
		SUB-RUR-01	SUB-RUR-02	SUB-RUR-03	SUB-RUR-04
<b>RMA Part 2 Sections</b>	5(2)	✓		✓	✓
	5(2)(a)	✓			✓
	5(2)(b)	✓			
	5(2)(c)		✓		
	7(b)	✓		✓	
	7(c)		✓		✓
	7(f)		✓		

### Section 5 RMA

17. The rural environment contains Upper Hutt's primary production land resources. These contribute to the City's economic and social wellbeing. Productive land is a finite resource and it is important that this resource is protected now and for future generations. However, this needs to be balanced with enabling people to provide for their economic wellbeing, as well as providing a variety of living opportunities.

Council is directed by the NPS-HPL to ensure that highly productive land is protected for productive use for the foreseeable future. The provisions for subdivision under objective SUB-RUR-O1 and SUB-RUR-O4 have been drafted to ensure that the land is not fragmented into lots too small that will render it unsuitable for primary production. In particular, SUB-RUR-O1 gives effect to the objective of NPS-HPL which is that “*Highly productive land is protected for use in land-based primary production, both now and for future generations.*” Failure to protect highly productive land will result in this finite resource being lost for the production of food and fibre now and for the future generations of Upper Hutt district. SUB-RUR-O1 will assist in sustaining the potential of high quality soil to meet the reasonably foreseeable needs of future generations. In this regard, it will achieve s5(2)(a) of the RMA. In protecting the soil as a resource, it will also have the effect of safeguarding the life-supporting capacity of soil in accordance with s5(2)(b) of the RMA.

18. All four objectives will provide a range of diverse living environments which mean people can meet their housing needs. The objectives therefore assist in meeting the social and cultural well-being of people and communities, as well as providing for the health and safety in accordance with s5(2)(a).
19. In addition, SUB-RUR-O1, SUB-RUR-O3 and SUB-RUR-O4 will enable the land to be used for economic activities. In the case of the Settlement zone, it will probably be in the form of commercial activities rather than primary production but could possibly involve industries that support the farming sector. The three objectives achieve s5(2) of the RMA.
20. SUB-RUR-O2 is focused on maintaining rural character and amenity values of the Rural lifestyle zone. This will support people meeting their social and cultural well-being in accordance with s5 of the RMA.

#### **Section 7 RMA**

21. Section 7(b) *The efficient use and development of natural and physical resources* – rural land is a natural and physical resource, and all of the objectives recognise that. SUB-RUR-O1 seeks to protect the productive capacity of highly productive land while SUB-RUR-O4 recognises the low density of development. SUB-RUR-O2 seeks to maintain rural character and amenity, while SUB-RUR-O3 enables the creation of rural villages.
22. Section 7(b) is met by Objectives SUB-RUR-O1 and SUB-RUR-O4 which both ensure that rural land in the Rural production zone and General rural zone is protected for the future with a subdivision regime that aims to keep the land from being fragmented or highly developed. Objective SUB-RUR-O3 meets s7(b) by ensuring that the areas within the Settlement zone provide for a compact development creating rural villages within the wider rural environment thus using the restricted area of land sustainably.
23. Section 7(c) *The maintenance and enhancement of amenity values* – This is explicitly stated in SUB-RUR-O2 which seeks to maintain rural character and amenity values in the Rural lifestyle zone. All of the other objectives will also maintain amenity values as follows:



- a. SUB-RUR-O1 protecting from fragmentation
  - b. SUB-RUR-O3 creating a rural village
  - c. SUB-RUR-O4 maintaining a low density of development maintains the amenity of the General rural zone.
24. Section 7(f) *Maintenance and enhancement of the quality of the environment* – All four objectives recognise that the quality of the rural environment can be potentially compromised by inappropriate use or development.
25. The rural environment is by nature characterised by open space and a lower density of development. People are often attracted to the rural area as a lifestyle choice and a cost effective location for commercial activities. This demand, if not kept under control can cause fragmentation of productive land. The Rural lifestyle zone has been identified around existing areas which have the character of residential development on larger lots. Objective SUB-RUR-O2 and SUB-RUR-O3 meets s7(c) and (f) by ensuring that subdivision within this identified area creates lots which are of a size and scale suitable for that pattern of development. Conversely SUB-RUR-O1 seeks to avoid fragmentation in the Rural production zone and SUB-RUR-O4 retains a low level of development and thus maintains the quality of the environment in these two zones.

#### **Section 8 RMA**

26. While PC50 is not especially relevant to s8 of the RMA, SUB-RUR-O1 seeks to retain the productive capacity of highly productive land and therefore retain the mauri of soil. The objectives as a package support a range of living environments and therefore enable Māori to meet their living needs.
27. Having assessed the proposed objectives against Part 2 of the RMA it is considered that they are the most appropriate way to achieve the purpose of the RMA.

#### **4. Evaluation of the Provisions**

28. S32 assessments must determine whether the proposed provisions are the most appropriate way to achieve the proposed objectives. In this instance, Subdivision in the rural zones proposes four objectives and this s32 assessment must assess whether the proposed provisions are the most appropriate to achieve those proposed objectives. This must include the identification of alternatives, and cost benefit analysis of the economic, social, environmental and cultural effects of the provisions including whether opportunities for economic growth and employment are reduced or increased. The risk of acting or not acting where uncertain information exists must also be considered.
29. Subdivision in the rural zone proposes a number of new provisions, including policies, rules, standards, assessment criteria, maps, structure plans and overlays. The following sections of this report will identify the range of options available, and the efficiency and effectiveness of the preferred provisions.

30. The following broad options have been identified and assessed with regard to Subdivision in rural zones.

**Option 1 – Status Quo:**

This option would retain the existing rules and provisions in regards to subdivision within the rural environment. Settlement zone is a newly introduced zone, so the Operative District Plan does not contain rules for this zone. The approach of the ODP is to have a single minimum lot size for each zone. The NPS-HPL came into effect on 17 October 2022 with the following objective: *“Highly productive land is protected for use in land-based primary production, both now and for future generations.”* With this objective in mind the current provisions do not meet the outcomes identified in the NPS-HPL due to enabling subdivision in the Rural production zone with a minimum lot size of 4ha. This option does not give effect to the NPS-HPL.

**Option 2 – Review provisions of the Rural production zone to give effect to the NPS-HPL**

The NPS-HPL directs councils to protect highly productive land for primary production. The ODP enables subdivision in the Rural production zone to have a minimum of 4ha. While properties of this size are theoretically able to be used for primary production, the reality is that sites would need to be amalgamated or at least managed in collaborative way to enable primary production at an economically viable scale to occur. This option would involve increasing the minimum size of lots in the Rural production zone to more easily enable primary production activities to occur.

**Option 3 - Amend the subdivision rules to enable more flexibility**

The current approach of the Operative District Plan is to manage subdivision through minimum lot sizes. This does not allow a variety of lot sizes, or the layout to reflect the physical characteristics of the site. Option 3 would be to change the approach and introduce a minimum lot size and average lot size for each zone.

31. In order to identify other reasonably practicable options, the Council has undertaken the following:

- Reviewed other relevant district plan provisions;
- Received feedback from elected members;
- Received feedback from the community through consultation on draft PC50;
- Modelled the yield under different lot size scenarios (Appendix 1);
- Analysed the strategic direction of the NPS-HPL;
- Taken into account the Upper Hutt City Council Land Use Strategy 2016-2043 and the Upper Hutt City Council Sustainability Strategy 2020; and

- Considered the outcomes as stated in the Upper Hutt Rural Strategy Foundation Report – Volume 1-October 2015.

32. The preferred option is a mix of Option 2 and Option 3 because:

- Increasing the lot size in the Rural production zone will give effect to the objective of the NPS-HPL;
- The amendments are consistent with the purpose and principles of Part 2 of the RMA especially in regard to s5(2);
- The amendments support the productive use of the rural land resource;
- The amendments limit fragmentation of rural land;
- They provide a clear policy framework to enable people to provide for their economic wellbeing whilst protecting the rural land resource;
- Continues to contribute to the economic wellbeing of the wider Upper Hutt district;
- Manages the efficient use of land taking into account any overlays, catchment or erosion hazard areas;
- The current policy framework has limited effectiveness and direction in meeting the outcome of the NPS-HPL; and
- Provides flexibility of subdivision layout and enables a range of lot sizes to meet the need of people and the community as well as be more responsive to the physical characteristics of the parent site.

The cascade of provisions for Option 2 and 3 combined is included in Appendix 2. Given the scale of change proposed for the Rural production zone, this has been evaluated separately from the more general rural provisions and provisions specific to the other three rural zones.

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**TABLE 5: EVALUATION OF PROVISIONS: Rural production zone**

**Option 2 and 3: Update provisions implementing the NPS-HPL**

**Benefits**

Environmental:

- Retains Class 1-3 soils.
- Avoids rural lifestyle subdivision on highly productive land.
- Reduces rural land fragmentation and subdivision development that could foreclose the future use of highly productive land.
- Lot sizes support the productive use of the land.
- Reduces the potential for adverse effects on the environment arising from ad hoc, sporadic and incompatible subdivision.

Economic:

- Certainty for continuation of primary production activities.

Social:

- Reduces the risk of reverse sensitivity effects for primary production activities.
- Maintains and enhances the open space character for the benefit of the wider community.
- Supports rural industries.

Cultural:

- Highly productive land is kept in larger holdings minimising any cultural impacts.

**TABLE 5: EVALUATION OF PROVISIONS: Rural production zone**

**Option 2 and 3: Update provisions implementing the NPS-HPL**

<p><b>Costs</b></p>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• May result in depleted soils.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• There is potential loss of economic benefits for rural landowners who lose the ability to subdivide land to create lifestyle entitlements.</li> <li>• Reduced value of properties due to less development potential.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Neglected overgrown sites because the land holding is too large for people to manage.</li> <li>• Does not support the growth of rural communities.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• Inability for Māori to develop their land and live in ways that are the cultural norm.</li> </ul>
<p><b>Opportunities for economic growth</b></p>	<p>There are opportunities for economic growth by:</p> <ul style="list-style-type: none"> <li>• Protecting land for food production for now and future generations.</li> <li>• Supporting rural industries.</li> <li>• Enhancing industries that support primary production.</li> </ul>
<p><b>Opportunities for employment</b></p>	<p>There are continued opportunities for employment in the primary production sector.</p>

<b>TABLE 5: EVALUATION OF PROVISIONS: Rural production zone</b>	
<b>Option 2 and 3: Update provisions implementing the NPS-HPL</b>	
<b>Certainty and sufficiency of information</b>	Not applicable
<b>Risk of acting or not acting if there is uncertainty or insufficient information.</b>	Not applicable
<b>Effectiveness in achieving the objective(s)</b>	<p>The proposed provisions are considered to be the most effective means of achieving the relevant objectives as they will:</p> <ul style="list-style-type: none"> <li>• Manage the scale, design and intensity of subdivision in the RPROZ;</li> <li>• Respond to the role and function of the RPROZ</li> <li>• Assist in retaining highly productive land in larger land holdings;</li> <li>• Reduce fragmentation; and</li> <li>• Maintain the general open space character and amenity associated with the rural environment.</li> </ul>
<b>Efficiency in achieving the objective(s)</b>	<p>The proposed provisions are considered to be the most efficient means of achieving the objectives as they will:</p> <ul style="list-style-type: none"> <li>• Recognise that the purpose of the RPROZ is to provide for lots that continue the activities that will economically utilise the highly productive land;</li> <li>• Retain Class 1-3 soils in larger landholdings, which do not foreclose opportunity for primary production;</li> <li>• Give effect to the requirements under the NPS-HPL of protecting highly productive land for future generations; and</li> <li>• Enable council to fulfil its statutory obligations under s7(b).</li> </ul>

**TABLE 5: EVALUATION OF PROVISIONS: Provisions for the General rural zone, Settlement zone and Rural lifestyle zone as well as those that apply to the rural zones generally**

Option(s) & Package of Proposed Provisions	
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<p><b>Benefits</b></p>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Ensures a site that can be built upon.</li> <li>• Ensures lots can accommodate on-site wastewater, stormwater and water supply infrastructure which ensures the health and safety of people and communities.</li> <li>• The minimum lot size and average lot size enables the subdivision layout to respond to the physical characteristics of the site.</li> <li>• Wide range of effects are considered through the consenting process.</li> <li>• Ensures each site has physical access.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Restricts fragmentation and retains larger lots.</li> <li>• Facilitates lot sizes that support mixed use development in the Settlement zone.</li> <li>• Enables boundary adjustments as a controlled activity, providing certainty of outcome.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Maintains amenity values.</li> <li>• Maintains rural character.</li> <li>• Enables additional development which supports the growth of rural communities.</li> <li>• Provides a range of lot sizes and results in a variety of living opportunities.</li> <li>• Ensures safe access.</li> </ul> <p>Cultural:</p>
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**TABLE 5: EVALUATION OF PROVISIONS: Provisions for the General rural zone, Settlement zone and Rural lifestyle zone as well as those that apply to the rural zones generally**

Option(s) & Package of Proposed Provisions	
	<ul style="list-style-type: none"> <li>• Enables a range of living opportunities</li> </ul>
<b>Costs</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• May result in inappropriate subdivision.</li> <li>• May undermine the character through the creation of smaller lots (even if they are balanced with larger lots to achieve the average lot size)</li> <li>• Risk of ribbon development.</li> <li>• Additional subdivision leads to an increase in discharges from stormwater and wastewater.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Cost of ensuring there is physical access and appropriate servicing available.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Risk of reverse sensitivity effects.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• Inadequate systems for wastewater and stormwater will be detrimental to cultural wellbeing.</li> </ul>

<b>TABLE 5: EVALUATION OF PROVISIONS: Provisions for the General rural zone, Settlement zone and Rural lifestyle zone as well as those that apply to the rural zones generally</b>	
<b>Option(s) &amp; Package of Proposed Provisions</b>	
<b>Opportunities for economic growth</b>	<p>There are opportunities for modest economic growth by:</p> <ul style="list-style-type: none"> <li>• Providing for subdivision in the Settlement zone that will enable commercial activities to support the community;</li> <li>• Continuing to enable subdivision.</li> </ul>
<b>Opportunities for employment</b>	The provisions are unlikely to result in any change to opportunities for employment.
<b>Certainty and sufficiency of information</b>	Not applicable.
<b>Risk of acting or not acting if there is uncertainty or insufficient information.</b>	Not applicable.
<b>Effectiveness in achieving the objective(s)</b>	<p>The proposed provisions are considered to be the most effective means of achieving the relevant objectives as together they will:</p> <ul style="list-style-type: none"> <li>• Enable a variety of site sizes;</li> <li>• Enable flexibility in design which responds to the physical characteristics of the site;</li> <li>• Provides additional living opportunities for those who wish to reside in a rural environment;</li> <li>• Use the land effectively;</li> <li>• Will help maintain the general open space character and amenity of the rural area;</li> <li>• Enable council to fulfil its statutory duties under the RMA (s5 and s7).</li> </ul>

**TABLE 5: EVALUATION OF PROVISIONS: Provisions for the General rural zone, Settlement zone and Rural lifestyle zone as well as those that apply to the rural zones generally**

Option(s) & Package of Proposed Provisions	
<b>Efficiency in achieving the objective(s)</b>	<p>The proposed provisions are considered to be the most efficient means of achieving the objective as together they will:</p> <ul style="list-style-type: none"> <li>• Give effect to higher order documents such as the WRPS;</li> <li>• Ensure that adverse effects on rural amenity are managed appropriately by controlling of subdivision design and layout;</li> <li>• Enable Council to administer its district plan and to monitor the outcomes of the proposed provisions in a consistent manner;</li> <li>• Enable council to fulfil its statutory obligations under Part 2 of the RMA;</li> <li>• Provide clear direction and give plan users and developers an upfront understanding of the subdivision outcomes expected.</li> </ul>

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#### 4.1 Reasons for deciding on the provisions

33. The proposed policies, rules, standards and zones in the Subdivision chapter for the rural zones are the most appropriate way to achieve the objectives. They provide for:

- Protection of the highly productive land for rural purposes by restricting subdivision in the Rural production zone;
- Ensure continuation of rural productive activities through restricting subdivision of highly productive land;
- Give effect to higher order documents and enable Council to achieve the objective under NPS-HPL of “*Highly productive land is protected for use in land-based primary production, both now and for future generations.*”;
- Provide for subdivision in the Settlement and Rural lifestyle zones which will allow for people to live in a rural environment without fragmentation of highly productive land;
- Enable a range of lot sizes;
- Provide appropriate standards to ensure subdivision achieves the expected outcomes in all zones;
- Provide a clear direction for owners of what subdivision outcomes are expected for all zones;
- Respond to LUC 2016-2043 and SS2020;
- Sustain the existing productive large lots for the future to support landowners economic, social and cultural wellbeing;
- Result in provisions that clearly provide for the subdivision process; and
- Give effect to the relevant Part 2 Matters, namely sustainable management of natural resources.

#### 5. Conclusion

34. Pursuant to s32 of the RMA, the proposed objectives for subdivision in the rural zones have been analysed against Part 2 of the RMA and are considered to be the most appropriate way to achieve the purpose of the RMA.

35. The proposed provisions have been compared against reasonably practicable options. The proposed provisions are considered to represent the most appropriate means of achieving the proposed objectives.

## APPENDIX 1: LOT SIZE OPTIONS

Summary of zones in the rural area and approximate anticipated lot numbers if developed to full potential.  
\*\* draft Significant natural areas have been identified but have not been brought into the Plan yet\*\*

Principles:

- Concentrate population increases in urban areas and identified future urban areas.
- Desire to keep high degree of rural character and highly productive land.
- Natural hazard risks associated with the topography, climate change.
- Give effect to the NPS-HPL.

Zone	Lot Size	No of Potential Lots	Comments	Planning response	Option
Rural Production	10ha	93	<ul style="list-style-type: none"> <li>• Does not enact the NPS-HPL</li> <li>• Fragments the rural zone</li> <li>• Often too small size for rural production</li> <li>• Opens the zone up to more activities of a non rural nature</li> <li>• Opens area up for adverse effects on sensitive activities</li> <li>• Increased risk of non rural activities</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage and enable activities that utilise the productive capacity of the soil</li> <li>• Requires robust and strong objectives and policies to defend against subdivision and activities that would compromise use of the land for primary production</li> </ul>	<p>Has a lot of flood plain on it, particularly the bigger sites and makes it difficult to subdivide</p> <p>May also include the Mangaroa Peatland which is not suitable for additional lots</p>
Rural Production	20ha	32	<ul style="list-style-type: none"> <li>• Gives better effect to the NPS-HPL</li> <li>• Provides a more effective lot size for rural production</li> <li>• Less fragmentation and reduces the</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage and enable activities that utilise the productive capacity of the soil</li> <li>• Requires robust and strong objectives and policies to defend against</li> </ul>	<p>Viable option</p> <p><i>Is there any economic analysis which would support this lot size as being more viable for primary production?</i></p>

			<p>number of lots significantly</p> <ul style="list-style-type: none"> <li>• Reduces adverse effects</li> <li>• Focuses activities on use of rural resources</li> </ul>	<p>subdivision and activities that would compromise use of the land for primary production</p>	<p>Has a lot of flood plain on it, particularly the bigger sites and makes it difficult to subdivide</p> <p>May also include the Mangaroa Peatland which is not suitable for additional lots</p>
General Rural	20ha	347	<ul style="list-style-type: none"> <li>• Creates a large number of lots</li> <li>• Reduces the adverse effects including earthworks and sedimentation on steep slopes</li> <li>• Potential confusion between use of the Rural Production Zone and General Rural</li> <li>• Semi or non rural activities establishing</li> </ul>	<ul style="list-style-type: none"> <li>• Control the types of activities allowed to those that are compatible with the rural area ie rural contractors.</li> <li>• Limit non compatible rural activities which may require larger land holdings ie Resort accommodation, animal breeding operations</li> <li>• Clarity needed between the purpose of the General Rural and Rural Production to distinguish between the two if the lot sizes are to be the same</li> </ul>	<p>Viable with clarity on types of activities to establish</p> <p>Preferred solution is 1ha minimum, 20ha average</p> <p>Constraints include:</p> <ul style="list-style-type: none"> <li>• SNAs</li> <li>• Topography</li> <li>• Steep slopes and unstable in some places</li> <li>• Visual prominence</li> <li>• Suited to forestry and less intensive use</li> <li>• Bigger hill country</li> <li>• Sediment management and freshwater quality</li> <li>• Compact urban development</li> </ul>

					<ul style="list-style-type: none"> <li>• Some are very far from</li> <li>• Very narrow, windy roads unsuitable for intensification</li> <li>• Could enable clustering</li> </ul>
Rural Lifestyle	3000sqm	3523	<ul style="list-style-type: none"> <li>• Creates excessive number of lots</li> <li>• Increases the adverse effects of discharges exponentially</li> <li>• Increase in effects on road and rail transport systems</li> <li>• Increase in possible adverse effects from business operating from home (depending on type eg engineering)</li> <li>• Creating a pseudo urban area with large houses in a semi rural environment – ie large houses on large lots</li> <li>• No variety in lot size</li> <li>• Need to consider wastewater disposal</li> <li>• Fractured and fragmented development</li> <li>• Expectations of landowners on an urban</li> </ul>	<ul style="list-style-type: none"> <li>• Clarity on activities that can occur</li> <li>• Need to consider lot size in respect of land needed for waste disposal and water storage</li> <li>• Visual character</li> <li>• Need to ensure connectivity</li> </ul>	No, too small and too fragmented. More akin to large lot res typology.





			lifestyle inconsistent with the zone ie lights and sealed footpaths		
Rural Lifestyle	4000sqm	2510	<ul style="list-style-type: none"> <li>Creates a substantial number of lots</li> <li>Increases the adverse effects of discharges exponentially</li> <li>Increase in effects on road and rail transport systems</li> <li>Increase in possible adverse effects from business operating from home (depending on type eg engineering)</li> <li>Creating a pseudo urban area with large houses in a semi rural environment – ie large houses on large lots</li> <li>No variety in lot size</li> <li>Need to consider wastewater disposal</li> <li>Fractured and fragmented development</li> <li>Expectations of landowners on an urban lifestyle inconsistent with the zone ie lights and</li> </ul>	<ul style="list-style-type: none"> <li>Clarity on activities that can occur</li> <li>Need to consider lot size in respect of land needed for waste disposal and water storage</li> <li>Visual character</li> <li>Need to ensure connectivity</li> </ul>	Partly, Not viable as an option by itself

			sealed footpaths		
Rural Lifestyle	5000sqm	1893	<ul style="list-style-type: none"> <li>Creates less number of lots but more underutilised space on property</li> <li>Able to contain wastewater on site</li> <li>Regimented development with no variety of lot sizes either smaller or larger</li> <li>Possible reverse sensitivity from unexpected activities establishing</li> <li>Increase in effects on road and rail transport system</li> </ul>	<ul style="list-style-type: none"> <li>Visual character</li> <li>Need to ensure connectivity</li> <li>Clarity on activities</li> </ul>	Partly, not viable as an option by itself
Rural Lifestyle	6000sqm	1475	<ul style="list-style-type: none"> <li>Creates less number of lots</li> <li>Lots large enough to enable quasi rural living self-sufficiency eg small orchards or gardens</li> <li>Able to contain wastewater on site</li> <li>Regimented development with no variety of lot sizes either smaller or larger</li> <li>Possible reverse sensitivity from unexpected</li> </ul>	<ul style="list-style-type: none"> <li>Need to ensure connectivity</li> <li>Clarity on activities</li> </ul>	Partly  Not viable as an option by itself

			activities establishing		
Rural Lifestyle	1ha lot size or 1ha average	739	<ul style="list-style-type: none"> <li>Reduces substantially the potential number of lots</li> <li>When used as an average provides for a wider variety of lot size</li> <li>Reduces the creation of pseudo urban areas</li> <li>Will reduce the adverse effects on road and rail transport</li> <li>Less impact on the environment for contaminants and discharges</li> <li>Not appropriate to utilise as lot size only</li> <li>Need to be aware of connectivity</li> </ul>	<ul style="list-style-type: none"> <li>The average is the controlling mechanism</li> <li>Not appropriate to utilise as lot size only</li> <li>Use in combination with a smaller minimum and an average of 1ha.</li> <li>Clear direction on activities and site coverage</li> </ul>	<p>Viable if combined as a lower minimum lot size and 1ha average</p> <p>Not viable as a 1ha lot size by itself.</p> <p>Preferred approach 5000m<sup>2</sup> minimum and average 1ha</p> <p>Characteristics:</p> <ul style="list-style-type: none"> <li>Bit of topography apart from Maymorn</li> <li>Visually prominent because of the wide valleys</li> <li>Enables on-site servicing still</li> <li>Infrastructure argument for soakage and climate change</li> </ul>
Settlement	2000sqm	1524	<ul style="list-style-type: none"> <li>High number of lots can potentially be created</li> <li>Needs to be in controlled and defined areas</li> <li>Consider if area will ever be further developed and ramifications of that with allowing this size lots</li> </ul>	<ul style="list-style-type: none"> <li>Schedule development with availability of infrastructure (3 waters)</li> <li>Should there be further consideration of alternative lot size??</li> <li>Transport networks?</li> </ul>	<p>Viable in defined areas</p> <p>Alternative consideration of lot size??</p> <ul style="list-style-type: none"> <li>Only apply to where there is a true settlement</li> <li>Around Maymorn station</li> </ul>



			<ul style="list-style-type: none"><li>• Connectivity to transport networks</li><li>• Connection to utilities</li><li>• Structure planning</li></ul>		<ul style="list-style-type: none"><li>• Village within the rural area</li><li>• Not applied in new area</li><li>• Settlement Zone could be applied to McLaren Street and Maymorn to enable a mix of uses . Refine the area.</li><li>• McLaren could be Large Lot Res to recognise that full urban services are available for water and wastewater</li></ul>
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## APPENDIX 2: PROVISION CASCADE

<p><b>Objective:</b> SUB-RUR-O1 Protection of rural productivity</p> <p>The productive capacity of highly productive land is protected from fragmentation.</p>	<p><b>Policies:</b></p> <p>SUB-RUR-P1 Development in the Rural zones</p> <p>SUB-RUR-P3 To provide for rural subdivision which avoids, remedies or mitigates the effects of natural hazards</p> <p>SUS-RUR-P6 Productive capacity of highly productive land</p>
	<p><b>Rules:</b></p> <p>SUB-RUR-R1 Subdivision which complies with the lot size standards</p> <p>SUB-RUR-R2 Subdivision around any existing lawfully established residential unit</p> <p>SUB-RUR-R4 Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title</p>



	<p>SUB-RUR-R5 Boundary Adjustments (CON)</p> <p>SUB-RUR-R6 Subdivision which complies with the standards of SUB-RUR-S1 but not with the access standards in SUB-RUR-S2 (RDIS)</p> <p>SUB-RUR-R12 Subdivision which does not comply with the standards specified in SUB-RUR-S1, SUB-RUR-S2 or SUB-RUR-S3 (DIS)</p>
	<p><b>Standards:</b></p> <p>SUB-RUR-S2 Minimum requirements for subdivision (CON)</p>

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<p><b>Objective:</b> SUB-RUR-O2  Rural lifestyle subdivision</p> <p>Subdivision within the Rural lifestyle zone is consistent with and maintains rural character and amenity values.</p>	<p><b>Policies:</b></p> <p>SUB-RUR-P1 Development in the Rural zones</p> <p>SUB-RUR-P2 Subdivision and rural character and amenity values</p> <p>SUB-RUR-P4 Appropriate subdivision</p>
	<p><b>Rules:</b></p> <p>SUB-RUR-R1 Subdivision which complies with the lot size standards</p> <p>SUB-RUR-R2 Subdivision around any existing lawfully established residential unit</p> <p>SUB-RUR-R4 Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title</p> <p>SUB-RUR-R5 Boundary Adjustments (CON)</p>

	<p>SUB-RUR-R6 Subdivision which complies with the standards of SUB-RUR-S1 but not with the access standards in SUB-RUR-S2 (RDIS)</p> <p>SUB-RUR-R12 Subdivision which does not comply with the standards specified in SUB-RUR-S1, SUB-RUR-S2 or SUB-RUR-S3 (DIS)</p>
	<p><b>Standards:</b></p> <p>SUB-RUR-S2 Minimum requirements for subdivision (CON)</p>

<p><b>Objective:</b> SUB-RUR-O3 Settlement Zone subdivision</p> <p>Subdivision within the Settlement zone contributes to the creation of rural villages.</p>	<p><b>Policies:</b></p> <p>SUB-RUR-P1 Development in the Rural zones</p> <p>SUB-RUR-P2 Subdivision and rural character and amenity values</p> <p>SUB-RUR-P4 Appropriate subdivision</p> <p>SUB-RUR-P7 Mixed use development in the Settlement zone</p>
	<p><b>Rules:</b></p> <p>SUB-RUR-R1 Subdivision which complies with the lot size standards</p>



	<p>SUB-RUR-R2 Subdivision around any existing lawfully established residential unit</p> <p>SUB-RUR-R4 Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title</p> <p>SUB-RUR-R5 Boundary Adjustments (CON)</p> <p>SUB-RUR-R6 Subdivision which complies with the standards of SUB-RUR-S1 but not with the access standards in SUB-RUR-S2 (RDIS)</p> <p>SUB-RUR-R12 Subdivision which does not comply with the standards specified in SUB-RUR-S1, SUB-RUR-S2 or SUB-RUR-S3 (DIS)</p>
	<p><b>Standards:</b></p> <p>SUB-RUR-S2 Minimum requirements for subdivision (CON)</p>
<p><b>Objective:</b> SUB-RUR-O4 Density within the General Rural Zone</p> <p>The General rural zone is characterised by low density of development</p>	<p><b>Policies:</b></p> <p>SUB-RUR-P1 Development in the Rural zones</p> <p>SUB-RUR-P2 Subdivision and rural character and amenity values</p> <p>SUB-RUR-P4 Appropriate subdivision</p>

	<p><b>Rules:</b></p> <p>SUB-RUR-R1 Subdivision which complies with the lot size standards</p> <p>SUB-RUR-R2 Subdivision around any existing lawfully established residential unit</p> <p>SUB-RUR-R4 Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title</p> <p>SUB-RUR-R5 Boundary Adjustments (CON)</p> <p>SUB-RUR-R6 Subdivision which complies with the standards of SUB-RUR-S1 but not with the access standards in SUB-RUR-S2 (RDIS)</p> <p>SUB-RUR-R12 Subdivision which does not comply with the standards specified in SUB-RUR-S1, SUB-RUR-S2 or SUB-RUR-S3 (DIS)</p>
	<p><b>Standards:</b></p> <p>SUB-RUR-S2 Minimum requirements for subdivision (CON)</p>



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**Te Awa Kairangi ki Uta**  
**Upper Hutt City Council**

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Section 32 Report

# Earthworks

Prepared for the  
Upper Hutt Operative District Plan

Prior to Notification

**30 August 2023**

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## ABBREVIATIONS USED IN THIS REPORT

National Policy Statement Highly Productive Land  
Resource Management Act 1991  
Section 32 of the RMA  
Upper Hutt Operative District Plan  
Upper Hutt City Council

NPS-HPL  
RMA  
s32  
ODP  
UHCC

## 1. Introduction

### 1.1 Overview

1. This report details the pre-notification evaluation undertaken by Upper Hutt City Council (**UHCC**) in relation to the Earthworks chapter for Plan Change 50 to the Upper Hutt Operative District Plan (**ODP**). The report has been prepared in accordance with the requirements of section 32 of the RMA (**s32**).

### 1.2 Topic Description

2. The amendments to the earthworks chapter are minor and are as a result of the National Policy Statement for Highly Productive Land (**NPS-HPL**) for protecting high product land for rural production, as well as the refresh of provisions for the rural zones. The amendments relate to:
  - Deleting Rural Production and Development Area 3 from EW-S2; and
  - Inserting a new permitted activity standard EW-S17 relating to the Rural Production zone.
3. It should be noted that a policy related to earthworks is proposed to be inserted into each of the following chapters:
  - a. General rural zone;
  - b. Rural lifestyle zone;
  - c. Rural production zone; and
  - d. Settlement zone.
4. This policy is assessed in the s32 evaluation report for each of the zones.

### 1.3 Scale and Significance of the Effects

5. The s32 evaluation must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal. In order to determine the scale and significance, the following criteria have been used:

TABLE 1: ASSESSMENT OF SCALE AND SIGNIFICANCE OF EFFECTS		
Criteria	Summary of effects	Evaluation
		(1 is low and 5 is high)

Reason for change	To preserve high quality soil in the Rural production zone.  Changes respond to the difference between Rural production zone and the other rural zones.	2
Degree of shift from status quo	Amendments reduce the height of a cut in the Rural production zone.  Requires any soil to be retained on site.	3
Who and how many will be affected, geographic scale of effects	Localised and only landowners in Rural production zone are affected if they undertake earthworks.	1
Degree of impact on or interest from Māori	Low level of interest from Iwi.  Earthworks for SOSM are considered in other chapters currently being developed.	1
Timing and duration of effects	Ongoing into the future	1
Type of effect:	Effects on amenity values if earthworks exceed acceptable levels.  No impact on social, cultural or economic well-being.  Retains highly productive soils onsite	1
Degree of risk or uncertainty:	Low degree of risk or uncertainty.	1
<b>Total (out of 35):</b>		<b>10</b>

6. The level of detail in this evaluation report is appropriate for the level of effects anticipated.

## 2. Summary of Advice Received from Iwi

7. S32 requires evaluation reports to summarise all advice concerning the proposal received from iwi authorities under Clauses 3(1)(d) and 4A of Schedule 1 of the RMA. The s32 evaluation reports must summarise the response to the advice received, including any provisions of the proposal that are intended to give effect to the advice. The table below summarises the consultation undertaken and advice received from iwi authorities in relation to Earthworks.

<b>TABLE 2: SUMMARY OF ADVICE RECEIVED FROM IWI</b>		
<b>Details of the consultation process</b>	<b>Summary of advice concerning the proposal received from iwi authorities</b>	<b>Summary of the response to the advice received</b>
Invitation to engage on issues and opportunities to Taranaki Whanui and Ngati Toa in March to May 2020	No response provided	
Invitation to engage on outcomes and policies to Taranaki Whanui and Ngati Toa in September to November 2020	No response provided	
Invitation to engage on draft full provisions to Taranaki Whanui and Ngati Toa in July to September 2021	No response provided.	

### **3. Evaluation of Objectives**

#### **3.1 Appropriateness in Terms of Purpose of RMA**

8. Council must evaluate in accordance with s32 of the RMA the extent to which each objective proposed in the PDP is the most appropriate way to achieve the purpose of the RMA.



9. The following objective is proposed for the Earthworks chapter:

TABLE 3: S32 ASSESSMENT OF PROPOSED OBJECTIVES
<b>Earthworks</b>
EW-O3 Highly productive soil Highly productive soil is retained on-site for use in land-based primary production.

10. Part 2 of the RMA outlines the purpose and principles of the RMA, and Table 2 identifies the relevant sections of Part 2 of the RMA for the objective for earthworks.

TABLE 4: RELEVANCE OF PROPOSED OBJECTIVES WITH PART 2 OF THE RMA		
Proposed Earthworks Objective		
SUB-RUR-O5		
RMA Part 2 Sections	5(2)	✓
	5(2)(a)	✓
	5(2)(b)	✓
	5(2)(c)	
	6	
	7(a)	
	7(aa)	
	7(b)	✓
	7(c)	
	7(d)	
	7(e)	
	7(f)	
	7(g)	✓
	7(h)	
	7(i)	
7(j)		

### 3.2 Section 5 RMA

11. Section 5 sets out the purpose of the Act. Within the rural environment there will be a number of varying activities but ensuring that rural land is kept for rural use is at the heart of this plan change. The river valleys contains the City's highly productive soil resources which are an important part of the City's economic and social wellbeing. It is important that these resources are protected now and for future generations. The changes proposed for the Earthworks chapter give effect to the NPS-HPL.
12. Objective EW-O3 achieves the purpose of s5(2) and s5(2)(a) by enabling people to meet their economic and wellbeing needs by ensuring the highly productive soil is protected into the future. Highly productive soils are important for food production and therefore meeting the health needs of people, as well as supporting the economic well-being of rural communities.

### 3.3 Section 7 RMA

13. Section 7 is relevant as follows:
14. Section 7(b) *The efficient use and development of natural and physical resources* – The retention of highly productive soil and enabling the use of this for primary production activities is reflected in EW-O3. The District's productive soils form part of a valuable resource for primary production and the wider economy of Upper Hutt. Earthworks can potentially adversely affect the area's natural and physical resources or have a detrimental impact on the environment. EW-O3 recognises that the value of highly productive soil is in its ability to support primary production.
15. Section 7(g) *Any finite characteristics of natural and physical resources* – Highly productive land is a finite resource, and EW-O3 ensures the continuing availability of highly productive land. To ensure that the productive use of the land is protected for future generations, it is important that highly productive land is retained onsite and not lost.
16. The proposed objective meets the requirements of section 7 in that it recognises the importance of retaining highly productive land onsite. The objective recognises the value of highly productive land as a resource, and the risk that earthworks compromise the ability for soils to be used for primary production.

### Section 8 RMA

17. Section 8 requires that in managing the use, development, and protection of natural and physical resources the principles of the Treaty of Waitangi are taken into account. In developing PC50 provisions the Council has sought to work in partnership with relevant iwi to protect their interests. The duty to make informed decisions through consultation is relevant to this plan change.
18. Having assessed the proposed objectives against Part 2 of the RMA it is considered that EW-O5 is the most appropriate way to achieve the purpose of the RMA.

#### 4. Evaluation of the Provisions

19. S32 assessments must determine whether the proposed provisions are the most appropriate way to achieve the proposed objectives. The relevant objectives are:
- EW-O1;
  - EW-O3 Highly productive soil; and
  - RPROZ-O1 Purpose of the Rural production zone.
20. This s32 assessment must assess whether the proposed provisions are the most appropriate to achieve those proposed objectives. This must include the identification of alternatives, and cost benefit analysis of the economic, social, environmental and cultural effects of the provisions including whether opportunities for economic growth and employment are reduced or increased. The risk of acting or not acting where uncertain information exists must also be considered.
21. Earthworks propose one new Permitted Activity standard and amend the zones that EW-S2 applies to. The following sections of this report will identify the range of options available, and the efficiency and effectiveness of the preferred provisions.
22. The following broad options have been identified and assessed with regard to Earthworks:
- **Option 1 – Status quo:** Retain permitted Activity standard EW-S2 for the Rural production zone. This allows a cut and fill of a vertical height of up to 1.5m.
  - **Option 2 – Include a new standard for cut and fill in the Rural production zone:** The proposed change seeks to reduce the height of cut and fill in the Rural production zone.
23. In order to identify other reasonably practicable options, the Council has undertaken the following:
- Taken into account the directives under the NPS-HPL for protecting highly productive land;
  - Sought feedback from the community on a draft PC50; and
  - Sought feedback from elected members.
24. The preferred option is Option 2 because the status quo does not give effect to the NPS-HPL.

