



KOMITI AROTAKE MAHERE Ā-ROHE DISTRICT PLAN REVIEW COMMITTEE

24 April 2024

Order Paper for the meeting to be held in the
Council Chambers, 2nd Floor, 30 Laings Road, Lower Hutt,
on:

Thursday 2 May 2024 commencing at 2:00 pm

The meeting will be livestreamed on Council's Facebook page.

Membership

	Cr B Dyer (Chair)
	Cr S Edwards (Deputy Chair)
Mayor C Barry	Cr J Briggs
Deputy Mayor T Lewis	Cr A Mitchell
Cr K Morgan	Cr N Shaw
Richard Te One, Mana Whenua Representative (Te Āti Awa, Taranaki)	

For the dates and times of Council Meetings please visit www.huttcity.govt.nz

Have your say

You can speak under public comment to items on the agenda to the Mayor and Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this by emailing DemocraticServicesTeam@huttcity.govt.nz or calling the Democratic Services Team on 04 570 6666 | 0800 HUTT CITY

KOMITI AROTAKE MAHERE Ā-ROHE DISTRICT PLAN REVIEW COMMITTEE

Chair:	Cr Brady Dyer
Deputy Chair:	Cr Simon Edwards
Membership:	<p>Mayor Campbell Barry Cr Josh Briggs Deputy Mayor Tui Lewis Cr Andy Mitchell Cr Karen Morgan Cr Naomi Shaw Richard Te One, Mana Whenua Representative (Te Āti Awa, Taranaki) <i>Up to two representatives nominated by Iwi and appointed by Council</i></p> <p>Note: Elected members should hold current certification under the Making Good Decisions Training Assessment and Certification Programme for RMA Decision-Makers. The Chair should in addition hold Chair certification</p> <p>Standing Order 31 outlining the provisions of Mana Whenua do not apply to this committee and Iwi appointees will have full voting rights as members of the Committee under Standing Orders</p>
Quorum:	Half of the members
Meeting Cycle	Meets on an eight-weekly basis or at the requisition of the Chair
Reports to:	Council

AREAS OF FOCUS:

- Undertake a full review of the District Plan and development of a Proposed District Plan
- Urban design and spatial planning
- Resource Management Act reform
- Mana Whenua partnership

MANA WHENUA MEMBERSHIP:

Mana Whenua membership will facilitate a collaborative approach to the District Plan review, and other District Plan matters that arise to ensure that appropriate relationships and processes are facilitated to:

- enable genuine partnership between Iwi and Hutt City Council at a governance level;
- promote shared decision-making in city planning; and
- ensure the perspectives and aspirations of iwi are effectively integrated into the District Plan Review.

Members are committed to ensuring Te Awa Kairangi ki Tai is able to develop in a prosperous manner, while also actively protecting significant natural, cultural, spiritual and built assets.

Members recognise the autonomy and right of Mana Whenua to exercise their respective authority in order to meet their responsibilities to their people.

SHARED VALUES:

- Whanaungatanga – building a strong partnership with an inter-generational view of the sustainable prosperity and wellbeing of Te Awa Kairangi ki Tai.
- Manaakitanga – placing the care of our whānau and community at the centre.
- Kaitiakitanga – caring for and protecting our environment.
- Whakapono – working together in good faith with honesty and transparency.
- Kotahitanga – working together with Mana Whenua and the wider community to achieve agreed outcomes.
-

DISTRICT PLAN DELEGATIONS:

Undertake a full review of the City of Lower Hutt District Plan, including establishing a District Plan work programme and monitoring its implementation.

- Consideration of matters related to the preparation and ongoing monitoring of the City of Lower Hutt District Plan.
- Preparation of required Changes and Variations to the City of Lower Hutt District Plan for Council approval to call for submissions.
- Approval of the draft District Plan for consultation.
- Make recommendations to Council on the statutory notified proposed District Plan.
- Make recommendations to Council on private District Plan Change requests for Council to accept, adopt or reject.
- Approve Council submissions on Resource Management-related matters, as well as the ability to delegate this approval to the Chief Executive.

- The Chair of the committee, in conjunction with the Chief Executive, is authorised to appoint a District Plan Hearings Subcommittee of suitably qualified persons to conduct hearings on behalf of the committee.

GENERAL:

Any other matters delegated to the committee by Council in accordance with approved policies and bylaws.

