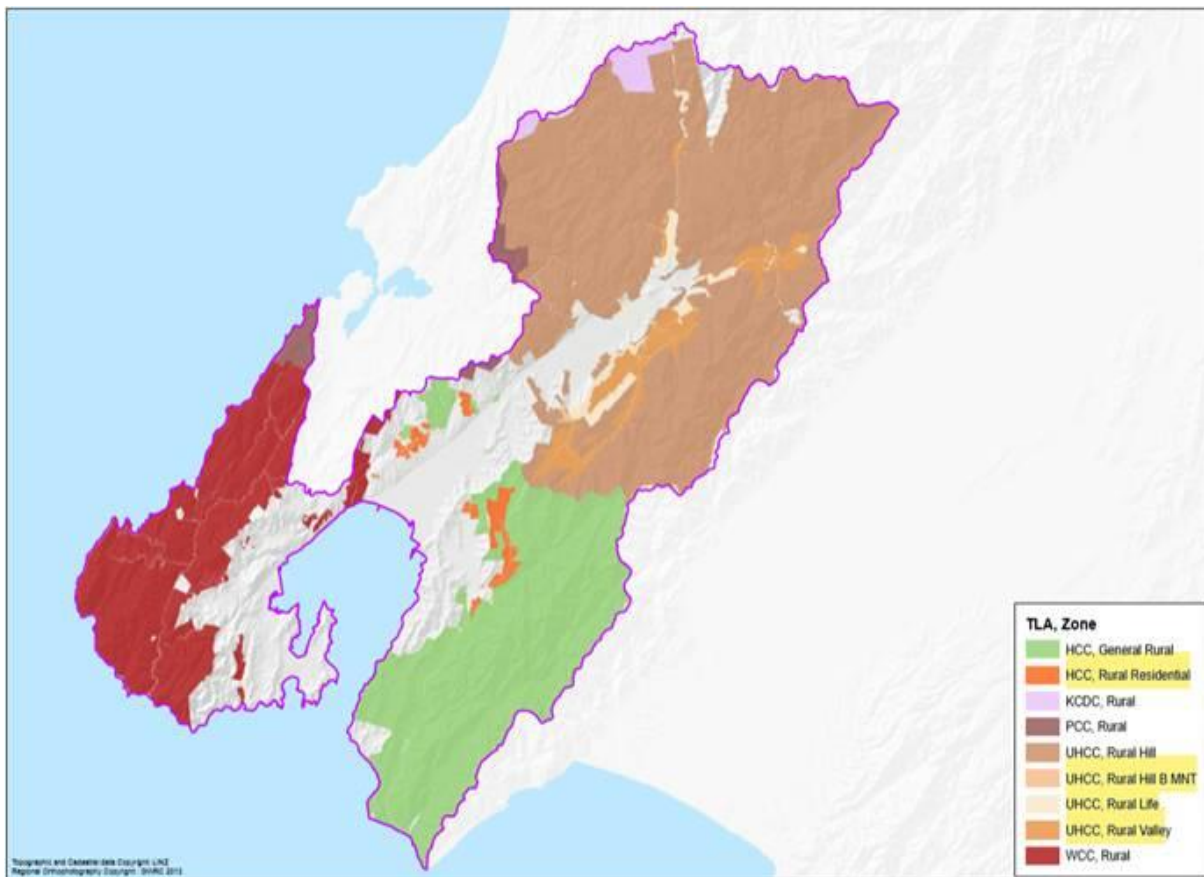


# Key characteristics of lifestyle farming



- Lifestyle zoning (under 5ha) is located in our river valleys, close to our urban areas
- Located on the flatter, high productive soils
- Tend not to have 3 waters infrastructure
- Lack on information on type of activities undertaken, as many are not GST registered, and highly changeable.
- Lots of informal networks (eg: pest free)

# Population trends

- The population data for Upper Hutt illustrates a strong uptake of rural residential living between 2006-2018.
- This is particularly demonstrated in the valleys which are accessible to the urban area, such as Te Marua, Mangaroa, and Gillespies, where very little subdivision potential remains.

# The lifestyle block dream...

- *“Sitting on more than 2 and a half acres, with five well fenced paddocks, majestic views down and across the valley, privacy, sunshine and much, much more”*
- *“The undulating paddocks can host any assortment of animals and the sheds add extra storage. The newish barn has been built to breed dogs or could be used as a stable”*
- *“Location here is simply breath-taking! If you are an adventurer, hunter, walker, biker, runner or just like breathing the country air, it borders on the Old Railway Line and Remutaka Rail Trails”*

## Houses v lifestyle blocks

Years owned  
before sale  
(av.)



