



OFFICE USE ONLY

Submission number

72

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN Proposed Plan Change 50 – Rural Review

The closing date for submissions is **Friday, 17 November 2023, at 5pm**

### To Upper Hutt City Council

Submission on Proposed Plan Change 50 to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

**Post to:** Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

### Details of submitter

When a person or group makes a submission or further submission on a Proposed Plan Change this is public information. By making a submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. This is because, under the Act, all submissions must be published to allow for further submission on the original submission. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz).

George Hare

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AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE 0210445087

CONTACT EMAIL [ghare@hotmail.com](mailto:ghare@hotmail.com)

I could gain an advantage in trade competition through this submission (please tick one ): **yes**  /  **no**

Only answer this question if you ticked 'yes' above:

I am  /  am not (tick one ) directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

## Details of submission

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The specific provisions of the proposed Plan Change that my submission relates to are as follows:

- 1) The proposal to rezone my property from Rural Production (RPROZ) to General Rural (GRUZ).
- 2) Water supply and fire fighting sprinkler system for residential units.

USE ADDITIONAL PAPER IF NECESSARY

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My submission is that:

- 1) The council's own definition of GRUZ, as per GRUZ-O1 of the Operative Plan, the General Rural Zone comprises the hill areas surrounding the valley floor and many open space areas which are largely undeveloped and valued for their recreation, scenic, heritage, habitat, ecological, landscape and scientific values. This includes the Tararua Forest Park, the Wellington Regional Council water catchment areas, plantation forests and the Kaitoke Regional Park. These areas are used for both passive and active recreation.

Whereas RPROZ is defined as follows, the Rural Production zone is defined as the area largely used for productive agricultural purposes with a range of land holdings located primarily on the valley floor. It includes the Mangaroa, Whitemans and Kaitoke areas and parts of Akatarawa and Karapoti valleys. The zone provides for rural-orientated uses appropriate to this particular environment.

My property, along with many others, is on the Akatarawa valley floor, with a largely flat terrain (with the exception of the riverbank area) and does not fall within any of the parks or get used for passive or active recreation. I currently use the land for low intensity farming, grazing sheep and cattle as is consistent with RPROZ-O1.

- 2) GRUZ-S14, RPROZ-S12 and RLZ-S11 will require each residential unit not connected to the council's reticulated water supply to have a potable water supply of at least 38,000L. I currently have a 15,000L tank that has never run out in the time I have owned the property, nor in the memory of the previous owner. I would be required to add a further 25,000L tank, at a cost of \$3-4k plus delivery and installation. An enquiry to a local supplier suggests that 13,000L of fresh water delivered costs me \$400 and at no cost to the council, so given I haven't required my tank to be filled currently in 7 years, the return on investment would take somewhere around 100 years to recoup.

The same clauses also require an NZS 4541:2013 sprinkler system to be installed along with a PAS 4509:2008 compliant water supply. The current version NZS 4541 is 2020, not 2013. NZS 4541 is primarily a commercial fire sprinkler standard and does not contain a domestic hazard class. The only residential hazard classes identified are boarding houses, hospitals, hotels (residential portion), motels (residential portion), prisons, residential clubs and youth hostels. These are all classed as Extra Low Hazard (ELH). ELH requires a flow rate of 375L/min and sufficient stored water to supply the system for 60 minutes. This is an additional 22,500L of water required. PAS 4509 also requires a further 7,000L of firefighting water for domestic non-reticulated water supply, within 90m of the building, making a total additional fire fighting water supply of at least 29,500L. An NZS 4541 sprinkler system would also require separate tanks, pumps, valve gear, flow switches, etc. as well as bi-annual inspections. Maintenance can only be carried out by approved sprinkler installers and the system would have to be designed and installed by an approved sprinkler system installer and certified by the sprinkler system certifier. The cost of such a system is likely to run to many \$10,000's even for a new build where it could be installed during construction. A retrofit would cost \$10,000's more to replace ceiling linings and redecorate in order to run the pipework.

These requirements are overly onerous for individual homeowners to be burdened with.

I seek the following decision from the local authority:

- 1) My property and others on the Akatarawa valley floor should remain RPROZ, consistent with the definition provided by the council, and not be re-zoned as GRUZ.
- 2) Remove requirements GRUZ-S14, RPROZ-S12 and RLZ-S11 from the proposed plan as the cost benefit cannot be justified.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box 

I do wish to be heard in support of my submission.  
 I do not wish to be heard in support of my submission.

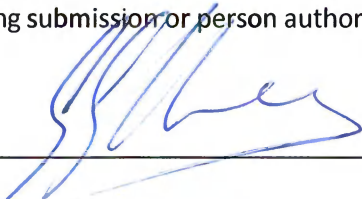
Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box 

I do wish to make a joint case.  
 I do not wish to make a joint case.

## Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE

3/11/2023