NOTE:

Manatū mō te Taiao | Ministry for the Environment advocates that Councils offer specialist RMA training in areas of law that are difficult to grasp or where mistakes are commonly made. This is to complement the Good Decision Making RMA training that they run (which is an overview and basic summary of decision making, rather than an in-depth training in specific areas of the RMA). Therefore to facilitate this, the RMA training run for councillors that wish to become hearings commissioners is mandatory.

Reasons for the importance of the training:

1. Hearings commissioners are kept abreast of developments in the legislation.
2. Legal and technical errors that have been made previously are avoided (many of which have resulted in Environment Court action which is costly, time-consuming and often creates unrealistic expectations for the community).
3. The reputation of Council as good and fair decision-makers or judges (rather than legislators) is upheld.

HUTT CITY COUNCIL

KOMITI AROTAKE MAHERE Ā-ROHE DISTRICT PLAN REVIEW COMMITTEE

Meeting to be held in the Council Chambers,
2nd Floor, 30 Laings Road, Lower Hutt on
Thursday 2 May 2024 commencing at 2:00 pm.

ORDER PAPER

PUBLIC BUSINESS

1. OPENING FORMALITIES - KARAKIA TŪTURU: TĒNEI AU

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

2. APOLOGIES

No apologies have been received.

3. PUBLIC COMMENT

Generally up to 30 minutes is set aside for public comment (three minutes per speaker on items appearing on the agenda). Speakers may be asked questions on the matters they raise.

4. CONFLICT OF INTEREST DECLARATIONS

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

5. **TE AO MĀORI ZONES AND CHAPTERS UPDATE**

Report No. DPRC2024/2/91 by the Senior Tikanga Māori Policy Planner 7

CHAIR'S RECOMMENDATION:

"That the recommendation contained in the report be endorsed."

6. **APPROACH TO MIXED USE ZONE**

Report No. DPRC2024/2/92 by the Senior Policy Planner 11

CHAIR'S RECOMMENDATION:

"That the recommendations contained in the report be endorsed."

7. **INFORMATION ITEM**

District Plan Review Committee Forward Programme 2024

Memorandum dated 15 April 2024 by the Senior Democracy Advisor 21

CHAIR'S RECOMMENDATION:

"That the recommendation contained in the memorandum be endorsed."

8. **QUESTIONS**

With reference to section 32 of Standing Orders, before putting a question a member shall endeavour to obtain the information. Questions shall be concise and in writing and handed to the Chair prior to the commencement of the meeting.

9. **CLOSING FORMALITIES - KARAKIA WHAKAMUTUNGA**

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

Kate Glanville
SENIOR DEMOCRACY ADVISOR

15 April 2024

Report no: DPRC2024/2/91

Te Ao Māori Zones and Chapters Update

Purpose of Report

1. The purpose of this report is to update the District Plan Review Committee on the progress of the Te Ao Māori Zones and Chapters as part of the District Plan Review

Recommendations

That the Committee receives and notes the information in this report.

Background

2. The District Plan Review includes a review of how the District Plan addresses the Te Ao Māori areas of Te Awa Kairangi ki Tai.
3. The Mana Whenua, Sites of Significance to Māori (SASM) chapters and Māori Purpose Zone (MPZ) of the District Plan are arguably the chapters of the District Plan that generate the highest level of interest from Māori, Marae, Tangata Whenua and Te Kāhui Mana Whenua (TKMW). TKMW refers to the mandated delegates from Mana Whenua entities to deliver partnership in accordance with Tākai Here agreements between Council and each partner entity. Hutt City Council has several projects related to City Development on its workplan that will cross areas such as planning, urban development, transport, infrastructure, and biodiversity. To be effective Te Tiriti partners, all projects require engagement with Mana Whenua to understand how their perspectives and aspirations can be meaningfully integrated into these projects.

Discussion – Progress Update

4. A brief summary on the progress of these chapters is as follows:
 - The objectives in the Strategic Directions Chapter have been drafted and discussed at the TKMW Wānanga (please note: Wānanga refers to meetings/workshops);
 - A Mana Whenua / Tangata Whenua Chapter has been drafted and reviewed by TKMW;

- A comprehensive SASM list has been compiled through the TKMW Wānanga that incorporates current sites in the District Plan and newly identified sites;
- Preliminary mapping corresponding to the new SASM list has been completed; and
- A number of marae have been identified to be included in the new MPZ.