**Houses**

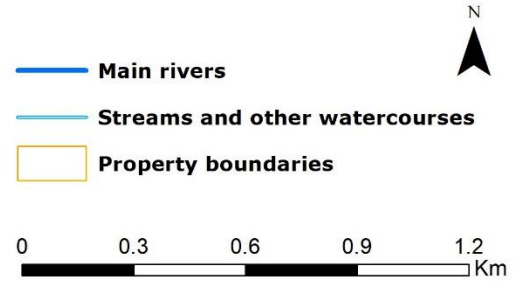


**Lifestyle**

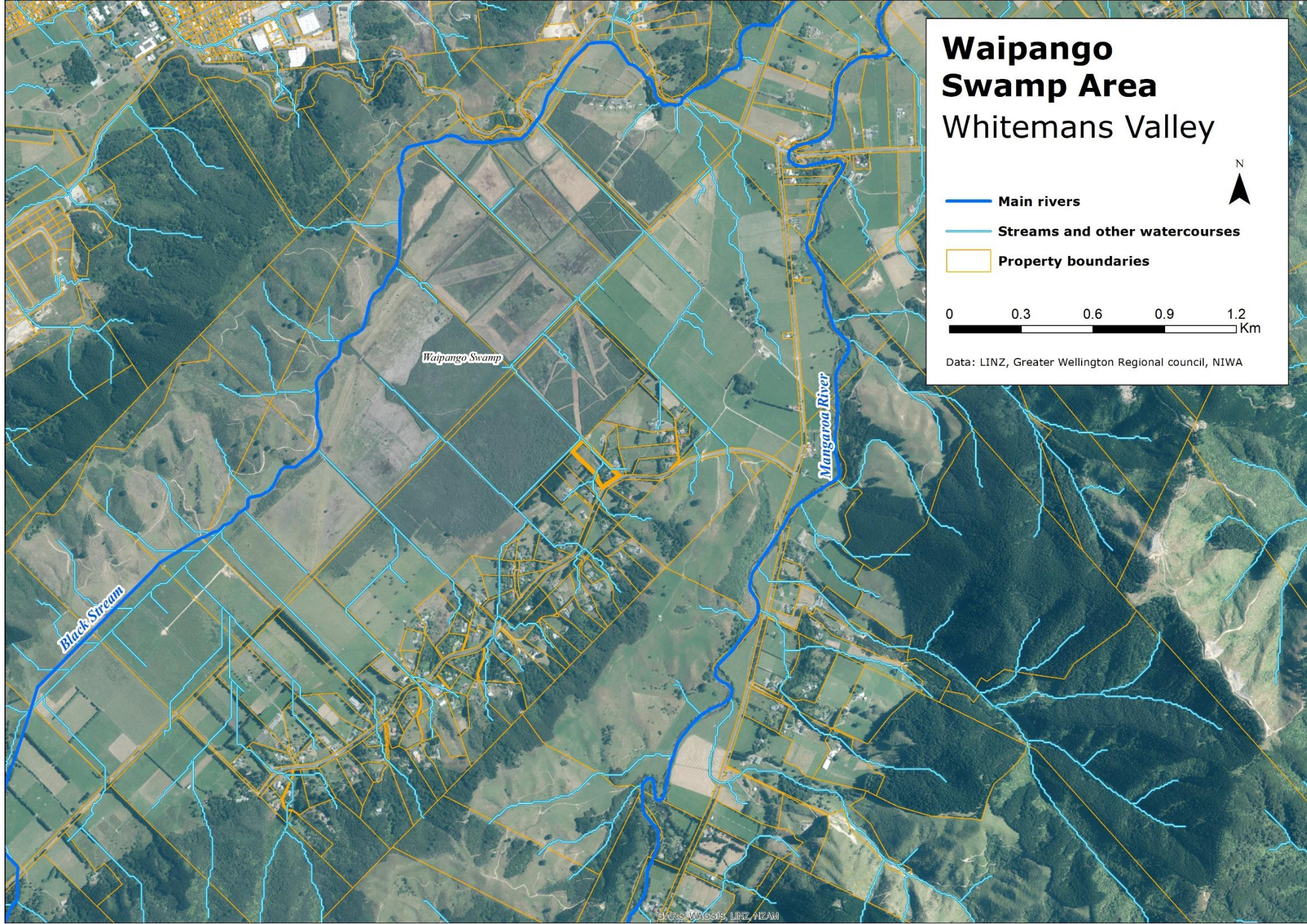
Auckland	<b>9</b>	<b>4</b>
Hamilton City	<b>8</b>	<b>3</b>
Tauranga City	<b>8</b>	<b>2</b>
Porirua City	<b>9</b>	<b>1</b>
Upper Hutt City	<b>9</b>	<b>2</b>
Lower Hutt City	<b>11</b>	<b>6</b>
Wellington City	<b>11</b>	<b>5</b>