Provisions Cascade for preferred option to be evaluated in Table 5 below:

<p><b>Option 2</b></p> <p><b>Include a new standard for earthworks for Permitted activities in the Rural Production Zone</b></p>	<p><b>Objective:</b></p> <p>EW-O1</p> <p>EW-O3 Highly productive soil</p> <p>RPROZ-O1 Purpose of the Rural production zone</p>
	<p><b>Policies:</b></p> <p>RPROZ-P3 Earthworks</p> <p>EW-P2 To avoid, remedy or mitigate the contamination, degradation and erosion of soil from earthworks or vegetation removal through advocating responsible land use practices.</p>
	<p><b>Rules:</b></p> <p>EW-R1 Earthworks that meet the standards under EW-S1 to EW-S18.</p>

TABLE 5: EVALUATION OF PROVISIONS	
Option(s) & Package of Proposed Provisions	Option 2 – Include a new standard for cut and fill in the Rural production zone:
Benefits	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Maintains a level of amenity that is appropriate to the zone.</li> <li>• Reduced cut and fill heights reduce the potential for runoff and erosion.</li> <li>• Reduced chance of visual effects of large cuts.</li> <li>• Lower chemical input required to enable productive.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• There is economic benefit in retaining highly productive land with the natural nutrients of the soil and its productive capacity.</li> <li>• The provision enables a certain level of earthworks which is necessary to facilitate buildings and land uses.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Ensures that the scale and nature of earthworks reflect the amenity of the zone.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• Retains the mauri of the soil.</li> </ul>

**TABLE 5: EVALUATION OF PROVISIONS**

Option(s) & Package of Proposed Provisions	Option 2 – Include a new standard for cut and fill in the Rural production zone:
<b>Costs</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• There are no environmental costs.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• The monetary and time cost of obtaining an earthworks consent when the standard is exceeded.</li> <li>• Restricts efficient use of the land.</li> <li>• Uncertainty that applications for restricted discretionary activity status for infringing the standards may be declined.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Discontent from landowners who may consider that the standard is too restrictive with the less permissive approach in this zone.</li> <li>• Impact on perceived property rights.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• No direct cultural costs have been identified.</li> </ul>
<b>Opportunities for economic growth</b>	No direct opportunities for economic growth have been identified.

<b>TABLE 5: EVALUATION OF PROVISIONS</b>	
<b>Option(s) &amp; Package of Proposed Provisions</b>	<b>Option 2 – Include a new standard for cut and fill in the Rural production zone:</b>
<b>Opportunities for employment</b>	No direct opportunities for employment have been identified.
<b>Certainty and sufficiency of information</b>	It is considered that there is sufficient information to act.
<b>Risk of acting or not acting if there is uncertainty or insufficient information.</b>	Not applicable

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TABLE 5: EVALUATION OF PROVISIONS	
Option(s) & Package of Proposed Provisions	Option 2 – Include a new standard for cut and fill in the Rural production zone:
Effectiveness in achieving the objective	<p><b>Effectiveness</b> The amendments are considered to be effective in achieving the objectives as they:</p> <ul style="list-style-type: none"> <li>• Give effect to the NPS-HPL of protecting highly productive land for primary production;</li> <li>• Retain highly productive soil onsite;</li> <li>• Give effect to the relevant Part 2 Matters, namely s5(2)(a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations;</li> <li>• Address the adverse effects of large earthworks activities, including risks of erosion, sedimentation, and instability;</li> <li>• Allow for a comprehensive consideration of earthworks activities for resource consent;</li> <li>• Achieve good environmental outcomes;</li> <li>• Facilitate a modest level of earthworks that support the district’s land use development activities while ensuring that the adverse effects are managed appropriately by requiring compliance with the standards;</li> <li>• Enable the Council to effectively administer its district plan and to monitor the outcomes of the proposed changes.</li> </ul>



**TABLE 5: EVALUATION OF PROVISIONS**

Option(s) & Package of Proposed Provisions	Option 2 – Include a new standard for cut and fill in the Rural production zone:
<p><b>Efficiency in achieving the objective</b></p>	<p><b>Efficiency</b> The amendments are considered to be efficient in meeting the objective as they:</p> <ul style="list-style-type: none"> <li>• Are an efficient method of managing earthworks activities by ensuring that highly productive land is not unduly eroded by earthworks;</li> <li>• Generally enable earthworks as permitted activities where they comply with standards for cut and fill;</li> <li>• Impose a restricted discretionary resource consent status where standards cannot be achieved providing for earthworks to be considered fully;</li> <li>• Provide for any potential adverse effects on amenity of the zone;</li> <li>• Provide the ability to consider all effects of earthworks when consent is required in order to achieve a beneficial outcome;</li> <li>• Allow Council to fulfil its statutory obligations including section 31 of the RMA and gives effect to the relevant Part 2 Matters.</li> </ul>

#### 4.1 Reasons for deciding on the provisions

25. The proposed provisions are considered to be the most efficient and effective means of achieving the objectives as they will:
- Maintain the character and amenity of the Rural production zone (EW-O1);
  - Will retain the natural characteristics and landforms (EW-O1);
  - Retain highly productive land for primary production activities (RPROZ-O1);
  - Retain highly productive soils onsite (EW-O3);
  - Give effect to the NPS-HPL by protecting highly productive land;
  - Enable the Council to fulfil its statutory obligations, including section 31 of the RMA and gives effect to the relevant Part 2 Matters, namely sections s5(2)(a), 7(b) and 7(g);
  - Enable council to effectively administer its District Plan;
  - Provide for comprehensive consideration of effects of earthworks activities through resource consents;
  - Actively manage effects of earthworks activities through the proposed standards that provide a lower maximum standard and direction which will retain the character and amenity of the zone.

#### 5. Conclusion

26. Pursuant to s32 of the RMA, the proposed objective for the Earthworks chapter has been analysed against Part 2 of the RMA and is considered to be the most appropriate way to achieve the purpose of the RMA.
27. Pursuant to s32 of the RMA, the proposed Earthworks provisions have been compared against reasonably practicable options. The proposed provisions are considered to represent the most appropriate means of achieving the existing objectives.



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Section 32 Report

**PC 50 Rural Review**

**Transport and Parking**

Prepared for the

Upper Hutt Operative District Plan

Prior to Notification

**30 August 2023**

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#### **ABBREVIATIONS USED IN THIS REPORT**

Resource Management Act 1991	RMA
Section 32 of the RMA	s32
Upper Hutt City Council	UHCC
Upper Hutt Operative District Plan	ODP
Plan Change 50 – Rural Review	PC50
National Policy Statement – Highly Productive Land	NPS-HPL

## 1. INTRODUCTION

### 1.1 Overview

1. This report details the pre-notification evaluation undertaken by Upper Hutt City Council (**UHCC**) in relation to the proposed amendments to the Transport and Parking chapter. These amendments are part of Plan Change 50 (**PC50**) to the Upper Hutt Operative District Plan (**ODP**). The report has been prepared in accordance with the requirements of section 32 of the RMA (**s32**).

### 1.2 Topic Description

2. The amendments to the Transport and Parking chapter are minor and fill a gap in the Operative District Plan whereby there are no limits on trip generation in the rural zones. The amendments relate to:
  - a. Including a new permitted activity rule for Traffic Generation;
  - b. Amendments to Standard TP-S5; and
  - c. Including 2 new standards, TP-S9 and TP-S10.
3. While transport rules and standards are proposed to be included in the zone chapters, these amendments have been assessed in the respective s32 evaluation reports for each zone.

### 1.3 Scale and Significance of the Effects

4. The s32 evaluation must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal. In order to determine the scale and significance, the following criteria have been used:

TABLE 1: ASSESSMENT OF SCALE AND SIGNIFICANCE OF EFFECTS		
Criteria	Summary of effects	Evaluation (1 is low and 5 is high)
Reason for change	Fills a current gap in the Operative District Plan whereby there is no limit on traffic generation in the rural zones.  Limits the number of properties that can be accessed via a right or way or private road to result in a safer transport network.	2

	Ensuring that accesses are wide enough.  Consequential amendments to reflect the rural zones proposed.	
Degree of shift from status quo	Introduces traffic generation limit for all rural zones, Development Area 2 Berketts Farm precinct and Staglands Precinct.  Introduces limits on the number of sites that can be accessed from a right of way or private road.  Requires rural accesses to comply with the widths specified in the Code of Practice for Civil Engineering Works	2
Who and how many will be affected, geographic scale of effects	Landowners in all rural zones will be affected by the amendments, but primarily new landuses and development.	1
Degree of impact on or interest from Maori	Low level of interest from Iwi.	1
Timing and duration of effects	Ongoing into the future.	1
Type of effect:	Impacts on activities in all rural zones.  Traffic generation, access and impacts on the transport network.	3
Degree of risk or uncertainty:	Low degree of risk or uncertainty.	1
<b>Total (out of 35):</b>		<b>11</b>

5. The level of detail in this evaluation report is appropriate for the level of effects anticipated.

## 2. Summary of Advice Received from Iwi

6. S32 requires evaluation reports to summarise all advice concerning the proposal received from iwi authorities under Clauses 3(1)(d) and 4A of Schedule 1 of the RMA. The s32 evaluation reports must summarise the response to the advice received, including any provisions of the proposal that are intended to give effect to the advice. The table below summarises the consultation undertaken and advice received from iwi authorities in relation to Transport and Parking.

<b>TABLE 2: SUMMARY OF ADVICE RECEIVED FROM IWI</b>		
<b>Details of the consultation process</b>	<b>Summary of advice concerning the proposal received from iwi authorities</b>	<b>Summary of the response to the advice received</b>
Invitation to engage on issues and opportunities to Taranaki Whanui and Ngati Toa in March to May 2020	No response provided	
Invitation to engage on outcomes and policies to Taranaki Whanui and Ngati Toa in September to November 2020	No response provided	
Invitation to engage on draft full provisions to Taranaki Whanui and Ngati Toa in July to September 2021	No response provided.	

### 3. Evaluation of the Provisions

7. S32 assessments must determine whether the proposed provisions are the most appropriate way to achieve the proposed objectives. In this instance, no new objectives are proposed to the Transport and Parking chapter, but this s32 assessment must assess whether the proposed provisions are the most appropriate to achieve the relevant objectives. The relevant objectives are:



- a. TP-O1;
  - b. NU-O3
  - c. GRUZ-O3 Infrastructure;
  - d. SETZ-O3 Infrastructure;
  - e. RLZ-O5 Infrastructure; and
  - f. RPROZ-O2 Infrastructure.
8. This must include the identification of alternatives, and cost benefit analysis of the economic, social, environmental and cultural effects of the provisions including whether opportunities for economic growth and employment are reduced or increased. The risk of acting or not acting where uncertain information exists must also be considered.
9. Transport and parking proposes one new permitted activity rule and adds 2 new standards. The following sections of this report will identify the range of options available, and the efficiency and effectiveness of the preferred provisions.
10. The following broad options have been identified and assessed with regard to Transport and Parking:
- **Option 1 – Status Quo:** the status quo has no limits for traffic generation in the rural zones, nor establishes limits for accessways (in terms of number of sites serviced and width of access). The lack of control over these two aspects are identified issues for the rural environment.
  - **Option 2 – Include new rule and standards for traffic generation and accesses:** The new rule and standards provide permitted standards for traffic generation and access to newly created sites.
11. In order to identify other reasonably practicable options, the Council has undertaken the following:
- Sought feedback from Council asset managers in terms of traffic;
  - Sought feedback from the community in terms of making a draft PC50 available for comment;
  - Undertook a stocktake of the provisions in other district plans; and
  - Sought feedback from elected members.
- The preferred option is Option 2: Include new rule and standards for traffic generation and accesses. These matters have been identified as an issue, and Option 2 enables permitted standards to be introduced.

Provisions Cascade for preferred option to be evaluated in Table 5 below. The package of provisions includes existing provisions as well as provisions in other chapters. Only the newly proposed provisions are assessed in Table 5, and these are italicised below:

<p><b>Option 2</b></p> <p><b>Include new rule and standards</b></p>	<p><b>Objective:</b></p> <p>TP-O1 To recognise and protect the benefits of regionally significant network utilities and ensure their functions and operations are not compromised by other activities.</p> <p>NU-O3 To recognise and provide for the sustainable, secure and efficient use, operation, maintenance and upgrading and development of network utilities within the City.</p> <p>GRUZ-O3, SETZ-O3, RLZ-O5, RPROZ-O2 Infrastructure - Appropriate infrastructure is provided to support existing and planned activities meeting the needs of the rural community.</p>
	<p><b>Policies:</b></p> <p>TP-P1 To promote the safe and efficient use and development of the transportation network.</p> <p>TP-P3 To ensure that the use and development of land is served by safe and adequate access from the roading network.</p> <p>TP-P6 To promote the development of a safer and more secure environment for the community</p> <p>NU-P3 Avoid, or as appropriate, remedy or mitigate, the potential for any adverse effects including reverse sensitivity effects on regionally significant network utilities from inappropriate new subdivision, use and development occurring under, over, or adjacent to regionally significant network utilities.</p>

	<p>GRUZ-P1 Appropriate activities, GRUZ-P5 Infrastructure, GRUZ-P7 Plantation forestry</p> <p>SETZ-P1 Appropriate activities and SETZ-P4 Infrastructure</p> <p>RPROZ-P1 Appropriate activities and RPROZ-P4 Infrastructure</p> <p>RLZ-P1 Appropriate activities and RLZ-P3 Infrastructure</p>
	<p><b>Rules:</b></p> <p><i>TP-R3 Traffic generation</i></p> <p><i>TP-S5 Vehicle manoeuvring on-site</i></p> <p><i>TP-S9 Traffic generation</i></p> <p><i>TP-S10 Allotment access</i></p> <p>GRUZ-S1 Access standards and GRUZ-R18 Commercial activities</p> <p>SETZ-S1 Access standards and SETZ-S11 Commercial activities</p> <p>RPROZ-S1 Access standards</p> <p>RLZ-S1 Access standards</p>

TABLE 5: EVALUATION OF PROVISIONS	
Option & Package of Proposed Provisions	Option 2 - Include new rule and standards
<b>Benefits</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Limiting the number of vehicle movements retains the amenity of each zone.</li> <li>• Wider access widths more consistent with the rural character</li> </ul> <p>Economic:</p> <p>There are no economic benefits.</p> <p>Social:</p> <ul style="list-style-type: none"> <li>• Certainty for landowners on number of vehicle movements allowed per activity.</li> <li>• Number of vehicle movements is commiserate with the type of activities within each zone.</li> <li>• Safer distribution of vehicle exits so they are not all accessing a single point.</li> </ul> <p>Cultural:</p> <p>There are no cultural benefits</p>

<b>TABLE 5: EVALUATION OF PROVISIONS</b>	
<b>Option &amp; Package of Proposed Provisions</b>	<b>Option 2 - Include new rule and standards</b>
<b>Costs.</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Spreads the access points and may result in a ribbon form of development.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Increased costs with wider access ways.</li> <li>• Limits the scale of activities with the traffic generation rule.</li> <li>• Additional costs if a resource consent is required.</li> <li>• Additional costs associated with more accessways rather than centralising the access.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Less opportunities for social interaction at the gateways through a more spread out pattern of development.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• There are no cultural costs.</li> </ul>
<b>Opportunities for economic growth</b>	There are no additional opportunities for economic development. The trip generation limits may make it harder to establish larger commercial operations.
<b>Opportunities for employment</b>	There are no additional opportunities for economic development. The trip generation limits may make it harder to establish larger commercial operations.
<b>Certainty and sufficiency of information</b>	There is no uncertainty.

<b>TABLE 5: EVALUATION OF PROVISIONS</b>	
<b>Option &amp; Package of Proposed Provisions</b>	<b>Option 2 - Include new rule and standards</b>
<b>Risk of acting or not acting if there is uncertainty or insufficient information.</b>	Not applicable as there is certain and sufficient information.
<b>Effectiveness in achieving the objective(s)</b>	<p>The new rule and standards will be effective in achieving the relevant objectives, particularly the Infrastructure objectives in each of the rural zones. Managing the transport generation will also achieve NU-O3 by supporting the efficient use and operation of the transport network.</p> <p>The standards will limit the number of traffic movements which ensures that the transport network can cope with in terms of capacity. The new standards for accesses spread the discharge points onto the transport network and ensure that each access is sufficiently wide to provide safe and easy access.</p>
<b>Efficiency in achieving the objective(s)</b>	The proposed new rule and standards establish permitted levels which are reasonable for the rural zones. Most activities will be able to comply and the limits will not constrain activities in the rural zones. The Settlement Zone has a higher trip generation figure that reflects the mixed use nature of the zone.

### 3.1 Reasons for deciding on the provisions

12. The proposed rules and standards in the Transport and Parking Chapter are the most appropriate way to achieve the objectives. They limit trip generation and ensure that each newly created site has sufficient and safe access.
13. The proposed provisions are considered to be the most efficient and effective means of achieving the objectives as together they will:
  - a. Ensure the safe and efficient use of the transport network;
  - b. Maintain the character and amenity of the rural environment;
  - c. Ensure infrastructure supports existing and planned activities;
  - d. Enables more efficient planning of the transport network, including funding for any upgrades;
  - e. Gives effect to Objective 22 and Policies 57 and 58 of the WRPS.

## 4. CONCLUSION

14. The proposed provisions have been compared against reasonably practicable options. The proposed provisions are considered to represent the most appropriate means of achieving both the existing and proposed relevant objectives.



Te Kaunihera o  
**Te Awa Kairangi ki Uta**  
**Upper Hutt City Council**

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Section 32 Report

# National Grid

Prepared for the  
Upper Hutt Operative District Plan

Prior to Notification

**30 August 2023**



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**Te Awa Kairangi ki Uta**  
**Upper Hutt City Council**

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## ABBREVIATIONS USED IN THIS REPORT

National Policy Statement for Electricity Transmission	NPS-ET
Resource Management Act 1991	RMA
Section 32 of the RMA	s32
Upper Hutt Operative District Plan	ODP
Upper Hutt City Council	UHCC
New Zealand Electricity Code of Practice	NZECP

## 1. Introduction

### 1.1 Overview

1. This report details the pre-notification evaluation undertaken by Upper Hutt City Council (**UHCC**) in relation to the National Grid rules proposed to be inserted for Plan Change 50 to the Upper Hutt Operative District Plan (**ODP**). The report has been prepared in accordance with the requirements of section 32 of the RMA (**s32**). The National Grid is defined in the National Policy Statement for Electricity Transmission (**NPS-ET**) as the assets used and owned by Transpower NZ Limited. The National Grid comprises the electricity transmission network and includes lines and cables (aerial, underground and undersea, including the high-voltage direct current link), stations and sub-stations which convey electricity throughout the North and South Islands of New Zealand.
2. Transmission lines are the arteries of New Zealand's National Grid and are owned and operated by Transpower NZ Limited. The electricity market is separated between:
  - Generators
  - Distributors (lines companies)
  - Retailers
  - Transmission companies (Transpower)
3. Transmission lines take power from the generators to substations where it is supplied to local distribution companies and large industrial consumers. Transpower owns and operates 12,175 km of high-voltage transmission lines. The core of the National Grid is the 220 kV, 110kV and 66kV network in each island and the high voltage direct current link between them. Electricity distribution lines operate at lower voltages such as 33kV. Within Upper Hutt, there is a network of overhead transmission lines and infrastructure such as towers and a switching station.
4. The following Transpower transmission lines are within, or traverse the Council's jurisdiction:
  - a. Haywards – Upper Hutt A 110kV (HAY-UHT-A)
  - b. Masterton – Upper Hutt A 110kV (MST-UHT-A)
  - c. Bunnethorpe – Haywards A 220kV (BPE-HAY-A)
  - d. Bunnethorpe – Haywards B 220kV (BPE-HAY-B)
5. There is also a switching station on Akatarawa Road.

## 1.2 Topic Description

6. The amendments to the zone chapters are replacement rules for the provisions that already exists and represents the most recent suite of rules that have been determined through other district plan review processes. They are intended to better give effect to the NPS-ET. The NPS-ET was gazetted on 13 March 2008 (it took effect on 10 April 2008) and sets out one objective and a number of policies to standardise the approach to the electricity transmission network (the National Grid) across the country. The NPSET recognises as a matter of national significance the need to operate, maintain, develop and upgrade the electricity transmission network.
7. The NPS-ET seeks to ensure that, in providing for the transmission of electricity within a region or district and in managing the effects of the transmission network on the environment, the operational and long-term development requirements of the network are appropriately considered and its status as a linear cross-boundary network is fully recognised.
8. The amendments only appear in the zones over which the National Grid passes:
  - General rural zone; and
  - Rural lifestyle zone.

## 1.3 Scale and Significance of the Effects

9. The s32 evaluation must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal. In order to determine the scale and significance, the following criteria have been used:

TABLE 1: ASSESSMENT OF SCALE AND SIGNIFICANCE OF EFFECTS		
Criteria	Summary of effects	Evaluation (1 is low and 5 is high)
Reason for change	To reflect best practice planning provisions that give effect to the NPS-ET.	2
Degree of shift from status quo	The proposed provisions are more enabling for buildings and structures in close proximity to the National Grid.	2

	Introduction of a National Grid Corridor for subdivision which is slightly wider than the Operative District Plan.	
Who and how many will be affected, geographic scale of effects	Localised and only landowners within 37m of the National Grid.	1
Degree of impact on or interest from Māori	Low level of interest from Iwi.	1
Timing and duration of effects	Ongoing into the future	1
Type of effect:	Safety and security of the National Grid.  Safety of any occupants of structures or buildings in close proximity to the National Grid.  Access to the National Grid for maintenance and repair.  Constraints on development for land in close proximity to the National Grid.	3
Degree of risk or uncertainty:	Low degree of risk or uncertainty.	1
<b>Total (out of 35):</b>		<b>11</b>

10. The level of detail in this evaluation report is appropriate for the level of effects anticipated.

## 2. Summary of Advice Received from Iwi

11. S32 requires evaluation reports to summarise all advice concerning the proposal received from iwi authorities under Clauses 3(1)(d) and 4A of Schedule 1 of the RMA. The s32 evaluation reports must summarise the response to the advice received, including any provisions of the proposal that are intended to give effect to the advice. The table below summarises the consultation undertaken and advice received from iwi authorities in relation to the National Grid provisions.

**TABLE 2: SUMMARY OF ADVICE RECEIVED FROM IWI**

Details of the consultation process	Summary of advice concerning the proposal received from iwi authorities	Summary of the response to the advice received
Invitation to engage on issues and opportunities to Taranaki Whanui and Ngati Toa in March to May 2020	No response provided.	
Invitation to engage on outcomes and policies to Taranaki Whanui and Ngati Toa in September to November 2020	No response provided	
Invitation to engage on draft full provisions to Taranaki Whanui and Ngati Toa in July to September 2021	No response provided	

### 3. Evaluation of the Provisions

12. S32 assessments must determine whether the proposed provisions are the most appropriate way to achieve the proposed objectives. In this instance, the proposed amendments to the National Grid provisions do not modify the objectives.
13. The relevant objectives are:
  - o NU-O1; and
  - o NU-O2.
14. This s32 assessment must assess whether the proposed provisions are the most appropriate to achieve those proposed objectives. This must include the identification of alternatives, and cost benefit analysis

of the economic, social, environmental and cultural effects of the provisions including whether opportunities for economic growth and employment are reduced or increased. The risk of acting or not acting where uncertain information exists must also be considered.

15. The National Grid rules replace the rules that were already existing in the Operative District Plan, but are more refined to reflect best practice drafting, and consistency across the country. The following sections of this report will identify the range of options available, and the efficiency and effectiveness of the preferred provisions.
16. It should be recognized that houses and buildings that were lawfully established under and in close proximity to high voltage transmission lines are afforded existing use rights under Section 10 of the Resource Management Act. Any options canvassed in this report will not apply to those activities and structures with existing use rights.
17. The higher order planning documents such as the NPS-ET and RPS direct district plans to manage land uses around the National Grid to protect it. The NPS-ET is explicit in its requirements:

Policy 10

In achieving the purpose of the Act, the decision-maker must to the extent reasonably possible manage activities to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading, and development of the electricity transmission network is not compromised.

Policy 11

Local authorities must consult with the operator of the national grid, to identify an appropriate buffer corridor within which it can be expected that sensitive activities will generally not be provided for in plans and/or given resource consent. To assist local authorities to identify these corridors, they may request the operator of the national grid to provide local authorities with its medium to long-term plans for the alteration or upgrading of each affected section of the national grid (so as to facilitate the long-term strategic planning of the grid).

18. Therefore, the only valid options considered were not *whether* to protect the National Grid, but *how* to protect the National Grid. The District Plan is certainly the most appropriate mechanism for giving effect to the NPS-ET and the Regional Policy Statement. The identification of the electricity transmission network needs to be shown on the District Planning maps in accordance with the NPS-ET. However, the NPS-ET does not establish the size of an appropriate “buffer corridor” and Council needs to determine what size this is and how the District Plan should manage activities, structures and development in close proximity to the National Grid.
19. The following broad options have been identified and assessed with regard to the National Grid:

- **Option 1 – Status quo:** Retain the existing rules for structures / buildings and subdivision in close proximity to the National Grid.
- **Option 2 – Amend the National Grid provisions to match other district plans:** This approach requires replacing the description of the setback mechanism with defined terms “National Grid Yard” and “National Grid Subdivision Corridor” and replacing the current rules. The rules will apply to buildings / structures, sensitive land uses and subdivision in close proximity to the National Grid.

20. In order to identify other reasonably practicable options, the Council has undertaken the following:

- Taken into account the directives under the NPS-ET to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading, and development of the electricity transmission network is not compromised;
- Sought feedback from the community on a draft PC50;
- Assessed the provisions from other recently reviewed district plans; and
- Sought feedback from elected members.

21. The preferred option is Option 2. While the current ODP rules arguably give effect to the NPS-ET, the proposed rules are more refined.



Provisions Cascade for preferred option to be evaluated in Table 5 below. The proposed provisions are italicised.

<p><b>Option 2</b></p> <p><b>Amend the National Grid provisions to match other district plans</b></p>	<p><b>Objectives:</b></p> <p>NU-O1 To recognise and protect the benefits of regionally significant network utilities and ensure their functions and operations are not compromised by other activities.</p> <p>NU-O2 The sustainable, secure and efficient use and development of the high voltage (110kV or greater) electricity transmission lines which avoids, remedies or mitigates adverse effects on the environment and recognises the technical and operational requirements and constraints of the network.</p>
	<p><b>Policies:</b></p> <p>NU-P2 Recognise the national, regional and local benefits of regionally significant network utilities.</p> <p>NU-P3 Avoid, or as appropriate, remedy or mitigate, the potential for any adverse effects including reverse sensitivity effects on regionally significant network utilities from inappropriate new subdivision, use and development occurring under, over, or adjacent to regionally significant network utilities.</p> <p>NU-P4 To manage development within close proximity to existing high voltage (110kV or greater) electricity transmission lines to protect both:</p> <ul style="list-style-type: none"> <li>a. the safe, secure and efficient use and development of the electricity transmission network; and</li> <li>b. the safety and amenity values of the community.</li> </ul>

	<p><b>Rules:</b></p> <p><i>SUB-RUR-R8 Subdivision of land within the National Grid Subdivision Corridor</i></p> <p><i>SUB-RUR-R17 Subdivision within the National Grid Subdivision Corridor that does not comply</i></p> <p><i>GRUZ-S13 Buildings or structures within the National Grid Yard</i></p> <p><i>GRUZ-R30 Buildings or structures within the National Grid Yard that do not comply with the standards</i></p> <p><i>RLZ-S10 Buildings or structures within the National Grid Yard</i></p> <p><i>RLZ-R25 Buildings or structures within the National Grid Yard that do not comply with the standards</i></p> <p><b>Definitions</b></p> <p><i>National Grid</i></p> <p><i>National Grid Yard</i></p> <p><i>National Grid Subdivision Corridor</i></p>
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**TABLE 5: EVALUATION OF PROVISIONS**

Option(s) & Package of Proposed Provisions	Option 2 – Amend the National Grid provisions to match other district plans
<p><b>Benefits</b></p>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Reduced chance of flashovers.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Protects the integrity of the National Grid and ensures continuous electricity supply which is essential for economic activity.</li> <li>• Increased ease of access for inspection, operation and maintenance for the network provider.</li> <li>• Increased security of the towers and supporting structures by limiting earthworks in close proximity.</li> <li>• A significant benefit to the businesses in Upper Hutt as well as the other areas in NZ supplied by the National Grid.</li> <li>• A significant benefit to the residents in Upper Hutt as well as the other communities in NZ supplied by the National Grid.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Protects buildings and structures from flashovers.</li> <li>• Public safety is better maintained.</li> <li>• An increased level of amenity for those living in close proximity to lines with the setback distances.</li> <li>• Raises public awareness of the location of high voltage lines.</li> <li>• In the case of greenfield development, the corridor can be used for other purposes such as roading or public open space.</li> <li>• A constant and reliable source of power is essential for social engagement.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• There are no cultural benefits.</li> </ul>

**TABLE 5: EVALUATION OF PROVISIONS**

Option(s) & Package of Proposed Provisions	Option 2 – Amend the National Grid provisions to match other district plans
<p><b>Costs</b></p>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• May result in development with more adverse effects on other matters, such as amenity and landscape due to development needing to be located away from the National Grid.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Reduced value of properties in close proximity to the National Grid.</li> <li>• Reduced development options in terms of land uses.</li> <li>• May decrease the subdivision potential of properties within the corridor.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Sub-optimal arrangement of a site in terms of location of buildings</li> <li>• In the case of brownfield development, is likely to create unusable “dead space” on sites.</li> <li>• Allowing public open space within the corridor could potentially result in increased numbers of people carrying out recreational activities in close proximity to the lines.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• May constrain the development of Māori land.</li> </ul>
<p><b>Opportunities for economic growth</b></p>	<p>No direct opportunities for economic growth have been identified.</p>

**TABLE 5: EVALUATION OF PROVISIONS**

Option(s) & Package of Proposed Provisions	Option 2 – Amend the National Grid provisions to match other district plans
<b>Opportunities for employment</b>	No direct opportunities for employment have been identified.
<b>Certainty and sufficiency of information</b>	It is considered that there is sufficient information to act.
<b>Risk of acting or not acting if there is uncertainty or insufficient information.</b>	Not applicable

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<p><b>Effectiveness in achieving the objective</b></p>	<p><b>Effectiveness</b></p> <p>The rules are a balance of enabling development on existing underbuilt areas, and discouraging activities through a restrictive activity status for those activities which increases the risk to the integrity of the lines, and the risk of damage to buildings and injury or death to people. The two setback terms have different applicability – the “National Grid Yard” applies to buildings and activities, while “National Grid Subdivision Corridor” applies to subdivision. There are different risks associated with subdivision, buildings and activities and therefore the different setbacks for the National Grid Corridor and National Grid Yard reflects the risks of each.</p> <p>The definitions of “National Grid Yard” and “National Grid Subdivision Corridor” reflect the characteristics of the National Grid that determine the swing of the lines and the area around the lines and structures that need to be protected. This is a complex approach, but it reduces the amount of land affected by the National Grid and therefore is an effective approach. It is reflective of the:</p> <ul style="list-style-type: none"> <li>• Voltage;</li> <li>• Distance between the support structures; and</li> <li>• Support structures.</li> </ul> <p>The activity status also reflects the risk – a more lenient activity status applies to activities and structures that pose less risk to the National Grid and will not increase the risk to property or the health of people.</p> <p>Permitted activities include:</p> <ul style="list-style-type: none"> <li>• Additions and alterations to existing buildings not for sensitive land-uses within the National Grid Yard to recognise that some parts of the network already have underbuild;</li> <li>• Network utilities</li> <li>• Non-habitable buildings for farming purposes</li> </ul>
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TABLE 5: EVALUATION OF PROVISIONS	
Option(s) & Package of Proposed Provisions	Option 2 – Amend the National Grid provisions to match other district plans
	<ul style="list-style-type: none"> <li>• Yards for miking / dairy sheds</li> <li>• Artificial crop protection</li> <li>• Fence less than 2.5m height.</li> </ul> <p>The rules rely on compliance with the NZECP which sets out minimum distances for buildings from transmission lines which is an effective approach.</p> <p>Activities that can damage the National Grid or affect the supply of power are restricted discretionary activities. Included in this group are activities that increase the risk to people's house by increasing the exposure of people to the National Grid. Activities which require a resource consent include:</p> <ul style="list-style-type: none"> <li>• Subdivision of land within the National Grid Subdivision Corridor – subdivision has the potential to increase the number of people in close proximity to the National Grid and therefore increases the risk to the lines and the health and safety of those people. The focus of this rule is ensuring that subdivision enables a building platform outside the National Grid Subdivision Corridor. The configuration of the subdivision is important to ensure towers and support structures can be easily accessed for maintenance, repairs and upgrading.</li> <li>• Any new building within the National Grid Yard.</li> <li>• Establishment of a sensitive activity or expansion of an existing one within the National Grid Yard.</li> </ul> <p>Managing the risk to the National Grid network and the risk to people and property is an effective way to give effect to the Policies 10 and 11 of the NPS-ET.</p>
<b>Efficiency in achieving the objective</b>	<p><b>Efficiency</b></p> <p>The provisions efficiently set out the activities which are of least risk as permitted, with more restrictive activity status for those activities which pose the greatest risk to the integrity of the National Grid and the safety of people and property. The benefits of having a Yard and Corridor approach outweighs the costs and are a transparent way of managing the risk.</p>



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### **3.1 Reasons for deciding on the provisions**

22. The proposed provisions are considered to be the most efficient and effective means of achieving the objectives as they will:
- Give effect to the NPS-ET;
  - Give effect to the RPS;
  - Achieves NU-O1 by ensuring the function and operation of the National Grid is not compromised by other activities;
  - Enables security and continued operation of the National Grid;
  - Ensures safety for people and property;
  - Provide a clear mechanism for managing development in close proximity to the National Grid.

### **4. Conclusion**

23. Pursuant to s32 of the RMA, the amended National Grid provisions have been compared against reasonably practicable options. The proposed provisions are considered to represent the most appropriate means of achieving the existing objectives.



Te Kaunihera o  
**Te Awa Kairangi ki Uta**  
**Upper Hutt City Council**

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Section 32 Report

**PC 50 Rural Review**  
**General Rural Zone (GRUZ)**

Prepared for the  
Upper Hutt Operative District Plan

Prior to Notification

**30 August 2023**

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## ABBREVIATIONS USED IN THIS REPORT

ODP	Upper Hutt City Council Operative District Plan
NPS	National Policy Statements
WRPS	Wellington Regional Policy Statement
RMA	Resource Management Act 1991
s32	Section 32 of the RMA
LUS	Upper Hutt City Land Use Strategy 2016-2043
SS	Upper Hutt City Sustainability Strategy 2020
UHRS	Upper Hutt Rural Strategy Foundation Report 2015
GRUZ	General Rule Zone

## Reference documents

<https://www.upperhuttcity.com/Your-Council/Plans-policies-bylaws-and-reports/Strategies/Land-Use-Strategy>

<https://www.upperhuttcity.com/Your-Council/Plans-policies-bylaws-and-reports/Strategies/Sustainability-Strategy>

<https://www.upperhuttcity.com/files/assets/public/uhrs-foundation-report-final.pdf>

## 1 Introduction

### 1.1 Overview

1. This report details the pre-notification evaluation undertaken by Upper Hutt City Council (**UHCC**) in relation to the General rural zone as a proposed change to the Upper Hutt Operative District Plan (**ODP**). The report has been prepared in accordance with the requirements of section 32 of the RMA (**s32**).

### 1.2 Topic Description

2. The rural environment is currently made up of the following zones – Rural production zone, General rural zone and Rural lifestyle zone. The General rural zone is used predominantly for primary production activities, including intensive indoor primary production. Activities that support primary production have also established in the rural area, including associated rural industry and other activities that require a rural location.
3. As such, the rural area can be home to competing interests; activities that can only establish within that environment i.e. mineral extraction, farming/horticulture or noise emitting activities such as gun clubs or intensive farming, all of which can cause adverse effects, and rural residential development. Rural residential development is often sensitive to these adverse effects which potentially leads to reverse sensitivity effects.
4. How rural land is managed and the effects of the use of this land has major impacts for the Upper Hutt district. The Upper Hutt district is facing increasing demand and competition for rural land, not only for productive use but for residential development and a cheaper option for commercial uses than urban business land. Balancing competing uses is a challenge and the proposed provisions are intended to manage the potential for reverse sensitivity between sensitive activities and rural production and ensuring that commercial activities that establish in the rural area legitimately need to be located in a rural environment. In response to recently introduced national policy statements and the demand for rural and non-rural activities, it is considered the appropriate time to review the rural provisions.
5. In terms of the distribution of the General rural zone, the following characteristics have generally been applied:
  - a. Not highly productive soils, which is largely located on the valley floor;
  - b. Steeper topography;
  - c. Larger scale farming operations;
  - d. Forestry blocks;
  - e. Avoids highly fragmented rural lifestyle areas; and

f. Spatially separated from the urban areas.

6. Staglands Wildlife Reserve in the Akatarawa Valley, is a wildlife park which encourages visitors to become more involved with the environment. The Reserve is home to several important native species and liaison with the Department of Conservation ensures their long term survival. This facility is located in the General rural zone but is managed through a bespoke precinct. The Staglands Precinct is evaluated in a separate s32 report.

### 1.3 Scale and Significance of the Effects

7. The s32 evaluation must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal. In order to determine the scale and significance, the following criteria have been used:

TABLE 1: ASSESSMENT OF SCALE AND SIGNIFICANCE OF EFFECTS		
Criteria	Summary of effects	Evaluation (1 is low and 5 is high)
Reason for change	<p>Reviewing the rural areas of the Operative District Plan (PC50).</p> <p>Giving effect to higher level RMA document (NPS-UD) and (NPS-HPL) by restricting development in the rural area and protecting highly productive land.</p> <p>Ensuring s7 matters in the RMA are had particular regard to.</p> <p>Implementation of the National Planning Standards.</p> <p>Giving effect to the Regional Policy Statement.</p> <p>Updating provisions to protect the rural zone for rural activities.</p> <p>Implementing non-statutory planning initiative – Land Use Strategy and Sustainability Strategy.</p>	3

Degree of shift from status quo	<p>Addressing a resource management issue i.e. protecting rural land for rural activities and restricting urban development.</p> <p>Proposing a new rule framework.</p> <p>Proposing amended subdivision framework.</p> <p>Clearer direction and framework of objectives, policies and rules.</p> <p>Discrete provisions specific to a rural zone.</p> <p>Amending the rural zone to focus on rural activities which enhance and maintain the rural amenity while allowing other land use activities that are compatible and require a rural environment.</p>	3
Who and how many will be affected, geographic scale of effects	<p>Wide public engagement undertaken.</p> <p>Endorses the community aspirations as per the LUS 2016.</p> <p>The new provisions will be applicable to all landowners in the GRUZ.</p> <p>The amendments will affect private property especially in the respect of subdivision and what new activities can occur.</p>	3
Degree of impact on or interest from Māori	<p>Effect on Māori owned land</p> <p>Interest in water quality and the impact of land use activities on that</p>	2
Timing and duration of effects	Ongoing into the future	2
Type of effect:	<p>Positive effect towards protecting the land for rural use.</p> <p>Management of reverse sensitivity effects on rural activities.</p>	3

	<p>The amendments are intended to protect and maintain the amenity of the rural environment.</p> <p>The amendments will minimise adverse effects on the ecosystems and transport network.</p> <p>The amendments will continue to provide economic opportunities and wellbeing for the rural environment.</p>	
Degree of risk or uncertainty:	<p>There may be some negative risk from landowners who wish to pursue activities that are not conducive within the rural environment or they feel that the rules impinge on their personal property rights.</p> <p>It is not considered that there is any uncertainty of information.</p>	2
<b>Total (out of 35):</b>		<b>18</b>

8. The level of detail in this evaluation report is appropriate for the level of effects anticipated.

#### 1.4 Summary of Advice Received from Iwi

9. S32 requires evaluation reports to summarise all advice concerning the proposal received from iwi authorities under Clauses 3(1)(d) and 4A of Schedule 1 of the RMA. The s32 evaluation reports must summarise the response to the advice received, including any provisions of the proposal that are intended to give effect to the advice. The table below summarises the consultation undertaken and advice received from iwi authorities in relation to the General rural zone.