Strategic Directions Chapter

5. Some minor issues have been identified from the TKMW Wānanga, as follows:
 - a. All waterbodies need to be protected and enhanced in the natural environment objective;
 - b. Te Awa Kairangi (Hutt River) needs special recognition through its own objective;
 - c. The objective relating to Mātū, Maakaro and Mokopuna Islands needs to include Mana Whenua values; and
 - d. Mana Whenua values need to be added in the urban form and development objective with the aim that these values are reflected in Lower Hutt's built environment.

Mana Whenua / Tangata Whenua Chapter

6. A draft of this chapter has been reviewed by TKMW. Particular issues have been raised relating to:
 - a. The term 'Mana Whenua' vs 'Tangata Whenua' was discussed and the term Mana Whenua is preferred, noting that Tangata Whenua is a term referring to other Māori living in the area; and
 - b. TKMW have stated there are corrections to be made to the historical setting description. Wikaira Consulting are currently reviewing these updates.

Sites of Significance to Māori (SASM)

7. A comprehensive list of SASM's has been worked through with TKMW including existing and newly added sites. Preliminary mapping with potential precincts and buffers has been completed.
8. The next stage of work involves a presentation for TKMW to assist Mana Whenua with making informed decisions on the SASM location accuracy, to confirm the narratives, and to identify what kinds of categorisation and precincts or buffers are appropriate to each SASM.

Māori Purpose Zone (MPZ)

9. This chapter requires further engagement with the seven Marae Committees. A presentation has been prepared by Wikaira Consulting and dates for these hui are to be confirmed with the Marae via Te Tira Māori.

Further engagement and actions required

10. Officers are continuing to engage with Mana Whenua on all parts of the District Plan Review. Table 1 below provides a snapshot of the further engagement and actions that are required to complete the Te Ao Māori Zones and Chapters for the Proposed District Plan (PDP).

PDP Chapter	Actions/further engagement required
Mana Whenua / Tangata Whenua Chapter	<p>1 - TKMW to provide corrections to historical setting description.</p> <p>2 - Revised draft Tangata Whenua / Mana Whenua chapter to be reviewed and confirmed by TKMW.</p>
Strategic Directions	<p>1 - Updates to be made and revised Strategic Directions to be reviewed and confirmed by TKMW.</p>
SASM	<p>1 - There are potentially 60 SASMs currently, which require further input from Mana Whenua to confirm the final list and narratives for the PDP.</p> <p>2 - Need to decide on appropriate protection and rules as there are a variety of approaches to enhancing, restoring, and protecting SASMs.</p> <p>3 - SASM chapter drafting once information from steps one and two above are completed.</p>
Māori Purpose Zone	<p>1 - Confirm proposed engagement programme with the seven Marae Committees.</p> <p>2 - Identify what these purpose zones mean for each Marae.</p> <p>3 - Complete MPZ chapter drafting once information from steps one and two above are completed.</p>

Climate Change Impact and Considerations

11. There are no specific or additional climate change considerations for the Te Ao Māori Zones and Chapters that are not already being considered and addressed as part of the overall District Plan Review process.

Legal and Financial Considerations

12. There are no specific legal considerations at this stage noting that this report is only providing an update to the District Plan Review Committee on the progress of the Te Ao Māori Zones / Chapters as part of the District Plan Review.

Financial Considerations

13. There are no specific financial considerations at this stage as this work falls within the overall District Plan Review budget set in Council's Long-Term Plan.

Appendices

There are no appendices for this report.

Author: Cristal Bennett
Senior Tikanga Māori Policy Planner

Author: Tim Johnstone
Head of Planning

Reviewed By: Kaanihi Butler-Hare
Tumuaki Māori

Approved By: Alison Geddes
Director Environment and Sustainability

10 April 2024

Report no: DPRC2024/2/92

Approach to Mixed Use Zone

Purpose of Report

1. The purpose of this report is to:
 - a. Present a summary of feedback on the Mixed Use Zone of the draft District Plan,
 - b. Inform the committee of relevant upcoming national direction, and
 - c. Present a recommended option for the Mixed Use Zone.