Source: CoreLogic / Herald graphic

# Waipango Swamp Area Whitemans Valley

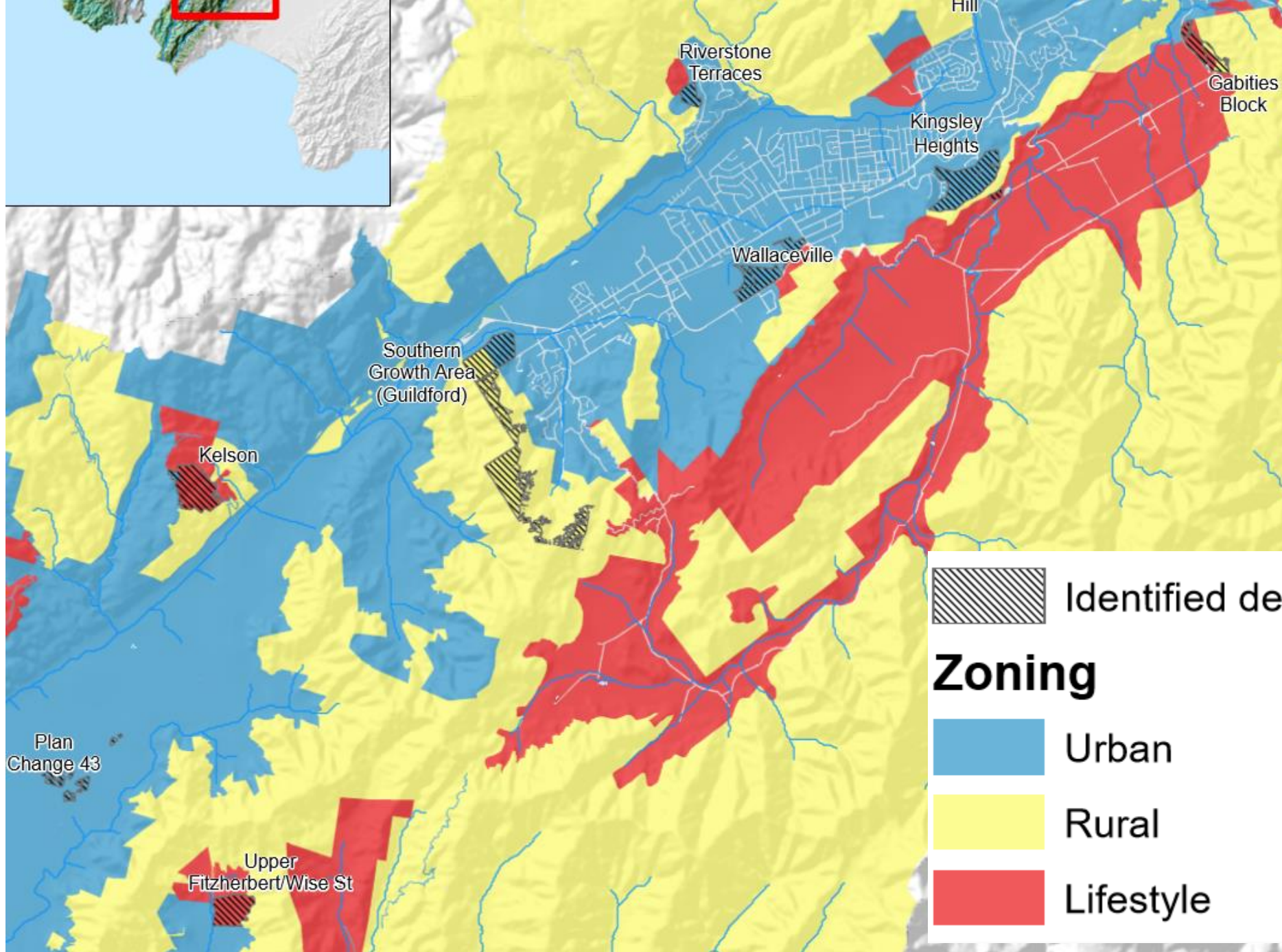


Data: LINZ, Greater Wellington Regional Council, NIWA



# Value of small streams

- Small streams provide habitat for rare and diverse stream-life
- They are important streams for fish (endemic and introduced) spawning
- They perform hydrologic functions such as the provision of natural flood attenuation, the buffering of summer lowflows and the recharging of groundwater
- Small streams, as well as their riparian zones, trap sediments, recycle nutrients and filter pollution from fertilisers and animal waste
- Small streams are also valued for their natural character and recreation