<b>TABLE 2: SUMMARY OF ADVICE RECEIVED FROM IWI</b>		
<b>Details of the consultation process</b>	<b>Summary of advice concerning the proposal received from iwi authorities</b>	<b>Summary of the response to the advice received</b>
Invitation to engage on issues and opportunities to Taranaki Whanui and	No response	



Ngati Toa in March to May 2020		
Invitation to engage on outcomes and policies to Taranaki Whanui and Ngati Toa in September to November 2020	No response	
Invitation to engage on draft full provisions to Taranaki Whanui and Ngati Toa in July to September 2021	No response	

## 2 Evaluation of Objectives

### 2.1 Appropriateness in Terms of Purpose of RMA

10. Council must evaluate in accordance with s32 of the RMA the extent to which each objective proposed in the PDP is the most appropriate way to achieve the purpose of the RMA.
11. The following objectives are proposed for the General rural zone, the reasons for which are detailed in Table 1:

<b>TABLE 3: S32 ASSESSMENT OF PROPOSED OBJECTIVES</b>
<b>Proposed General Rural Zone Objectives</b>
GRUZ-O1 Purpose of the General Rural Zone A range of farming activities, rural industry, forestry, rural living and associated activities are enabled.
GRUZ-O2 Rural character and amenity values Use and development in the General rural zone will maintain natural and rural character and amenity values.
GRUZ-O3 Infrastructure Appropriate infrastructure is provided to support existing and planned activities meeting the needs of the rural community.

12. Part 2 of the RMA outlines the purpose and principles of the RMA, and Table 2 identifies the relevant sections of Part 2 of the RMA for each of the objectives in the General rural zone.

		TABLE 4: RELEVANCE OF PROPOSED GENERAL RURAL ZONE OBJECTIVES WITH PART 2 OF THE RMA		
		Proposed General Rural Zone Objectives		
		GRUZ-O1	GRUZ-O2	GRUZ-O3
RMA Part 2 Sections	5(1)	✓	✓	✓
	5(2)	✓	✓	✓
	5(2)(a)	✓	✓	✓
	5(2)(c)		✓	
	7(b)	✓		✓
	7(c)		✓	
	7(f)		✓	✓

## 2.2 Section 5 RMA

13. In general, past and present planning regimes for the rural area have provided a good basis for protection of important natural values. They have also enabled primary production and have maintained an acceptable level of amenity for residents.
14. Ensuring that rural land is protected for future generations is fundamental to this plan change. Objective GRUZ-O1 achieves the purpose of the s5(2) and s5(2)(a) by enabling people to meet their living or economic needs in a rural environment. Objective GRUZ-O1 enables primary production activities including farming, rural industry, forestry and associated activities which support the City's economic well-being. GRUZ-O3 requires appropriate infrastructure for any development which ensures the health and safety of people and their communities in accordance with s5(2) and s5(2)(a).

## 2.3 Section 7 RMA

15. Section 7 is relevant in respect of the following:
16. Section 7(b) *The efficient use and development of natural and physical resources* – GRUZ-O2 ensures that natural and physical resources in the GRUZ are used and developed in a manner that recognises the predominantly rural nature of the zone.

17. Objective GRUZ-O1 and GRUZ-O3 achieve the purpose of s7(b) by ensuring that the activities established in the area, recognises the predominantly rural nature of the zone to enable rural activities to continue to efficiently utilise the land and develop appropriate infrastructure.
18. Section 7(c) *The maintenance and enhancement of amenity values* - Relates to the need to consider rural amenity values and those activities which are part of that zone, particularly in relation to inappropriate use or development that could potentially adversely affect recognised values in the GRUZ. Land use and development has the potential to adversely affect the amenity values of an area, and this potential should be managed through the zone provisions. There is a need to determine what appropriate development is in terms of maintain amenity values, such as the open space nature and the general 'rural' outlook of rural areas, while ensuring that rural production is anticipated and provided for. GRUZ-O2 seeks to maintain the natural and rural character and amenity.
19. Objective GRUZ-O2 achieves the purpose of s7(c) in ensuring that activities maintain and enhance the amenity values of the area.
20. Section 7(f) *Maintenance and enhancement of the quality of the environment* - Relates to a general recognition that the quality of the rural environment in the GRUZ can be potentially compromised by inappropriate use or development.
21. The rural land of the district generally provides an open low density backdrop to the surrounding Remutaka and Akatarawa Ranges. The approach in the PDP for the GRUZ is to protect the rural areas for land uses that utilise the soil resource while providing low density residential development that protects the established amenity of the area. Given the scale of the rural environment and the wide variety of activities that seek to locate there, it is important new activities ensure best use of the finite soil resource and are located to avoid any impacts on existing activities.
22. Objectives GRUZ-O2 and GRUZ-O3 achieve the purpose of s7(f) by ensuring that amenity values and infrastructure for development does not degrade the quality of the existing rural zone environment.

## **2.4 Section 8 RMA**

23. Section 8 requires that in managing the use, development, and protection of natural and physical resources the principles of the Treaty of Waitangi are taken into account. In developing the GRUZ provisions the Council has worked in partnership with Taranaki Whanua and Ngati Toa to protect their interests. The duty to make informed decisions through consultation is relevant to this plan change.

## **2.5 Summary**

24. Having assessed the proposed objectives against Part 2 of the RMA it is considered that they are the most appropriate way to achieve the purpose of the RMA.

### 3 Evaluation of the Provisions

25. S32 assessments must determine whether the proposed provisions are the most appropriate way to achieve the proposed objectives. In this instance, there are three new objectives and this s32 assessment must assess whether the proposed provisions are the most appropriate to achieve those proposed objectives. This must include the identification of alternatives, and cost benefit analysis of the economic, social, environmental and cultural effects of the provisions including whether opportunities for economic growth and employment are reduced or increased. The risk of acting or not acting where uncertain information exists must also be considered.
26. PC50 proposes a suite of new provisions for the General rural zone, including policies, rules, standards and zone map. Any proposed changes to zones are addressed in a separate s32 evaluation report. The following sections of this report will identify the range of options available, and the efficiency and effectiveness of the preferred provisions.
27. The following broad options have been identified and assessed with regard to General rural zone.

**Option 1 – Status Quo:** Retain operative district plan provisions.

Continuation of the status quo provides a level of familiarity for landowners, farmers, neighbours and the community generally. However, by retaining the status quo this does not fully address ongoing productive use of the rural land resource. The issues identified with the Operative District Plan management of the General rural zone are:

- Land fragmentation;
- Reverse sensitivity;
- Insufficiently enabling for land uses which need a rural environment;
- Inflexibility to cater for changing needs of the rural communities;
- Subdivision rules do not enable layouts that reflect site functionality and practicality, instead they focus on achieving minimum allotment sizes;
- Areas with development potential have been developed in an ad hoc fashion, creating ribbon developments that are not responsive to the surrounding environment or housing demand;
- The existing family flat rules (which set a maximum area of 55m<sup>2</sup> and may only be used by family members) are overly restrictive and limits their use in the rural environment;
- Rural tourism and the other visitor accommodation aspirations of the Land Use Strategy are not provided for; and

- Does not enable bespoke master-planned developments where the density differs from the zoning due to the physical characteristics of the site.

**Option 2** – Adopt a very simplistic approach where primary production and residential activities are enabled but all other landuse activities require resource consent.

This approach would be highly enabling for primary production activities and establishment of a single residential unit, but all other land uses activities would require a resource consent. While this would have the effect of encouraging commercial activities into the existing urban zones, it would discourage commercial activities from establishing that support the rural environment. This would have a negative impact on the rural economy, as well as rural communities.

**Option 3** – Highly enabling for all activities.

This option is the most enabling and allows all activities to be established in the General rural zone, regardless of the effects that may generate. This approach would undermine the delivery of the NPS-UD with an inability to focus urban land uses into existing urban areas.

**Option 4** – Balanced approach to land use activities with revised provisions.

This approach enables not only primary productive activities, but those that are compatible with the purpose of the General rural zone. These activities include small scale commercial activities which support or are ancillary to farming activities, small scale visitor accommodation and rural tourism. The provisions could enable those activities which can establish as permitted activities and discourage those which have the potential to create reverse sensitivity effects. The standards will provide certainty in terms of the level of effects that can be generated which in turn benefits neighbours from unreasonable impacts.

The provisions can be simplified and streamlined for plan users to interpret and apply, thus removing any ambiguity. This will provide certainty to landowners, farmers, neighbours, community and Council about the nature and scale of activities and development allowed. The provisions can address the issues identified by previous community engagement, such as increasing the maximum size of minor residential units.

28. In order to identify other reasonably practicable options, the Council has undertaken the following:

- Reviewed other district plans;
- Community consultation;
- Feedback from elected members;
- Feedback from local farming organisations.

29. The preferred option is Option 4 because:
- This is consistent with the purpose and principles of Part 2 of the RMA especially in regard to s5(2);
  - This change will contribute to the amenity, character and resources of the district in accordance with s7(b), (c), and (f) of the RMA;
  - Supports continuation of the productive use of the rural land resource;
  - Provides a clearer policy framework to enable compatible activities to locate and operate in the rural area with certainty;
  - Contributes to the economic viability of the wider Upper Hutt district;
  - Reduces the potential for reverse sensitivity effects arising from ad hoc, sporadic and incompatible development; and
  - Addresses the issues raised in consultation with the community.
30. The suite of provisions which address each objective are assessed below in accordance with s32. The package of provisions which achieve each objective are listed in Appendix A. The provisions are assessed in the following approach:
- a. Provisions which achieve GRUZ-O1 Purpose of the General rural zone;
  - b. Provisions which achieve GRUZ-O2 Rural character and amenity values; and
  - c. Provisions which achieve GRUZ-O3 Infrastructure.
31. The proposed amendments to the provisions associated with the following subjects are assessed in a separate s32 evaluation report:
- a. National Grid; and
  - b. Staglands Precinct.

**TABLE 5: EVALUATION OF PROVISIONS**

Option(s) & Package of Proposed Provisions	Option 4 – Balanced approach to land use activities with revised provisions Objective 1: GRUZ-O1 Purpose of the General Rural Zone
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<p><b>Benefits</b></p>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Standards ensure adverse environmental effects are avoided, remedied or mitigated.</li> <li>• The provisions recognise and provide for a range of activities while maintaining the amenity values.</li> <li>• Reduces the potential for reverse sensitivity effects.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Supports continuation of the productive use of the rural land resource.</li> <li>• Enables the establishment of legitimate rural business activities.</li> <li>• Provisions that enable rural service activities and rural industry will help support and enhance rural production within the district.</li> <li>• Provisions restricting non rural business and rural businesses that do not need to locate within rural areas will reduce the pressure on land availability for farming.</li> <li>• Enables a wider range of land use activities meaning a more diverse economic basis.</li> <li>• With enabling provisions that protect rural land use, compatible businesses may be encouraged to establish providing employment opportunities.</li> <li>• Standards reduce the potential for sensitive activities to adversely affect rural production.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Rural produce outlets provide local product options for local consumers.</li> <li>• Supports the growth of rural communities.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• The provisions provide for Tangata Whenua to sustainably manage their land.</li> </ul>
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**TABLE 5: EVALUATION OF PROVISIONS**

Option(s) & Package of Proposed Provisions	Option 4 – Balanced approach to land use activities with revised provisions Objective 1: GRUZ-O1 Purpose of the General Rural Zone
	<ul style="list-style-type: none"> <li>Greater housing options and flexibility that meets cultural needs.</li> </ul>

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<p><b>Costs</b></p>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Inability of the rules/standards to anticipate and effectively manage all effects of the full range of rural activities.</li> <li>• Some activities that establish may be to the detriment of the character and amenity of the rural area.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Administrative and compliance costs associated with activities/development that do not meet the relevant standards.</li> <li>• Limits the development options of land.</li> <li>• Primary production will not always be the highest value for rural land.</li> <li>• Primary production activities often have low employment levels.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Limits residential development within the rural area.</li> <li>• Residential development in rural areas is generally located some distance from main towns and is likely to result in increased travel costs.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• Under the proposed provisions there may be reduced opportunities for Tangata Whenua to develop their land.</li> <li>• Marae require resource consent.</li> </ul>
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<p><b>Opportunities for economic growth</b></p>	<p>There are opportunities for economic growth for both individuals and businesses by:</p> <ul style="list-style-type: none"> <li>• Ensuring a wide range of compatible activities such as rural production, home business, visitor accommodation, rural industries which will likely result in opportunities for increased economic growth and employment.</li> <li>• Enabling provisions that protect rural land use can encourage compatible businesses to establish providing employment opportunities.</li> <li>• Enabling rural production leading to increased investment confidence and economic growth.</li> </ul>
<p><b>Opportunities for employment</b></p>	<p>There are opportunities for employment by:</p> <ul style="list-style-type: none"> <li>• Enabling compatible rural industries to establish</li> <li>• Provisions that enable rural service activities and rural production which will contribute to employment opportunities within the district.</li> </ul>
<p><b>Certainty and sufficiency of information</b></p>	<p>Not applicable</p>
<p><b>Risk of acting or not acting if there is uncertainty or insufficient information.</b></p>	<p>It is considered that there is certain and sufficient information on which to determine the provisions.</p>

<p><b>Effectiveness in achieving the objective(s)</b></p>	<p>The proposed provisions are considered to be the most effective means of achieving the objective as together they:</p> <ul style="list-style-type: none"> <li>• Enable council to effectively administer the district plan by providing a clear policy framework to enable compatible activities to locate and operate in the rural area with certainty;</li> <li>• Provide a framework that enables Council to determine the appropriateness of activities or development and whether it has the potential to undermine the intent of the zone;</li> <li>• Reduces pressure on rural land development by controlling the nature and extent of non rural activities (e.g. residential densities) locating in the zone;</li> <li>• Enable land to be used for a wider range of activities which provides resilience to adapt to changes in the environment;</li> <li>• Can effectively manage reverse sensitivity effects;</li> <li>• Are very effective in enabling activities that support utilisation of the land for rural production;</li> <li>• Enable provisions that support rural production thereby increasing economic activity in that sector.</li> </ul>
<p><b>Efficiency in achieving the objective(s)</b></p>	<p>The proposed provisions are considered to be the most efficient means of achieving the objective(s) as together they will:</p> <ul style="list-style-type: none"> <li>• Enable a wide range of primary production activities as a permitted activity;</li> <li>• Ensure that adverse effects on rural amenity values are managed appropriately by restricting inappropriate residential and commercial development thereby protecting legitimate rural activities;</li> <li>• Enable the council to effectively administer its district plan and to monitor the outcomes of the proposed provisions in a clear and consistent manner; and</li> <li>• Establish appropriate parameters for rural living whilst still providing a range of living options.</li> </ul>
<p><b>Summary</b></p>	<p>The suite of provisions will achieve GRUZ-O1 as they enable a range of farming activities, rural industry, forestry, rural living and associated activities as permitted activities. The provisions enable council to fulfil its statutory obligations under the RMA, in particular section 5 in providing for economic and social wellbeing of the community and section 7 in terms of maintaining amenity values. The provisions give effect to the WRPS and other higher level documents by minimising the potential for reverse sensitivity whilst enabling efficient use of the rural land resource.</p>



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TABLE 5: EVALUATION OF PROVISIONS	
Option(s) & Package of Proposed Provisions	Option 4 – Balanced approach to land use activities with revised provisions GRUZ-O2 Rural amenity values
Benefits	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• General sense of openness is maintained.</li> <li>• Avoids runoff and erosion from earthworks.</li> <li>• Ensures each property has adequate access to sunlight.</li> <li>• Applies setbacks and height limits to maintain separation between activities and buildings on adjoining properties</li> <li>• Provides an appropriate level of control over built form and scale of development relative to the role and purpose of the zone.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Retains the rural value of property.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Maintains the rural character and amenity.</li> <li>• Reverse sensitivity effects are managed.</li> <li>• Maintains the community's expectation of a rural environment.</li> <li>• Ensures privacy for residents.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• No cultural benefits.</li> </ul>

<b>TABLE 5: EVALUATION OF PROVISIONS</b>	
<b>Option(s) &amp; Package of Proposed Provisions</b>	<b>Option 4 – Balanced approach to land use activities with revised provisions GRUZ-O2 Rural amenity values</b>
<b>Costs</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>Farming can have adverse effects on amenity such as hours of operation, lighting, odour, dust and noise</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>Landowners may not be able to maximise development on their site.</li> <li>May constrain subdivision due to the low density of development sought for the zone.</li> <li>May limit activities that can be established.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>Inability to manage all adverse effects, so may result in reverse sensitivity effects.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>No cultural costs.</li> </ul>
<b>Opportunities for economic growth</b>	There are no additional opportunities for economic growth.
<b>Opportunities for employment</b>	There are no additional opportunities for employment.
<b>Certainty and sufficiency of information</b>	There is certain and sufficient information.

<b>TABLE 5: EVALUATION OF PROVISIONS</b>	
<b>Option(s) &amp; Package of Proposed Provisions</b>	<b>Option 4 – Balanced approach to land use activities with revised provisions GRUZ-O2 Rural amenity values</b>
<b>Risk of acting or not acting if there is uncertainty or insufficient information.</b>	Not applicable as there is certain and sufficient information
<b>Effectiveness in achieving the objective(s)</b>	<p>The proposed provisions are considered to be the most effective means of achieving the objective as together they will:</p> <ul style="list-style-type: none"> <li>• Ensure that each property has a basic level of amenity through controlling building bulk and location;</li> <li>• Ensures each property has access to sunlight through controlling building bulk and location;</li> <li>• Minimises the potential for reverse sensitivity effects through setbacks where certain activities where likely to create adverse effects on amenity; and</li> <li>• Requiring a resource consent for activities that are likely to create adverse effects on amenity such as intensive farming and quarries.</li> </ul>
<b>Efficiency in achieving the objective(s)</b>	The approach is efficient as it establishes a baseline of amenity through standards for building bulk and location. Activities that are likely to have adverse effects on amenity and character are required to go through a resource consent process. The matters of discretion address directly the effects on amenity and character where a resource consent is required.
<b>Summary</b>	The provisions will be effective and efficient at achieving GRUZ-O2 because the standards for permitted activities will maintain the character and amenity of a productive rural environment, without unnecessarily constraining development or buildings. The standards will help maintain a low density, open rural landscape.



**TABLE 5: EVALUATION OF PROVISIONS**

Option(s) & Package of Proposed Provisions	Option 4 – Balanced approach to land use activities with revised provisions GRUZ-O3 Infrastructure
<p><b>Benefits</b></p>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• The provisions ensure there is appropriate servicing for three waters.</li> <li>• Development is serviced by appropriate infrastructure or has sufficient space for onsite disposal of wastewater and stormwater thereby avoiding adverse effects on the environment.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• The appropriate locating of activities within rural areas can reduce transport costs.</li> <li>• Provisions restricting non rural business and rural businesses that do not need to locate within rural areas will reduce the pressure for infrastructure.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• The appropriate infrastructure enables community facilities and supports social activities (e.g. cafes).</li> <li>• Provision of transport systems enables people to participate in activities that contribute to their health and wellbeing.</li> <li>• A resource consent process for non-rural activities can ensure that transport effects are managed.</li> <li>• The setbacks from intersections ensure a safer transport network.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• Cultural impacts from inadequate on-site disposal are avoided.</li> <li>• Wastewater is treated and disposed through discharges to land rather than water.</li> </ul>

<b>TABLE 5: EVALUATION OF PROVISIONS</b>	
<b>Option(s) &amp; Package of Proposed Provisions</b>	<b>Option 4 – Balanced approach to land use activities with revised provisions GRUZ-O3 Infrastructure</b>
<b>Costs</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>Inadequate retention or treatment of effluent and storm water adversely effects the character and qualities of the environment.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>The infrastructure costs of inappropriate activities establishing in the rural area can be substantial.</li> <li>The inappropriate locating of activities in the rural areas increases transport costs.</li> <li>New development leads to demand for additional infrastructure that cannot be affordably provided.</li> <li>Additional costs associated with having a water supply for fire fighting.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>Poor environmental quality adversely affects people in the area and negatively affects the makeup of the community over time.</li> <li>Some adverse effects on social activities if standards are not completely effective.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>Inadequate onsite treatment of wastewater impacts on cultural values.</li> </ul>
<b>Opportunities for economic growth</b>	There are no additional opportunities for economic growth.

<b>TABLE 5: EVALUATION OF PROVISIONS</b>	
<b>Option(s) &amp; Package of Proposed Provisions</b>	<b>Option 4 – Balanced approach to land use activities with revised provisions GRUZ-O3 Infrastructure</b>
<b>Opportunities for employment</b>	There are no additional opportunities for employment.
<b>Certainty and sufficiency of information</b>	Infrastructure arrangements differ for each development in the rural area and therefore there is uncertainty regarding the costs of providing the infrastructure demanded by new development.
<b>Risk of acting or not acting if there is uncertainty or insufficient information.</b>	The risk of not acting is that there is insufficient infrastructure to support new land uses, or new land uses have significant adverse effects on the infrastructure network, such as transport.
<b>Effectiveness in achieving the objective(s)</b>	<p>The proposed provisions are considered to be the most effective means of achieving the objective as together they will:</p> <ul style="list-style-type: none"> <li>• Enable council to effectively administer the district plan by providing a clear policy framework in providing for infrastructure;</li> <li>• Provide a framework under which Council can determine if the proposed infrastructure is adequate to provide for the activity;</li> <li>• Support investment in infrastructure to support the rural sector;</li> <li>• Provide for activities that will be an efficient use of infrastructure, such as activities locating in appropriate areas;</li> <li>• Not compromise the safe, efficient and effective operation and use of existing infrastructure, including transport infrastructure; and</li> <li>• Ensure as a minimum that each site can manage three waters on-site.</li> </ul>

<b>TABLE 5: EVALUATION OF PROVISIONS</b>	
<b>Option(s) &amp; Package of Proposed Provisions</b>	<b>Option 4 – Balanced approach to land use activities with revised provisions GRUZ-O3 Infrastructure</b>
<b>Efficiency in achieving the objective(s)</b>	<p>The approach is efficient as it:</p> <ul style="list-style-type: none"> <li>• Ensures any adverse effects of inefficient infrastructure are managed.</li> <li>• Promotes the sustainability of infrastructure.</li> <li>• Requires minimum standards for three waters and access.</li> <li>• Provides a reasonable level of certainty about what is expected in the zone in regard to infrastructure for new development.</li> <li>• Provides a clear direction for resource consents that the infrastructure effects need to be considered.</li> <li>• Do not result in un-justifiable costs for development given the importance of ensuring development in the rural zone does is serviced appropriately.</li> </ul>
<b>Summary</b>	<p>The provisions will be effective in ensuring there is appropriate infrastructure to support existing and planned activities. The provisions ensure infrastructure is developed and managed in a manner that provides for social, cultural, spiritual, economic and environmental needs.</p>

### 3.1 Reasons for deciding on the provisions

32. The proposed policies, rules, standards and maps in the GRUZ are the most appropriate way to achieve the objectives in the following ways:

- Permitting activities that are compatible with the purpose of the zone and will not to compromise the role, function, character and amenity of the GRUZ;
- Protecting the rural environment for its primary production and rural amenity values;
- Setting appropriate standards to maintain rural character, manage reverse sensitivity effects and onsite infrastructure requirements;
- Maintaining the amenity and character values of the GRUZ;
- Enabling opportunities for economic development in keeping with activities that occur in the GRUZ, and
- Provide a clear direction for landowners as to the built form and activities anticipated in the GRUZ.

33. The proposed provisions are considered to be the most efficient and effective means of achieving the objective as together they will:

- Ensure that development provides for on-site infrastructure;
- Respond to LUC 2016-2043, SS 2020 and Rural Strategy Foundation Report, Vol 1 2015;
- Sustain the existing productive potential for current owners which will support their economic, social and cultural wellbeing;
- Give effect to the WRPS to efficiently manage land resources;
- Give effect to the relevant Part 2 Matters, namely sustainable management of natural resources and section 7;
- Provide opportunities for people to live in a rural environment while not impacting on productive activities;
- Enable the Council to fulfil its statutory obligations, including section 31 of the RMA; and
- Enable the council to effectively administer its District Plan and to monitor the outcomes of the proposed provisions in a clear and consistent manner.

### 3.2 Conclusion

34. Pursuant to s32 of the RMA, the proposed General rural zone objectives have been analysed against Part 2 of the RMA and are considered to be the most appropriate way to achieve the purpose of the RMA.
35. The proposed provisions have been compared against reasonably practicable options. The proposed provisions are considered to represent the most appropriate means of achieving the proposed objectives.

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## ATTACHMENT 1 – Cascade of provisions

<p>Objective: GRUZ-O1 Purpose of the General Rural Zone</p>	<p><b>Policies:</b></p> <ul style="list-style-type: none"> <li>GRUZ-P1 Appropriate activities</li> <li>GRUZ-P3 Inappropriate activities</li> <li>GRUZ-P6 Intensive farming</li> <li>GRUZ-P7 Plantation forestry</li> <li>GRUZ-P8 Quarrying</li> </ul>
	<p><b>Rules:</b></p> <ul style="list-style-type: none"> <li>GRUZ-R1 Farming activities and associated buildings</li> <li>GRUZ-R2 Forestry including plantation forestry complying with GRUZ-S6</li> <li>GRUZ-R4 and GRUZ-R29 (NC) Residential activities</li> <li>GRUZ-R7 and GRUZ-R24 (DIS) Visitor accommodation</li> <li>GRUZ-R8 Passive recreation activities</li> <li>GRUZ-R10 Rural produce retail</li> <li>GRUZ-R11 Rural industries</li> <li>GRUZ-R12 Conference facilities</li> <li>GRUZ-R14 and GRUZ-R18 (RDIS) Commercial activities in Staglands Precinct</li> <li>GRUZ-R15 Minor residential unit (RDIS)</li> <li>GRUZ-R16 Home business (RDIS)</li> <li>GRUZ-R20 Educational facilities and activities (DIS)</li> </ul>



	<p>GRUZ-R21 Marae and community facilities (DIS)</p> <p>GRUZ-R22 Tourism activities (DIS)</p> <p>GRUZ-R23 Commercial activities (DIS)</p> <p>GRUZ-R25 Animal boarding (DIS)</p> <p>GRUZ-R26 Quarrying (DIS)</p> <p>GRUZ-R27 Intensive farming (DIS)</p> <p>GRUZ-R28 Any other activity (DIS)</p>
	<p><b>Standards:</b></p> <p>GRUZ-S6 Plantation forestry</p> <p>GRUZ-S8 Home business</p> <p>GRUZ-S9 Visitor accommodation</p> <p>GRUZ-S10 Rural produce retail</p> <p>GRUZ-S12 Conference facilities</p>
<p>Objective: GRUZ-O2  Rural amenity values</p>	<p><b>Policies:</b></p> <p>GRUZ-P1 Appropriate activities</p> <p>GRUZ-P2 Rural character and amenity values</p> <p>GRUZ-P3 Inappropriate activities</p> <p>GRUZ-P4 Earthworks</p> <p>GRUZ-P6 Intensive farming</p> <p>GRUZ-P8 Quarrying</p> <hr/> <p><b>Rules:</b></p> <p>GRUZ-R3 Minor structures</p>



	<p>GRUZ-R4 Residential activities</p> <p>GRUZ-R5 Buildings</p> <p>GRUZ-R6 and GRUZ-R16 (RDIS) Home business</p> <p>GRUZ-R15 Minor residential unit (RDIS)</p> <p>GRUZ-R17 Buildings accessory to a permitted activity (RDIS)</p> <p>GRUZ-R20 Educational facilities (DIS)</p> <p>GRUZ-R21 Marae and community facilities (DIS)</p> <p>GRUZ-R22 Tourism facilities (DIS)</p> <p>GRUZ-R23 Commercial activities (DIS)</p> <p>GRUZ-R24 Visitor accommodation (DIS)</p> <p>GRUZ-R25 Animal boarding (DIS)</p> <p>GRUZ-R26 Quarrying (DIS)</p> <p>GRUZ-R27 Intensive farming (DIS)</p> <p>GRUZ-R28 Activities not otherwise listed (DIS)</p> <p>GRUZ-R29 Two or more residential units (NC)</p>
	<p><b>Standards:</b></p> <p>GRUZ-S1 Access standards for land use activities</p> <p>GRUZ-S2 Setbacks</p> <p>GRUZ-S3 Building height</p> <p>GRUZ-S4 Height in relation to boundary</p> <p>GRUZ-S6 Plantation forestry</p> <p>GRUZ-S7 Residential activities</p> <p>GRUZ-S8 Home business</p> <p>GRUZ-S9 Visitor accommodation</p>

	<p>GRUZ-S10 Rural produce retail</p> <p>GRUZ-S12 Conference facilities</p>
<p>Objective: GRUZ-O3 Infrastructure</p>	<p><b>Policies:</b></p> <p>GRUZ-P1 Appropriate activities</p> <p>GRUZ-P5 Infrastructure</p> <p>GRUZ-P6 Intensive farming</p> <p>GRUZ-P8 Quarrying</p> <hr/> <p><b>Rules:</b></p> <p>GRUZ-R2 Forestry</p> <p>GRUZ-R11 Rural industries</p> <p>GRUZ-R12 Conference facilities</p> <p>GRUZ-R13 Rural tourism</p> <p>GRUZ-R14 Commercial activity</p> <p>GRUZ-R15 Minor residential unit (RDIS)</p> <p>GRUZ-R16 Home business (RDIS)</p> <p>GRUZ-R17 Buildings accessory to a permitted activity (RDIS)</p> <p>GRUZ-R19 Non-compliance of access standards (RDIS)</p>
	<p><b>Standards:</b></p> <p>GRUZ-S1 Access standards for land use activities</p> <p>GRUZ-S5 Water supply, stormwater and wastewater</p> <p>GRUZ-S6 Plantation forestry</p>



	GRUZ-S7 Residential activities  GRUZ-S8 Home business  GRUZ-S14 Water supply and fire fighting
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Te Kaunihera o  
Te Awa Kairangi ki Uta  
Upper Hutt City Council

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Section 32 Report

## PC 50 Rural Review

# Rural Production Zone (RPROZ)

Prepared for the

Upper Hutt Operative District Plan

Prior to Notification

31 August 2023

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#### Reference documents (available online)

<https://environment.govt.nz/assets/publications/National-policy-statement-highly-productive-land-sept-22-dated.pdf>

[https://www.upperhuttcity.com/files/assets/public/yourcouncil/strategies/sustainability-strategy\\_20200805\\_web.pdf](https://www.upperhuttcity.com/files/assets/public/yourcouncil/strategies/sustainability-strategy_20200805_web.pdf)

<https://www.upperhuttcity.com/files/assets/public/yourcouncil/land-use-strategy-2016-2043.pdf>

#### ABBREVIATIONS USED IN THIS REPORT

RMA	Resource Management Act 1991
NPS-HPL	National Policy Statement on Highly Productive Land
s32	Section 32 of the RMA
s42A	Section 42A of the RMA
RPROZ	Rural Production Zone
UHCC	Upper Hutt City Council
ODP	Upper Hutt Operative District Plan
PC50	Plan Change 50 – Rural Review

## 1. Introduction

### 1.1 Overview

1. This report details the pre-notification evaluation undertaken by Upper Hutt City Council (**UHCC**) in relation to Rural Production Zone (**RPROZ**) chapter. This is proposed as part of Plan Change 50 to the Upper Hutt Operative District Plan (**ODP**). The report has been prepared in accordance with the requirements of section 32 of the RMA (**s32**).

### 1.2 Topic Description

2. The purpose of the Rural Production Zone is to provide for primary production activities (which includes farming) along with small scale home based businesses, rural produce retail and recreation or conservation activities. The pressure for development often occurs on the most productive land and it is important that the demand for housing is balanced with the protection of highly productive land.
3. The National Policy Statement for Highly Productive Land 2022 (**NPS-HPL**), has as its objective:  
*“Highly productive land is protected for use in land-based primary production, both now and for future generations.”*
4. About 15 per cent of land in New Zealand (3,830,000 hectares) is estimated to be highly productive (based on land-use capability classification). In the last 20 years, over 35,000 hectares of highly productive land has been lost to urban or rural residential development with Lifestyle blocks under 8 hectares occupying more than 170,000 hectares of highly productive land. The NPS-HPL requires the most productive land to be identified and managed to prevent inappropriate subdivision, use and development.<sup>1</sup>
5. With this directive and the requirement for district plans to give effect to national policy statements, Council must avoid the inappropriate use or development of highly productive land for uses that are not land-based primary production. Highly productive land is defined in the NPS-HPL as that which has been mapped in accordance with clause 3.4 and is included in an operative regional policy statement as required by clause 3.5. Until this mapping exercise is undertaken, highly productive land is deemed to be:
  - a. zoned general rural or rural production; and
  - b. LUC 1, 2, or 3 land.
6. This does not apply to land identified for future urban development, or subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle. Much of the valley floors are LUC 2 and 3 which meets the definition for highly productive land

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<sup>1</sup> <https://environment.govt.nz/assets/publications/national-policy-statement-highly-productive-land-infosheet-v2.pdf>

in the NPS-HPL. Land meeting this LUC classification has been zoned RPROZ. Tightening the range of appropriate uses on highly productive land and limiting further fragmentation will ensure the availability of highly productive land for food and fibre production for the future.

7. Another aspect for Council to consider is the management of reverse sensitivity between sensitive activities and other incompatible activities and primary production does not undermine the character and amenity of rural areas or mean that primary production activities are no longer viable. Other activities which have a functional need to be in the rural environment, such as plantation forestry, quarrying, commercial or intensive farming will be directed to other zones or subject to resource consent.

### 1.3 Scale and Significance of the Effects

8. The s32 evaluation must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal. In order to determine the scale and significance, the following criteria have been used:

TABLE 1: ASSESSMENT OF SCALE AND SIGNIFICANCE OF EFFECTS		
Criteria	Summary of effects	Evaluation  (1 is low and 5 is high)
Reason for change	Part of PC50, Rural Review  Giving effect to NPS-HPL  Implementing non-statutory planning initiative:  <i>Land Use Strategy UPPER HUTT 2016 – 2043</i>  <i>Rautaki Whakauka/Sustainability Strategy 2020</i>	3
Degree of shift from status quo	Addressing new resource management issue  Proposing a new management regime  More restrictions on land uses  Discrete provisions tailored for the zone	3



	<p>Changing existing plan objectives and provisions to give effect to the NPS-HPL</p> <p>Clearer direction and framework of objectives, policies and rules to reflect the purpose of the zone and activities that can occur</p>	
Who and how many will be affected, geographic scale of effects	<p>Moderate degree of public interest</p> <p>In line with Sustainability and Land Uses strategies</p> <p>Multiple landowners will be affected, but largely restricted to those on the valley floor where the LUC2 and 3 soils are located.</p> <p>Protection of land for future generations</p> <p>Moderate impact on private property</p> <p>High effects on natural resources</p>	2
Degree of impact on or interest from Māori	<p>No anticipated impact on Māori</p>	1
Timing and duration of effects	<p>Ongoing into the future</p>	2
Type of effect:	<p>Positive effect on the natural soil resource</p> <p>Effects on amenity, character and the soil.</p> <p>Moderate degree of impact on social, cultural and community wellbeing</p> <p>Positive impact on Part 2 matters</p> <p>Protection of character for land within the zone</p>	3
Degree of risk or uncertainty:	<p>High degree of risk in loss of highly productive land for future generations.</p> <p>No uncertainty of information</p>	2

<b>Total (out of 35):</b>	16
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9. The level of detail in this evaluation report is appropriate for the level of effects anticipated.

## 2. Summary of Advice Received from Iwi

10. S32 requires evaluation reports to summarise all advice concerning the proposal received from iwi authorities under Clauses 3(1)(d) and 4A of Schedule 1 of the RMA. The s32 evaluation reports must summarise the response to the advice received, including any provisions of the proposal that are intended to give effect to the advice. The table below summarises the consultation undertaken and advice received from iwi authorities in relation to Rural production zone.

<b>TABLE 2: SUMMARY OF ADVICE RECEIVED FROM IWI</b>		
<b>Details of the consultation process</b>	<b>Summary of advice concerning the proposal received from iwi authorities</b>	<b>Summary of the response to the advice received</b>
Invitation to engage on issues and opportunities to Taranaki Whanui and Ngati Toa in March to May 2020	No response provided	
Invitation to engage on outcomes and policies to Taranaki Whanui and Ngati Toa in September to November 2020	No response provided	
Invitation to engage on draft full provisions to Taranaki Whanui and Ngati Toa in July to September 2021	No response provided.	

### 3. Evaluation of Objectives

#### 3.1 Appropriateness in Terms of Purpose of RMA

11. Council must evaluate in accordance with s32 of the RMA the extent to which each objective proposed in the PDP is the most appropriate way to achieve the purpose of the RMA.
12. The following objectives are proposed for Rural Production Zone, the reasons for which are detailed in Table 1:

TABLE 3: S32 ASSESSMENT OF PROPOSED OBJECTIVES	
Proposed Rural Production Zone Objectives	
RPROZ-O1 Purpose of the Rural Production Zone	Highly productive land is available for primary production activities.
RPROZ-O2 Infrastructure	Appropriate infrastructure is provided to support existing and planned activities meeting the needs of the rural community.
RPROZ-O3 Rural character and amenity values	To maintain and enhance the rural character and amenity values of the Rural production zone.

13. Part 2 of the RMA outlines the purpose and principles of the RMA, and Table 2 identifies the relevant sections of Part 2 of the RMA for each of the objectives in the Rural Production Zone.

