

HUTT CITY COUNCILKOMITI AROTAKE MAHERE Ā-ROHE
DISTRICT PLAN REVIEW COMMITTEE

Minutes of a meeting held in the Council Chambers,
2nd Floor, 30 Laings Road, Lower Hutt on
Thursday 29 February 2024 commencing at 2:02 pm

PRESENT:

Cr B Dyer (Chair)	Cr J Briggs
Cr S Edwards (Deputy Chair)	Deputy Mayor T Lewis
Cr A Mitchell	Cr K Morgan
Cr N Shaw	

APOLOGIES:

Mayor C Barry and R Te One

IN ATTENDANCE:

A Geddes, Director Environment and Sustainability
J Kingsbury, Director Economy and Development
T Johnston, Head of Planning
L Desrosiers, Head of Urban Development
N Gear, Policy Planning Manager
S Davis, Intermediate Policy Planner
H Bell, Elected Member Support Coordinator (part meeting)
K Glanville, Senior Democracy Advisor
H Clegg, Minute Taker

PUBLIC BUSINESS1. OPENING FORMALITIES - KARAKIA TŪTURU: TĒNEI AU

Tēnei au	This
Tēnei au te hōkai nei o taku tapuwae Ko	This is the journey of sacred footsteps
te hōkai nuku ko te hōkai rangi Ko te	Journeyed about the earth journeyed about the
hōkai a tō tupuna a Tāne-nui-a-rangi	heavens
Ka pikitia ai ki ngā rangi tūhāhā ki te	The journey of the ancestral god Tānenuiarangi
Tihi-o-Manono	Who ascended into the heavens to Te Tihi-o-
Ka rokohina atu rā ko Io-Matua-Kore anake	Manono
Ka tikina mai ngā kete o te wānanga Ko	Where he found Io, the parentless source
te kete-tuauri	From there he retrieved the baskets of knowledge
Ko te kete-tuatea Ko te	Te kete-tuauri
kete-aronui	Te kete-tuatea
Ka tiritiria ka poupoua	Te kete-aronui
Ka puta mai iho ko te ira tāngata Ki te	These were distributed and implanted about the
wheiao ki te ao mārama	earth
Tihei-mauri ora!	From which came human life
	Growing from dim light to full light
	There was life.

2. APOLOGIES

RESOLVED: (Cr Dyer/Cr Briggs)

Minute No. DPRC 24101

"That the apology received from Mayor Barry and R Te One be accepted and leave of absence be granted."

3. PUBLIC COMMENT

Comments are recorded under the item to which they relate.

4. CONFLICT OF INTEREST DECLARATIONS

There were no conflict of interest declarations.

5. SUMMARY OF ENGAGEMENT ON THE DRAFT DISTRICT PLAN

Report No. DPRC2024/1/35 by the Policy Planning Manager

Speaking under public comment, **Craig Innes** expressed his opposition regarding:

- the proposed reduction of minimum lot sizes in the rural lifestyle zone from two hectares to one hectare;
- the use of the rezoning being applied to Moores Valley and Wainuiomata North;
- the highly productive overlay as he considered it out of date and not accurate;
- the application of Outstanding Natural Features and Natural Landscape Overlays;
- the increased demand on the electricity supply and roads, including spotlights, due to an increase in housing; and
- the impact of subdivision in the Rural Residential Zone on highly productive land.

In response to questions from members, Craig Innes advised these points were not included in the summary of submissions prepared by the officers. He said the spotlights hazard related to illegal poachers using hand-held spotlights when shooting deer. He said this occurred in the Coast Road area. He believed that developing more housing in that area would lead to increased traffic hazards.

Speaking under public comment, **Craig Innes, representing Wainuiomata Rural Community Association** (the Association), stated the Association strongly objected to how the summary depicted their submission. He highlighted that the Association's main objections were similar to his objections. He said that Council had agreed to investigate water quality issues in the rural areas in 2012, but no report was forthcoming.

He noted the Association was concerned about the Outstanding Natural Features and Natural Landscape Overlays, as many of the areas identified were scrublands. In contrast, other areas of native bush, such as Eastbourne, were not identified. He asked that these overlay areas be consistent throughout the city.