# Areas in transition to urban

- Rural landscapes are dominated by rivers, small stream in the bottom of valleys and steep hill country, making them vulnerable to natural hazards
- Upper Hutt valley areas are no longer a solely productive landscape, but provides a unique and attractive lifestyle within commuting distance of a major city
- Lifestyle areas closer to urban areas, flatter land, more feasible to develop into residential

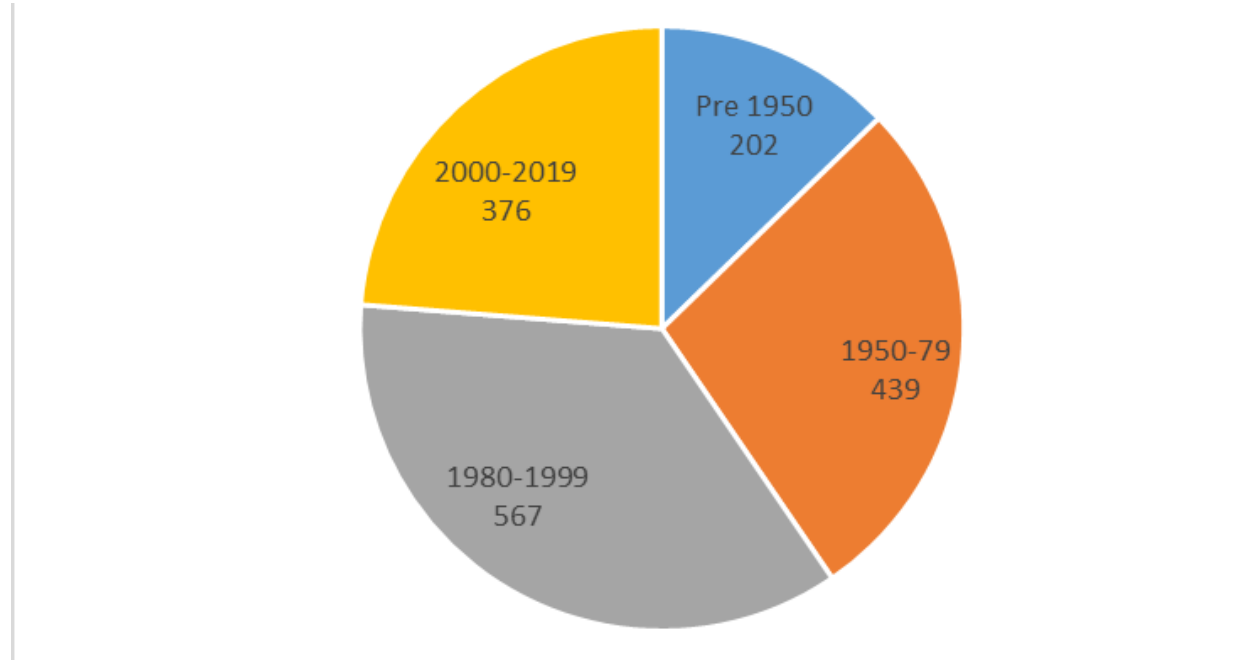


# Impacts on water quality

- Increase in demand for water – climate change - increased likelihood of drought and hot days
- Stock may have access to streams, although rules in Natural Resource Plan (NRP) will require a resource consent from 31 July 2022 for this to occur in parts of the Hutt, Mangaroa and Wainuiomata catchments.
- Septic tanks – if poorly maintained can leach pathogens and nutrients (nitrogen and ammonia) in waterbodies, and in concentrated areas of small lifestyle blocks can potentially leach higher rates of nitrogen than sheep and beef farms



# Septic tank – estimated ages



# Septic tanks investigations

- Upper Hutt City Council investigated 48 properties in the Blue Mountains in September 1998 (GWRC 2000). Small section sizes limited effluent disposal areas and high winter water levels resulted in:
  - 23% of properties having overland effluent flow (above ground)
  - 16.7% of properties needed immediate sludge removal
  - 8.3% of properties had severely deficient tank sizes

# Septic tank complaints

- GWRC environmental regulations database reported only 18 complaints relating to septic tanks (odour and overflows) from 2014 to 2019 (5 years).
  - Most septic tanks are in rural or lifestyle block settings, with households distances great enough that odour and overflows would go unnoticed.

# Opportunities

- Lifestyle block owners are a large and engaged stakeholder group
- Ability to network and form catchment groups
- Innovative