		TABLE 4: RELEVANCE OF PROPOSED RURAL PRODUCTION ZONE OBJECTIVES WITH PART 2 OF THE RMA		
		Proposed Rural Production Zone Objectives		
		RPROZ-O1	RPROZ-O2	RPROZ-O3
RMA Part 2 Sections	5(2)	✓	✓	✓
	5(2)(a)	✓	✓	
	5(2)(c)			✓
	7(b)	✓	✓	
	7(c)			✓
	7(f)		✓	✓
	7(g)	✓		

### 3.2 Section 5 RMA

14. Section 5 sets out the purpose of the Act. Within the rural environment there will be a number of varying activities but ensuring that rural land is kept for rural use is at the heart of this plan change. The RPROZ contains the City's highly productive soil resources which are an important part of the City's economic and social wellbeing. It is important that these resources are protected now and for future generations. The changes proposed for the RPROZ give effect to the NPS-HPL.
15. Objective RPROZ-O1 achieves the purpose of s5(2) and s5(2)(a) by enabling people to meet their economic and wellbeing needs by ensuring the highly productive soil is protected into the future and retaining the larger areas of productive land for primary production activities. Objective RPROZ-O2 ensures that infrastructure appropriate to service the soil based activity, such as roads, wastewater or telecommunications, is available for any development ensuring the wellbeing and health and safety of people and communities thereby achieving the purpose of s5(2) and s5(2)(a). RLZ-O3 recognises the character and amenity of the zone and enables people to provide for their cultural well-being as well as their health with appropriate amenity, including such amenity effects like noise and lighting.
16. RPROZ-O2 requires appropriate infrastructure. This ensures the health and safety of people and their communities in accordance with s5(2).

### 3.3 Section 7 RMA

17. The RPROZ is generally located in the valley floor and will be of a higher density than the General rural zone due to the historic pattern of development. Section 7 is relevant as follows:
18. Section 7(b) *The efficient use and development of natural and physical resources* – The retention of highly productive soil and enabling the use of this for primary production activities is reflected in RPROZ-O1.
19. Section 7(c) *The maintenance and enhancement of amenity values* - Relates to the need to consider rural amenity values and those activities which are part of that zone, particularly in relation to inappropriate use or development that could potentially adversely affect recognised values of the RPROZ.
20. Section 7(f) *Maintenance and enhancement of the quality of the environment* - Relates to a general recognition that the quality of the rural environment in the RPROZ can be potentially compromised by inappropriate use or development especially in regard to activities which can affect the physical environment. RPROZ-O1 enables primary production activities, while RPROZ-O3 seeks to maintain and enhance the rural character and amenity values.
21. The District's productive soils form part of a valuable resource for primary production and the wider economy of Upper Hutt. Land use and development can potentially adversely affect the area's natural and physical resources, alter the amenity values or have a detrimental impact on the environment. There

is a need to determine what activities are appropriate for the RPROZ is and ensure that provisions enable development while protecting the values of the zone. Objective RPROZ-O3 achieves the purpose of s7(c) by ensuring that the rural amenity, characterised by the open space and low density, is not compromised and co-exists alongside the rural production activities.

22. The RPROZ is the fertile land of the valley floor. The approach in the RPROZ is to ensure that activities in this zone make the best use of the finite soil resource for productive purposes and that activities that could detrimentally impact on production, are directed elsewhere.
23. Objectives RPROZ-O1 and RPROZ-O2 achieve the purpose of s7(b) with provisions that recognise and encourage the rural productive use of the land alongside the efficient use of appropriate infrastructure. Objectives RPROZ-O2 and RPROZ-O3 achieve the purpose of s7(f) by provisions that control development, including infrastructure, with standards that will, at a minimum maintain or where possible, enhance the quality of the environment.
24. To ensure that the productive use of the land is protected for future generations, it is important that activities in the RPROZ make the best use of this finite resource and that infrastructure is enabled to support these activities which will avoid any negative impacts on the amenity values or the environment. The proposed objectives recognise the importance of the rural environment, and the proposed provisions continue to enable rural uses and meet the requirements of section 7.
25. Section 7(g) *Any finite characteristics of natural and physical resources* – Highly productive land is a finite resource. RLZ-O1 enables primary production through the availability of highly productive land.
26. The proposed objectives meet the requirements of section 7 in that they recognise the importance of having a zone that retains highly productive land for primary production activities:
  - The land is used predominantly for low density residential activities and farming;
  - The zone is characterised by low density residential and farming activities, onsite infrastructure, low traffic volume roads and areas of biodiversity, natural features and open space;
  - Minimises the risk of compromising primary production activities by the other compatible activities enabled in the zone.

### **Section 8 RMA**

27. Section 8 requires that in managing the use, development, and protection of natural and physical resources the principles of the Treaty of Waitangi are taken into account. In developing the RPROZ provisions the Council has worked in partnership with Ngati Toa Rangitira and Taranaki Whanui to protect their interests. The duty to make informed decisions through consultation is relevant to this plan change.

28. Having assessed the proposed objectives against Part 2 of the RMA it is considered that they are the most appropriate way to achieve the purpose of the RMA.

#### 4. Evaluation of the Provisions

29. S32 assessments must determine whether the proposed provisions are the most appropriate way to achieve the proposed objectives. In this instance, Rural production zone proposes three objectives and this s32 assessment must assess whether the proposed provisions are the most appropriate to achieve those proposed objectives. This must include the identification of alternatives, and cost benefit analysis of the economic, social, environmental and cultural effects of the provisions including whether opportunities for economic growth and employment are reduced or increased. The risk of acting or not acting where uncertain information exists must also be considered.
30. The Rural production zone proposes a number of new provisions, including policies, rules and standards. The following sections of this report will identify the range of options available, and the efficiency and effectiveness of the preferred provisions.
31. The following broad options have been identified and assessed with regard to Rural production zone.

##### **Option 1 – Status Quo**

The NPS-HPL, which came into effect on 17th October 2022, directs councils to balance the demand for housing and urban growth with the protection of highly productive land. Preventing inappropriate subdivision, use and development will ensure the availability of the productive land for food and fibre production. Retaining the existing rules and standards does not provide for appropriate activities or development, address ongoing productive use of the rural land resource, provide certainty, or manage the adverse effects on the environment. This option does not give effect to the objective of the NPS-HPL which is that, “*Highly productive land is protected for use in land-based primary production, both now and for future generations.*” Therefore the Status Quo is not a viable option.

##### **Option 2 – No RPROZ**

This option would mean that the RPROZ was not used in the District Plan. However, the absence of a dedicated RPROZ does not discharge Council’s obligation to give effect to the NPS-HPL.

##### **Option 3 – Updated provisions**

The NPS-HPL directs councils to protect highly productive land for primary production. The land identified as RPROZ is LUC 2 and 3 and the proposed amendments take this into account. The amendments look at ensuring that the highly productive land is protected for rural production activities by limiting land uses that will not utilise the land and encourage non-productive uses to locate in other zones. This option will achieve the purpose as identified in the NPS-HPL.

32. In order to identify other reasonably practicable options, the Council has undertaken the following:
- Reviewed other relevant district plan provisions;
  - Received feedback from elected members;
  - Collated feedback from discussions with community, iwi and stakeholders; and
  - Analysed the direction of the NPS-HPL.
33. The preferred option is Option 3 because:
- The amendments will give effect to the objective of the NPS-HPL;
  - This is consistent with the purpose and principles of Part 2 of the RMA especially in regard to s5(2);
  - The amendments will contribute to the amenity, character and resources of the district in accordance with s7(b), (c), and (f) of the RMA;
  - Enables the productive use of the rural land resource;
  - Provides a clearer policy framework to enable rural production activities to establish or continue to operate;
  - Provides more control over large scale activities and the standards associated with these activities;
  - Continues to contribute to the economic well-being of the wider Upper Hutt district;
  - Reduces the potential for reverse sensitivity effects arising from ad hoc, sporadic and incompatible development; and
  - Ensures that the rural character and values are not compromised.
34. The provisions that achieve each objective are assessed separately. The cascade for preferred option is contained in Appendix 1.



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TABLE 5: EVALUATION OF PROVISIONS	
Option(s) & Package of Proposed Provisions	<b>Option 3 – Updated Provisions</b> Objective: RPROZ-O1 The purpose of the Rural Production Zone
<b>Benefits</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• The productive use of the rural land resource is continued thereby protecting the soil for future generations.</li> <li>• Avoids ad hoc development and fragmentation of the rural production land.</li> <li>• The provisions identify those activities which have the potential to create reverse sensitivity effects and minimises the potential for these to occur using standards to control activities.</li> <li>• Gives effect to the ‘Sustainability Strategy 2020’.</li> <li>• Seeks to retain highly productive soils on-site</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Provides for continuation of productive use of the rural land resource.</li> <li>• Reduces fragmentation of rural land which retains the amount of rural land available for primary production.</li> <li>• Enables small scale and complimentary non primary production activities such as a home occupation business, visitor accommodation, rural produce retail and educational activities.</li> <li>• A clear list of enabled activities, supported by a directive policy framework that allows plan administrators to decline inappropriate applications that do not align with the policy direction.</li> <li>• Clear direction means that users of the District Plan will have upfront understanding of the provisions thus reducing the need for monitoring and compliance determination, which reduces compliance costs.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Streamlined, simplified rules/standards that are easier for plan users to interpret and apply.</li> <li>• Retains the character of the rural environment.</li> </ul>

	<ul style="list-style-type: none"> <li>• Enables the continuation of acceptable amenity values.</li> </ul> <p>Cultural</p> <ul style="list-style-type: none"> <li>• Retains the mauri of highly productive soils.</li> </ul>
<p><b>Costs</b></p>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• There may be reverse sensitivity issues from primary production activities.</li> <li>• Primary production activities may have adverse effects on water quality.</li> <li>• Some rural activities including farming activities and buildings will have some adverse effects on the environment.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Limits the range of activities possible in the zone.</li> <li>• There may be loss of current development rights for some properties.</li> <li>• Possible reduction in employment opportunities due to provisions that constrain industrial and commercial activities.</li> <li>• May result in higher costs for resource consents if there is any uncertainty as to whether an activity is acceptable in the zone.</li> <li>• Possible costs in meeting requirements to address amenity values and maintain the character anticipated within the zone.</li> <li>• May decrease the value of properties due to the more stringent subdivision rules and narrower landuse activities.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• May potentially impact on some landowners individual land use plans in activities that they may have wished to undertake.</li> </ul> <p>Cultural:</p>

	<ul style="list-style-type: none"> <li>No cultural costs were identified.</li> </ul>
<b>Opportunities for economic growth</b>	<p>There are limited opportunities for economic growth for both individuals and businesses, other than primary production.</p> <ul style="list-style-type: none"> <li>Provisions which encourage rural production activities thereby increasing economic viability from this restricted resource;</li> <li>An increase of rural production contributes to the City's economic viability;</li> <li>Increased confidence in the provisions leads to increased investment in rural activities and economic output;</li> <li>Increasing resilience of the rural community will promote growth.</li> </ul> <p>Due to limiting the range of activities enabled within the RPROZ, the provisions may lead to an economic decline.</p>
<b>Opportunities for employment</b>	There are small opportunities for employment by enabling primary production and supporting industries
<b>Certainty and sufficiency of information</b>	It is considered that there is sufficient information to act as these provisions are based on outputs from LUC2016-2043, SS2020 and the RSF 2015 and the strategic direction provided by the NPS-HPL.
<b>Risk of acting or not acting if there is uncertainty or insufficient information.</b>	Not applicable
<b>Effectiveness in achieving the objective(s)</b>	<p>The proposed provisions are considered to be the most effective means of achieving the objectives as together they:</p> <ul style="list-style-type: none"> <li>clearly set out the outcomes anticipated by the plan in relation to the RPROZ;</li> <li>Provide a policy framework to provide for rural production as the predominant use in the RPROZ thereby increasing economic activity;</li> </ul>

	<ul style="list-style-type: none"> <li>• focus on the types of activities that are anticipated in the RPROZ;</li> <li>• are designed to enable primary production activities;</li> <li>• give effect to higher order documents;</li> <li>• have clear and concise rules for the types of activities anticipated;</li> <li>• protect the character and amenity expected within the zone;</li> <li>• will achieve the purpose of the RMA and give effect to the NPS and WRPS.</li> </ul>
<p><b>Efficiency in achieving the objective(s)</b></p>	<p>The proposed provisions are considered to be the most efficient means of achieving the objective(s) as together they:</p> <ul style="list-style-type: none"> <li>• clearly define the purpose and uses provided for in the RPROZ and enables appropriate assessment of environmental effects of the proposal;</li> <li>• clearly defines appropriate activities;</li> <li>• clearly set out what is allowed to occur and what requires resource consent;</li> <li>• enable council staff to make consistent decisions across the zone in regard to the activities establishing;</li> <li>• sustain the potential of physical resources for current and future generations;</li> <li>• achieve the purpose of the Act by maintaining and enhancing amenity values and the quality of the environment and the character of the zone and ensuring this is not compromised by incompatible activities.</li> </ul>

TABLE 5: EVALUATION OF PROVISIONS	
<b>Option &amp; Package of Proposed Provisions</b>	Option 3 – Updated provisions RPROZ-O3 Rural character and amenity values
<b>Benefits</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Applies setbacks and height limits to maintain separation between activities and buildings on adjoining properties</li> <li>• Provides an appropriate level of control over built form and scale of development relative to the role and purpose of the zone.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Provides for the continuation of the productive use of the rural land resource.</li> <li>• Minimises the potential for new activities to adversely affect existing rural activities and causing economic loss.</li> <li>• Provides clarity around the range of activities that are permitted thereby reducing costs for potentially new activities.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Simple and clear provisions for the community and applicants to understand and apply.</li> <li>• Provisions identify activities which may create reverse sensitivity effects and minimises the potential for these to occur thereby protecting neighbours from unreasonable impacts.</li> <li>• Clear direction in the policy framework as to the outcomes expected in respect of character and amenity of the zone.</li> <li>• Ensures sufficient sunlight for each property.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• There are no cultural benefits.</li> </ul>

**TABLE 5: EVALUATION OF PROVISIONS**

Option & Package of Proposed Provisions	Option 3 – Updated provisions RPROZ-O3 Rural character and amenity values
<b>Costs</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Inadequacy of rules and standards to anticipate and manage the effects of established activities.</li> <li>• Farming can have adverse effects on amenity such as hours of operation, lighting, odour, dust and noise.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Administrative and compliance costs where activities do not meet the relevant standards.</li> <li>• The rules may potentially limit some activities and development from establishing, particularly if they are not anticipated in the rural environment.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Some activities in the zone have potential to generate effects which may impact on social wellbeing or health.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• Reduced opportunity for Iwi to develop any of their land.</li> </ul>
<b>Opportunities for economic growth</b>	The provisions are unlikely to lead to any change in economic growth.
<b>Opportunities for employment</b>	The provisions are unlikely to lead to any change in employment opportunities.
<b>Certainty and sufficiency of information</b>	There is sufficient and certain information.

<b>TABLE 5: EVALUATION OF PROVISIONS</b>	
<b>Option &amp; Package of Proposed Provisions</b>	Option 3 – Updated provisions RPROZ-O3 Rural character and amenity values
<b>Risk of acting or not acting if there is uncertainty or insufficient information.</b>	It is considered that there is certain and sufficient information on which to determine the provisions.
<b>Effectiveness in achieving the objective(s)</b>	The proposed provisions are considered to be the most effective means of achieving the objectives as together they: <ul style="list-style-type: none"> <li>• Enable a complete assessment of environmental effects based on the sensitivity of activities in the rural area;</li> <li>• Maintain an appropriate character and amenity for the zone;</li> <li>• Provide a balance between managing adverse effects and protecting the highly productive land; and</li> <li>• Enable council to fulfil its statutory obligations under the RMA (s5 and s7).</li> </ul>
<b>Efficiency in achieving the objective(s)</b>	The proposed provisions are considered to be the most efficient means of achieving the objectives as together they: <ul style="list-style-type: none"> <li>• Clearly establish standards to maintain the character and amenity of the zone;</li> <li>• Enable council to fulfil its statutory obligations, under Part 2 of the Resource Management Act, and in particular section 5 in providing for economic and social wellbeing of the community and section 7 in terms of maintaining amenity values;</li> <li>• Provide a balance between management of adverse effects and enabling appropriate activities to occur.</li> </ul>

**TABLE 5: EVALUATION OF PROVISIONS**

Option & Package of Proposed Provisions	Option 2 – Updated provisions RPROZ-O2 Infrastructure
<p><b>Benefits</b></p>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Development is serviced by appropriate infrastructure or has sufficient space for onsite disposal of sewer/stormwater thereby avoiding adverse effects on the environment.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Activities enabled in the zone do not require urban levels of infrastructure</li> <li>• Provisions restricting inappropriate activities that do not need to locate within the RPROZ will reduce the pressure for infrastructure.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Efficient transport networks enables people to participate in activities that contribute to their health and wellbeing.</li> <li>• The provisions of fire fighting sprinklers decreases the potential for harm to people and property.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• Cultural impacts from inadequate on-site disposal of stormwater and wastewater are avoided.</li> </ul>



TABLE 5: EVALUATION OF PROVISIONS	
Option & Package of Proposed Provisions	Option 2 – Updated provisions RPROZ-O2 Infrastructure
<b>Costs</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Inadequate retention or treatment of effluent and storm water adversely effects the character and qualities of the environment.</li> <li>• Poor infrastructure can affect the health of people and communities.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• The infrastructure costs of inappropriate activities establishing in the rural area can be substantial.</li> <li>• The inappropriate locating of activities in the rural areas increases transport costs.</li> <li>• Lack of infrastructure reduces property values.</li> <li>• Inappropriate new development leads to demand for additional infrastructure that cannot be affordably provided.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Poor environmental quality from inappropriate infrastructure adversely affects people in the area and negatively affects the makeup of the community over time.</li> <li>• Some adverse effects on social activities if standards are not completely effective and infrastructure does not operate efficiently.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• Potential for cultural values to be adversely affected by insufficient infrastructure such as stormwater and wastewater.</li> </ul>

<b>TABLE 5: EVALUATION OF PROVISIONS</b>	
<b>Option &amp; Package of Proposed Provisions</b>	Option 2 – Updated provisions RPROZ-O2 Infrastructure
<b>Opportunities for economic growth</b>	Development supported by appropriate infrastructure can provide opportunities for economic growth.
<b>Opportunities for employment</b>	Enabling development in locations that provide for the ability of people to access nearby employment opportunities (i.e. appropriate roading or rail networks).
<b>Certainty and sufficiency of information</b>	Infrastructure requirements differ for each development, but there is no uncertainty or insufficient information.
<b>Risk of acting or not acting if there is uncertainty or insufficient information.</b>	Not applicable.
<b>Effectiveness in achieving the objective</b>	<p>The proposed provisions are considered to be the most effective means of achieving the objective as together they will:</p> <ul style="list-style-type: none"> <li>• Enable and provide certainty for primary production activities to operate which will in turn support investment in infrastructure to keep these activities viable;</li> <li>• Enable and promotes low density residential activities with supporting infrastructure;</li> <li>• Ensure there is appropriate infrastructure;</li> <li>• Not compromise the safe, efficient and effective operation and use of existing infrastructure, including transport infrastructure;</li> <li>• Ensure that infrastructure is developed and managed in a manner that provides for social, cultural, spiritual, economic and environmental needs.</li> </ul>

TABLE 5: EVALUATION OF PROVISIONS	
Option & Package of Proposed Provisions	Option 2 – Updated provisions RPROZ-O2 Infrastructure
Efficiency in achieving the objective	<p>The proposed provisions are considered to be the most efficient means of achieving the objectives as they will:</p> <ul style="list-style-type: none"> <li>• Provide a reasonable level of certainty about infrastructure expectations for new development;</li> <li>• Allow for council to fulfil its requirements under the RMA;</li> <li>• Provide a clear direction with respect to requirements for resource consents;</li> <li>• It is considered that the provisions do not result in un-justifiable costs for development given the importance of ensuring infrastructure in the RPROZ does not have any environmental impact.</li> </ul>

#### 4.1 Reasons for deciding on the provisions

35. The proposed policies, rules, standards and maps in the Rural Production Zone are the most appropriate way to achieve the objectives. They provide for:
- Protection of the highly productive land for primary production;
  - Include standards appropriate for maintaining rural character and amenity values of the RPROZ;
  - Security and continuation for existing rural production;
  - A clear direction for owners on what activities are anticipated in the RPROZ.
36. The proposed provisions are considered to be the most efficient and effective means of achieving the objective as together they will:
- Give effect to the purpose of the objective in the NPS-HPL – *“Highly productive land is protected for use in land-based primary production, both now and for future generations”*;
  - Reflect the direction in the National Planning Standards
  - Respond to LUC 2016-2043 and SS 2020;
  - Sustain the existing productive potential for current owners to support their economic, social and cultural wellbeing;
  - Enable Council to fulfil its statutory obligations, including section 31 of the RMA; and
  - Give effect to the relevant Part 2 Matters, namely sustainable management of natural resources.

#### 5. Conclusion

37. Pursuant to s32 of the RMA, the proposed Rural Production Zone objectives have been analysed against Part 2 of the RMA and are considered to be the most appropriate way to achieve the purpose of the RMA.
38. The proposed provisions have been compared against reasonably practicable options. The proposed provisions are considered to represent the most appropriate means of achieving the proposed objectives.

## APPENDIX 1: Provision cascade

<p><b>Option 3</b></p> <p><b>Updated provisions</b></p>	<p><b>Objective:</b> RPROZ-O1 Purpose of the Rural Production Zone</p> <p>Highly productive land is available for primary production activities.</p>
	<p><b>Policies:</b></p> <p>RPROZ-P1 Appropriate activities</p> <p>RPROZ-P2 Rural character and amenity values</p> <p>RPROZ-P3 Earthworks</p> <p>RPROZ-P5 Intensive farming</p> <p>RPROZ-P6 Plantation forestry</p> <p>RPROZ-P7 Quarrying activities</p> <p>RPROZ-P8 Inappropriate activities</p>
	<p><b>Rules:</b></p> <p>RPROZ-R1 Farming activities</p> <p>RPROZ-R3 Field bases agricultural research and ancillary buildings</p> <p>RPROZ-R6 Farm stay</p> <p>RPROZ-R7 Home business</p> <p>RPROZ-R8 Rural produce retail</p> <p>RPROZ-R9 Passive recreation activities</p> <p>RPROZ-R11 Conservation activities</p> <p>RPROZ-R14 Other activities (RDIS)</p> <p>RPROZ-R15 Commercial activities (DIS)</p> <p>RPROZ-R16 Rural industries (DIS)</p> <p>RPROZ-R17 Animal boarding (DIS)</p> <p>RPROZ-R18 Intensive farming (DIS)</p>

	<p>RPROZ-R19 Conference facilities (DIS)</p> <p>RPROZ-R21 Education facilities and activities (DIS)</p> <p>RPROZ-R22 Marae and community facilities (DIS)</p> <p>RPROZ-R23 Tourism activities (DIS)</p> <p>RPROZ-R24 Forestry (DIS)</p> <p>RPROZ-R25 Other activities (DIS)</p> <p>RPROZ-R26 Quarrying (NC)</p> <p><b>Standards:</b></p> <p>RPROZ-S6 Plantation forestry</p> <p>RPROZ-S10 Rural produce retail</p>
<p><b>Option 3</b></p> <p><b>Updated provisions</b></p>	<p><b>Objective:</b> RPROZ-O2 Infrastructure</p> <p>Appropriate infrastructure is provided to support existing and planned activities meeting the needs of the rural community.</p> <p><b>Policies:</b></p> <p>RPROZ-P1 Appropriate activities</p> <p>RPROZ-P4 Infrastructure</p> <p><b>Rules:</b></p> <p>Matters of discretion</p> <p><b>Standards:</b></p> <p>RPROZ-S1 Access standards</p> <p>RPROZ-S5 Water supply, stormwater and wastewater</p> <p>RPROZ-S6 Plantation forestry</p> <p>RPROZ-S12 Water supply and fire fighting sprinkler system for residential units</p>

<p><b>Option 3</b></p> <p><b>Updated provisions</b></p>	<p><b>Objective:</b> RPROZ-O3 Rural character and amenity values</p> <p>To maintain and enhance the rural character and amenity values of the Rural Production Zone</p>
	<p><b>Policies:</b></p> <p>RPROZ-P1 Appropriate activities</p> <p>RPROZ-P2 Rural character and amenity values</p> <p>RPROZ-P3 Earthworks</p> <p>RPROZ-P5 Intensive farming</p> <p>RPROZ-P6 Plantation forestry</p> <p>RPROZ-P7 Quarrying activities</p> <p>RPROZ-P8 Inappropriate activities</p>
	<p><b>Rules:</b></p> <p>RPROZ-R1 Farming activities</p> <p>RPROZ-R2 Buildings and structures</p> <p>RPROZ-R6 Farm stay</p> <p>RPROZ-R7 Home business</p> <p>RPROZ-R8 Rural produce retail</p> <p>RPROZ-R9 Passive recreation activities</p> <p>RPROZ-R11 Conservation activities</p> <p>RPROZ-R12 Minor residential unit</p> <p>RPROZ-R13 Building accessory to a permitted activity</p> <p>RPROZ-R14 Other activities (RDIS)</p> <p>RPROZ-R15 Commercial activities (DIS)</p> <p>RPROZ-R16 Rural industries (DIS)</p>

	<p>RPROZ-R17 Animal boarding (DIS)</p> <p>RPROZ-R18 Intensive farming (DIS)</p> <p>RPROZ-R19 Conference facilities (DIS)</p> <p>RPROZ-R21 Education facilities and activities DIS</p> <p>RPROZ-R22 Marae and community facilities (DIS)</p> <p>RPROZ-R23 Tourism activities (DIS)</p> <p>RPROZ-R24 Forestry (DIS)</p> <p>RPROZ-R25 Other activities (DIS)</p> <p>RPROZ-R26 Quarrying (NC)</p>
	<p><b>Standards:</b></p> <p>RPROZ-S2 Setbacks</p> <p>RPROZ-S3 Building height</p> <p>RPROZ-R4 Sunlight access</p> <p>RPROZ-S6 Plantation forestry</p> <p>RPROZ-R7 Residential activities</p> <p>RPROZ-S8 Home business</p> <p>RPROZ-S9 Farm stay</p> <p>RPROZ-S10 Rural produce retail</p>





Te Kaunihera o  
**Te Awa Kairangi ki Uta**  
**Upper Hutt City Council**

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Section 32 Report

**PC 50 Rural Review**  
**Rural Lifestyle Zone (RLZ)**

Prepared for the  
Upper Hutt Operative District Plan

Prior to Notification

**31 August 2023**

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### Reference documents (available online)

<https://www.upperhuttcity.com/Your-Council/Plans-policies-bylaws-and-reports/Strategies/Land-Use-Strategy>

<https://www.upperhuttcity.com/Your-Council/Plans-policies-bylaws-and-reports/Strategies/Sustainability-Strategy>

<https://www.upperhuttcity.com/files/assets/public/uhrs-foundation-report-final.pdf>

### ABBREVIATIONS USED IN THIS REPORT

Upper Hutt City Council Operative District Plan	ODP
National Policy Statements	NPS
Wellington Regional Council	WRC
Wellington Regional Policy Statement	WRPS
Resource Management Act 1991	RMA
Section 32 of the RMA	s32
Upper Hutt City Land Use Strategy 2016-2043	LUS
Upper Hutt City Sustainability Strategy 2020	SS
Upper Hutt Rural Strategy Foundation Report 2015	UHRS
Rural Lifestyle Zone	RLZ

## 1. Introduction

### 1.1 Overview

1. This report details the pre-notification evaluation undertaken by Upper Hutt City Council (**UHCC**) in relation to the Rural lifestyle zone (**RLZ**) chapter. This is proposed as part of Plan Change 50: Rural Review to the Upper Hutt Operative District Plan (**ODP**). The report has been prepared in accordance with the requirements of section 32 of the RMA (**s32**).

### 1.2 Topic Description

2. The Rural lifestyle zone provides for lifestyle development within a rural environment. The predominant land uses within the zone are small scale rural production and residential activities. The locations identified for RLZ are generally on the periphery of the city, although there are discrete pockets unconnected to the urban area. The RLZ is generally not located on high quality soils, is close to key transport routes and has easier topography. In general, the RLZ reflects the current pattern of development.
3. The primary purpose of the zone is to enable people to live in a rural setting, however because of the lot sizes there is the opportunity for people to utilise the sites for food or on larger lots enabling some small-scale farming activities. The zone provides a transition to the surrounding rural zone helping to minimise reverse sensitivity effects associated with housing in close proximity to primary production. The land is not generally serviced by reticulated three waters infrastructure and suitable on-site solutions will need to be provided when development occurs.
4. Berketts Farm Precinct and the acoustic overlay associated with the Hutt Valley Clay Target Club sit over a portion of the Rural lifestyle zone, but these matters are addressed in separate s32 evaluation reports.

### 1.3 Scale and Significance of the Effects

5. The s32 evaluation must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal. In order to determine the scale and significance, the following criteria have been used:

TABLE 1: ASSESSMENT OF SCALE AND SIGNIFICANCE OF EFFECTS		
Criteria	Summary of effects	Evaluation (1 is low and 5 is high)

Reason for change	<p>Reviewing the residential and rural areas of the Operative District Plan (PC50)</p> <p>Giving effect to higher level policy documents (NPS-UD and NPS-HPL) in restricting development in the rural area and protecting highly productive land</p> <p>Implementation of the National Planning Standards zones</p> <p>Giving effect to s7 RMA</p> <p>Updating provisions to provide for rural lifestyle activities and respond to the changing rural lifestyle environment.</p> <p>Implementing the Upper Hutt City Land Use Strategy 2016-2043 (LUS)</p> <p>Alignment with regional strategy direction and giving effect to the WRPS</p> <p>Alignment with community aspirations.</p>	3
Degree of shift from status quo	<p>Addressing a resource management issue i.e. protecting rural land for rural activities and providing for rural lifestyle in appropriate locations</p> <p>Updating the current Rural Lifestyle zone of the ODP framework</p> <p>Clearer direction and framework of objectives, policies and rules to reflect the purpose of the zone and activities that can occur</p>	2
Who and how many will be affected, geographic scale of effects	<p>Wide public engagement undertaken</p> <p>Endorses the community aspirations as per the LUS</p> <p>Only affects landowners with properties in the Rural lifestyle zone</p> <p>Has a similar geographic scale of the Rural lifestyle zone of the ODP.</p>	2

Degree of impact on or interest from Maori	No anticipated impact on Maori as this reflects what is currently happening in the area.	1
Timing and duration of effects	Ongoing into the future.	2
Type of effect:	Positive effects for the district Low consequences to the landowners Protection of amenity values Protection of character for land within the zone Supports the growth of rural communities Provides lifestyle choice	2
Degree of risk or uncertainty:	Minor likelihood of community risk or uncertainty Considerable community involvement and expectation and low degree of risk	2
<b>Total (out of 35):</b>		<b>14</b>

6. The level of detail in this evaluation report is appropriate for the level of effects anticipated.

## 2. Summary of Advice Received from Iwi

7. S32 requires evaluation reports to summarise all advice concerning the proposal received from iwi authorities under Clauses 3(1)(d) and 4A of Schedule 1 of the RMA. The s32 evaluation reports must summarise the response to the advice received, including any provisions of the proposal that are intended to give effect to the advice. The table below summarises the consultation undertaken and advice received from iwi authorities in relation to Rural lifestyle zone.

<b>TABLE 2: SUMMARY OF ADVICE RECEIVED FROM IWI</b>		
<b>Details of the consultation process</b>	<b>Summary of advice concerning the proposal received from iwi authorities</b>	<b>Summary of the response to the advice received</b>

Invitation to engage on issues and opportunities to Taranaki Whanui and Ngati Toa in March to May 2020	No response provided	
Invitation to engage on outcomes and policies to Taranaki Whanui and Ngati Toa in September to November 2020	No response provided	
Invitation to engage on draft full provisions to Taranaki Whanui and Ngati Toa in July to September 2021	No response provided.	

### 3. Evaluation of Objectives

#### 3.1 Appropriateness in Terms of Purpose of RMA

8. Council must evaluate in accordance with s32 of the RMA the extent to which each objective proposed in the PDP is the most appropriate way to achieve the purpose of the RMA.
9. The following objectives are proposed for RLZ:

<b>TABLE 3: S32 ASSESSMENT OF PROPOSED OBJECTIVES</b>
<b>Proposed Rural Lifestyle Zone Objectives</b>
<p>RLZ-O1 The purpose of the Rural Lifestyle Zone</p> <p>The Rural Lifestyle Zone is predominantly for rural residential living within a rural environment while still enabling non-intensive farming activities to occur.</p>
<p>RLZ-O2 Farming activities</p> <p>Farming activities that do not detract from the character and amenity values of the rural lifestyle zone are provided for.</p>
<p>RLZ-O3 Rural character and amenity values</p> <p>The character and amenity values of the Rural lifestyle zone are maintained and comprise of:</p>

1. natural character consisting of a sense of space and openness, trees and landscaping;
2. residential units and farm buildings that integrate with the natural and rural character of the area; and
3. a high level of rural residential amenity values.

**RLZ-O4 Non residential activities**

Non-residential activities that support the community's social, economic and cultural well-being are provided at a scale and intensity that is compatible with the purpose of the zone.

**RLZ-O5 Infrastructure**

Appropriate infrastructure is provided to support existing and planned activities meeting the needs of the rural community.

10. Part 2 of the RMA outlines the purpose and principles of the RMA, and Table 2 identifies the relevant sections of Part 2 of the RMA for each of the objectives in Rural Lifestyle Zone.

**TABLE 4: RELEVANCE OF PROPOSED RURAL LIFESTYLE ZONE OBJECTIVES WITH PART 2 OF THE RMA**

		Proposed Rural Lifestyle Zone Objectives				
		RLZ-01	RLZ-02	RLZ-03	RLZ-04	RLZ-05
<b>RMA Part 2 Sections</b>	5(2)	✓		✓	✓	✓
	5(2)(a)	✓	✓			✓
	5(2)(c)			✓	✓	
	7(b)	✓				✓
	7(c)			✓	✓	
	7(f)			✓	✓	✓
	7(g)	✓				

### 3.2 Section 5 RMA

11. Section 5 sets out the purpose of the Act. Within the rural environment there will be a number of varying activities but ensuring that rural land is kept for rural use is at the heart of this plan change. The RLZ is a specific zone located within the wider rural environment. While the General rural zone and Rural production zone seeks to protect the rural land for production, RLZ enables living opportunities within a rural environment. The zone is meeting the needs of sustainable development by enabling rural living on smaller sites.

RLZ-O1 enables residential opportunities in a rural environment. In this regard, the objective achieves the purpose of the RMA by enabling people to meet their living needs in a rural environment.



RLZ-O3 recognises the character and amenity of the zone and enables people to provide for their cultural well-being as well as their health.

RLZ-O4 recognises that non-residential uses may establish in the zone, and that these will support the community's social, economic and cultural well-being. This objective directly achieves s5 as it supports the economic well-being of rural communities.

RLZ-O5 requires appropriate infrastructure. This ensures the health and safety of people and their communities in accordance with s5(2).

### 3.3 Section 7 RMA

12. The rural lifestyle blocks are generally in the foothills of the ranges and will be of a higher density than the General rural zone. Section 7 is relevant as follows:

Section 7(b) The efficient use and development of natural and physical resources – These smaller areas of land, while not being as suitable for full scale farming, are still an efficient use of the natural resource by either larger lot residential and/or for activities that will use the land for small-scale productive purposes. RLZ-O2 enables primary production where this does not detract from the character and amenity. Similarly RLZ-O1 also enables non-intensive primary production activities.

Section 7(c) The maintenance and enhancement of amenity values – As density increases the amenity values of areas change. Because of the likelihood of mixed activities within the zone, the amenity values which characterise the RLZ need to be considered carefully. Inappropriate use or development can adversely affect recognised values such as natural character which is made up of sense of space and openness, trees and landscaping. There is a need to determine what is appropriate while still providing for some rural uses alongside residential development. The concept of maintaining amenity values is reflected in both RLZ-O2 and RLZ-O3.

Section 7(f) Maintenance and enhancement of the quality of the environment - Relates to a general recognition that the quality of the environment in the RLZ can be potentially compromised by inappropriate use or development. This concept is reflected in objectives RLZ-O2, RLZ-O3 and RLZ-O4.

Section 7(g) Any finite characteristics of natural and physical resources – Land is a finite resource and the characteristics within this area. RLZ-O2 enables farming activities where this does not detract from the character and amenity. Similarly RLZ-O1 also enables non-intensive farming activities. The rural environment is a finite resource and the objectives enable efficient use of that resource.

13. The proposed objectives meet the requirements of section 7 in that they recognise the importance of having a zone that accommodates lifestyle opportunities within the rural environment as:

- The land is used predominantly for low density residential activities and small-scale farming;

- The zone is characterised by low density residential and farming activities, onsite infrastructure, low traffic volume roads and areas of biodiversity, natural features and open space;
- Provides rural living into focused areas and thus minimises the risk of compromising primary production activities of the wider rural environment.

### 3.4 Section 8 RMA

14. Section 8 requires that in managing the use, development, and protection of natural and physical resources the principles of the Treaty of Waitangi are taken into account. In developing the RLZ provisions the Council has worked in partnership with Ngati Toa Rangitira and Taranaki Whanui to protect their interests. The duty to make informed decisions through consultation is relevant to this plan change.
15. Having assessed the proposed objectives against Part 2 of the RMA it is considered that they are the most appropriate way to achieve the purpose of the RMA.

## 4. Evaluation of the Provisions

16. S32 assessments must determine whether the proposed provisions are the most appropriate way to achieve the proposed objectives. In this instance, RLZ proposes five objectives and this s32 assessment must assess whether the proposed provisions are the most appropriate to achieve those proposed objectives. This must include the identification of alternatives, and cost benefit analysis of the economic, social, environmental and cultural effects of the provisions including whether opportunities for economic growth and employment are reduced or increased. The risk of acting or not acting where uncertain information exists must also be considered.
17. RLZ proposes a number of new provisions, including policies, rules, standards and maps. The following sections of this report will identify the range of options available, and the efficiency and effectiveness of the preferred provisions.
18. The following broad options have been identified and assessed with regard to RLZ:

#### **Option 1 – Status Quo:**

This option would continue the approach and provisions of the Operative District Plan. Continuation of the status quo provides a level of familiarity for landowners, farmers, neighbours and the community generally. During consultation for the LUS2016, a range of opinions about the subdivision potential in rural areas was expressed with some expressing a desire for more provision for lifestyle blocks and the ability to subdivide larger sections. Consultation also highlighted some key outcomes that residents of the rural area saw as important:

- Future development needs to be in keeping with the surrounding environment;
- Rural landscape, natural and amenity values should be maintained;

- Infrastructure needs to adequately accommodate future development;
- The rights of established rural activities should be protected;
- Maintaining or improving water quality and biodiversity is important;

There is a transition of the rural area away from its past focus on commercial farming activities, to one where lifestyle and leisure are increasing in emphasis. The status quo will not respond to the views of rural residents nor meet the requirements under the LUS or the SS and is not a viable option.

### **Option 2 – No specific RLZ**

As stated in the LUS2016 there is a desire for a range of options for housing in rural areas. Zoning all land either RPROZ or GRUZ would result in the fragmentation of productive rural land for lifestyle purposes and likely result in sporadic rural lifestyle development occurring across the district. There is demand for a rural lifestyle form of living. This type of development would interfere with the land being available for primary production purposes and likely result in an increase in reverse sensitivity effects, as well as effectively sterilising highly productive soils from being used for productive purposes. Residential development in the RPROZ or GRUZ area would be contrary to the purposes of those zones, does not meet the requirements of LUS or SS and is therefore not a viable option.