In response to questions from members, Craig Innes stated that the Association represented around 50 properties in the area, a minority of the rural population. He acknowledged that residents in north Wainuiomata and Moores Valley Road may not share the Association's opposition to the proposed reduction in minimum lot sizes. He added that the Association could provide evidence of how the submission was drafted and how information was gathered.

Speaking under public comment, **Ken Jackson** advised that the government was reviewing the abilities of local authorities to implement Significant Natural Areas on private properties. He said the Highly Productive Land requirements were also under review, and all Class 3 land would be removed from the list. He added this would mean that most of the land in Wainuiomata would no longer be classified as highly productive. He requested that Council liaise with the government regarding these matters. He expressed concern about the reach of the District Plan survey and its effectiveness. He said he had spoken with three other large Wainuiomata property landowners who shared his concern about the proposed overlay restrictions. He asked the reason behind the increase in rural rates when the rural areas did not have access to water services.

In response to questions from members, Ken Jackson acknowledged that he was aware of the individual letters that were sent to landowners regarding the proposed changes in the draft District Plan. He said the survey on the website was not easily accessible, and it was not well advertised. He stated that some possible future land uses may not be allowed, such as tourism-related activities and subdivisions that would enable family members to live on the same farm title.

Speaking under public comment, **David Innes** endorsed the comments made by Craig Innes. He said the area, where the minimum lot size of one hectare minimum could apply, covered an area of approximately 200 hectares. He believed that the demand for lifestyle blocks was low and that much of the proposed zone was situated on steep, Class 5 or 6 bush covered land unsuitable for such densities.

Speaking under public comment, **Julie Sylvester** raised questions and commented on particular matters:

- where historic heritage sites were located in Wainuiomata;
- whether the restrictions on landowners regarding the natural environment were implemented under the banner of Indigenous Biodiversity;
- whether incinerating toilets could be added to the list, along with composting toilets;
- noted that the Residential Zone did not allow for tiny homes or provision of water tanks within the Medium Density Zone;
- believed the Rural Lifestyle Zone would not allow for further subdivision but would encourage ribbon development along the roads;
- requested two extra storeys in height be added to the Commercial and Industrial Zones to allow for car parking in the basement and apartments on the top floor; and
- noted that with the New Zealand Transport Agency buying land between Grenada

and Petone, housing and traffic implications would arise for Lower Hutt.

In response to a question from a member, Julie Sylvester confirmed that she did not submit to the draft District Plan.

Speaking under public comment, **Jane Wootton** spoke in opposition to the proposed increase in density along Moores Valley Road. She said that this would result in more traffic problems in the area. She advised she could not easily access the draft District Plan survey and could not submit her feedback. She objected to the Wainuiomata Rural Community Association's submission being treated as one submission. She questioned why the rural ratepayers faced a rate increase when they did not use the three waters services or the rubbish removal service. She asked that Council make the rates notice more straightforward and include a pie chart to show where the rates monies were being used.

The Policy Planning Manager elaborated on the report. He advised that more submissions and feedback had been received compared to any other planning document that underwent public consultation. He said that the summary of submissions was not a replacement for the actual submissions received. He added that all submissions were carefully analysed.

In response to questions from members, the Policy Planning Manager advised that it was not intended to provide members with all the submissions. He confirmed this could be done after ensuring privacy issues were addressed. He confirmed that officers regularly contacted the Ministry for the Environment regarding government policy changes or updates. He assured members that the maps used in the proposed District Plan would contain the most up-to-date information. He said that the National Policy Statement on Highly Productive Land required councils to follow a strict methodology, which may not be the most accurate. He acknowledged that if any government policy changes were released after the draft District Plan advertising, a draft District Plan variation may be required. He confirmed that it was common practice to classify a group submission as one submission and that all aspects of each submission had been analysed. He acknowledged the concerns raised by the public speakers.

In response to further questions from members, the Policy Planning Manager advised it was possible to notify all submitters to the DDP of any government policy changes. He said such notifications would need to be topic specific. He confirmed an information sheet explaining the differences and why changes had been proposed in the DDP could be prepared.

In response to further questions from members, the Policy Planning Manager advised there were two scheduled Committee meetings before the draft District Plan was presented. He said only key topics that required guidance from the Committee would be presented at those meetings. He added that the complete Section 32 report would accompany the draft District Plan when presented. He confirmed that Council's Policy Planning team had adequate resources to meet the draft District Plan presentation deadline, provided the government did not implement radical changes that required further research. He noted that the Indigenous Biodiversity chapter was currently being prepared, which could be risky if the government policy changed drastically from the current policy.