Recommendations

That the Committee:

- (1) notes the content of this report;
- (2) directs officers to prepare Mixed Use Zone and Neighbourhood Centre Zone chapters for the proposed District Plan by
 - (a) Proceeding with a Mixed Use Zone,
 - (b) Reassessing the zoning of individual sites in response to feedback on the draft plan,
 - (c) Expanding the Mixed Use Zone to larger fringe areas of major local centres and High Street in Avalon,
 - (d) Creating a new Neighbourhood Centre Zone to sit between the Local Centre Zone and Mixed Use Zone in the commercial centres hierarchy,
 - (e) Updating the Mixed Use Zone to include greater controls on vehicle-oriented businesses, and
 - (f) Updating the Mixed Use Zone to lower the threshold for resource consent assessment; and
- (3) notes that Council will have the opportunity to revisit its position on the Mixed Use Zone once national direction is released, although the form of this will depend on the timing of that national direction.

For the reason(s) that the recommended option achieves the purpose of the RMA and national direction as they exist at present, while providing a starting point for Council, submitters, and the hearing panel to consider changes once relevant national direction is released.

Background

Draft District Plan

2. The draft District Plan includes a Mixed Use Zone, which applied to:
 - a. Some small neighbourhood clusters of shops,
 - b. Areas that are already mixed or in transition,
 - c. A variety of sites with unique issues that make providing for a mix of uses appropriate, and
 - d. Several corridors along major bus routes, such as Cuba Street, Petone, Victoria Street, Alicetown, and High Street, Boulcott.
3. The zone provides for flexibility for site owners to have fully residential, fully commercial, or mixed developments, as well as other uses such as community or educational facilities. Uses other than residential would only be permitted up to a relatively low size, after which resource consent would be needed to assess the impact on the network of commercial centres, and local amenity.
4. A significant amount of feedback was received on the Mixed Use Zone during engagement on the draft District Plan. Given the quantity of feedback, and the potential changes in national direction outlined below, officers have decided to review the approach of the Mixed Use Zone chapter.
5. Key themes of the feedback were:
 - a. Support for the zoning from owners of sites,
 - b. Opposition for the zoning from owners or neighbours of sites, asking for particular sites to be excluded or the zone in general to be removed,
 - c. Requests from owners for additional sites to be added,
 - d. Concerns around managing impacts on local residential amenity, including from noise, odour, hours of operation, access to sunlight and daylight, and privacy,
 - e. Opposition to a change in character of neighbourhoods,
 - f. Concerns around managing vehicle access and on-site circulation, where businesses provided on-site parking and/or loading,
 - g. Whether there was sufficient demand for commercial activity in these areas to make use of the zone,
 - h. Whether the availability of mixed use areas would undermine the attractiveness of identified commercial centres.

- i. Support for the zone because it would reduce the regulatory burden on covered community organisations such as churches and non-profits,
- j. Support for the zone because of the benefits of having local amenities like pharmacies, grocery stores, and daycares more accessible to residents,
- k. Support for the zone providing flexibility to respond to market conditions when deciding between residential and commercial uses,
- l. Whether the zone covered too wide a range of situations, and seeking areas with a more industrial character or existing small-scale commercial centres should be broken out into their own zones,
- m. Whether a large enough area was included for the zone to be effective,
- n. Technical issues around the specific activities enabled and their thresholds for consent assessment, and
- o. Concerns around the management of interfaces with other zones.

Upcoming national direction

- 6. Since preparation of the draft District Plan, the government has signalled that it plans to issue new national direction on urban development. This includes a bill to amend the RMA, which would (among other things) introduce new direction on mixed use areas to the National Policy Statement on Urban Development. The amendment is expected later this year. There is little detail at this stage about what this direction will consist of.
- 7. Likely possibilities include that Council is directed:
 - a. To have a Mixed Use Zone of some kind,
 - b. To apply the zone to particular areas (e.g. within a walkable catchment of particular destinations, or in areas meeting a price or demand threshold), and
 - c. To include some provisions that should apply within the zone, such as which land uses are enabled and at which scale.
- 8. Unfortunately, the direction is unlikely to be available in time to significantly affect preparation of the notified District Plan. However, it will be available at or shortly after notification, meaning submitters will be able to take it into account, and the hearing panel will need to follow the direction when making recommendations on the plan.
- 9. As a result, Council needs an interim approach to Mixed Use Zone areas for the proposed District Plan, noting that it might well need to change that approach during the plan's notification and hearings process.