### **Option 3 – Updated Provisions:**

The new framework will be more specific as to what is expected in that zone, by enabling appropriate activities. A new suite of provisions will provide for the continuation of productive use of the rural land resource, while providing residential options. The provisions identify those activities which have the potential to create reverse sensitivity effects and minimise the potential for these to occur. The standards will provide certainty in terms of the level of effects that can be generated which in turn benefits neighbours from unreasonable impacts. The provisions will be simplified and streamlined in order for plan users to interpret and apply, thus removing any ambiguity which will provide certainty to landowners, farmers, neighbours, community and Council about the nature and scale of activities and development allowed. In order to sustainably manage the land and to provide the community within Upper Hutt a further choice of housing options, the rezoning of what was the Rural Lifestyle sub zone in the ODP is the most appropriate option.

19. In order to identify other reasonably practicable options, the Council has undertaken the following:

- Reviewed other district plans;
- Community consultation;
- Feedback from elected members;

- Feedback from local farming bodies;
- Reviewed Sustainability Strategy 2020, Land Use Strategy 2016-2043 and Rural Strategy Foundation Report – 2015.

20. The preferred option is Option 3 because:

- This is consistent with the purpose and principles of Part 2 of the RMA;
- Implements the National Planning Standards;
- This change will contribute to the amenity, character and resources of the district in accordance with s7(b), (c), (f) and (g) of the RMA;
- Gives effect to higher order documents and NPS;
- Supports continuation of the land resource for a mixture of rural production and low density residential;
- Provides a clearer policy framework to enable compatible activities to locate and operate in the RLZ with certainty;
- Reduces the potential for reverse sensitivity effects arising from ad hoc, sporadic and incompatible development; and
- The existing approach is not effectively or efficiently achieving the proposed objectives.
- For the purposes of the evaluation undertaken in Table 5, the objectives have been grouped as follows:

21. RLZ-O1 (The purpose of the Rural lifestyle zone) and RLZ-O3 (Rural character and amenity values of the Rural lifestyle zone), relate to the types of activities expected and the character and amenity values which are sought by those activities within the zone. To achieve the outcome sought under RLZ-O1 the provisions are specific in the types of activities acceptable in the zone, which is generally providing for low density residential activity in a rural environment. Acceptable activities then need to ensure that they meet the character and amenity outcomes sought under RLZ-O3.

22. RLZ-O2 (Farming activities that do not detract from the character and amenity values of the rural lifestyle zone are provided for) and RLZ-O4 (Non residential activities) are focusing on the non residential land uses within the zone. The provisions provide for primary production and non residential activities, such as small scale farming operations or facilities for education purposes, provided that the activity is undertaken in a manner which does not detract from the character and amenity of the zone.

23. RLZ-O5 is evaluated as a standalone objective.

24. The provisions cascade for each objective is included in Appendix 1.

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TABLE 5: EVALUATION OF PROVISIONS	
Option(s) & Package of Proposed Provisions	<p><b>Option 3 – Updated Provisions</b></p> <p>Objective: RLZ-O1 The purpose of the Rural Lifestyle Zone</p> <p>Objective: RLZ-O3 Rural Character and amenity values of the Rural Lifestyle Zone</p>
<b>Benefits</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Avoids ad hoc development and fragmentation of the rural production land.</li> <li>• Concentrated form reduces reverse sensitivity issues and therefore reduces adverse effects on the viability of primary production.</li> <li>• The provisions identify those activities which have the potential to create reverse sensitivity effects and minimises the potential for these to occur using standards to control activities.</li> <li>• Contains any adverse effects to a limited area.</li> <li>• Gives effect to the ‘Sustainability Strategy 2020.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Provides for continuation of productive use of the rural land resource.</li> <li>• Reduces fragmentation of rural land which ultimately reduces the amount of rural land available for primary production.</li> <li>• Provides certainty to landowners, farmers, neighbours and the community and enables landowners to be able to subdivide their land for rural lifestyle.</li> <li>• Concentrated form reduces reverse sensitivity issues and therefore reduces adverse effects on the viability of primary production.</li> <li>• Enables small scale and complimentary non primary production activities such as a home occupation business, visitor accommodation, rural produce retail and educational activities.</li> <li>• A clear list of enabled activities, supported by a directive policy framework that allows plan administrators to decline inappropriate applications that do not align with the policy direction.</li> </ul>

	<ul style="list-style-type: none"> <li>• Clear direction means that users of the Proposed District Plan will have upfront understanding of the provisions thus reducing the need for monitoring and compliance determination, which reduces compliance costs.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Providing for a scale of residential development in a rural setting to provide residents with rural housing choices in locations with good access to services and transport.</li> <li>• Streamlined, simplified rules/standards that are easier for plan users to interpret and apply.</li> <li>• Concentrated form in an otherwise dispersed environment encourages social interaction.</li> <li>• Enables and promotes low density-residential activities with the ability to undertake small scale farming or have domestic stock.</li> <li>• Enables the continuation of acceptable amenity values and maintains the character that is expected within the zone.</li> <li>• Supports growth of rural communities.</li> </ul> <p>Cultural</p> <ul style="list-style-type: none"> <li>• Concentrated form encourages social interaction and encourages participation in cultural activities.</li> </ul>
<p><b>Costs</b></p>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• There may be reverse sensitivity issues from the variety of activities.</li> <li>• An increase in large buildings will have an effect on the character of the area.</li> <li>• An increase in development may have adverse effects on water quality, landscape character and transport networks.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Reduces opportunities for the larger scale farming activities.</li> </ul>



	<ul style="list-style-type: none"> <li>• There may be loss of current development rights for some properties and particularly if an activity is not anticipated in the zone.</li> <li>• Possible reduction in employment opportunities due to provisions that constrain industrial and commercial activities.</li> <li>• With additional development there is likely to be a demand for new infrastructure.</li> <li>• May result in higher costs for resource consents if there is any uncertainty as to whether an activity is acceptable in the zone.</li> <li>• Standards required for development may incur financial costs.</li> <li>• Possible costs in meeting requirements to address amenity values and maintain the character anticipated within the zone.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• May potentially impact on some landowners individual land use plans in activities that they may have wished to undertake.</li> <li>• The range of activities may likely affect the character of the zone.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• No cultural costs were identified.</li> </ul>
<b>Opportunities for economic growth</b>	There are limited opportunities for economic growth for both individuals and businesses through growth within the small scale boutique farming sector.
<b>Opportunities for employment</b>	<p>There are opportunities for employment by:</p> <ul style="list-style-type: none"> <li>• While employment opportunities decline due to reduction in large scale rural production, alternative opportunities may open up due to changes in land use.</li> <li>• The establishment of activities such as boutique farming activities or commercial activities will provide employment opportunities.</li> <li>• Opportunities for “work from home” within residential development.</li> </ul>

<p><b>Certainty and sufficiency of information</b></p>	<p>There is a high degree of confidence that they reflect desired community outcomes.</p> <p>There is a high degree of confidence obtained from consultation that pressure for 'non rural' uses on rural land will continue resulting in adverse effects on the continuing use of the land for primary production activities along with continued erosion of rural character and amenity.</p> <p>It is considered that there is sufficient information to act as these provisions are based on outputs from LUC2016-2043, SS2020 and the RSF 2015 and the approach is anticipated through the National Planning Standards.</p>
<p><b>Risk of acting or not acting if there is uncertainty or insufficient information.</b></p>	<p>Not applicable.</p>
<p><b>Effectiveness in achieving the objective(s)</b></p>	<p>The proposed provisions are considered to be the most effective means of achieving the objectives as together they:</p> <ul style="list-style-type: none"> <li>• clearly set out the outcomes anticipated by the plan in relation to the RLZ;</li> <li>• focus on the types of activities that are anticipated in the RLZ;</li> <li>• are designed to drive positive outcomes for the rural environment;</li> <li>• give effect to higher order documents;</li> <li>• allow rural lifestyle development to continue based on the existing Rural Lifestyle sub zone of the ODP with minor adjustments;</li> <li>• have clear and concise rules for the types of activities anticipated;</li> </ul>

	<ul style="list-style-type: none"> <li>• are consistent with community aspirations and the desire for residential development in a rural environment;</li> <li>• protect the character and amenity expected within the zone;</li> <li>• will achieve the purpose of the RMA and give effect to the NPS and WRPS.</li> </ul>
<p><b>Efficiency in achieving the objective(s)</b></p>	<p>The proposed provisions are considered to be the most efficient means of achieving the objective(s) as together they:</p> <ul style="list-style-type: none"> <li>• clearly define the purpose and uses provided for in the RLZ and enables appropriate assessment of environmental effects of the proposal;</li> <li>• clearly defines where rural lifestyle living can occur within the pockets of rural land that is not suitable for large scale primary production purposes;</li> <li>• clearly set out what is allowed to occur and what requires resource consent;</li> <li>• effectively outline requirements for activities and development taking into account the expectations, characteristics and values of the rural lifestyle area.</li> <li>• enable council staff to make consistent decisions across the zone in regards to the activities establishing;</li> <li>• sustain the potential of physical resources for current and future generations;</li> <li>• achieve the purpose of the Act by maintaining and enhancing amenity values and the quality of the environment and the character of the zone and ensuring this is not compromised by incompatible activities.</li> </ul>

**TABLE 5: EVALUATION OF PROVISIONS**

<p><b>Option(s) &amp; Package of Proposed Provisions</b></p>	<p>Option 3 – Updated Provisions  <b>Objective:</b> RLZ-O2 Farming activities that do not detract from the character and amenity values of the rural lifestyle zone are provided for.   <b>Objective:</b> RLZ-O4 Non-residential activities</p>
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<p><b>Benefits</b></p>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Development would integrate with the environment and achieve the character and qualities of the zone.</li> <li>• Provides an appropriate level of control over built form and scale of development relative to the role and purpose of the zone that is consistent with its predominant character and amenity values.</li> <li>• Supports continuation of the productive use of the land in some instances.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• The value of the land is supported by the protection of the economic return of the activity i.e. farming.</li> <li>• Allowing development to occur subject to compliance with the standards thus providing investment confidence in turn enabling economic opportunities.</li> <li>• The standards minimise the potential for inappropriate activities to adversely affect existing sensitive activities thus reduces compliance costs.</li> <li>• Continuation of rural production activities that are in keeping with the character and amenity of the zone.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• A high standard of amenity is expected from all activities.</li> <li>• The standards ensure that reverse sensitivity effects from non-residential activities are considered.</li> <li>• There is a clear indication that the rural lifestyle area is not intended for future urban development.</li> <li>• Clear expectations for the community about the values expected within the zone.</li> <li>• Maintains and enhances the open space character of the area.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• It is considered that any cultural benefits are negligible.</li> </ul>
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<b>TABLE 5: EVALUATION OF PROVISIONS</b>	
<b>Option(s) &amp; Package of Proposed Provisions</b>	<p>Option 3 – Updated Provisions</p> <p><b>Objective:</b> RLZ-O2 Farming activities that do not detract from the character and amenity values of the rural lifestyle zone are provided for.</p> <p><b>Objective:</b> RLZ-O4 Non-residential activities</p>
<b>Costs</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Inability of the rules/standards to effectively manage the full range of effects from the activities.</li> <li>• Some activities may be to the detriment of the character and amenity of the RLZ.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Administrative and compliance costs associated with activities/development that do not meet the relevant standards.</li> <li>• Consent requirements may constrain the use of land.</li> <li>• Costs associated with ensuring activities are able to meet amenity standards.</li> <li>• May not be able to maximise return from the land due to limitations on permitted activities.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Costs to the amenity of the area from incompatible activities.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• No cultural costs were identified.</li> </ul>
<b>Opportunities for economic growth</b>	<p>Non-residential activities may be established which could lead to modest economic growth.</p>

<b>TABLE 5: EVALUATION OF PROVISIONS</b>	
<b>Option(s) &amp; Package of Proposed Provisions</b>	<p>Option 3 – Updated Provisions</p> <p><b>Objective:</b> RLZ-O2 Farming activities that do not detract from the character and amenity values of the rural lifestyle zone are provided for.</p> <p><b>Objective:</b> RLZ-O4 Non-residential activities</p>
<b>Opportunities for employment</b>	Non-residential activities may be established which could lead to small scale employment opportunities.
<b>Certainty and sufficiency of information</b>	<p>There is a high degree of confidence that they reflect desired community outcomes.</p> <p>There is a high degree of confidence obtained from consultation that pressure for ‘non rural’ uses on rural land will continue resulting in adverse effects on the continuing use of the land for primary production activities along with continued erosion of rural character and amenity.</p> <p>It is considered that there is sufficient information to act as these provisions are based on outputs from LUC2016-2043, SS2020 and the RSF 2015 and the approach is anticipated through the National Planning Standards.</p>
<b>Risk of acting or not acting if there is uncertainty or insufficient information.</b>	It is considered that there is certain and sufficient information on which to determine the provisions.

TABLE 5: EVALUATION OF PROVISIONS	
<b>Option(s) &amp; Package of Proposed Provisions</b>	Option 3 – Updated Provisions <b>Objective:</b> RLZ-O2 Farming activities that do not detract from the character and amenity values of the rural lifestyle zone are provided for.  <b>Objective:</b> RLZ-O4 Non-residential activities
<b>Effectiveness in achieving the objective(s)</b>	The proposed provisions are considered to be the most effective means of achieving the object as together they: <ul style="list-style-type: none"> <li>• enable council to effectively administer the district plan by providing a clear policy framework to enable activities to operate while safeguarding the amenity values of the zone;</li> <li>• provide a framework that enables Council to determine the appropriateness of activities or development and whether it has the potential to undermine the amenity values expect within the zone;</li> <li>• enable Council to decline applications for inappropriate development;</li> <li>• can effectively manage reverse sensitivity effects:</li> <li>• will help maintain the general open space character and amenity associated with the lifestyle environment.</li> <li>• provide the balance for rural activities to occur and co-exist with lifestyle development.</li> </ul>



TABLE 5: EVALUATION OF PROVISIONS	
<b>Option(s) &amp; Package of Proposed Provisions</b>	Option 3 – Updated Provisions <b>Objective:</b> RLZ-O2 Farming activities that do not detract from the character and amenity values of the rural lifestyle zone are provided for.  <b>Objective:</b> RLZ-O4 Non-residential activities
<b>Efficiency in achieving the objective(s)</b>	<p>The proposed provisions are considered to be the most efficient means of achieving the objective(s) as together they will:</p> <ul style="list-style-type: none"> <li>• recognise that the Rural lifestyle zone has amenity values that allow small scale farming and residential activities to co-exist;</li> <li>• ensure that the character and amenity of the areas will be protected from the effects of incompatible activities locating in the zone.</li> <li>• help Council, landowners and developers understand the outcomes sought for the zone as they clearly state the main function of the zone is to provide for low density residential development while still enabling small scale farming or domestic animals if desired.</li> <li>• give effect to WRPS;</li> <li>• enable council to fulfil its statutory obligations under section 7 in terms of maintaining amenity values;</li> <li>• ensure that effects on the environment are minimised;</li> <li>• enable the council to effectively administer its district plan and to monitor the outcomes of the proposed provisions in a clean and consistent manner;</li> <li>• give effect to extensive community consultation and feedback.</li> </ul>



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TABLE 5: EVALUATION OF PROVISIONS	
Option(s) & Package of Proposed Provisions	Option 3– Updated provisions Objective: RLZ-O5 Infrastructure
<b>Benefits</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• The provisions provide for appropriate control over built form and scale of development which reduces the impacts on the environment.</li> <li>• Development is serviced by appropriate infrastructure or has sufficient space for onsite disposal of sewer/stormwater thereby avoiding adverse effects on the environment.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• The appropriate locating of the RLZ within the rural environment can reduce transport costs.</li> <li>• Activities enabled in the zone do not require urban levels of infrastructure.</li> <li>• Provisions restricting inappropriate activities that do not need to locate within the RLZ will reduce the pressure for infrastructure.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• The appropriate infrastructure enables community facilities and supports social activities (e.g. cafes).</li> <li>• Efficient transport networks enable people to participate in activities that contribute to their health and wellbeing.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• Cultural impacts from inadequate on-site disposal of stormwater and wastewater are avoided.</li> </ul>

<b>TABLE 5: EVALUATION OF PROVISIONS</b>	
<b>Option(s) &amp; Package of Proposed Provisions</b>	<b>Option 3– Updated provisions Objective: RLZ-O5 Infrastructure</b>
<b>Costs</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Inadequate retention or treatment of effluent and storm water adversely effects the character and qualities of the environment.</li> <li>• Poor infrastructure can affect the health of people and communities.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• The infrastructure costs of inappropriate activities establishing in the rural area can be substantial.</li> <li>• The inappropriate locating of activities in the rural areas increases transport costs.</li> <li>• Lack of infrastructure reduces property values.</li> <li>• Inappropriate new development leads to demand for additional infrastructure that cannot be affordably provided.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Poor environmental quality from inappropriate infrastructure adversely affects people in the area and negatively affects the makeup of the community over time.</li> <li>• Some adverse effects on social activities if standards are not completely effective and infrastructure does not operate efficiently.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• Potential for cultural values to be adversely affected by insufficient infrastructure such as stormwater and wastewater.</li> </ul>
<b>Opportunities for economic growth</b>	Development supported by appropriate infrastructure can provide opportunities for economic growth.
<b>Opportunities for employment</b>	Enabling development in locations that provide for the ability of people to access nearby employment opportunities (i.e. appropriate roading or rail networks).

<b>TABLE 5: EVALUATION OF PROVISIONS</b>	
<b>Option(s) &amp; Package of Proposed Provisions</b>	<b>Option 3– Updated provisions Objective: RLZ-O5 Infrastructure</b>
<b>Certainty and sufficiency of information</b>	Infrastructure requirements differ for each development, but there is no uncertainty or insufficient information.
<b>Risk of acting or not acting if there is uncertainty or insufficient information.</b>	Not applicable.
<b>Effectiveness in achieving the objective</b>	<p>The proposed provisions are considered to be the most effective means of achieving the objective as together they will:</p> <ul style="list-style-type: none"> <li>• Enable and provide certainty for small scale activities to operate which will in turn support investment in infrastructure to keep these activities viable;</li> <li>• Enable and promotes low density residential activities with supporting infrastructure;</li> <li>• Ensure there is appropriate infrastructure;</li> <li>• Not compromise the safe, efficient and effective operation and use of existing infrastructure, including transport infrastructure;</li> <li>• Ensure that infrastructure is developed and managed in a manner that provides for social, cultural, spiritual, economic and environmental needs.</li> </ul>

TABLE 5: EVALUATION OF PROVISIONS	
Option(s) & Package of Proposed Provisions	Option 3– Updated provisions Objective: RLZ-O5 Infrastructure
Efficiency in achieving the objective	<p>The proposed provisions are considered to be the most efficient means of achieving the objectives as they will:</p> <ul style="list-style-type: none"> <li>• Provide a reasonable level of certainty about infrastructure expectations for new development;</li> <li>• Allow for council to fulfil its requirements under the RMA;</li> <li>• Provide a clear direction with respect to requirements for resource consents;</li> <li>• It is considered that the provisions do not result in un-justifiable costs for development given the importance of ensuring infrastructure in the RLZ does not have any environmental impact.</li> </ul>

#### 4.1 Reasons for deciding on the provisions

25. The proposed policies, rules, standards and maps in the Rural lifestyle zone are the most appropriate way to achieve the objectives. They provide for:

- Activities that will not compromise the role, function, character and amenity of the zone such as low density residential activities, small scale farming, home businesses, educational facilities and visitor accommodation;
- Set appropriate residential density levels to maintain rural character, manage reverse sensitivity effects and onsite infrastructure requirement;
- Avoids activities that are incompatible with the purpose of the zone and its character and amenity, such as intensive farming, commercial or industrial activities;
- Maintaining the amenity and character values of the area; and
- The land identified for the Rural lifestyle zone is reflective of the ODP with amendments and is consistent with rural lifestyle living while avoiding reserve sensitivity effects and providing for rural production.

26. The proposed provisions are considered to be the most efficient and effective means of achieving the objectives as together they will:

- Align with the National Planning Standards;
- Respond to direction in the WRPS to manage land fragmentation;
- Respond to LUC 2016-2043, SS 2020, Rural Strategy Foundation Report, Vol 1 2015;
- Sustain the existing productive potential for current owners;
- Provide opportunities for people to live in a rural environment near settlements on smaller sites than provided for in the wider rural environment not in the productive parts of the district;
- Enable the Council to fulfil its statutory obligations, including section 31 of the RMA;
- Give effect to the relevant Part 2 Matters, namely sustainable management of natural resources and section 7;
- Enable the council to effectively administer its District Plan and to monitor the outcomes of the proposed provisions in a clear and consistent manner.

#### 5. Conclusion

27. Pursuant to s32 of the RMA, the proposed Rural Lifestyle Zone objectives have been analysed against Part 2 of the RMA and are considered to be the most appropriate way to achieve the purpose of the RMA.
28. The proposed provisions have been compared against reasonably practicable options. The proposed provisions are considered to represent the most appropriate means of achieving the proposed objectives.

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## APPENDIX 1 – Cascade of provisions

<p><b>Option 3</b></p> <p><b>Updated provisions</b></p>	<p><b>Objective:</b></p> <p>RLZ-O1 The purpose of the Rural Lifestyle Zone</p> <p>The Rural Lifestyle Zone is predominately for rural residential living within a rural environment while still enabling non-intensive farming activities to occur.</p>
	<p><b>Policies:</b></p> <p>RLZ-P1 Appropriate activities</p> <p>RLZ-P2 Rural character and amenity values</p> <p>RLZ-P4 Plantation forestry</p> <p>RLZ-P6 Inappropriate activities</p>
	<p><b>Rules:</b></p> <p>RLZ-R1 Farming activities</p> <p>RLZ-R2 Buildings and structures</p> <p>RLZ-R3 Minor structures</p> <p>RLZ-R4 Residential activities</p> <p>RLZ-R5 and RLZ-R13 Home business</p> <p>RLZ-R6 Passive recreation</p> <p>RL-R8 and RLZ-R20 Visitor accommodation and farm stay</p> <p>RLZ-R9 Education activities</p> <p>RLZ-R10 Conservation activities</p> <p>RLZ-R11 Marae and community facilities</p> <p>RLZ-R14 Buildings accessory (RDIS)</p> <p>RLZ-R16 Commercial or industrial activities (DIS)</p> <p>RLZ-R17 Conference facilities (DIS)</p>

	<p>RLZ-R18 Tourism facilities (DIS)</p> <p>RLZ-R19 Animal boarding (DIS)</p> <p>RLZ-R21 Other activities (DIS)</p> <p>RLZ-R22 Quarrying (NC)</p> <p>RLZ-R23 Two or more residential units (NC)</p> <p>RLZ-R24 Intensive farming (NC)</p>
	<p><b>Standards:</b></p> <p>RLZ-S2 Setbacks</p> <p>RLZ-S3 Building height</p> <p>RLZ-S4 Sunlight access</p> <p>RLZ-S6 Plantation forestry</p> <p>RLZ-S7 Residential activities</p> <p>RLZ-S8 Home business</p> <p>RLZ-S9 Visitor accommodation and farm stay</p>
<p><b>Option 3</b></p> <p><b>Updated provisions</b></p>	<p><b>Objective:</b></p> <p>RLZ-O2 Farming activities</p> <p>Farming activities that do not detract from the character and amenity values of the rural lifestyle zone are provided for.</p> <hr/> <p><b>Policies:</b></p> <p>RLZ-P1 Appropriate activities</p> <p>RLZ-P2 Rural character and amenity values</p> <p>RLZ-P4 Plantation forestry</p> <p>RLZ-P6 Inappropriate activities</p>

	<p><b>Rules:</b></p> <p>RLZ-R1 Farming activities</p> <p>RLZ-R24 Intensive farming</p>
	<p><b>Standards:</b></p> <p>RLZ-S6 Plantation forestry</p>
<p><b>Option 3</b></p> <p><b>Updated provisions</b></p>	<p><b>Objective:</b></p> <p>RLZ-O3 Rural character and amenity values of the Rural Lifestyle Zone</p> <p>The character and amenity values of the rural lifestyle zone are maintained and comprise of:</p> <ol style="list-style-type: none"> <li>1. natural character consisting of a sense of space and openness, trees and landscaping;</li> <li>2. residential units and farm buildings that integrate with the natural and rural character of the area; and</li> <li>3. a high level of residential amenity values.</li> </ol> <p><b>Policies:</b></p> <p>RLZ-P1 Appropriate activities</p> <p>RLZ-P2 Rural character and amenity values</p> <p>RLZ-P5 Earthworks</p> <p>RLZ-P6 Inappropriate activities</p> <p><b>Rules:</b></p> <p>RLZ-R1 Farming activities</p> <p>RLZ-R2 Buildings and structures</p> <p>RLZ-R3 Minor structures</p> <p>RLZ-R4 Residential activities</p>

	<p>RLZ-R5 and RLZ-R13 Home business</p> <p>RLZ-R6 Passive recreation</p> <p>RLZ-R8 and RLZ-R20 (DIS) Visitor accommodation and farm stay</p> <p>RLZ-R9 Education activities</p> <p>RLZ-R10 Conservation activities</p> <p>RLZ-R11 Marae and community facilities</p> <p>RLZ-R14 Buildings accessory (RDIS)</p> <p>RLZ-R16 Commercial or industrial activities (DIS)</p> <p>RLZ-R17 Conference facilities (DIS)</p> <p>RLZ-R18 Tourism facilities (DIS)</p> <p>RLZ-R19 Animal boarding (DIS)</p> <p>RLZ-R21 Other activities (DIS)</p> <p>RLZ-R22 Quarrying (NC)</p> <p>RLZ-R23 Two or more residential units (NC)</p> <p>RLZ-R24 Intensive farming (NC)</p>
	<p><b>Standards</b></p> <p>RLZ-S2 Setbacks</p> <p>RLZ-R3 Building height</p> <p>RLZ-S4 Sunlight access</p> <p>RLZ-S6 Plantation forestry</p> <p>RLZ-S7 Residential activities</p> <p>RLZ-S8 Home business</p> <p>RLZ-S9 Visitor accommodation and farm stay</p>
<p><b>Option 3</b></p>	<p><b>Objective:</b></p>

<p><b>Updated provisions</b></p>	<p>RLZ-O4 Non residential activities</p> <p>Non-residential activities that support the community’s social, economic and cultural well-being are provided at a scale and intensity that is compatible with the purpose of the zone.</p> <hr/> <p><b>Policies:</b></p> <p>RLZ-P1 Appropriate activities</p> <p>RLZ-P4 Plantation forestry</p> <p>RLZ-P6 Inappropriate activities</p> <hr/> <p><b>Rules:</b></p> <p>RLZ-R1 Farming activities</p> <p>RLZ-R5 and RLZ-R13 Home business</p> <p>RLZ-R6 Passive recreation</p> <p>RLZ-R8 and RLZ-R20 (RDIS) Visitor accommodation and farm stay</p> <p>RLZ-R9 Education activities</p> <p>RLZ-R10 Conservation activities</p> <p>RLZ-R11 Marae and community facilities</p> <p>RLZ-R16 Commercial or industrial activities (DIS)</p> <p>RLZ-R17 Conference facilities (DIS)</p> <p>RLZ-R18 Tourism facilities (DIS)</p> <p>RLZ-R19 Animal boarding (DIS)</p> <p>RLZ-R21 Other activities (DIS)</p> <p>RLZ-R22 Quarrying (NC)</p> <p>RLZ-R24 Intensive farming (NC)</p>
	<p><b>Standards:</b></p>

	<p>RLZ-S6 Plantation forestry</p> <p>RLZ-S8 Home business</p> <p>RLZ-S9 Visitor accommodation and farm stay</p>
<p><b>Option3</b></p> <p><b>Updated provisions</b></p>	<p><b>Objective:</b></p> <p>RLZ-O5 Infrastructure</p> <p>Appropriate infrastructure is provided to support existing and planned activities meeting the needs of the rural community.</p> <hr/> <p><b>Policies:</b></p> <p>RLZ-P1 Appropriate activities</p> <p>RLZ-P3 Infrastructure</p> <hr/> <p><b>Standards:</b></p> <p>RLZ-S1 Access standards for land use activities</p>

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Te Kaunihera o  
**Te Awa Kairangi ki Uta**  
**Upper Hutt City Council**

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Section 32 Report

PC 50 Rural Review

Settlement Zone (SETZ)

Prepared for the  
Upper Hutt Operative District Plan

Prior to Notification

31 August 2023

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**Reference documents (available online)**

<https://www.upperhuttcity.com/Your-Council/Plans-policies-bylaws-and-reports/Strategies/Land-Use-Strategy>

<https://www.upperhuttcity.com/Your-Council/Plans-policies-bylaws-and-reports/Strategies/Sustainability-Strategy>

<https://www.upperhuttcity.com/files/assets/public/uhrs-foundation-report-final.pdf>

**ABBREVIATIONS USED IN THIS REPORT**

Upper Hutt City Council Operative District Plan	ODP
National Policy Statement for Urban Development	NPS-UD
National Policy Statement for Highly Productive Land	NPS-HPL
Wellington Regional Council	WRC
Wellington Regional Policy Statement	WRPS
Resource Management Act 1991	RMA
Section 32 of the RMA	s32
Upper Hutt City Land Use Strategy 2016-2043	LUS
Upper Hutt City Sustainability Strategy 2020	SS
Upper Hutt Rural Strategy Foundation Report 2015	UHRF
Settlement Zone	SETZ

## 1. Introduction

### 1.1 Overview

1. This report details the pre-notification evaluation undertaken by Upper Hutt City Council (**UHCC**) in relation to Settlement Zone (**SETZ**) chapter. This proposed as part of Plan Change 50: Rural Review to the Upper Hutt Operative District Plan (**ODP**). The report has been prepared in accordance with the requirements of section 32 of the RMA (**s32**).

### 1.2 Topic Description

2. The Settlement Zone applies to two existing settlements currently zoned Lifestyle Sub-zone in the ODP, within the rural environment – Maymorn and MacLaren Street. These two areas currently provide for low-density rural-residential development. These settlements have a rural village character predominately containing residential activities, although industrial activities have established on the northern edge of Maymorn. Maymorn in particular is uniquely located next to the train station, and therefore has the potential for not only more intensive residential development, but also mixed use development with small scale commercial and light industrial. These two areas differ in intensity and scale from the more urban centres and are not serviced by reticulated three-waters infrastructure which limits further intensification within the area. While significant growth is not anticipated within the SETZ, it is expected that the range of services and development within the zone will continue to evolve to meet local needs.
3. The proposed rule framework enables a mix of activities that are compatible in a settlement context, provided they can adequately supply on site infrastructure. It is anticipated that this combination of activity and standard controls will support the needs of residents and surrounding rural communities while maintaining the character and amenity of those settlements.
4. The National Planning Standards describe the Settlement Zone as:
 

*Areas used predominantly for a cluster of residential, commercial, light industrial and/or community activities that are located in rural areas or coastal environments.*
5. This zone description seems to fit well with the intent of these two areas.

### 1.3 Scale and Significance of the Effects

6. The s32 evaluation must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal. In order to determine the scale and significance, the following criteria have been used:

<b>TABLE 1: ASSESSMENT OF SCALE AND SIGNIFICANCE OF EFFECTS</b>
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Criteria	Summary of effects	Evaluation  (1 is low and 5 is high)
Reason for change	<p>Reviewing the residential and rural areas of the Operative District Plan (PC50)</p> <p>Giving effect to higher level RMA documents (NPS-UD and NPS-HPL) in restricting development in the rural area on highly productive soils, while focusing urban development into the urban areas.</p> <p>Giving effect to s7 RMA</p> <p>Implementation of the National Planning Standards zones.</p> <p>Implementing the Upper Hutt City Land Use Strategy 2016-2043 (LUS)</p> <p>Updating provisions that reflect the purpose of SETZ</p>	2
Degree of shift from status quo	<p>Updating the current Lifestyle Subzone of the ODP framework resulting in minimal degree of change.</p> <p>Clearer direction and framework of objectives, policies and rules to reflect the purpose of the zone and activities that can occur.</p> <p>More enabling for mixed use development.</p>	2
Who and how many will be affected, geographic scale of effects	<p>Only affects landowners with properties identified as being part of the SETZ, and surrounding communities.</p> <p>Has a similar geographic scale with properties in the Lifestyle Sub Zone of the ODP.</p> <p>Reflects the community aspirations for the area.</p> <p>Identified SETZ are localised areas.</p>	2

Degree of impact on or interest from Māori	No anticipated impact on Māori as this reflects what is currently happening in the area.	1
Timing and duration of effects	Change is enabled once the provisions are made operative Ongoing into the future	2
Type of effect:	Positive effects for the landowners within the SETZ. Consolidates development around the Maymorn train station and supports this as a destination. Low consequences to the majority of the landowners. Changing amenity and character Positive degree on community and social wellbeing Positive impact in respect of Part 2 matters in providing for community wellbeing and sustainable management of the environment	2
Degree of risk or uncertainty:	Minor likelihood of community risk or uncertainty. Minimal degree of risk as the change of zone reflects what is already in place on the ground.	2
<b>Total (out of 35):</b>		<b>13</b>

7. The level of detail in this evaluation report is appropriate for the level of effects anticipated.

## 2. Summary of Advice Received from Iwi

8. S32 requires evaluation reports to summarise all advice concerning the proposal received from iwi authorities under Clauses 3(1)(d) and 4A of Schedule 1 of the RMA. The s32 evaluation reports must summarise the response to the advice received, including any provisions of the proposal that are intended to give effect to the advice. The table below summarises the consultation undertaken and advice received from iwi authorities in relation to Settlement zone.

**TABLE 2: SUMMARY OF ADVICE RECEIVED FROM IWI**

Details of the consultation process	Summary of advice concerning the proposal received from iwi authorities	Summary of the response to the advice received
Invitation to engage on issues and opportunities to Taranaki Whanui and Ngati Toa in March to May 2020	No response provided	
Invitation to engage on outcomes and policies to Taranaki Whanui and Ngati Toa in September to November 2020	No response provided	
Invitation to engage on draft full provisions to Taranaki Whanui and Ngati Toa in July to September 2021	No response provided.	

### 3. Evaluation of Objectives

#### 3.1 Appropriateness in Terms of Purpose of RMA

9. Council must evaluate in accordance with s32 of the RMA the extent to which each objective proposed in the PDP is the most appropriate way to achieve the purpose of the RMA.
10. The following objectives are proposed for SETZ, the reasons for which are detailed in Table 1:

**TABLE 3: S32 ASSESSMENT OF PROPOSED OBJECTIVES**

Proposed Settlement Zone Objectives
SETZ-O1 Purpose of the Settlement Zone

Small settlements that are used predominantly for a cluster of residential, commercial, light industrial and /or community activities that are located in rural areas.
<p>SETZ-O2 Rural Character and amenity values</p> <p>The character and qualities of the Settlement zone are maintained and comprise of:</p> <ol style="list-style-type: none"> <li>1. A concentration of activities within a rural setting;</li> <li>2. Established streetscapes with vegetated front setbacks;</li> <li>3. Buildings consisting of predominantly 1-2 storeys in height;</li> <li>4. A high level of residential amenity levels.</li> </ol>
<p>SETZ-O3 Infrastructure</p> <p>Appropriate infrastructure is provided to support existing and planned activities meeting the needs of the rural community.</p>

11. Part 2 of the RMA outlines the purpose and principles of the RMA, and Table 4 identifies the relevant sections of Part 2 of the RMA for each of the objectives in Settlement zone.

**TABLE 4: RELEVANCE OF PROPOSED SETTLEMENT ZONE OBJECTIVES WITH PART 2 OF THE RMA**

		Proposed Settlement Zone Objectives		
		SETZ-O1	SETZ-O2	SETZ-O3
		RMA Part 2 Sections	5(2)	✓
5(2)(a)	✓			✓
5(2)(c)			✓	
7(b)	✓			✓
7(c)			✓	
7(f)			✓	✓

### 3.2 Section 5 RMA

12. Section 5 sets out the purpose of the Act. Within the rural environment there will be a number of varying activities but ensuring that rural land is kept for rural use is at the heart of this plan change. The SETZ are small areas within the wider rural environment which are already mainly established as larger lot residential development that is not serviced for three waters. In addition to large lot residential development, Maymorn has some small scale commercial or light industrial already existing. The current ODP zoning allows for large lot residential development. The zone is already

meeting the needs of sustainable development in that it allows the community to enjoy a semi-rural environment on the outskirts of the city and the proposed objectives do not change that.

13. SETZ-O1 enables residential opportunities in a rural environment. In this regard, the objective achieves the purpose of the RMA by enabling people to meet their living needs in a rural environment. Objective SETZ-O1 achieves the purpose of the RMA by enabling commercial, light industrial and/or community activities which will support both the economic and social well-being of the rural communities. Focusing commercial and industrial activities into specific locations within the rural environment reduces the need for rural people to travel and supports social development of the rural community.
14. SETZ-O2 recognises the character and amenity of the zone and enables people to provide for their cultural well-being as well as their health with the mention of high level residential amenity values.
15. SETZ-O3 requires appropriate infrastructure for any development. This ensures the health and safety of people and their communities in accordance with s5(2).

### 3.3 Section 7 RMA

16. The areas subject to this report are the existing small settlements of Maymorn and MacLaren Street and are already of a higher development than the wider rural environment. Section 7 is relevant as follows.
17. Section 7(b) *The efficient use and development of natural and physical resources* – These smaller areas of land, while not being large enough for farming, are still an efficient use of the natural resource by providing for larger lot residential in a rural environment. Enabling activities that will support the local and immediate rural communities is also an efficient use of the physical resource, by reducing the need to travel and supporting the rural community. The area is already developed and the provisions subject to this report are ensuring that these communities can continue to function in a sustainable manner. Objective SETZ-O1 enables residential, commercial and light industrial to establish efficiently.
18. Section 7(c) *The maintenance and enhancement of amenity values* – As development in the area has been established for many years the amenity of the area is already established. These amenity values are appropriate for large lot residential and small scale commercial or light industrial. These values are already accepted by the community and the provisions ensure that any future development is cognisant of the existing amenity. As density increases the amenity values of areas change. Because of the likelihood of mixed activities within the zone, the amenity values which characterise the SETZ need to be considered carefully. The concept of maintaining amenity values is reflected in SETZ-O2 and achieves Section 7(c) of the RMA.

19. Section 7(f) Maintenance and enhancement of the quality of the environment – It is acknowledged that the quality of the environment is already established. The provisions are to ensure that the existing environment will not be compromised by any new inappropriate use or development. This concept is reflected in objectives SETZ-O2 and SETZ-O3.
20. The proposed objectives meet the requirements of section 7 in that they recognise the importance of having a zone that accommodates lifestyle opportunities as well as providing for small scale commercial and light industrial opportunities to sustain the local community as:
- The zone is already established as low density residential activities intermixed with commercial and light industrial activities;
  - The character and amenity of the zone is already established by these existing activities which provide for onsite infrastructure;
  - The new zone is reflecting a current planning regime and does not compromise primary production activities in the wider rural environment; and
  - The objectives recognise the unique characteristics of MacLaren Street and Maymorn and enable further appropriate development of these two areas.