In response to further questions from members, the Policy Planning Manager confirmed that officers were in regular contact with many of the draft District Plan submitters, including those who spoke at the meeting.

The Chair thanked everyone who had contributed to the programme so far and assured that all issues raised would be thoroughly analysed. He noted the Committee was due to review the draft District Plan in the third quarter of the year, after a series of public meetings and workshops that had been proposed.

RESOLVED: (Cr Dyer/Cr Briggs)

Minute No. DPRC 24102

"That the Committee:

- (1) notes and receives the information in this report, including the Summary of Feedback on the Draft District Plan, attached as Appendix 1 to the report; and*
- (2) notes that this report solely presents a summary of the engagement on the Draft District Plan and the feedback received during engagement, and does not provide advice or make recommendations in response to that feedback."*

6. SPATIAL PLAN WORK PROGRAMME

Report No. DPRC2024/1/36 by the Head of Urban Development

The Head of Urban Development elaborated on the report. She advised the engagement with Mana Whenua would begin shortly.

In response to questions from members, the Head of Urban Development advised that the Spatial Plan (the plan) was not a statutory document. She said it would replace the 2012-2032 Urban Growth Strategy. She added that the plan would be reviewed as and when necessary, especially if unexpected growth occurred. She noted the plan complemented Council's District Plan.

In response to further questions from members, the Head of Urban Development advised that several Council teams had previously reviewed the work done on this subject and that the input received from the community was also considered. She added that officers met with other agencies and Mana Whenua to inform the plan. She said the final draft plan would include information from various sources and would be considered by the Committee.

Cr Mitchell expressed interest in the outcome of conversations with Mana Whenua and Kāinga Ora.

The Chair pointed out ongoing discussions about the Infrastructure Acceleration Fund with council officers.

RESOLVED: (Cr Dyer/Cr Shaw)

Minute No. DPRC 24103

“That the Committee approves the timeline for the preparation of the Spatial Plan as follows:

- a. July – November 2023: Understanding and documenting our current state (“spatial analysis”);*
- b. December – February 2024: Reviewing our existing planning documents, identifying common themes and potential “key moves”;*
- c. February – May 2024: Engaging with Mana Whenua;*
- d. March – May 2024: Engaging with crown agencies;*
- e. May -June 2024: Preparing the Draft Spatial Plan document;*
- f. July – August 2024: Approval of the Draft Spatial Plan for community engagement;*
- g. September – October 2024: Community engagement alongside Proposed District Plan;*
- h. October – November 2024: Appraising feedback and amending draft document; and*
- i. November – December 2024: Final Spatial Plan for adoption.”*

7. **INFORMATION ITEM**

District Plan Review Committee Forward Programme 2024

Memorandum dated 12 February 2024 by the Senior Democracy Advisor

After discussions with members, the Chair asked to add a new standing agenda item, 'Changes to Government Policy', to the forward programme.

RESOLVED: (Cr Dyer/Cr Mitchell)

Minute No. DPRC 24104

“That the Committee receives and notes the Forward Programme for the District Plan Review Committee for the remainder of 2024.”

8. **QUESTIONS**

There were no questions.

9. **CLOSING FORMALITIES - KARAKIA WHAKAMUTUNGA**

Unuhia!	<i>Release us from the supreme sacredness of our tasks</i>
Unuhia!	<i>To be clear and free</i>
Unuhia i te uru-tapu-nui	<i>in heart, body and soul in our continuing journey</i>
Kia wātea, kia māmā	<i>Oh Rongo, raise these words up high</i>
Te ngākau, te tinana, te wairua i te ara	<i>so that we be cleansed and be free,</i>
takatū	<i>Yes indeed, we are free!</i>
Koia rā e Rongo whakairihia ake ki	<i>Good and peaceful</i>
runga	
Kia wātea, kia wātea!	
Ae rā, kua wātea!	
Hau, pai mārire.	

There being no further business, the Chair declared the meeting closed at 3.10pm.

Cr B Dyer
CHAIR

CONFIRMED as a true and correct record
Dated this 27th day of March 2024