### **3.4 Section 8 RMA**

21. Section 8 requires that in managing the use, development, and protection of natural and physical resources the principles of the Treaty of Waitangi are taken into account. In managing these areas of land under the new provisions of the SETZ the Council will work in partnership with Ngati Toa Rangitira and Taranaki Whanui to protect their interests.
22. Having assessed the proposed objectives against Part 2 of the RMA it is considered that they are the most appropriate way to achieve the purpose of the RMA.

## **4. Evaluation of the Provisions**

23. S32 assessments must determine whether the proposed provisions are the most appropriate way to achieve the proposed objectives. In this instance, SETZ proposes three objectives and this s32 assessment must assess whether the proposed provisions are the most appropriate to achieve those proposed objectives. This must include the identification of alternatives, and cost benefit analysis of the economic, social, environmental and cultural effects of the provisions including whether opportunities for economic growth and employment are reduced or increased. The risk of acting or not acting where uncertain information exists must also be considered.



24. SETZ proposes a number of new provisions, including policies, rules, standards and maps. The following sections of this report will identify the range of options available, and the efficiency and effectiveness of the preferred provisions.
25. The following broad options have been identified and assessed with regard to SETZ:

**Option 1 – Status Quo:**

This option would continue the approach and provisions of the Operative District Plan. Continuation of the status quo provides a level of familiarity for landowners, neighbours and the community generally and would enable a 'business as usual' approach to development. Operative zoning does not provide sufficient clarity on the outcomes for these settlements or for the anticipated mix of activities within these. The operative policy framework does not fully give effect to the majority of proposed SETZ objectives in this plan change nor do they address the need to provide for a mixture of compatible residential and non-residential activities. More importantly, the status quo does not align with the National Planning Standards direction on the specific zone that must be used for settlements.

**Option 2 – Review the provisions to enable a mix of uses and creation of a rural settlement**

The new provisions will reflect the activities anticipated in the National Planning Standards for the SETZ. This will ensure landowners are aware of what is expected when considering new development. There will be a mix of activities provided primarily residential use while enabling home businesses, visitor accommodation, small commercial operations, educational options, marae and community facilities. Standards will guide development to ensure that the existing amenity and character values of the area are not compromised.

This new framework will sustainably manage two small areas of land while providing the community within Upper Hutt further choices in housing options. The rezoning of what was in the ODP, the Lifestyle Sub-zone of Maymorn and MacLaren Street is the appropriate option.

**Option 3 – Apply an urban mixed use zone**

This option would involve applying an urban Mixed use zone to these areas. The consequence of utilising an urban zone is that the NPS-UD would apply, which may have unintended consequences. Urban expectations could accompany the urban zone, which would be incongruent with the surrounding rural environment and increase the potential for reverse sensitivity effects.

**Option 4 – Apply the Rural lifestyle zone**

This option would mean effectively down-zoning the two areas and applying the Rural lifestyle zone. This option does not acknowledge the existing form of development of mix of land uses. It is not an efficient use of the land, particularly at Maymorn where the location of the rail station provides

opportunities for increased density of residential as well as commercial activities to support Maymorn as a destination.

26. In order to identify other reasonably practicable options, the Council has undertaken the following:
- Reviewed other district plans;
  - Community consultation;
  - Feedback from elected members;
  - Reviewed Sustainability Strategy 2020, Land Use Strategy 2016-2043 and Rural Strategy Foundation Report – 2015; and
  - The direction under the National Planning Standards.
27. The preferred option is Option 2 because:
- This is consistent with the purpose and principles of Part 2 of the RMA;
  - This change will contribute to the amenity, character and resources of the district in accordance with s7(b), (c), and (f) of the RMA;
  - Gives effect to higher order documents;
  - Is consistent with the National Planning Standards purpose of the Settlement zone;
  - Supports continuation of the land resource for a mixture of low density residential, commercial and light industrial;
  - Provides a clearer policy framework to enable compatible activities to locate and operate in the SETZ with certainty;
  - Contributes to the economic viability of the wider Upper Hutt district through encouraging more commercial or light industrial development;
  - Supports use and development of the Maymorn rail station;
  - Minimises the potential for reverse sensitivity effects arising from ad hoc, sporadic and incompatible development; and
  - The existing approach is not effectively or efficiently achieving the proposed objectives.

28. For the purposes of the evaluation undertaken in Table 5, the provisions have been assessed against their ability to achieve each separate objective. The cascade of provisions is contained in Appendix 1.

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<b>TABLE 5: EVALUATION OF PROVISIONS</b>	
<b>Option(s) &amp; Package of Proposed Provisions</b>	<b>Option 2 – Review the provisions to enable a mix of uses and creation of a rural settlement</b> SETZ-O1 Purpose of the Settlement Zone
<b>Benefits</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• The provisions facilitate better utilisation and rationalisation of land parcels in areas with low productive capability.</li> <li>• Avoids ad hoc development and fragmentation of the rural production land by focusing commercial activity into specific locations.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Enables more intensive residential development in a focused location.</li> <li>• The provisions potentially enable more economic and innovative use of the land parcels within the zone.</li> <li>• Potential reduction in administrative and compliance costs as there is greater clarity regarding the range of permitted activities.</li> <li>• With the range of compatible activities permitted there may be opportunities for increased economic growth and employment to be realised.</li> <li>• The range of activities enabled will increase the value of land in the zone.</li> <li>• Opportunity to establish a variety of commercial businesses to support the rural community.</li> <li>• Opportunity to create Maymorn as a destination given the proximity to the rail station.</li> <li>• Increased employment opportunities.</li> </ul>

	<ul style="list-style-type: none"> <li>Minimises the potential for new activities to adversely affect existing rural activities in the other rural zones and causing economic loss of productive farming land.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>Provides clarity and certainty to the community regarding the outcomes and likely nature and level of development anticipated.</li> <li>Improved social outcomes for residents if they are able to work closer to home with local job security and have access to an increased range of services.</li> <li>Provides for a level of intensification that is consistent with the zones predominant character and amenity values.</li> <li>Increases residential choices for lifestyle residential development in a rural setting.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>Enables the development of marae as a permitted activity.</li> </ul>
<p><b>Costs</b></p>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>Risk of reverse sensitivity issues from the mixed landuses.</li> <li>An increase in development may have adverse effects on water quality, landscape character and transport networks.</li> <li>An increase in the quality and size of buildings may have adverse effects on the amenity of the area.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>May result in seepage from the urban areas, with it being more cost effective to establish businesses in the SETZ.</li> </ul> <p>Social:</p>

	<ul style="list-style-type: none"> <li>• There may be changes over time to the character and amenity values of the SETZ that were unintended or contrary to the expectations of the community.</li> <li>• The proposed activities may not be in line with owners' current expectations.</li> <li>• Potential resistance from some residents if they are opposed to enabling commercial activities.</li> <li>• Some potential conflicts between incompatible activities due to any increase in non-residential activities.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• There are no cultural costs.</li> </ul>
<b>Opportunities for economic growth</b>	<p>There are opportunities for economic growth for both individuals and businesses by:</p> <ul style="list-style-type: none"> <li>• Enabling a wide range of compatible activities such as residential, home business, visitor accommodation and commercial and light industrial activities may result in opportunities for increased economic growth.</li> <li>• Encouraging compatible businesses (such as commercial) to establish.</li> <li>• All landowners have the potential to establish non-residential activities offering potential for more economic growth.</li> <li>• SETZ may increase its attractiveness to visitors in the district if they able to broaden the variety of services available such as hospitality or accommodation.</li> </ul>
<b>Opportunities for employment</b>	<p>There are opportunities for employment by:</p> <ul style="list-style-type: none"> <li>• Increase in commercial development will promote local employment opportunities.</li> <li>• The provisions will help promote work from home opportunities for residents.</li> <li>• By enabling a range of activities to establish.</li> </ul>
<b>Certainty and sufficiency of information</b>	<p>It is considered that there is sufficient information as these provisions are based on outputs from LUC2016-2043, SS2020 and the RSF 2015.</p>

<b>Risk of acting or not acting if there is uncertainty or insufficient information.</b>	<p>Not applicable.</p>
<b>Effectiveness in achieving the objective(s)</b>	<p>The proposed provisions are considered to be the most effective means of achieving the objective as together they:</p> <ul style="list-style-type: none"> <li>• Will enable small settlements that create a focal point for the rural community;</li> <li>• Will enable a cluster of residential, commercial, light industrial and/or community activities;</li> <li>• Align and support the intended purpose of SETZ; and</li> <li>• Support the local community in their desire to continue with residential while allowing additional commercial and light industrial activities to establish.</li> </ul>
<b>Efficiency in achieving the objective(s)</b>	<p>The proposed provisions are considered to be the most efficient means of achieving the objectives as together they will:</p> <ul style="list-style-type: none"> <li>• Clearly define the purpose and uses provided for in the SETZ;</li> <li>• Provide a level of certainty to landowners;</li> <li>• Clearly set out activity rules and standards for what is allowed to occur and what requires resource consent; and</li> <li>• Provide an opportunity for integrated land use and transport by locating mixed use next to the Maymorn rail station.</li> </ul>

TABLE 5: EVALUATION OF PROVISIONS	
Option(s) & Package of Proposed Provisions	Option 2 – Review the provisions to enable a mix of uses and creation of a rural settlement SETZ-O2 Character and Qualities of the Settlement Zone
<b>Benefits</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Applies setbacks and height limits to maintain separation between activities and buildings on adjoining properties.</li> <li>• Provides an appropriate level of control over built form and scale of development relative to the role and purpose of the zone.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Provides clarity and certainty regarding the character and amenity values associated with the SETZ.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• The provisions provide clear direction around maintaining the character and amenity of settlements and ensuring non-residential activities are compatible with this desired outcome.</li> <li>• Provides clarity and certainty to the community regarding the outcomes and likely nature and level of development anticipated.</li> <li>• Provides an appropriate level of control over built form and scale of development relative to the role and purpose of the SETZ.</li> <li>• Ensures sufficient sunlight for each property.</li> </ul> <p>Cultural:</p>



	<ul style="list-style-type: none"> <li>• There are no cultural benefits.</li> </ul>
<b>Costs</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• There may be reverse sensitivity issues from the mix of activities.</li> <li>• An increase in the quantity and size of buildings may have adverse effects on the amenity of the area.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Potential resistance from some residents if they are opposed to enabling commercial activities.</li> <li>• Some potential conflicts between incompatible activities due to any increase in non-residential activities.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• There may be changes over time to the character and amenity values of the SETZ that were unintended or contrary to the expectations of the community.</li> <li>• Some activities in the zone have potential to generate effects which may impact on social wellbeing or health.</li> <li>• Risk of reverse sensitivity effects.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• Inappropriate activities and activities that do not meet the amenity and character of the area may impact on cultural enjoyment.</li> </ul>
<b>Opportunities for economic growth</b>	The provisions are unlikely to lead to any change in economic growth.
<b>Opportunities for employment</b>	The provisions are unlikely to lead to any change in employment opportunities.
<b>Certainty and sufficiency of information</b>	It is considered that there is sufficient information as these provisions are based on outputs from LUC2016-2043, SS2020 and the RSF 2015.

<b>Risk of acting or not acting if there is uncertainty or insufficient information.</b>	<p>Not applicable.</p>
<b>Effectiveness in achieving the objective(s)</b>	<p>The proposed provisions are considered to be the most effective means of achieving the objective as together they:</p> <ul style="list-style-type: none"> <li>• Will result in positive outcomes for settlements and will be effective in achieving the objectives;</li> <li>• Have provisions that will assist in maintaining character and amenity;</li> <li>• Align and support the intended purpose of SETZ; and</li> <li>• Control the scale of activities and align with the anticipated outcomes of the zone.</li> </ul>
<b>Efficiency in achieving the objective(s)</b>	<p>The proposed provisions are considered to be the most efficient means of achieving the objectives as together they will:</p> <ul style="list-style-type: none"> <li>• Clearly define the purpose and uses provided for in the SETZ;</li> <li>• Provide a level of certainty to landowners;</li> <li>• Clearly set out activity rules and standards for what is allowed to occur and what requires resource consent;</li> <li>• Outline standards for activities and development taking into account the expectations, characteristics and values of the area;</li> <li>• Provide a balance between management of adverse effects and enabling appropriate activities to occur; and</li> <li>• Enable council to fulfil its statutory obligations, under Part 2 of the Resource Management Act, and in particular section 5 in providing for economic and social wellbeing of the community and section 7 in terms of maintaining amenity values.</li> </ul>



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TABLE 5: EVALUATION OF PROVISIONS	
Option(s) & Package of Proposed Provisions	Option 2 – Review the provisions to enable a mix of uses and creation of a rural settlement SETZ-O3 Infrastructure
<b>Benefits</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>Development is serviced by appropriate infrastructure or has sufficient space for onsite disposal of sewer/stormwater thereby avoiding adverse effects on the environment.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>Focusing development in the SETZ as opposed to the rural environment could reduce transport costs.</li> <li>The location of Maymorn can capitalise on being located next to the rail station.</li> <li>Infrastructure is a requirement for development to enable economic viability and increase property values.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>Infrastructure enables community facilities and commercial activities to develop and supports social activities e.g. cafes.</li> <li>Efficient transport networks enables people to participate in activities that contribute to their health and wellbeing.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>Cultural impacts from inadequate on site disposal of stormwater and wastewater are avoided.</li> </ul>

TABLE 5: EVALUATION OF PROVISIONS	
Option(s) & Package of Proposed Provisions	Option 2 – Review the provisions to enable a mix of uses and creation of a rural settlement SETZ-O3 Infrastructure
<b>Costs</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Inadequate retention or treatment of effluent and storm water adversely effects the character and qualities of the environment.</li> <li>• Poor infrastructure can affect the health of people and communities.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Cost of infrastructure along with development costs could detract from business establishing.</li> <li>• Mixed use attracts additional vehicle movements and puts additional pressure on the transport network.</li> <li>• Lack of infrastructure and poor environment quality reduces property values.</li> <li>• Inability to maximise development on sites due to unreticulated services.</li> <li>• New development leads to demand for additional infrastructure that cannot be affordably provided by Council.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Poor environmental quality from inappropriate infrastructure adversely affects people in the area and negatively affects the makeup of the community over time.</li> <li>• Some adverse effects on social activities if standards are not completely effective and infrastructure does not operate efficiently.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• Potential for cultural values to be adversely affected by insufficient infrastructure such as stormwater and wastewater.</li> </ul>

<b>TABLE 5: EVALUATION OF PROVISIONS</b>	
<b>Option(s) &amp; Package of Proposed Provisions</b>	<b>Option 2 – Review the provisions to enable a mix of uses and creation of a rural settlement SETZ-O3 Infrastructure</b>
<b>Opportunities for economic growth</b>	Development supported by appropriate infrastructure can provide opportunities for economic growth.
<b>Opportunities for employment</b>	Enabling development in locations that provide for the ability of people to access nearby employment opportunities (i.e. appropriate roading or rail networks).
<b>Certainty and sufficiency of information</b>	Infrastructure requirements differ for each development, but there is no uncertainty or insufficient information.
<b>Risk of acting or not acting if there is uncertainty or insufficient information.</b>	Not applicable.
<b>Effectiveness in achieving the objective(s)</b>	<p>The proposed provisions are considered to be the most effective means of achieving the objective as together they will:</p> <ul style="list-style-type: none"> <li>• Enable and provide certainty for small scale activities to operate which will in turn support investment in infrastructure to keep these activities viable;</li> <li>• Enable and promotes large lot residential activities with supporting infrastructure;</li> <li>• Ensure there is appropriate infrastructure;</li> <li>• Not compromise the safe, efficient and effective operation and use of existing infrastructure, including transport infrastructure;</li> <li>• Ensure that infrastructure is developed and managed in a manner that provides for social, cultural, spiritual, economic and environmental needs.</li> </ul>

TABLE 5: EVALUATION OF PROVISIONS	
Option(s) & Package of Proposed Provisions	Option 2 – Review the provisions to enable a mix of uses and creation of a rural settlement SETZ-O3 Infrastructure
Efficiency in achieving the objective	<p>The proposed provisions are considered to be the most efficient means of achieving the objectives as they will:</p> <ul style="list-style-type: none"> <li>• Provide a reasonable level of certainty about infrastructure expectations for new development;</li> <li>• Allow for council to fulfil its requirements under the RMA;</li> <li>• Provide a clear direction with respect to requirements for resource consents;</li> <li>• It is considered that the provisions do not result in un-justifiable costs for development given the importance of ensuring infrastructure in the RLZ does not have any environmental impact.</li> </ul>

#### 4.1 Reasons for deciding on the provisions

29. The proposed policies, rules, standards and maps in the Settlement zone are the most appropriate way to achieve the objectives. They provide for:
- Activities that will co-exist and support the role, function, character and amenity of the SETZ, such as residential activities, home businesses, educational facilities and commercial activities;
  - Set appropriate levels for density and development to maintain the character, and provide for on site infrastructure;
  - Discouraging activities that are incompatible with the zone;
  - Additional opportunities for economic development in the settlements where there is demand for additional job opportunities and community facilities and services, which supports the long-term viability of these settlements;
  - An approach that better enables the appropriate mix of residential, community, commercial, and light industrial activities across the Settlement zone that is consistent with the character, scale and amenity of the settlement;
  - Provide a clear direction for landowners on what is anticipated in the SETZ;
  - Consistency with and reflective of the areas identified in the ODP as Lifestyle Sub-zone.
30. The proposed provisions are considered to be the most efficient and effective means of achieving the objective as together they will:
- Align with the SETZ description in the National Planning Standards;
  - Ensure that residential and non-residential activities provide on-site infrastructure;
  - Provide additional opportunities for economic development in settlements where there is a demand for job opportunities and community facilities and services which in turn will support the long term viability of these settlements and surrounding areas that rely on and needs these services;
  - Integrate land use with transport given the proximity of Maymorn to the rail station;
  - Respond to LUC 2016-2043, SS 2020, Rural Strategy Foundation Report, Vol 1 2015;
  - Ensure that small rural settlements in the district are appropriately zoned with provisions that support the economic, social and cultural well-being of the rural communities;
  - Are an efficient use of land by focusing commercial activities into appropriate locations;



- Enable the Council to fulfil its statutory obligations, including section 31 of the RMA;
- Give effect to the relevant Part 2 Matters, namely sustainable management of natural resources and section 7.

## **5. Conclusion**

31. Pursuant to s32 of the RMA, the proposed Settlement zone objectives have been analysed against Part 2 of the RMA and are considered to be the most appropriate way to achieve the purpose of the RMA.
32. The proposed provisions have been compared against reasonably practicable options. The proposed provisions are considered to represent the most appropriate means of achieving the proposed objectives.

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## APPENDIX 1 – Cascade of provisions

<p><b>Option 2</b></p> <p><b>Review the provisions to enable a mix of uses and creation of a rural settlement</b></p>	<p><b>Objective:</b></p> <p>SETZ-O1 Purpose of the Settlement Zone</p>
	<p><b>Policies:</b></p> <p>SETZ-P1 Appropriate activities</p> <p>SETZ-P2 Rural character and amenity values</p> <p>SETZ-P5 Inappropriate activities</p> <p>SETZ-P6 Plantation forestry</p>
	<p><b>Rules:</b></p> <p>SETZ-R3 Residential activities</p> <p>SETZ-R4 and SETZ-R14 Home business</p> <p>SETZ-R5 Passive recreation activities</p> <p>SETZ-R7 Commercial activities</p> <p>SETZ-R8 Visitor accommodation</p> <p>SETZ-R9 Educational facilities</p> <p>SETZ-R10 Marae and Community Facilities</p> <p>SETZ-R11 Conference facilities and tourism facilities (RDIS)</p> <p>SETZ-R12 Industrial activities including rural industries (RDIS)</p> <p>SETZ-R17 Farming activities (DIS)</p> <p>SETZ-R18 Community corrections activities (DIS)</p> <p>SETZ-R19 Retirement villages (DIS)</p> <p>SETZ-R20 Forestry including Plantation forestry (DIS)</p> <p>SETZ-R21 Two or more residential units per site (DIS)</p>

	<p>SETZ-R22 Other activities (DIS)</p> <p>SETZ-R23 Intensive farming (NC)</p> <p>SETZ-R24 Animal boarding (NC)</p> <p>SETZ-R25 Quarrying (NC)</p>
	<p><b>Standards:</b></p> <p>SETZ-S6 Residential activities</p> <p>SETZ-S7 Home business</p> <p>SETZ-S10 Visitor accommodation</p> <p>SETZ-S11 Commercial activities and educational facilities</p>
<p><b>Option 2</b></p> <p><b>Review the provisions to enable a mix of uses and creation of a rural settlement</b></p>	<p><b>Objective:</b></p> <p>SETZ-O2 Rural character and amenity values</p>
	<p><b>Policies:</b></p> <p>SETZ-P1 Appropriate activities</p> <p>SETZ-P2 Rural character and amenity values</p> <p>SETZ-P3 Earthworks</p> <p>SETZ-P5 Inappropriate activities</p>
	<p><b>Rules:</b></p> <p>SETZ-R2 Buildings and structures</p> <p>SETZ-R3 Residential activities</p> <p>SETZ-R4 and SETZ-R14 (RDIS) Home business</p>
	<p><b>Standards:</b></p> <p>SETZ-S2 Setbacks</p> <p>SETZ-S3 Buildings height</p>

	<p>SETZ-S4 Sunlight access</p> <p>SETZ-S6 Residential activities</p> <p>SETZ-S7 Home business</p> <p>SETZ-S10 Visitor accommodation</p> <p>SETZ-S11 Commercial and Educational facilities</p>
<p><b>Option 2</b></p> <p><b>Review the provisions to enable a mix of uses and creation of a rural settlement</b></p>	<p><b>Objective:</b></p> <p>SETZ-O3 Infrastructure</p>
	<p><b>Policies:</b></p> <p>SETZ-P1 Appropriate activities</p> <p>SETZ-P4 Infrastructure</p>
	<p><b>Rules:</b></p> <p>Matters of discretion for RDIS activities</p>
	<p><b>Standards:</b></p> <p>SETZ-S1 Access</p> <p>SETZ-S5 Water supply, stormwater and wastewater</p> <p>SETZ-S9 Water supply and fire fighting sprinkler system for residential units</p>



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**Upper Hutt City Council**

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Section 32 Report

# Berketts Farm Precinct

Prepared for the  
Upper Hutt Operative District Plan

Prior to Notification

**30 August 2023**

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## ABBREVIATIONS USED IN THIS REPORT

Resource Management Act 1991  
Section 32 of the RMA  
Upper Hutt Operative District Plan  
Upper Hutt City Council

RMA  
s32  
ODP  
UHCC

## 1. Introduction

### 1.1 Overview

1. This report details the pre-notification evaluation undertaken by Upper Hutt City Council (**UHCC**) in relation to Berketts Farm Precinct. This is a new precinct proposed as part of Plan Change 50 to the Upper Hutt Operative District Plan (**ODP**). The report has been prepared in accordance with the requirements of section 32 of the RMA (**s32**).

### 1.2 Topic Description

2. Berketts Farm Precinct sits over approximately 353 hectares of land on Whitemans Valley Road. The street address is 528 Whitemans Valley Road, and the parcels have the legal description Lot 2 DP 88888, Part Section 90 Upper Mangaroa Dist, Part Section 91 Upper Mangaroa Dist and Part Section 90 Upper Mangaroa Dist.
3. The overlay is to enable delivery of a bespoke structure plan which generally outlines the pattern of development proposed including the transport network, location of dwellings and areas for retirement from farming and revegetation. The Precinct is located on land with an underlying zone of Rural lifestyle and has the effect of modifying the provisions of that zone.

### 1.3 Scale and Significance of the Effects

4. The s32 evaluation must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal. In order to determine the scale and significance, the following criteria have been used:

TABLE 1: ASSESSMENT OF SCALE AND SIGNIFICANCE OF EFFECTS		
Criteria	Summary of effects	Evaluation (1 is low and 5 is high)
Reason for change	To enable a unique development that reflects the physical characteristics of the site.	2
Degree of shift from status quo	This is a new Precinct.  It enables significantly more development than the underlying zones.	3



Who and how many will be affected, geographic scale of effects	Localised as it is only restricted to the 353 hectares covered by the Precinct.  There may be effects for other landowners living in close proximity to the site due to the proposed development.	1
Degree of impact on or interest from Māori	Low level of interest from Iwi.  Will result in retirement from farming and significant revegetation	1
Timing and duration of effects	Ongoing into the future	1
Type of effect:	Effects on character of the site.  Improved water quality and biodiversity through revegetation.  Short term effects of construction and earthworks	1
Degree of risk or uncertainty:	Low degree of risk or uncertainty.	1
<b>Total (out of 35):</b>		<b>10</b>

5. The level of detail in this evaluation report is appropriate for the level of effects anticipated.

## 2. Summary of Advice Received from Iwi

6. S32 requires evaluation reports to summarise all advice concerning the proposal received from iwi authorities under Clauses 3(1)(d) and 4A of Schedule 1 of the RMA. The s32 evaluation reports must summarise the response to the advice received, including any provisions of the proposal that are intended to give effect to the advice. The table below summarises the consultation undertaken and advice received from iwi authorities in relation to Berketts Farm Precinct.

**TABLE 2: SUMMARY OF ADVICE RECEIVED FROM IWI**

Details of the consultation process	Summary of advice concerning the proposal received from iwi authorities	Summary of the response to the advice received
Invitation to engage on issues and opportunities to Taranaki Whanui and Ngati Toa in March to May 2020	No response provided.	
Invitation to engage on outcomes and policies to Taranaki Whanui and Ngati Toa in September to November 2020	No response provided	
Invitation to engage on draft full provisions to Taranaki Whanui and Ngati Toa in July to September 2021	No response provided	

### 3. Evaluation of Objectives

#### 3.1 Appropriateness in Terms of Purpose of RMA

7. Council must evaluate in accordance with s32 of the RMA the extent to which each objective proposed in the PDP is the most appropriate way to achieve the purpose of the RMA.
8. The following objective is proposed for Berketts Farm Precinct:

<b>TABLE 3: S32 ASSESSMENT OF PROPOSED OBJECTIVES</b>
<b>Proposed Berketts Farm Precinct</b>
SUB-RUR-O5 Berketts Farm Precinct is a high quality rural residential development that integrates with the natural environment and enhances indigenous biodiversity.

9. While the following objectives are relevant to Berketts Farm Precinct, they have been evaluated in the s32 evaluation report for the Rural lifestyle zone:

a. RLZ-O1 The purpose of the Rural lifestyle zone

The Rural lifestyle zone is predominately for rural residential living within a rural environment while still enabling non-intensive primary production activities to occur.

b. RLZ-O3 Rural character and amenity values of the Rural lifestyle zone

The character and amenity values of the rural lifestyle zone are maintained and comprise of:

1. natural character consisting of a sense of space and openness, trees and landscaping;
2. residential units and farm buildings that integrate with the natural and rural character of the area; and
3. a high level of residential amenity values.

10. Part 2 of the RMA outlines the purpose and principles of the RMA, and Table 2 identifies the relevant sections of Part 2 of the RMA for the objective for Berketts Farm Precinct.

<b>TABLE 4: RELEVANCE OF PROPOSED OBJECTIVES WITH PART 2 OF THE RMA</b>		
<b>Proposed Berketts Farm Precinct Objective</b>		
<b>SUB-RUR-O5</b>		
<b>RMA Part 2 Sections</b>	<b>5(2)</b>	✓
	<b>5(2)(a)</b>	✓
	<b>5(2)(b)</b>	✓
	<b>5(2)(c)</b>	✓
	<b>7(b)</b>	✓
	<b>6(c)</b>	✓
	<b>7(b)</b>	✓
	<b>7(c)</b>	✓
	<b>7(d)</b>	✓
	<b>7(f)</b>	✓
	<b>7(g)</b>	✓

### 3.2 Section 5 RMA

11. Section 5 sets out the purpose of the Act. Within the rural environment there will be a number of varying activities but ensuring that rural land is kept for rural use is at the heart of this plan change. Berketts Farm Precinct is a specific precinct located in Whitemans Valley Road, within the wider rural environment. While the General rural zone and Rural production zone seeks to protect the rural land for production, Berketts Farm Precinct enables living opportunities within a rural environment. The Precinct is meeting the needs of sustainable development by enabling rural living on smaller sites.
12. SUB-RUR-O5 enables residential opportunities in a rural environment. In this regard, the objective achieves the purpose of the RMA by enabling people to meet their living needs in a rural environment.
13. Key characteristics of the Precinct is the retirement of the site from farming, protection of existing indigenous vegetation and the establishment of further planting. SUB-RUR-O5 will enable development while protecting natural and physical resources in accordance with s5(2) of the RMA.
14. The revegetation and enhancement of indigenous biodiversity will sustain the natural resources and support improve water quality. This achieves s5(2)(a) of the RMA, and safeguard ecosystems in accordance with s5(2)(b) of the RMA.
15. SUB-RUR-O5 essentially balances development with positive environmental effects. Because development in the Precinct will integrate with the natural environment and enhances indigenous biodiversity, SUB-RUR-O5 has the effect of avoiding, remedying, or mitigating any adverse effects of activities on the environment in accordance with s5(c) of the RMA.

### 3.3 Section 6 RMA

16. The Berketts Farm Precinct has an area of indigenous vegetation that meets the criteria to be classified as a significant natural area. SUB-RUR-O5 will ensure this is protected and enhanced, and therefore achieves s6(c) of the RMA.

### 3.4 Section 7 RMA

17. Section 7 is relevant as follows:
18. Section 7(b) *The efficient use and development of natural and physical resources* – Retirement of the Berketts Farm Precinct from farming and enabling a high quality residential development is an efficient use of the natural resource. Enabling development within the Precinct will result in some significant environmental improvements.
19. Section 7(c) *The maintenance and enhancement of amenity values* – By integrating development into the natural environment, development within the Precinct will maintain and enhance amenity values. The location of the building sites and opportunities for revegetation will enhance the amenity in many ways.

20. Section 7(d) *Intrinsic values of ecosystems* - The revegetation and enhancement of indigenous biodiversity will retain the ecosystem that is currently present within the indigenous vegetation as well as enhance it through replanting.
21. Section 7(f) *Maintenance and enhancement of the quality of the environment* - Key characteristics of the Precinct is the retirement of the site from farming, protection of existing indigenous vegetation and the establishment of further planting. This will have the effect of enhancing the quality of the environment.
22. Section 7(g) *Any finite characteristics of natural and physical resources* – Land is a finite resource and the characteristics within this area. The rural environment is a finite resource and SUB-RUR-O5 enables efficient use of that resource for a unique form of housing.
23. The proposed objectives meet the requirements of section 7 in that it enables:
  - Retirement of the site from farming, protection of existing indigenous vegetation and the establishment of further planting;
  - The Precinct will be characterised by low density residential development, onsite infrastructure, low traffic volume roads and areas of biodiversity, natural features and open space;
  - Enables environmental gains; and
  - Provides rural living into focused areas and thus minimises the risk of compromising primary production activities of the wider rural environment.

### **3.5 Section 8 RMA**

24. Section 8 requires that in managing the use, development, and protection of natural and physical resources the principles of the Treaty of Waitangi are taken into account. In developing PC50 provisions the Council has sought to work in partnership with relevant iwi to protect their interests. The duty to make informed decisions through consultation is relevant to this plan change.
25. Having assessed the proposed objectives against Part 2 of the RMA it is considered that SUB-RUR-O5 is the most appropriate way to achieve the purpose of the RMA.

## **4. Evaluation of the Provisions**

26. S32 assessments must determine whether the proposed provisions are the most appropriate way to achieve the proposed objectives.
27. The relevant objectives are:
  - SUB-RUR-O5 Berketts Farm Precinct

- SUB-RUR-O2 Rural lifestyle subdivision
  - RLZ-O1 Purpose of the Rural lifestyle zone
  - RLZ-O3 Rural character and amenity values
  - RLZ-O5 Infrastructure
28. This s32 assessment must assess whether the proposed provisions are the most appropriate to achieve those proposed objectives. This must include the identification of alternatives, and cost benefit analysis of the economic, social, environmental and cultural effects of the provisions including whether opportunities for economic growth and employment are reduced or increased. The risk of acting or not acting where uncertain information exists must also be considered.
29. The following broad options have been identified and assessed with regard to Berketts Farm Precinct:
- **Option 1 – No bespoke precinct or provisions**

This option would mean that development of the sites would require a resource consent under the proposed Rural lifestyle zone. The development would be unlikely to be granted resource consent due to the misalignment in densities proposed with the Rural lifestyle zone, and the unique characteristics of the site and proposed development.
  - **Option 2 – Include rules in the existing zones to enable development**

This option would include rules to enable development of Berketts Farm in the existing zone chapters. The most significant disadvantage to this is that the development would not align with the objectives and policies of the Rural lifestyle zone.
  - **Option 3 - Include a zone for the site**

This approach would require a newly created zone, however there are limitations on the naming and purpose of rural zones due to the National Planning Standards. While a special purpose zone is a possibility, there are specific criteria for a special purpose zone in the National Planning Standards which the development would not satisfy.
  - **Option 4 – Bespoke precinct**

A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone. In this case it would comprise bespoke provisions that modify the underlying zones and enable development in accordance with a structure plan.
30. In order to identify other reasonably practicable options, the Council has undertaken the following:

- Analysed the National Planning Standards;
- Engaged with the consultants promoting the development;
- Sought feedback from the community on a draft PC50; and
- Sought feedback from elected members.

31. The preferred option is Option 4 because of the requirements of the National Planning Standards.

32. The provisions to enable development of the Berketts Farm Precinct appears primarily in the Subdivision chapter:

a. Subdivision chapter:

- i. Objective
- ii. Policy
- iii. Rules
- iv. Standards; and

b. Appendix 3 Berketts Farm precinct development areas.

Provisions Cascade for preferred option to be evaluated in Table 5 below. The provisions which are unique to Berketts Farm Precinct and are the subject of this evaluation are italicised.

<b>Option 2</b>  <b>Bespoke precinct</b>	<b>Relevant Objectives:</b>  SUB-RUR-O5 Berketts Farm Precinct  SUB-RUR-O2 Rural lifestyle subdivision  RLZ-O1 Purpose of the Rural lifestyle zone  RLZ-O3 Rural character and amenity values  RLZ-O5 Infrastructure
	<b>Policies:</b>  <i>SUB-RUR-P8 Berketts Farm Precinct</i>
	<b>Rules:</b>  <i>SUB-RUR-S1 Standards for subdivision</i>  <i>SUB-RUR-R7 Subdivision of land in Berketts Farm Precinct that complies with SUB-RUR-S7</i>  <i>SUB-RUR-S7 Subdivision within the Berketts Farm Precinct</i>



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	<i>SUB-RUR-S3 Access standards for subdivision</i> <i>TP-R3 Traffic generation</i>
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**TABLE 5: EVALUATION OF PROVISIONS**

Option(s) & Package of Proposed Provisions	Option 4 – Bespoke precinct
<p><b>Benefits</b></p>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Enables a bespoke pattern of development that is responsive to the physical characteristics of the site.</li> <li>• Ensures retirement from farming and revegetation</li> <li>• Increased biodiversity.</li> <li>• Improved water quality from retirement from farming and revegetation of waterways.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Enables a higher level of development than the underlying zones and therefore a higher return from development.</li> <li>• Increased economic return when compared with farming.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Adds to the range of living environments available.</li> <li>• Increases the housing stock.</li> <li>• Supports rural social infrastructure such as schools</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• Will improve water quality after the construction phase is complete through retirement from farming and revegetation.</li> </ul>

TABLE 5: EVALUATION OF PROVISIONS	
Option(s) & Package of Proposed Provisions	Option 4 – Bespoke precinct
<b>Costs</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Additional erosion and runoff from bulk earthworks.</li> <li>• Potentially increased land instability through development.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Additional costs to Council with upgrades to the roading network.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Continued reliance on private vehicles by enabling a development of this scale in the rural environment.</li> <li>• Potential for reverse sensitivity effects</li> <li>• Significant changes in character.</li> <li>• Significant changes in amenity.</li> <li>• Pressure on and from adjoining sites for similar development</li> <li>• Potential for people to move into the rural area with no concept of what rural living entails</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• No direct cultural costs have been identified.</li> </ul>
<b>Opportunities for economic growth</b>	No direct opportunities for economic growth have been identified. The development may result in short term increases in construction industries, and native revegetation industries.

TABLE 5: EVALUATION OF PROVISIONS	
Option(s) & Package of Proposed Provisions	Option 4 – Bespoke precinct
Opportunities for employment	No direct opportunities for employment have been identified.
Certainty and sufficiency of information	It is considered that there is sufficient information to act.
Risk of acting or not acting if there is uncertainty or insufficient information.	Not applicable
Effectiveness in achieving the objective	<p><b>Effectiveness</b> The amendments are considered to be effective in achieving the objectives as they:</p> <ul style="list-style-type: none"> <li>• Enable increased development on a particular site;</li> <li>• Establish a limit on the number of sites to be created which meets the carrying capacity of the site;</li> <li>• Enable a development which is responsive to the physical characteristics of the site;</li> <li>• Enables a unique development; and</li> <li>• Ensures revegetation in accordance with APP3.</li> </ul>
Efficiency in achieving the objective	<p><b>Efficiency</b> The amendments are considered to be efficient in meeting the objectives as they utilise the proposed zone provisions and only modify a limited number of provisions in order to achieve the development.</p>



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#### 4.1 Reasons for deciding on the provisions

33. The proposed provisions are considered to be the most efficient and effective means of achieving the objectives as they will:
- Create a unique character and amenity for the site;
  - Will retain the natural characteristics and landforms (EW-O1);
  - Enable a high quality rural residential development that integrates with the natural environment and enhances indigenous biodiversity in accordance with SUB-RUR-O5
  - Enable retirement of the site from farming;
  - Ensure revegetation, including waterways;
  - Actively manage effects of the development.

#### 5. Conclusion

34. Pursuant to s32 of the RMA, the proposed objective for Berketts Farm Precinct has been analysed against Part 2 of the RMA and is considered to be the most appropriate way to achieve the purpose of the RMA.
35. Pursuant to s32 of the RMA, the proposed provisions for Berketts Farm Precinct have been compared against reasonably practicable options. The proposed provisions are considered to represent the most appropriate means of achieving the existing and proposed objectives.



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Section 32 Report

# Clay Target Club Acoustic Overlay

Prepared for the  
Upper Hutt Operative District Plan

Prior to Notification

**31 August 2023**

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**Upper Hutt City Council**

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## ABBREVIATIONS USED IN THIS REPORT

Acoustic overlay

Resource Management Act 1991

Section 32 of the RMA

Upper Hutt Operative District Plan

Upper Hutt City Council

Clay Target Club Acoustic Overlay

RMA

s32

ODP

UHCC

## 1. Introduction

### 1.1 Overview

1. This report details the pre-notification evaluation undertaken by Upper Hutt City Council (**UHCC**) in relation to the Clay Target Club Acoustic Overlay. This is a new overlay proposed as part of Plan Change 50 to the Upper Hutt Operative District Plan (**ODP**). The report has been prepared in accordance with the requirements of section 32 of the RMA (**s32**).

### 1.2 Topic Description

2. The Clay Target Club Acoustic Overlay (**acoustic overlay**) is associated with the Hutt Valley Clay Target Club on 63 hectares located at 280 Wallaceville Road. While the Hutt Valley Clay Target Club is located on proposed Sport and recreation zone as part of Proposed Plan Change 49, the acoustic overlay extends over 160 hectares of land zoned as:
  - a. Rural lifestyle zone;
  - b. General rural zone; and
  - c. Rural production zone.
3. The purpose of the acoustic overlay is to minimise potential reverse sensitivity effects arising from the noise generated by the Hutt Valley Clay Target Club activities. In accordance with the National Planning Standards, the provisions relating to the acoustic overlay will be located in the Noise chapter of the ODP.

### 1.3 Scale and Significance of the Effects

4. The s32 evaluation must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal. In order to determine the scale and significance, the following criteria have been used:

TABLE 1: ASSESSMENT OF SCALE AND SIGNIFICANCE OF EFFECTS		
Criteria	Summary of effects	Evaluation  (1 is low and 5 is high)
Reason for change	To minimise the potential for reverse sensitivity effects to arise from activities at the Hutt Valley Clay Target Club.	2

	To improve the amenity for new sensitive activities.	
Degree of shift from status quo	This is a new acoustic overlay.  It will require new sensitive activities to undertake a higher level of acoustic insulation and ventilation system.	3
Who and how many will be affected, geographic scale of effects	Localised as it is only restricted to the 160 hectares covered by the acoustic overlay.	1
Degree of impact on or interest from Māori	Low level of interest from Iwi.	1
Timing and duration of effects	Only at the time of construction of new sensitive activities	1
Type of effect:	Reverse sensitivity  Amenity through noise	2
Degree of risk or uncertainty:	Low degree of risk or uncertainty.	1
<b>Total (out of 35):</b>		<b>11</b>

5. The level of detail in this evaluation report is appropriate for the level of effects anticipated.

## 2. Summary of Advice Received from Iwi

6. S32 requires evaluation reports to summarise all advice concerning the proposal received from iwi authorities under Clauses 3(1)(d) and 4A of Schedule 1 of the RMA. The s32 evaluation reports must summarise the response to the advice received, including any provisions of the proposal that are intended to give effect to the advice. The table below summarises the consultation undertaken and advice received from iwi authorities in relation to the acoustic overlay.

**TABLE 2: SUMMARY OF ADVICE RECEIVED FROM IWI**

Details of the consultation process	Summary of advice concerning the proposal received from iwi authorities	Summary of the response to the advice received
Invitation to engage on issues and opportunities to Taranaki Whanui and Ngati Toa in March to May 2020	No response provided.	
Invitation to engage on outcomes and policies to Taranaki Whanui and Ngati Toa in September to November 2020	No response provided	
Invitation to engage on draft full provisions to Taranaki Whanui and Ngati Toa in July to September 2021	No response provided	

### 3. Evaluation of the Provisions

7. S32 assessments must determine whether the proposed provisions are the most appropriate way to achieve the proposed objectives. In this instance, there are no new specific objectives specific for the for the acoustic overlay.
8. The relevant objectives are:
  - NOISE-O1 The promotion of a high level of environmental quality in the city by protecting amenity values.
  - RLZ-O3 Rural character and amenity values
  - GRUZ-O2 Rural character and amenity values
  - RPROZ-O3 Rural character and amenity values

9. This s32 assessment must assess whether the proposed provisions are the most appropriate to achieve those proposed objectives. This must include the identification of alternatives, and cost benefit analysis of the economic, social, environmental and cultural effects of the provisions including whether opportunities for economic growth and employment are reduced or increased. The risk of acting or not acting where uncertain information exists must also be considered.

10. The following broad options have been identified and assessed with regard to noise generated from the Hutt Valley Clay Target Club:

**Option 1 – No bespoke acoustic overlay or provisions**

This option would mean that there are no special requirements for sensitive activities located in close proximity to the Hutt Valley Clay Target Club. This increases the chance of complaints and a consequential constraining of the activities undertaken at the Hutt Valley Clay Target Club.

**Option 2 – Include rules to achieve an internal noise level**

This option would include rules that require sensitive activities located within the acoustic overlay to achieve internal acoustic levels through insulation and ventilation systems.

**Option 3 – No complaints covenants on the titles of any new subdivisions**

This approach would mean applying “no complaints” covenants to the titles of any newly created site. While this can theoretically prevent complaints, it does not overrule s16 of the RMA which imposes a duty to avoid unreasonable noise.

**Option 4 – Preclude development of sensitive activities within close proximity to the Hutt Valley Clay Target Club**

This approach would effectively sterilise the land surrounding the Hutt Valley Clay Target Club from sensitive activities. It would unreasonably affect the use of this land and Council would have to consider enabling other less sensitive activities to establish instead, such as industrial activities.

11. In order to identify other reasonably practicable options, the Council has undertaken the following:

- Analysed the National Planning Standards;
- Sought feedback from the community on a draft PC50;
- Analysed Council’s complaints database; and
- Sought feedback from elected members.

12. The preferred option is Option 2 because this provides the most certainty and retains the amenity for new sensitive activities. It also enables efficient use of the land surrounding the Hutt Valley Clay Target Club.
13. The provisions for the acoustic overlay are located primarily in the Noise chapter.

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Provisions Cascade for preferred option to be evaluated in Table 5 below. The provisions which are unique to the acoustic overlay are italicised.

<b>Option 2</b>  <b>Include rules to achieve an internal noise level</b>	<b>Objectives:</b> <ul style="list-style-type: none"> <li>• NOISE-O1 The promotion of a high level of environmental quality in the City by protecting amenity values.</li> <li>• RLZ-O3 Rural character and amenity values</li> <li>• GRUZ-O2 Rural character and amenity values</li> <li>• RPROZ-O3 Rural character and amenity values</li> </ul>
	<b>Policies:</b>  <i>NOISE-P4 Sensitive activities in the Clay Target Club acoustic overlay</i>
	<b>Rules:</b>  NOISE-R1  NOISE-S7

TABLE 5: EVALUATION OF PROVISIONS	
Option(s) & Package of Proposed Provisions	Option 2 Include rules to achieve an internal noise level
Benefits	<p>Environmental:</p> <ul style="list-style-type: none"> <li>Reduces the potential for reverse sensitivity effects.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>Enables development on sites in close proximity to the Hutt Valley Clay Target Club, rather than this being unusable land for residential.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>Ensures a liveable level of noise inside new dwellings.</li> <li>Increases the chances that new landowners buy realising that there will be increased noise within the acoustic overlay.</li> <li>Reduces the potential for complaints.</li> <li>Means that the Hutt Valley Clay Target Club can continue.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>There are no cultural benefits.</li> </ul>



**TABLE 5: EVALUATION OF PROVISIONS**

Option(s) & Package of Proposed Provisions	Option 2 Include rules to achieve an internal noise level
<b>Costs</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• There are no environmental costs.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• The properties within the acoustic overlay may have a reduced value.</li> <li>• May restrict the activities that can establish within the acoustic overlay.</li> <li>• Additional costs of construction.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Does not prevent complaints.</li> <li>• Changing communities may put pressure on the Hutt Valley Clay Target Club and constrain its activities.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• No direct cultural costs have been identified.</li> </ul>
<b>Opportunities for economic growth</b>	No direct opportunities for economic growth have been identified. The acoustic overlay may result in a small increase in acoustic insulation and ventilation systems during construction.
<b>Opportunities for employment</b>	No direct opportunities for employment have been identified.
<b>Certainty and sufficiency of information</b>	It is considered that there is sufficient information to act.

<b>TABLE 5: EVALUATION OF PROVISIONS</b>	
<b>Option(s) &amp; Package of Proposed Provisions</b>	<b>Option 2 Include rules to achieve an internal noise level</b>
<b>Risk of acting or not acting if there is uncertainty or insufficient information.</b>	Not applicable.
<b>Effectiveness in achieving the objective</b>	The amendments are considered to be effective in achieving the objectives as they will minimise the potential for reverse sensitivity effects. The provisions will ensure an appropriate amenity inside sensitive activities and achieve NOISE-O1. The provisions will help achieve RLZ-O3, GRUZ-O2 and RPROZ-O3 Rural character and amenity values by ensuring an acceptable amenity. The provisions enable development on sites in close proximity to the Hutt Valley Clay Target Club, rather than this being unusable for residential purposes.
<b>Efficiency in achieving the objective</b>	The amendments are considered to be efficient in meeting the objectives as they will support an acceptable internal amenity. The provisions mean that sensitive activities can be a permitted activity if they comply with the standards. The provisions impose the minimum restrictions on development, while still addressing the issue.

### **3.1 Reasons for deciding on the provisions**

14. The proposed provisions are considered to be the most efficient and effective means of achieving the objectives as they will:

- Ensure an acceptable internal amenity;
- Minimise the potential for reverse sensitivity effects;
- Help protect the continuation of activities at the Hutt Valley Clay Target Club;
- Minimise restrictions on land uses while still addressing the issue; and
- Raise awareness of an elevated noise environment for new landowners.

### **4. Conclusion**

15. Pursuant to s32 of the RMA, the proposed provisions for the acoustic overlay have been compared against reasonably practicable options. The proposed provisions are considered to represent the most appropriate means of achieving the existing and proposed objectives.

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**Te Awa Kairangi ki Uta**  
**Upper Hutt City Council**

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Section 32 Report

# Staglands Precinct

Prepared for the  
Upper Hutt Operative District Plan

Prior to Notification

**30 August 2023**

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Te Kaunihera o  
**Te Awa Kairangi ki Uta**  
**Upper Hutt City Council**

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#### ABBREVIATIONS USED IN THIS REPORT

Resource Management Act 1991	RMA
Section 32 of the RMA	s32
Upper Hutt Operative District Plan	ODP
Upper Hutt City Council	UHCC

## 1. Introduction

### 1.1 Overview

1. This report details the pre-notification evaluation undertaken by Upper Hutt City Council (**UHCC**) in relation to the Staglands Precinct. The Staglands Precinct has been developed as part of Plan Change 50 to the Upper Hutt Operative District Plan (**ODP**). The report has been prepared in accordance with the requirements of section 32 of the RMA (**s32**).

### 1.2 Topic Description

2. Staglands is an existing wildlife reserve, located at 2362 Akatarawa Road. While its function is primarily a wildlife park, there are other supporting facilities such as a café and function facilities. While Staglands has an underlying zoning of General rural zone, the Staglands Precinct modify those provisions to recognise the unique activity and enable its further development.

### 1.3 Scale and Significance of the Effects

3. The s32 evaluation must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal. In order to determine the scale and significance, the following criteria have been used:

TABLE 1: ASSESSMENT OF SCALE AND SIGNIFICANCE OF EFFECTS		
Criteria	Summary of effects	Evaluation  (1 is low and 5 is high)
Reason for change	To recognise the existing activity  To enable the further development of Staglands	2
Degree of shift from status quo	Bespoke provisions	2
Who and how many will be affected, geographic scale of effects	Localised and only affects Staglands, as well as surrounding properties.	1

Degree of impact on or interest from Maori	Low level of interest from Iwi.	1
Timing and duration of effects	Ongoing into the future	1
Type of effect:	Localised effects on character. Traffic effects Localised amenity effects Economic effects by enabling the further development of Staglands as a tourist destination	2
Degree of risk or uncertainty:	Low degree of risk or uncertainty.	1
<b>Total (out of 35):</b>		10

4. The level of detail in this evaluation report is appropriate for the level of effects anticipated.

## 2. Summary of Advice Received from Iwi

5. S32 requires evaluation reports to summarise all advice concerning the proposal received from iwi authorities under Clauses 3(1)(d) and 4A of Schedule 1 of the RMA. The s32 evaluation reports must summarise the response to the advice received, including any provisions of the proposal that are intended to give effect to the advice. The table below summarises the consultation undertaken and advice received from iwi authorities in relation to the Staglands Precinct.

<b>TABLE 2: SUMMARY OF ADVICE RECEIVED FROM IWI</b>		
<b>Details of the consultation process</b>	<b>Summary of advice concerning the proposal received from iwi authorities</b>	<b>Summary of the response to the advice received</b>
Invitation to engage on issues and opportunities to Taranaki Whanui and	No response provided	



Ngati Toa in March to May 2020		
Invitation to engage on outcomes and policies to Taranaki Whanui and Ngati Toa in September to November 2020	No response provided	
Invitation to engage on draft full provisions to Taranaki Whanui and Ngati Toa in July to September 2021	No response provided.	

### 3. Evaluation of the Provisions

6. S32 assessments must determine whether the proposed provisions are the most appropriate way to achieve the proposed objectives. In this instance, the proposed amendments for the Staglands Precinct do not modify the objectives.
7. The relevant objectives are:
  - a. GRUZ-O1 Purpose of the General rural zone
  - b. GRUZ-O2 Rural character and amenity values
  - c. GRUZ-O3 Infrastructure
8. This s32 assessment must assess whether the proposed provisions are the most appropriate to achieve those proposed objectives. This must include the identification of alternatives, and cost benefit analysis of the economic, social, environmental and cultural effects of the provisions including whether opportunities for economic growth and employment are reduced or increased. The risk of acting or not acting where uncertain information exists must also be considered.
9. The Staglands Precinct has a bespoke set of provisions that are located within the General rural zone, two rules, and one standard. For clarity, Staglands has been specifically excluded from the rules relating to tourism activities. The traffic generation rule proposed to be inserted in the Transport and Parking

chapter will also apply to Staglands. The following sections of this report will identify the range of options available, and the efficiency and effectiveness of the preferred provisions.

10. The following broad options have been identified and assessed with regard to Staglands:
  - **Option 1 – Apply the standard General rural zone provisions:** This option would mean there is no specific acknowledgement of Staglands in the provisions. Any further development would require a resource consent.
  - **Option 2 – Include a bespoke precinct for Staglands:** This option entails developing a bespoke set of provisions that recognise the current Staglands development and establish a framework for any further development or expansion.
11. In order to identify other reasonably practicable options, the Council has undertaken the following:
  - Taken into account the current Staglands operation;
  - Sought feedback from the community on a draft PC50; and
  - Sought feedback from elected members.
12. The preferred option is Option 2 because the status quo does not recognise the current operation, nor enable any further development.

Provisions Cascade for preferred option to be evaluated in Table 5 below:

<p><b>Option 2</b></p> <p><b>Include a bespoke precinct for Staglands</b></p>	<p><b>Objective:</b></p> <p>GRUZ-O1 Purpose of the General rural zone</p> <p>GRUZ-O2 Rural character and amenity values</p> <p>GRUZ-O3 Infrastructure</p>
	<p><b>Policies:</b></p> <p>GRUZ-P9 Staglands Tourism precinct</p>
	<p><b>Rules:</b></p> <p>GRUZ-R14 Any commercial activity or associated buildings lawfully established at Staglands prior to notification</p> <p>GRUZ-R18 The construction or expansion of any building associated with any commercial activity or rural tourism in the Staglands precinct</p>
	<p><b>Standards:</b></p> <p>GRUZ-S15 Hours of operation and servicing</p>

**TABLE 5: EVALUATION OF PROVISIONS**

Option(s) & Package of Proposed Provisions	<b>Option 2 – Include a bespoke precinct for Staglands</b>  This table assesses whether the provisions associated with Staglands Precinct achieve objectives: GRUZ-O1 Purpose of the General rural zone GRUZ-O2 Rural character and amenity values GRUZ-O3 Infrastructure
<b>Benefits</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Maintains a level of amenity that is appropriate to the activity.</li> <li>• Enables the conservation activities to continue</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• There is economic benefit in retaining Staglands and enabling its continued development.</li> <li>• Staglands acts as a destination for additional tourist spend into the city.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Staglands is a unique attraction for Upper Hutt.</li> <li>• Maintains the open space character of the area for the wider community.</li> <li>• Manages the hours of operation to reduce effects on neighbouring properties.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• Enables the kaitiakitanga role of Staglands to continue.</li> </ul>

<b>TABLE 5: EVALUATION OF PROVISIONS</b>	
<b>Option(s) &amp; Package of Proposed Provisions</b>	<b>Option 2 – Include a bespoke precinct for Staglands</b>  This table assesses whether the provisions associated with Staglands Precinct achieve objectives: GRUZ-O1 Purpose of the General rural zone GRUZ-O2 Rural character and amenity values GRUZ-O3 Infrastructure
<b>Costs</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Additional traffic on a very challenging road and adverse effects on road safety.</li> <li>• Localised change in character.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• The monetary and time cost of obtaining a consent for expansion of the facilities.</li> <li>• The costs of infrastructure in continuing development of the precinct.</li> <li>• The limitations on the hours of operation may constrain the range of activities that are possible.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Potential for reverse sensitivity effects.</li> <li>• Amenity effects with increased activity in a rural environment.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• No direct cultural costs have been identified.</li> </ul>
<b>Opportunities for economic growth</b>	The provisions will enable for modest economic growth of Staglands, which will have a flow on effect for other industries such as hospitality and other tourism ventures.

**TABLE 5: EVALUATION OF PROVISIONS**

<b>Option(s) &amp; Package of Proposed Provisions</b>	<b>Option 2 – Include a bespoke precinct for Staglands</b>  This table assesses whether the provisions associated with Staglands Precinct achieve objectives: GRUZ-O1 Purpose of the General rural zone GRUZ-O2 Rural character and amenity values GRUZ-O3 Infrastructure
<b>Opportunities for employment</b>	The provisions will enable modest employment opportunities as a result of Staglands expanding and developing.
<b>Certainty and sufficiency of information</b>	It is considered that there is sufficient information to act.
<b>Risk of acting or not acting if there is uncertainty or insufficient information.</b>	Not applicable.

TABLE 5: EVALUATION OF PROVISIONS	
<b>Option(s) &amp; Package of Proposed Provisions</b>	<b>Option 2 – Include a bespoke precinct for Staglands</b>  This table assesses whether the provisions associated with Staglands Precinct achieve objectives: GRUZ-O1 Purpose of the General rural zone GRUZ-O2 Rural character and amenity values GRUZ-O3 Infrastructure
<b>Effectiveness in achieving the objective</b>	<b>Effectiveness</b> The amendments are considered to be effective in achieving the objectives as they: <ul style="list-style-type: none"> <li>• Enable a range of rural activities (GRUZ-O1);</li> <li>• Ensure that the rural character and amenity is considered in any further development of Staglands (GRUZ-O2);</li> <li>• Ensure there is sufficient infrastructure to support the activity (GRUZ-O3)</li> <li>• Achieve good environmental outcomes;</li> <li>• Facilitate further development which will provide economic returns for the City;</li> <li>• Enable the Council to effectively administer its district plan and to monitor the outcomes of the proposed changes.</li> <li>• Support investment in the precinct to continue viability of the activity.</li> <li>• Not compromise the safe, efficient and effective operation of the transport network.</li> <li>• Maintain the amenity of the area by controlling the hours of operation.</li> <li>• Ensure that the precinct continues to develop and is managed in a manner that supports rural tourism and increases visitor numbers to the district.</li> </ul>

**TABLE 5: EVALUATION OF PROVISIONS**

Option(s) & Package of Proposed Provisions	<p><b>Option 2 – Include a bespoke precinct for Staglands</b></p> <p>This table assesses whether the provisions associated with Staglands Precinct achieve objectives: GRUZ-O1 Purpose of the General rural zone GRUZ-O2 Rural character and amenity values GRUZ-O3 Infrastructure</p>
<p><b>Efficiency in achieving the objective</b></p>	<p><b>Efficiency</b> The amendments are considered to be efficient in meeting the objective as they:</p> <ul style="list-style-type: none"> <li>• Legitimise the current development and activities at Staglands as a permitted activity;</li> <li>• Focus on relevant effects in the matters of discretion for any further development of Staglands;</li> <li>• Provide for any potential adverse effects on amenity of the surrounding properties;</li> <li>• Require consideration of the roading infrastructure;</li> <li>• Ensure any adverse effects of the activity are managed;</li> <li>• Enable further development of the facility through a resource consent process;</li> <li>• Provide a reasonable level of certainty about what is expected in the precinct for the community;</li> <li>• Provide a clear direction for resource consents; and</li> <li>• Enable consideration of the effects of any additional development.</li> </ul>





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### **3.1 Reasons for deciding on the provisions**

13. The proposed provisions are considered to be the most efficient and effective means of achieving the objectives as they will:
- Recognise the existing operation of Staglands;
  - Maintain the character and amenity (GRUZ-O2);
  - Enable council to effectively administer its District Plan; and
  - Provide for comprehensive consideration of effects should Staglands wish to develop further.
14. The provisions establish a framework for Staglands which recognises the existing facility and activities, while enabling further development.

### **4. Conclusion**

15. Pursuant to s32 of the RMA, the proposed Staglands Precinct provisions have been compared against reasonably practicable options. The proposed provisions are considered to represent the most appropriate means of achieving the existing objectives.

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Te Kaunihera o  
**Te Awa Kairangi ki Uta**  
**Upper Hutt City Council**

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Section 32 Report

# Zoning

Prepared for the  
Upper Hutt Operative District Plan

Prior to Notification

**31 August 2023**

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Te Kaunihera o  
**Te Awa Kairangi ki Uta**  
**Upper Hutt City Council**

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## ABBREVIATIONS USED IN THIS REPORT

NPS-HPL

Resource Management Act 1991

Section 32 of the RMA

Upper Hutt Operative District Plan

Upper Hutt City Council

National Policy Statement for Highly Productive Land

RMA

s32

ODP

UHCC

## 1. Introduction

### 1.1 Overview

1. This report details the pre-notification evaluation undertaken by Upper Hutt City Council (**UHCC**) in relation to those properties whose zone is proposed to change as part of Plan Change 50 to the Upper Hutt Operative District Plan (**ODP**). The report has been prepared in accordance with the requirements of section 32 of the RMA (**s32**).

### 1.2 Topic Description

2. The ODP currently has four rural zones, and while PC50 has reviewed all the provisions for these zones, there are also a number of properties whose zone is proposed to change. The four zones are:
  - Rural lifestyle zone;
  - General rural zone;
  - Rural production zone; and
  - Settlement zone.
3. In general, the following criteria have been used for applying each zone:

Zone	Criteria
Rural lifestyle zone	Not located on highly productive soils Not natural hazard prone Located within 10km of urban area Areas already developed at rural lifestyle densities
General rural zone	Larger sites Lower quality soils Steeper topography
Rural production zone	LUC 2 and 3 soils
Settlement zone	Located around the Maymorn rail station

	MacLaren Street
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4. The following sites are proposed to be rezoned. A full list of the addresses with the ODP and proposed PC50 zones is contained in Appendix 1. A number of the properties currently have more than one zoning, and Council made a strategic decision to avoid a single property having a split zone unless there was a compelling reason to.

Operative District Plan zone	PC50 zone	Number of properties
Split zoning	Single rural zone	271
General residential	General rural zone	1
General rural	General residential zone	9
General rural	Rural lifestyle zone	184
Rural lifestyle	General residential zone	13
Rural lifestyle	General rural zone	34
Rural lifestyle	Settlement zone	73
Rural production	General rural zone	63
Rural production	Rural lifestyle zone	100
Rural production	Settlement zone	2
<b>TOTAL</b>		<b>750</b>

### 1.3 Scale and Significance of the Effects

5. The s32 evaluation must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal. In order to determine the scale and significance, the following criteria have been used:

**TABLE 1: ASSESSMENT OF SCALE AND SIGNIFICANCE OF EFFECTS**

Criteria	Summary of effects	Evaluation  (1 is low and 5 is high)
Reason for change	To align the zone pattern with the physical characteristics of the site  To develop a more coherent and consistent zoning pattern.	2
Degree of shift from status quo	While the proposed change to provisions will affect all properties within the rural environment, the proposed change in zoning will affect 750 properties.	2
Who and how many will be affected, geographic scale of effects	Localised as it is only restricted to 750 properties, of which 271 are a change from a split zoning to a single zone	1
Degree of impact on or interest from Maori	Low level of interest from Iwi.	1
Timing and duration of effects	Immediate upon PC50 becoming operative  Ongoing	1
Type of effect:	Affects the land use activities  Affects bulk and location  Controls development potential  Change in character	2
Degree of risk or uncertainty:	Low degree of risk or uncertainty.	1



<b>Total (out of 35):</b>	10
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6. The level of detail in this evaluation report is appropriate for the level of effects anticipated.

## 2. Summary of Advice Received from Iwi

7. S32 requires evaluation reports to summarise all advice concerning the proposal received from iwi authorities under Clauses 3(1)(d) and 4A of Schedule 1 of the RMA. The s32 evaluation reports must summarise the response to the advice received, including any provisions of the proposal that are intended to give effect to the advice. The table below summarises the consultation undertaken and advice received from iwi authorities in relation to zoning.

<b>TABLE 2: SUMMARY OF ADVICE RECEIVED FROM IWI</b>		
<b>Details of the consultation process</b>	<b>Summary of advice concerning the proposal received from iwi authorities</b>	<b>Summary of the response to the advice received</b>
Invitation to engage on issues and opportunities to Taranaki Whanui and Ngati Toa in March to May 2020	No response provided.	
Invitation to engage on outcomes and policies to Taranaki Whanui and Ngati Toa in September to November 2020	No response provided	
Invitation to engage on draft full provisions to Taranaki Whanui and Ngati Toa in July to September 2021	No response provided	

### 3. Evaluation of the Provisions

8. S32 assessments must determine whether the proposed provisions are the most appropriate way to achieve the proposed objectives. In this instance, there are no new specific objectives specific for the for the acoustic buffer.
9. The relevant objectives are:
  - SUB-RUR-O4 Density within General rural zone
  - RLZ-O1 Purpose of the Rural lifestyle zone
  - RLZ-O3 Rural character and amenity values
  - GRUZ-O1 Purpose of the General rural zone
  - GRUZ-O2 Rural character and amenity values
  - RPROZ-O1 Purpose of the Rural production zone
  - RPROZ-O3 Rural character and amenity values
  - SETZ-O1 Purpose of the Settlement zone
  - SETZ-O2 Rural character and amenity values
10. This s32 assessment must assess whether the proposed provisions are the most appropriate to achieve those proposed objectives. This must include the identification of alternatives, and cost benefit analysis of the economic, social, environmental and cultural effects of the provisions including whether opportunities for economic growth and employment are reduced or increased. The risk of acting or not acting where uncertain information exists must also be considered.
11. The following broad options have been identified and assessed with regard to zoning:
  - **Option 1 – Retain current zone pattern**

This option would mean that each property retains its current zoning as appears under the ODP. This option does not give effect to the National Policy Statement for Highly Productive Land (NPS-HPL) as it means that a number of properties with LUC 2 and 3 soils would be zoned in a way that does not protect the soils. In addition, a number of properties have more than one zone which makes it hard to manage. This option would retain split zones for those properties.
  - **Option 2 – Standardise the zone of all rural properties**

This option would standardise the approach for all the rural properties and they would all have the same zone. This option does not respond to the physical characteristics of the sites, nor enable provisions to give effect to the NPS-HPL or the Regional Policy Statement.

- **Option 3 – Refine the pattern of zoning**

This approach would mean that discrete properties are rezoned depending on their physical characteristics and location.

12. In order to identify other reasonably practicable options, the Council has undertaken the following:

- Analysed the NPS-HPL;
- Sought feedback from the community on a draft PC50;
- Analysed the characteristics of each site; and
- Sought feedback from elected members.

13. The preferred option is Option 3 because this aligns the physical characteristics of the sites with the purpose of each zone. It allows a nuanced zone pattern and consistent management of the land within each zone.

Provisions Cascade for preferred option to be evaluated in Table 5 below. The italicised text identifies the provisions which are the focus of this s32 evaluation report.

<p><b>Option 3</b></p> <p><b>Refine the pattern of zoning</b></p>	<p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>• SUB-RUR-O4 Density within General Rural Zone</li> <li>• RLZ-O1 Purpose of the Rural lifestyle zone</li> <li>• RLZ-O3 Rural character and amenity values</li> <li>• GRUZ-O1 Purpose of the General rural zone</li> <li>• GRUZ-O2 Rural character and amenity values</li> <li>• RPROZ-O1 Purpose of the Rural production zone</li> <li>• RPROZ-O3 Rural character and amenity values</li> <li>• SETZ-O1 Purpose of the Settlement zone</li> <li>• SETZ-O2 Rural character and amenity values</li> </ul>
	<p><b>Provisions:</b></p> <p><i>District plan zone maps</i></p>

**TABLE 5: EVALUATION OF PROVISIONS**

Option(s) & Package of Proposed Provisions	Option 3 Refine the pattern of zoning
<p><b>Benefits</b></p>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Recognises LUC2 and 3 soils and enables their retention.</li> <li>• The zoning pattern reflects the physical characteristics and location of each site.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Some properties will have an increase in value due to rezoning.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Zoning pattern supports a logical and legible pattern of development.</li> <li>• For properties which have retained their zones, there will be no change in character.</li> <li>• Minimises the potential for reverse sensitivity effects by similar properties being zoned consistently.</li> <li>• Supports the growth of rural communities.</li> <li>• Additional development may result in a decrease in social support and facilities.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• There are no cultural benefits.</li> </ul>

**TABLE 5: EVALUATION OF PROVISIONS**

Option(s) & Package of Proposed Provisions	Option 3 Refine the pattern of zoning
<b>Costs</b>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Rezoning may lead to increased development, and the adverse effects that can accompany that such as earthworks for construction, additional vehicle movements.</li> </ul> <p>Economic:</p> <ul style="list-style-type: none"> <li>• Rezoning may reduce the development potential and therefore the value.</li> </ul> <p>Social:</p> <ul style="list-style-type: none"> <li>• Does not prevent complaints and incompatible activities.</li> <li>• Rezoning may lead to a change in character.</li> <li>• Rezoning may lead to a change in amenity.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• No direct cultural costs have been identified.</li> </ul>
<b>Opportunities for economic growth</b>	The additional sites identified as Settlement zone may enable economic growth. Other than that, the changing zoning pattern is unlikely to create economic growth opportunities.
<b>Opportunities for employment</b>	The additional sites identified as Settlement zone may enable additional employment opportunities. Other than that, the changing zoning pattern is unlikely to create employment opportunities.
<b>Certainty and sufficiency of information</b>	It is considered that there is sufficient information to act.

<b>TABLE 5: EVALUATION OF PROVISIONS</b>	
<b>Option(s) &amp; Package of Proposed Provisions</b>	<b>Option 3 Refine the pattern of zoning</b>
<b>Risk of acting or not acting if there is uncertainty or insufficient information.</b>	Not applicable.
<b>Effectiveness in achieving the objective</b>	The zoning amendments are considered to be effective in achieving the objectives as each site has been zoned according to criteria. The zoning will achieve the purpose of each zone in accordance with the objectives and maintain the character and amenity.
<b>Efficiency in achieving the objective</b>	The zoning amendments are an efficient means of achieving the objectives. Zoning is merely a colour on the planning maps, but the suite of provisions that are associated with the zone determine the future land uses, character and amenity of the zone.

### 3.1 Reasons for deciding on the provisions

14. The proposed zoning amendments are considered to be the most efficient and effective means of achieving the objectives as they:
- Reflect the current character of the rural environment;
  - Recognise that there are discrete areas with different characteristics which warrant zoning them differently;
  - Enable a legible and logical layout;
  - Give effect to the NPS-HPL by zoning LUC 2 and 3 as Rural production zone
  - Minimise the potential for reverse sensitivity effects by zoning similar land uses and form of development; and
  - Enable efficient use of the rural land resource.

### 4. Conclusion

15. Pursuant to s32 of the RMA, the proposed zoning pattern has been compared against reasonably practicable options. The proposed zoning pattern is considered to represent the most appropriate means of achieving the relevant proposed objectives.



**APPENDIX 1: List of properties with a change in zone**

DRAFT

<b>Location Address</b>	<b>ODP Zone</b>	<b>Proposed Zone</b>
8A Garrett Place Upper Hutt	General Residential	General Rural
146 Gillespies Road Upper Hutt	General Residential,General Ru	General Residential
37B Mt Marua Way Upper Hutt	General Residential,General Ru	General Residential
229 Fairview Drive Upper Hutt	General Residential,General Ru	General Residential
4 McKenzie Way Upper Hutt	General Residential,General Ru	General Residential
37A Mt Marua Way Upper Hutt	General Residential,General Ru	General Residential
99 Cruickshank Road Upper Hutt	General Residential,General Ru	General Residential
18A Grace Nicholls Grove Upper Hutt	General Residential,General Ru	General Residential
137 Kirton Drive Upper Hutt	General Residential,General Ru	General Residential
6 McKenzie Way Upper Hutt	General Residential,General Ru	General Residential
68 Riverstone Drive Upper Hutt	General Residential,General Ru	General Residential
66 Riverstone Drive Upper Hutt	General Residential,General Ru	General Residential
Grace Nicholls Grove Upper Hutt	General Residential,General Ru	General Residential
1 Valley View Way Upper Hutt	General Residential,General Ru	General Residential
20 Grace Nicholls Grove Upper Hutt	General Residential,General Ru	General Rural
146 Gillespies Road Upper Hutt	General Residential,General Ru	General Rural
135 Kirton Drive Upper Hutt	General Residential,General Ru	General Rural
52 Mt Marua Drive Upper Hutt	General Residential,General Ru	General Rural
84 Elmslie Road Upper Hutt	General Residential,General Ru	General Rural
6A Garrett Place Upper Hutt	General Residential,General Ru	General Rural
8 Garrett Place Upper Hutt	General Residential,General Ru	General Rural
167-169 Pinehaven Road Upper Hutt	General Residential,General Ru	General Rural
64 Mt Marua Drive Upper Hutt	General Residential,General Ru	General Rural
136 Fairview Drive Upper Hutt	General Residential,General Ru	General Rural
54 Mt Marua Drive Upper Hutt	General Residential,General Ru	General Rural
132 Fairview Drive Upper Hutt	General Residential,General Ru	General Rural
50 Mt Marua Drive Upper Hutt	General Residential,General Ru	General Rural
10A Garrett Place Upper Hutt	General Residential,General Ru	General Rural
10 Garrett Place Upper Hutt	General Residential,General Ru	General Rural
62 Mt Marua Drive Upper Hutt	General Residential,General Ru	General Rural
173 Pinehaven Road Upper Hutt	General Residential,General Ru	General Rural
Pinehaven Road Upper Hutt	General Residential,General Ru	General Rural
81 Gillespies Road Upper Hutt	General Residential,General Ru	General Rural
81 Gillespies Road Upper Hutt	General Residential,General Ru	General Rural

118 Wyndham Road Upper Hutt	General Residential,General Ru	General Rural
151 Pinehaven Road Upper Hutt	General Residential,General Ru	General Rural
92 Elmslie Road Upper Hutt	General Residential,General Ru	General Rural
222 Fairview Drive Upper Hutt	General Residential,General Ru	Rural Lifestyle
306 Fairview Drive Upper Hutt	General Residential,General Ru	Rural Lifestyle
310 Fairview Drive Upper Hutt	General Residential,General Ru	Rural Lifestyle
Gorrie Road Upper Hutt	General Residential,General Ru	General Residential
249 Fairview Drive Upper Hutt	General Residential,General Ru	General Residential
235 Fairview Drive Upper Hutt	General Residential,General Ru	General Residential
6 Stroma Way Upper Hutt	General Residential,General Ru	General Rural
Moonshine Hill Road Upper Hutt	General Residential,General Ru	General Rural
8B Garrett Place Upper Hutt	General Residential,General Ru	General Rural
Gorrie Road Upper Hutt	General Residential,General Ru	Rural Lifestyle
34A Kenneth Gillies Way Upper Hutt	General Residential,Rural Lifest	General Residential
52 Crest Road Upper Hutt	General Residential,Rural Lifest	General Residential
0 Kenneth Gillies Way Upper Hutt	General Residential,Rural Lifest	General Residential
56 Crest Road Upper Hutt	General Residential,Rural Lifest	General Residential
54 Crest Road Upper Hutt	General Residential,Rural Lifest	General Residential
48 Crest Road Upper Hutt	General Residential,Rural Lifest	Rural Lifestyle
50 Crest Road Upper Hutt	General Residential,Rural Lifest	Rural Lifestyle
57 Crest Road Upper Hutt	General Residential,Rural Lifest	Rural Lifestyle
55 Crest Road Upper Hutt	General Residential,Rural Lifest	Rural Lifestyle
59 Crest Road Upper Hutt	General Residential,Rural Lifest	Rural Lifestyle
172 Plateau Road Upper Hutt	General Residential,Rural Lifest	Rural Lifestyle
146 Gillespies Road Upper Hutt	General Rural	General Residential
71 Riverstone Drive Upper Hutt	General Rural	General Residential
4 Colorado Road Upper Hutt	General Rural	General Residential
82 Riverstone Drive Upper Hutt	General Rural	General Residential
63 Riverstone Drive Upper Hutt	General Rural	General Residential
73 Riverstone Drive Upper Hutt	General Rural	General Residential
65 Riverstone Drive Upper Hutt	General Rural	General Residential
70 Riverstone Drive Upper Hutt	General Rural	General Residential
80 Riverstone Drive Upper Hutt	General Rural	General Residential
Utilities Upper Hutt	General Rural	PC49 - Natural Open Space
Utilities Upper Hutt	General Rural	PC49 - Natural Open Space

Utilities Upper Hutt	General Rural	PC49 - Natural Open Space
70 Avro Road Upper Hutt	General Rural	Rural Lifestyle
9 Avro Road Upper Hutt	General Rural	Rural Lifestyle
2 Avro Road Upper Hutt	General Rural	Rural Lifestyle
98 Avro Road Upper Hutt	General Rural	Rural Lifestyle
33-35 Avian Road Upper Hutt	General Rural	Rural Lifestyle
33-35 Avian Road Upper Hutt	General Rural	Rural Lifestyle
31 Avian Road Upper Hutt	General Rural	Rural Lifestyle
29 Avian Road Upper Hutt	General Rural	Rural Lifestyle
99-101 Avro Road Upper Hutt	General Rural	Rural Lifestyle
99-101 Avro Road Upper Hutt	General Rural	Rural Lifestyle
6 Avian Road Upper Hutt	General Rural	Rural Lifestyle
7 Avro Road Upper Hutt	General Rural	Rural Lifestyle
303 Fairview Drive Upper Hutt	General Rural	Rural Lifestyle
1004 Blue Mountains Road Upper Hutt	General Rural	Rural Lifestyle
2 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
15 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
300 Fairview Drive Upper Hutt	General Rural	Rural Lifestyle
28 Avian Road Upper Hutt	General Rural	Rural Lifestyle
20 Avro Road Upper Hutt	General Rural	Rural Lifestyle
9 Avian Road Upper Hutt	General Rural	Rural Lifestyle
Avro Road Upper Hutt	General Rural	Rural Lifestyle
Avro Road Upper Hutt	General Rural	Rural Lifestyle
8 Avian Road Upper Hutt	General Rural	Rural Lifestyle
102 Avro Road Upper Hutt	General Rural	Rural Lifestyle
35 Avro Road Upper Hutt	General Rural	Rural Lifestyle
11-19 Avro Road Upper Hutt	General Rural	Rural Lifestyle
11-19 Avro Road Upper Hutt	General Rural	Rural Lifestyle
9 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
3 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
7 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
408 Whitemans Valley Road Upper Hutt	General Rural	Rural Lifestyle
1 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
95 Avro Road Upper Hutt	General Rural	Rural Lifestyle
97 Avro Road Upper Hutt	General Rural	Rural Lifestyle

43 Tacoma Drive Upper Hutt	General Rural	Rural Lifestyle
43 Tacoma Drive Upper Hutt	General Rural	Rural Lifestyle
4 Avro Road Upper Hutt	General Rural	Rural Lifestyle
72 Avro Road Upper Hutt	General Rural	Rural Lifestyle
30 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
32 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
14 Avro Road Upper Hutt	General Rural	Rural Lifestyle
10 Avian Road Upper Hutt	General Rural	Rural Lifestyle
18 Avro Road Upper Hutt	General Rural	Rural Lifestyle
16 Avro Road Upper Hutt	General Rural	Rural Lifestyle
244 Blue Mountains Road Upper Hutt	General Rural	Rural Lifestyle
295 Fairview Drive Upper Hutt	General Rural	Rural Lifestyle
52 Avro Road Upper Hutt	General Rural	Rural Lifestyle
52 Avro Road Upper Hutt	General Rural	Rural Lifestyle
88 Avro Road Upper Hutt	General Rural	Rural Lifestyle
30 Avian Road Upper Hutt	General Rural	Rural Lifestyle
297 Fairview Drive Upper Hutt	General Rural	Rural Lifestyle
1156A State Highway 2 Upper Hutt	General Rural	Rural Lifestyle
15 Avian Road Upper Hutt	General Rural	Rural Lifestyle
250 Blue Mountains Road Upper Hutt	General Rural	Rural Lifestyle
58 Avro Road Upper Hutt	General Rural	Rural Lifestyle
28 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
5 Avro Road Upper Hutt	General Rural	Rural Lifestyle
22 Avro Road Upper Hutt	General Rural	Rural Lifestyle
80 Avro Road Upper Hutt	General Rural	Rural Lifestyle
293 Fairview Drive Upper Hutt	General Rural	Rural Lifestyle
21 Avian Road Upper Hutt	General Rural	Rural Lifestyle
19 Avian Road Upper Hutt	General Rural	Rural Lifestyle
17 Avian Road Upper Hutt	General Rural	Rural Lifestyle
96 Avro Road Upper Hutt	General Rural	Rural Lifestyle
32-34 Avian Road Upper Hutt	General Rural	Rural Lifestyle
32-34 Avian Road Upper Hutt	General Rural	Rural Lifestyle
13 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
4 Avian Road Upper Hutt	General Rural	Rural Lifestyle
89 Avro Road Upper Hutt	General Rural	Rural Lifestyle

91 Avro Road Upper Hutt	General Rural	Rural Lifestyle
73 Avro Road Upper Hutt	General Rural	Rural Lifestyle
3 Avian Road Upper Hutt	General Rural	Rural Lifestyle
104-108 Avro Road Upper Hutt	General Rural	Rural Lifestyle
104-108 Avro Road Upper Hutt	General Rural	Rural Lifestyle
104-108 Avro Road Upper Hutt	General Rural	Rural Lifestyle
38 Avro Road Upper Hutt	General Rural	Rural Lifestyle
56 Avro Road Upper Hutt	General Rural	Rural Lifestyle
5 Avian Road Upper Hutt	General Rural	Rural Lifestyle
4 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
32 Avro Road Upper Hutt	General Rural	Rural Lifestyle
68 Avro Road Upper Hutt	General Rural	Rural Lifestyle
352 Whitemans Valley Road Upper Hutt	General Rural	Rural Lifestyle
352 Whitemans Valley Road Upper Hutt	General Rural	Rural Lifestyle
285 Fairview Drive Upper Hutt	General Rural	Rural Lifestyle
34 Avro Road Upper Hutt	General Rural	Rural Lifestyle
36 Avro Road Upper Hutt	General Rural	Rural Lifestyle
90 Avro Road Upper Hutt	General Rural	Rural Lifestyle
528 Whitemans Valley Road Upper Hutt	General Rural	Rural Lifestyle
528 Whitemans Valley Road Upper Hutt	General Rural	Rural Lifestyle
528 Whitemans Valley Road Upper Hutt	General Rural	Rural Lifestyle
528 Whitemans Valley Road Upper Hutt	General Rural	Rural Lifestyle
528 Whitemans Valley Road Upper Hutt	General Rural	Rural Lifestyle
87A Avro Road Upper Hutt	General Rural	Rural Lifestyle
20 Avian Road Upper Hutt	General Rural	Rural Lifestyle
81 Avro Road Upper Hutt	General Rural	Rural Lifestyle
81 Avro Road Upper Hutt	General Rural	Rural Lifestyle
16 Avian Road Upper Hutt	General Rural	Rural Lifestyle
17 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
17 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
94 Avro Road Upper Hutt	General Rural	Rural Lifestyle
2 Avian Road Upper Hutt	General Rural	Rural Lifestyle
263 Fairview Drive Upper Hutt	General Rural	Rural Lifestyle
111 Avro Road Upper Hutt	General Rural	Rural Lifestyle
79 Avro Road Upper Hutt	General Rural	Rural Lifestyle

77 Avro Road Upper Hutt	General Rural	Rural Lifestyle
1006 Blue Mountains Road Upper Hutt	General Rural	Rural Lifestyle
1 Avro Road Upper Hutt	General Rural	Rural Lifestyle
7 Avian Road Upper Hutt	General Rural	Rural Lifestyle
107 Avro Road Upper Hutt	General Rural	Rural Lifestyle
26 Avian Road Upper Hutt	General Rural	Rural Lifestyle
260 Fairview Drive Upper Hutt	General Rural	Rural Lifestyle
74 Avro Road Upper Hutt	General Rural	Rural Lifestyle
1522C Akatarawa Road Upper Hutt	General Rural	Rural Lifestyle
11 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
1 Avian Road Upper Hutt	General Rural	Rural Lifestyle
24 Avro Road Upper Hutt	General Rural	Rural Lifestyle
168C Alexander Road Upper Hutt	General Rural	Rural Lifestyle
168C Alexander Road Upper Hutt	General Rural	Rural Lifestyle
168C Alexander Road Upper Hutt	General Rural	Rural Lifestyle
259 Fairview Drive Upper Hutt	General Rural	Rural Lifestyle
28 Avro Road Upper Hutt	General Rural	Rural Lifestyle
6 Avro Road Upper Hutt	General Rural	Rural Lifestyle
22 Avian Road Upper Hutt	General Rural	Rural Lifestyle
305 Fairview Drive Upper Hutt	General Rural	Rural Lifestyle
26 Avro Road Upper Hutt	General Rural	Rural Lifestyle
44 Avro Road Upper Hutt	General Rural	Rural Lifestyle
23-27 Avian Road Upper Hutt	General Rural	Rural Lifestyle
23-27 Avian Road Upper Hutt	General Rural	Rural Lifestyle
23-27 Avian Road Upper Hutt	General Rural	Rural Lifestyle
18 Avian Road Upper Hutt	General Rural	Rural Lifestyle
30 Avro Road Upper Hutt	General Rural	Rural Lifestyle
309 Fairview Drive Upper Hutt	General Rural	Rural Lifestyle
12 Avro Road Upper Hutt	General Rural	Rural Lifestyle
12 Avro Road Upper Hutt	General Rural	Rural Lifestyle
109 Avro Road Upper Hutt	General Rural	Rural Lifestyle
265 Fairview Drive Upper Hutt	General Rural	Rural Lifestyle
10 Avro Road Upper Hutt	General Rural	Rural Lifestyle
103 Avro Road Upper Hutt	General Rural	Rural Lifestyle
39 Avro Road Upper Hutt	General Rural	Rural Lifestyle

13 Avian Road Upper Hutt	General Rural	Rural Lifestyle
13A Avian Road Upper Hutt	General Rural	Rural Lifestyle
95 Wallaceville Road Upper Hutt	General Rural	Rural Lifestyle
20-24 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
20-24 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
26 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
3 Avro Road Upper Hutt	General Rural	Rural Lifestyle
37 Avro Road Upper Hutt	General Rural	Rural Lifestyle
76-78 Avro Road Upper Hutt	General Rural	Rural Lifestyle
76-78 Avro Road Upper Hutt	General Rural	Rural Lifestyle
246 Blue Mountains Road Upper Hutt	General Rural	Rural Lifestyle
278 Fairview Drive Upper Hutt	General Rural	Rural Lifestyle
82 Avro Road Upper Hutt	General Rural	Rural Lifestyle
24 Avian Road Upper Hutt	General Rural	Rural Lifestyle
5 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
8 Avro Road Upper Hutt	General Rural	Rural Lifestyle
8-14 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
105 Avro Road Upper Hutt	General Rural	Rural Lifestyle
312 Fairview Drive Upper Hutt	General Rural	Rural Lifestyle
12 Avian Road Upper Hutt	General Rural	Rural Lifestyle
87 Avro Road Upper Hutt	General Rural	Rural Lifestyle
40 Avro Road Upper Hutt	General Rural	Rural Lifestyle
42 Avro Road Upper Hutt	General Rural	Rural Lifestyle
46 Avro Road Upper Hutt	General Rural	Rural Lifestyle
48 Avro Road Upper Hutt	General Rural	Rural Lifestyle
50 Avro Road Upper Hutt	General Rural	Rural Lifestyle
34 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
Avro Road Upper Hutt	General Rural	Rural Lifestyle
Avro Road Upper Hutt	General Rural	Rural Lifestyle
Avro Road Upper Hutt	General Rural	Rural Lifestyle
Avro Road Upper Hutt	General Rural	Rural Lifestyle
86 Avro Road Upper Hutt	General Rural	Rural Lifestyle



84 Avro Road Upper Hutt	General Rural	Rural Lifestyle
286 Fairview Drive Upper Hutt	General Rural	Rural Lifestyle
283 Fairview Drive Upper Hutt	General Rural	Rural Lifestyle
Wallaceville Road Upper Hutt	General Rural	Rural Lifestyle
4 Avian Crescent Upper Hutt	General Rural	Rural Lifestyle
92 Avro Road Upper Hutt	General Rural	Rural Lifestyle
1154B State Highway 2 Upper Hutt	General Rural	Rural Lifestyle
75 Avro Road Upper Hutt	General Rural	Rural Lifestyle
1401 Akatarawa Road Upper Hutt	General Rural	Rural Production
154 Karapoti Road Upper Hutt	General Rural	Rural Production
86 Riverstone Drive Upper Hutt	General Rural,General Resident	General Residential
67 Riverstone Drive Upper Hutt	General Rural,General Resident	General Residential
69 Riverstone Drive Upper Hutt	General Rural,General Resident	General Residential
84 Riverstone Drive Upper Hutt	General Rural,General Resident	General Residential
90 Riverstone Drive Upper Hutt	General Rural,General Resident	General Residential
88 Riverstone Drive Upper Hutt	General Rural,General Resident	General Residential
77 Riverstone Drive Upper Hutt	General Rural,General Resident	General Residential
75 Riverstone Drive Upper Hutt	General Rural,General Resident	General Residential
79 Riverstone Drive Upper Hutt	General Rural,General Resident	General Residential
2401 Akatarawa Road Upper Hutt	General Rural,Rural Lifestyle	General Rural
2296B Akatarawa Road Upper Hutt	General Rural,Rural Lifestyle	General Rural
2297 Akatarawa Road Upper Hutt	General Rural,Rural Lifestyle	General Rural
1406 Akatarawa Road Upper Hutt	General Rural,Rural Lifestyle	General Rural
2362 Akatarawa Road Upper Hutt	General Rural,Rural Lifestyle	General Rural
1556C Akatarawa Road Upper Hutt	General Rural,Rural Lifestyle	General Rural
263A Fairview Drive Upper Hutt	General Rural,Rural Lifestyle	General Rural
1342F Akatarawa Road Upper Hutt	General Rural,Rural Lifestyle	General Rural
2351A Akatarawa Road Upper Hutt	General Rural,Rural Lifestyle	General Rural
Mt Marua Drive Upper Hutt	General Rural,Rural Lifestyle	Natural Open Space
251 Fairview Drive Upper Hutt	General Rural,Rural Lifestyle	Rural Lifestyle
266 Wallaceville Road Upper Hutt	General Rural,Rural Lifestyle	Rural Lifestyle
Akatarawa Road Upper Hutt	General Rural,Rural Lifestyle	Rural Lifestyle
1470 Akatarawa Road Upper Hutt	General Rural,Rural Lifestyle	Rural Lifestyle
1458 Akatarawa Road Upper Hutt	General Rural,Rural Lifestyle	Rural Lifestyle
43 Mt Marua Drive Upper Hutt	General Rural,Rural Lifestyle	Rural Lifestyle

1406 Akatarawa Road Upper Hutt	General Rural,Rural Lifestyle	Rural Lifestyle
1406 Akatarawa Road Upper Hutt	General Rural,Rural Lifestyle	Rural Lifestyle
1438 Akatarawa Road Upper Hutt	General Rural,Rural Lifestyle	Rural Lifestyle
168C Alexander Road Upper Hutt	General Rural,Rural Lifestyle	Rural Lifestyle
168C Alexander Road Upper Hutt	General Rural,Rural Lifestyle	Rural Lifestyle
1400 Akatarawa Road Upper Hutt	General Rural,Rural Lifestyle	Rural Lifestyle
1384 Akatarawa Road Upper Hutt	General Rural,Rural Lifestyle	Rural Lifestyle
Wallaceville Road Upper Hutt	General Rural,Rural Lifestyle	Rural Lifestyle
255 Fairview Drive Upper Hutt	General Rural,Rural Lifestyle	Rural Lifestyle
41A Mt Marua Drive Upper Hutt	General Rural,Rural Lifestyle,Ru	General Rural
1 Rural View Way Upper Hutt	General Rural,Rural Lifestyle,Ru	General Rural
266 Wallaceville Road Upper Hutt	General Rural,Rural Lifestyle,Ru	Rural Lifestyle
266 Wallaceville Road Upper Hutt	General Rural,Rural Lifestyle,Ru	Rural Lifestyle
83 TVL Road Upper Hutt	General Rural,Rural Production	General Rural
1063B Blue Mountains Road Upper Hutt	General Rural,Rural Production	General Rural
1931 Akatarawa Road Upper Hutt	General Rural,Rural Production	General Rural
20 Stroma Way Upper Hutt	General Rural,Rural Production	General Rural
199 Kakariki Way Upper Hutt	General Rural,Rural Production	General Rural
199 Kakariki Way Upper Hutt	General Rural,Rural Production	General Rural
1768E State Highway 2 Upper Hutt	General Rural,Rural Production	General Rural
Colletts Road Upper Hutt	General Rural,Rural Production	General Rural
Colletts Road Upper Hutt	General Rural,Rural Production	General Rural
748A Whitemans Valley Road Upper Hutt	General Rural,Rural Production	General Rural
803 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	General Rural
615 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	General Rural
773 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	General Rural
2092 Akatarawa Road Upper Hutt	General Rural,Rural Production	General Rural
1493 Akatarawa Road Upper Hutt	General Rural,Rural Production	General Rural
1768H State Highway 2 Upper Hutt	General Rural,Rural Production	General Rural
121B Johnsons Road Upper Hutt	General Rural,Rural Production	General Rural
60C Kakariki Way Upper Hutt	General Rural,Rural Production	General Rural
127 Russells Road Upper Hutt	General Rural,Rural Production	General Rural
70 Colletts Road Upper Hutt	General Rural,Rural Production	General Rural
2068 Akatarawa Road Upper Hutt	General Rural,Rural Production	General Rural
261A Whitemans Valley Road Upper Hutt	General Rural,Rural Production	General Rural

105 Russells Road Upper Hutt	General Rural,Rural Production	General Rural
409 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	General Rural
227F Whitemans Valley Road Upper Hutt	General Rural,Rural Production	General Rural
29 Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	General Rural
29 Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	General Rural
200 Kakariki Way Upper Hutt	General Rural,Rural Production	General Rural
128 Russells Road Upper Hutt	General Rural,Rural Production	General Rural
748C Whitemans Valley Road Upper Hutt	General Rural,Rural Production	General Rural
748F Whitemans Valley Road Upper Hutt	General Rural,Rural Production	General Rural
9 Stroma Way Upper Hutt	General Rural,Rural Production	General Rural
1483 Akatarawa Road Upper Hutt	General Rural,Rural Production	General Rural
135 Kakariki Way Upper Hutt	General Rural,Rural Production	General Rural
1154D State Highway 2 Upper Hutt	General Rural,Rural Production	General Rural
1154D State Highway 2 Upper Hutt	General Rural,Rural Production	General Rural
80 Colletts Road Upper Hutt	General Rural,Rural Production	General Rural
1768G State Highway 2 Upper Hutt	General Rural,Rural Production	General Rural
148 Kakariki Way Upper Hutt	General Rural,Rural Production	General Rural
170 Kakariki Way Upper Hutt	General Rural,Rural Production	General Rural
170 Kakariki Way Upper Hutt	General Rural,Rural Production	General Rural
748D Whitemans Valley Road Upper Hutt	General Rural,Rural Production	General Rural
Akatarawa Road Upper Hutt	General Rural,Rural Production	General Rural
102 Colletts Road Upper Hutt	General Rural,Rural Production	General Rural
1768F State Highway 2 Upper Hutt	General Rural,Rural Production	General Rural
1768C State Highway 2 Upper Hutt	General Rural,Rural Production	General Rural
60 Colletts Road Upper Hutt	General Rural,Rural Production	General Rural
787 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	General Rural
1995 Akatarawa Road Upper Hutt	General Rural,Rural Production	General Rural
748B Whitemans Valley Road Upper Hutt	General Rural,Rural Production	General Rural
1143 Blue Mountains Road Upper Hutt	General Rural,Rural Production	General Rural
1768A State Highway 2 Upper Hutt	General Rural,Rural Production	General Rural
1154H Main Road North Upper Hutt	General Rural,Rural Production	General Rural
748E Whitemans Valley Road Upper Hutt	General Rural,Rural Production	General Rural
253 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	General Rural
419 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	General Rural
419 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	General Rural

Main Road Kaitoke Upper Hutt	General Rural,Rural Production	General Rural
73 Russells Road Upper Hutt	General Rural,Rural Production	General Rural
88A Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	General Rural
69 Mangaroa Hill Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
1080 Blue Mountains Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
156 Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
408 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
408 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
114 Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
122 Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
132 Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
1060 Blue Mountains Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
157B Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
178 Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
157C Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
133 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
1098 Blue Mountains Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
184 Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
92 Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
216 Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
64B Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
30 Stroma Way Upper Hutt	General Rural,Rural Production	Rural Lifestyle
64C Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
214 Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
146 Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
1048 Blue Mountains Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
198 Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
218 Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
164 Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
64A Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
13 Parkes Line Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
230 Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
88 Mangaroa Valley Road Upper Hutt	General Rural,Rural Production	Rural Lifestyle
227C Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
776 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production

797 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
782 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
1453 Akatarawa Road Upper Hutt	General Rural,Rural Production	Rural Production
227E Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
725 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
122D Colletts Road Upper Hutt	General Rural,Rural Production	Rural Production
1461 Akatarawa Road Upper Hutt	General Rural,Rural Production	Rural Production
740 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
105 Russells Road Upper Hutt	General Rural,Rural Production	Rural Production
195A Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
133 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
1049 Blue Mountains Road Upper Hutt	General Rural,Rural Production	Rural Production
751 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
123E Johnsons Road Upper Hutt	General Rural,Rural Production	Rural Production
964 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
307 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
762 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
195C Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
261 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
128 Colletts Road Upper Hutt	General Rural,Rural Production	Rural Production
148 Kakariki Way Upper Hutt	General Rural,Rural Production	Rural Production
67 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
102 Marchant Road Upper Hutt	General Rural,Rural Production	Rural Production
1202 Blue Mountains Road Upper Hutt	General Rural,Rural Production	Rural Production
195B Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
1083 Blue Mountains Road Upper Hutt	General Rural,Rural Production	Rural Production
1063C Blue Mountains Road Upper Hutt	General Rural,Rural Production	Rural Production
808 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
1047 Blue Mountains Road Upper Hutt	General Rural,Rural Production	Rural Production
787 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
1089 Blue Mountains Road Upper Hutt	General Rural,Rural Production	Rural Production
1063A Blue Mountains Road Upper Hutt	General Rural,Rural Production	Rural Production
978 Blue Mountains Road Upper Hutt	General Rural,Rural Production	Rural Production
1143 Blue Mountains Road Upper Hutt	General Rural,Rural Production	Rural Production
830 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production

64 Russells Road Upper Hutt	General Rural,Rural Production	Rural Production
122A Colletts Road Upper Hutt	General Rural,Rural Production	Rural Production
106 TVL Road Upper Hutt	General Rural,Rural Production	Rural Production
1439 Akatarawa Road Upper Hutt	General Rural,Rural Production	Rural Production
761 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
285 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
820 Whitemans Valley Road Upper Hutt	General Rural,Rural Production	Rural Production
55 TVL Road Upper Hutt	General Rural,Rural Production	Rural Production
43 TVL Road Upper Hutt	General Rural,Rural Production	Rural Production
73 Russells Road Upper Hutt	General Rural,Rural Production	Rural Production
1175 Maymorn Road Upper Hutt	General Rural,Rural Production	Settlement
6A Bridge Road Upper Hutt	General Rural,Rural Production	Rural Production
Freyberg Road Upper Hutt	General Rural,Special Activity	General Rural
Freyberg Road Upper Hutt	General Rural,Special Activity	Special Activity
Fergusson Drive Upper Hutt	Open Space	PC49 - Natural Open Space
Fergusson Drive Upper Hutt	Open Space	PC49 - Natural Open Space
1 Fergusson Drive Upper Hutt	Open Space	PC49 - Natural Open Space
Fergusson Drive Upper Hutt	Open Space	Unzoned - Road
Fergusson Drive Upper Hutt	Open Space	Unzoned - Road
1 Fergusson Drive Upper Hutt	Open Space	Unzoned - Road
1 Fergusson Drive Upper Hutt	Open Space	Unzoned - Road
64 Mangaroa Hill Road Upper Hutt	Open Space,General Residential	General Residential
150 Gillespies Road Upper Hutt	Open Space,General Residential	General Residential
1952 Akatarawa Road Upper Hutt	Open Space,General Rural	General Rural
1950 Akatarawa Road Upper Hutt	Open Space,General Rural	General Rural
Mt Cecil Road Upper Hutt	Open Space,General Rural	Natural Open Space
Fergusson Drive Upper Hutt	Open Space,General Rural	Natural Open Space
Fergusson Drive Upper Hutt	Open Space,General Rural	Natural Open Space
Fergusson Drive Upper Hutt	Open Space,General Rural	Natural Open Space
1 Fergusson Drive Upper Hutt	Open Space,General Rural	Natural Open Space
Mt Cecil Road Upper Hutt	Open Space,General Rural	Unzoned - Road
45 Mt Marua Drive Upper Hutt	Open Space,General Rural,Rural Lifestyle	Rural Lifestyle
1954 Akatarawa Road Upper Hutt	Open Space,General Rural,Rural Lifestyle	General Rural
103 Gilbert Road Upper Hutt	Open Space,General Rural,Rural Lifestyle	Rural Production
27 Colorado Road Upper Hutt	Open Space,Rural Lifestyle	General Rural

12 Colorado Road Upper Hutt	Open Space,Rural Lifestyle	General Rural
271A Wallaceville Road Upper Hutt	Open Space,Rural Lifestyle	Rural Lifestyle
231 Wallaceville Road Upper Hutt	Open Space,Rural Lifestyle	Rural Lifestyle
231A Wallaceville Road Upper Hutt	Open Space,Rural Lifestyle	Rural Lifestyle
1982 Akatarawa Road Upper Hutt	Open Space,Rural Production	General Rural
39 Mangaroa Valley Road Upper Hutt	Open Space,Rural Production	Rural Production
109D Mangaroa Valley Road Upper Hutt	Open Space,Rural Production	Rural Production
109C Mangaroa Valley Road Upper Hutt	Open Space,Rural Production	Rural Production
25 Mangaroa Valley Road Upper Hutt	Open Space,Rural Production	Rural Production
29 Mangaroa Valley Road Upper Hutt	Open Space,Rural Production	Rural Production
109B Mangaroa Valley Road Upper Hutt	Open Space,Rural Production	Rural Production
349 Wallaceville Road Upper Hutt	Open Space,Rural Production	Rural Production
61 Twin Lakes Road Upper Hutt	Open Space,Rural Production	Rural Production
41 Mangaroa Valley Road Upper Hutt	Open Space,Rural Production	Rural Production
1747 State Highway 2 Upper Hutt	Open Space,Rural Production	Rural Production
109A Mangaroa Valley Road Upper Hutt	Open Space,Rural Production	Rural Production
9 Marchant Road Upper Hutt	Open Space,Rural Production	Rural Production
0 Wallaceville Road Upper Hutt	Open Space,Rural Production	Rural Production
27 Colorado Road Upper Hutt	Rural Lifestyle	General Residential
12 Colorado Road Upper Hutt	Rural Lifestyle	General Residential
3 Colorado Road Upper Hutt	Rural Lifestyle	General Residential
5 Colorado Road Upper Hutt	Rural Lifestyle	General Residential
9 Colorado Road Upper Hutt	Rural Lifestyle	General Residential
11 Colorado Road Upper Hutt	Rural Lifestyle	General Residential
13 Colorado Road Upper Hutt	Rural Lifestyle	General Residential
15 Colorado Road Upper Hutt	Rural Lifestyle	General Residential
17 Colorado Road Upper Hutt	Rural Lifestyle	General Residential
19 Colorado Road Upper Hutt	Rural Lifestyle	General Residential
21 Colorado Road Upper Hutt	Rural Lifestyle	General Residential
23 Colorado Road Upper Hutt	Rural Lifestyle	General Residential
7 Colorado Road Upper Hutt	Rural Lifestyle	General Residential
2170B Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2296B Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2296B Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2170 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural

2168 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
27 Colorado Road Upper Hutt	Rural Lifestyle	General Rural
2406 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2497 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2497 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2156 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2150 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2150 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2299 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2172 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2172 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2362 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2362 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2453 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2170A Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2160 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2390A Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2414 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2300 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2390B Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2420 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2420 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2420 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2166 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2296A Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
2306 Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
Akatarawa Road Upper Hutt	Rural Lifestyle	General Rural
Utilities Upper Hutt	Rural Lifestyle	Natural Open Space



Utilities Upper Hutt	Rural Lifestyle	Natural Open Space
Utilities Upper Hutt	Rural Lifestyle	Natural Open Space
14 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
5 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
15 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
26 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
47 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
Maymorn Road Upper Hutt	Rural Lifestyle	Settlement
34 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
49 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
31 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
249 Parkes Line Road Upper Hutt	Rural Lifestyle	Settlement
158 Parkes Line Road Upper Hutt	Rural Lifestyle	Settlement
6 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
1120 Maymorn Road Upper Hutt	Rural Lifestyle	Settlement
10 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
1176A Maymorn Road Upper Hutt	Rural Lifestyle	Settlement
17 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
39 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
27 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
4 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
13 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
22 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
41 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
5 Paton Street Upper Hutt	Rural Lifestyle	Settlement
10 Paton Street Upper Hutt	Rural Lifestyle	Settlement
35 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
1138B Maymorn Road Upper Hutt	Rural Lifestyle	Settlement
7 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
1162 Maymorn Road Upper Hutt	Rural Lifestyle	Settlement
16 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
25 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
19 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
3 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
1138A Maymorn Road Upper Hutt	Rural Lifestyle	Settlement

43 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
43 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
6 Paton Street Upper Hutt	Rural Lifestyle	Settlement
8 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
1134 Maymorn Road Upper Hutt	Rural Lifestyle	Settlement
160 Parkes Line Road Upper Hutt	Rural Lifestyle	Settlement
1138C Maymorn Road Upper Hutt	Rural Lifestyle	Settlement
1164 Maymorn Road Upper Hutt	Rural Lifestyle	Settlement
21 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
247 Parkes Line Road Upper Hutt	Rural Lifestyle	Settlement
24 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
219 Parkes Line Road Upper Hutt	Rural Lifestyle	Settlement
217 Parkes Line Road Upper Hutt	Rural Lifestyle	Settlement
217 Parkes Line Road Upper Hutt	Rural Lifestyle	Settlement
12 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
18 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
11 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
1160 Maymorn Road Upper Hutt	Rural Lifestyle	Settlement
1158 Maymorn Road Upper Hutt	Rural Lifestyle	Settlement
156 Parkes Line Road Upper Hutt	Rural Lifestyle	Settlement
23 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
29 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
32 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
8 Paton Street Upper Hutt	Rural Lifestyle	Settlement
2 Paton Street Upper Hutt	Rural Lifestyle	Settlement
33 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
4 Paton Street Upper Hutt	Rural Lifestyle	Settlement
Parkes Line Road Upper Hutt	Rural Lifestyle	Settlement
30 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
9 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
1 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
1118 Maymorn Road Upper Hutt	Rural Lifestyle	Settlement
2 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
2A Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
3 Paton Street Upper Hutt	Rural Lifestyle	Settlement

1176 Maymorn Road Upper Hutt	Rural Lifestyle	Settlement
1176 Maymorn Road Upper Hutt	Rural Lifestyle	Settlement
37 Maclaren Street Upper Hutt	Rural Lifestyle	Settlement
Maymorn Road Upper Hutt	Rural Lifestyle	Settlement
261 Parkes Line Road Upper Hutt	Rural Lifestyle	Settlement
2120 Akatarawa Road Upper Hutt	Rural Lifestyle,Open Space	General Rural
2120 Akatarawa Road Upper Hutt	Rural Lifestyle,Open Space	General Rural
2134 Akatarawa Road Upper Hutt	Rural Lifestyle,Open Space	General Rural
440 Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	General Rural
266 Wallaceville Road Upper Hutt	Rural Lifestyle,Rural Production	General Rural
266 Wallaceville Road Upper Hutt	Rural Lifestyle,Rural Production	General Rural
266 Wallaceville Road Upper Hutt	Rural Lifestyle,Rural Production	General Rural
266 Wallaceville Road Upper Hutt	Rural Lifestyle,Rural Production	General Rural
266 Wallaceville Road Upper Hutt	Rural Lifestyle,Rural Production	General Rural
266 Wallaceville Road Upper Hutt	Rural Lifestyle,Rural Production	General Rural
408 Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	General Rural
10 Margaret Mahy Drive Upper Hutt	Rural Lifestyle,Rural Production	General Rural
321 Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	General Rural
485 Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
419B Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
266 Wallaceville Road Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
502 Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
401 Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
464 Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
12 Margaret Mahy Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
492 Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
471 Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
242 Wallaceville Road Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
419A Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
419 Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
5 Margaret Mahy Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
478 Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
411 Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
488 Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
167C Parkes Line Road Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle

423 Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
489 Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
1 Margaret Mahy Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
12 Paton Street Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
281A Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
285 Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
407 Katherine Mansfield Drive Upper Hutt	Rural Lifestyle,Rural Production	Rural Lifestyle
Freyberg Road Upper Hutt	Rural Lifestyle,Special Activity	Special Activity
2070 Akatarawa Road Upper Hutt	Rural Production	General Rural
118 Colletts Road Upper Hutt	Rural Production	General Rural
1996 Akatarawa Road Upper Hutt	Rural Production	General Rural
1975 Akatarawa Road Upper Hutt	Rural Production	General Rural
184A Kakariki Way Upper Hutt	Rural Production	General Rural
40 Colletts Road Upper Hutt	Rural Production	General Rural
88 Russells Road Upper Hutt	Rural Production	General Rural
60B Kakariki Way Upper Hutt	Rural Production	General Rural
9 Rural View Way Upper Hutt	Rural Production	General Rural
1913 Akatarawa Road Upper Hutt	Rural Production	General Rural
266 Wallaceville Road Upper Hutt	Rural Production	General Rural
266 Wallaceville Road Upper Hutt	Rural Production	General Rural
266 Wallaceville Road Upper Hutt	Rural Production	General Rural
2013 Akatarawa Road Upper Hutt	Rural Production	General Rural
262D Katherine Mansfield Drive Upper Hutt	Rural Production	General Rural
262C Katherine Mansfield Drive Upper Hutt	Rural Production	General Rural
2019 Akatarawa Road Upper Hutt	Rural Production	General Rural
6 Colletts Road Upper Hutt	Rural Production	General Rural
1956 Akatarawa Road Upper Hutt	Rural Production	General Rural
272 Mangaroa Valley Road Upper Hutt	Rural Production	General Rural
272 Mangaroa Valley Road Upper Hutt	Rural Production	General Rural
400 Katherine Mansfield Drive Upper Hutt	Rural Production	General Rural
22 Colletts Road Upper Hutt	Rural Production	General Rural
198B Katherine Mansfield Drive Upper Hutt	Rural Production	General Rural
224A Katherine Mansfield Drive Upper Hutt	Rural Production	General Rural
Mangaroa Valley Road Upper Hutt	Rural Production	General Rural

Mangaroa Valley Road Upper Hutt	Rural Production	General Rural
184B Kakariki Way Upper Hutt	Rural Production	General Rural
9 Stroma Way Upper Hutt	Rural Production	General Rural
2021 Akatarawa Road Upper Hutt	Rural Production	General Rural
268 Mangaroa Valley Road Upper Hutt	Rural Production	General Rural
268 Mangaroa Valley Road Upper Hutt	Rural Production	General Rural
242 Wallaceville Road Upper Hutt	Rural Production	General Rural
135 Kakariki Way Upper Hutt	Rural Production	General Rural
390 Katherine Mansfield Drive Upper Hutt	Rural Production	General Rural
1903 Akatarawa Road Upper Hutt	Rural Production	General Rural
4 Margaret Mahy Drive Upper Hutt	Rural Production	General Rural
2069 Akatarawa Road Upper Hutt	Rural Production	General Rural
91A Kakariki Way Upper Hutt	Rural Production	General Rural
100 Colletts Road Upper Hutt	Rural Production	General Rural
1945 Akatarawa Road Upper Hutt	Rural Production	General Rural
300 Katherine Mansfield Drive Upper Hutt	Rural Production	General Rural
91C Kakariki Way Upper Hutt	Rural Production	General Rural
2 Margaret Mahy Drive Upper Hutt	Rural Production	General Rural
256 Mangaroa Valley Road Upper Hutt	Rural Production	General Rural
256 Mangaroa Valley Road Upper Hutt	Rural Production	General Rural
256 Mangaroa Valley Road Upper Hutt	Rural Production	General Rural
8 Margaret Mahy Drive Upper Hutt	Rural Production	General Rural
60 Colletts Road Upper Hutt	Rural Production	General Rural
2057 Akatarawa Road Upper Hutt	Rural Production	General Rural
91B Kakariki Way Upper Hutt	Rural Production	General Rural
91B Kakariki Way Upper Hutt	Rural Production	General Rural
6 Margaret Mahy Drive Upper Hutt	Rural Production	General Rural
1937 Akatarawa Road Upper Hutt	Rural Production	General Rural
255A Plateau Road Upper Hutt	Rural Production	General Rural
301 Katherine Mansfield Drive Upper Hutt	Rural Production	General Rural
420 Katherine Mansfield Drive Upper Hutt	Rural Production	General Rural
262 Mangaroa Valley Road Upper Hutt	Rural Production	General Rural
266 Mangaroa Valley Road Upper Hutt	Rural Production	General Rural
86 Colletts Road Upper Hutt	Rural Production	General Rural
91D Kakariki Way Upper Hutt	Rural Production	General Rural

2 Colletts Road Upper Hutt	Rural Production	General Rural
Parkes Line Road Upper Hutt	Rural Production	General Rural
264H Old School Road Upper Hutt	Rural Production	Rural Lifestyle
52 Stroma Way Upper Hutt	Rural Production	Rural Lifestyle
10 Rural View Way Upper Hutt	Rural Production	Rural Lifestyle
266 Wallaceville Road Upper Hutt	Rural Production	Rural Lifestyle
264E Old School Road Upper Hutt	Rural Production	Rural Lifestyle
36 Maclaren Street Upper Hutt	Rural Production	Rural Lifestyle
79 Rural View Way Upper Hutt	Rural Production	Rural Lifestyle
408 Whitemans Valley Road Upper Hutt	Rural Production	Rural Lifestyle
264D Old School Road Upper Hutt	Rural Production	Rural Lifestyle
11 Rural View Way Upper Hutt	Rural Production	Rural Lifestyle
15 Ashton Warner Way Upper Hutt	Rural Production	Rural Lifestyle
224A Parkes Line Road Upper Hutt	Rural Production	Rural Lifestyle
80 Stroma Way Upper Hutt	Rural Production	Rural Lifestyle
109 Parkes Line Road Upper Hutt	Rural Production	Rural Lifestyle
41 Stroma Way Upper Hutt	Rural Production	Rural Lifestyle
264C Old School Road Upper Hutt	Rural Production	Rural Lifestyle
264B Old School Road Upper Hutt	Rural Production	Rural Lifestyle
1038 Blue Mountains Road Upper Hutt	Rural Production	Rural Lifestyle
1038 Blue Mountains Road Upper Hutt	Rural Production	Rural Lifestyle
264A Parkes Line Road Upper Hutt	Rural Production	Rural Lifestyle
110A Mangaroa Hill Road Upper Hutt	Rural Production	Rural Lifestyle
116 Mangaroa Hill Road Upper Hutt	Rural Production	Rural Lifestyle
255 Plateau Road Upper Hutt	Rural Production	Rural Lifestyle
224C Parkes Line Road Upper Hutt	Rural Production	Rural Lifestyle
133 Whitemans Valley Road Upper Hutt	Rural Production	Rural Lifestyle
528 Whitemans Valley Road Upper Hutt	Rural Production	Rural Lifestyle
528 Whitemans Valley Road Upper Hutt	Rural Production	Rural Lifestyle
270A Parkes Line Road Upper Hutt	Rural Production	Rural Lifestyle
63 Rural View Way Upper Hutt	Rural Production	Rural Lifestyle
224 Katherine Mansfield Drive Upper Hutt	Rural Production	Rural Lifestyle
123 Parkes Line Road Upper Hutt	Rural Production	Rural Lifestyle
96 Mangaroa Hill Road Upper Hutt	Rural Production	Rural Lifestyle
8 Whitemans Valley Road Upper Hutt	Rural Production	Rural Lifestyle

423 Katherine Mansfield Drive Upper Hutt	Rural Production	Rural Lifestyle
264G Parkes Line Road Upper Hutt	Rural Production	Rural Lifestyle
270C Parkes Line Road Upper Hutt	Rural Production	Rural Lifestyle
270B Parkes Line Road Upper Hutt	Rural Production	Rural Lifestyle
264F Old School Road Upper Hutt	Rural Production	Rural Lifestyle
226 Parkes Line Road Upper Hutt	Rural Production	Rural Lifestyle
79 Mangaroa Hill Road Upper Hutt	Rural Production	Rural Lifestyle
62 Stroma Way Upper Hutt	Rural Production	Rural Lifestyle
110 Mangaroa Hill Road Upper Hutt	Rural Production	Rural Lifestyle
Parkes Line Road Upper Hutt	Rural Production	Rural Lifestyle
77 Rural View Way Upper Hutt	Rural Production	Rural Lifestyle
Plateau Road Upper Hutt	Rural Production	Rural Lifestyle
1033 Blue Mountains Road Upper Hutt	Rural Production	Rural Lifestyle
36 Maclaren Street Upper Hutt	Rural Production	Settlement
1095 Maymorn Road Upper Hutt	Rural Production	Settlement
266 Wallaceville Road Upper Hutt		Rural Lifestyle