Options

10. In response to the feedback, officers have identified certain issues as either needing reconsideration at a strategic level, or that it would be beneficial to re-confirm Council's position from the draft.
11. The Council can consider the following options for updating the Mixed Use Zone:

Issue 1: Whether to have a Mixed Use Zone		
Council can opt whether or not to provide for a Mixed Use Zone at all.		
Operative plan	No equivalent to the Mixed Use Zone.	
Draft plan	Mixed Use Zone (option A)	
Recommended option	Option A (continue draft plan approach).	
Option	Advantages	Disadvantages
A. Continue with a proposed Mixed Use Zone (recommended)	Provides for small-scale commercial activity and other services close to people's home in most higher density areas.	May result in inefficient outcomes if the location of the Mixed Use Zone is not in the most desirable locations for mixed use development.
B. Do not have a Mixed Use Zone but provide for a greater scale of mixed use activities in the High Density Residential Zone	Provides for small-scale commercial activity and other services close to people's homes in all higher density areas.	Will not have zoning controls to steer the location of development.
C. Do not have a Mixed Use Zone and keep status quo option for mixed use in High Density Residential Zone	Limits commercial activity to Local Centres (and Neighbourhood Centres if selected as an option), which may increase the number of shops and other services in these centres.	Reduces development capacity for small-scale commercial activity and means shops and other services may be less accessible to people's homes.

Issue 2: Separate zone for small commercial centres		
<p>One option suggested by a submitter and supported by officers is to break out small established commercial centres as a separate Neighbourhood Centre Zone rather than remaining in the Mixed Use Zone. This would allow a zone sitting between the Mixed Use Zone and Local Centre Zone to provide a more commercially-focussed environment in these existing commercial areas.</p> <p>The Neighbourhood Centre Zone would be more enabling of commercial activity than the Mixed Use Zone in the draft but not provide for the same scale as the Local Centre Zone. It would have more restrictive controls protecting local residential amenity than the Local Centre Zone, reflecting that the zone would always be in close proximity to residential areas.</p> <p>The overall hierarchy of commercial centres would thus be:</p> <ol style="list-style-type: none"> 1. City Centre Zone 2. Metropolitan Centre Zone (Petone) 3. Local Centre Zone (approx. 18 suburban centres) 4. Neighbourhood Centre Zone (approx. 20-30 smaller clusters of shops) 5. Mixed Use Zone 		
Operative plan	No distinction between larger centres and smaller centres.	
Draft plan	Local Centre Zone covers larger centres, Mixed Use Zone covers smaller centres (option A).	
Recommended option	Add a third zone, Neighbourhood Centre Zone (option B).	
Option	Advantages	Disadvantages
A. Continue with a single zone covering mixed use areas and small commercial centres	Simpler plan.	Plan needs to control both types of area with a single zone which will be overly restrictive on small commercial centres, have insufficient controls on new mixed use areas, or both.
B. Separate small existing commercial centres into a new Neighbourhood Commercial Zone (recommended)	Allows provisions more tailored to commercial environments to be used for those areas.	May result in inefficient outcomes if the location of the Neighbourhood Centre Zone is not in the most desirable locations for mixed use development.

Issue 3: Vehicle oriented businesses		
One concern for submitters was the impacts on the local transport network from significant numbers of vehicles manoeuvring on-site, or on-site loading. An option supported by officers is to create limits on the scale of on-site parking and loading to allow more resource consent assessment of land uses that require significant numbers of vehicles or heavy vehicles, focussed on their impact on the transport network.		
Operative plan	N/A - no equivalent to Mixed Use Zone.	
Draft plan	Some specific types of business require consent, such as drive-throughs and service stations, but no general assessment regardless of the level of on-site parking and loading (option A).	
Recommended option	Trigger resource consent assessment based on the scale of proposed on-site parking and loading (option C).	
Option	Advantages	Disadvantages
A. Continue with resource consent assessment for some types of vehicle-oriented business	Simpler plan.	May lead to a proliferation of out-of-centre vehicle-oriented businesses in close proximity to residential areas, impacting residential amenity and increasing traffic.
B. Greater provision for vehicle-oriented businesses	Simpler plan. Increased development capacity for some types of business.	Inconsistent with regional direction and Council's other strategic direction.
C. Greater limits on vehicle-oriented businesses (recommended)	Helps support commercial centres and protect residential amenity.	Reduces development capacity for some types of business.

Issue 4: General provisions in the zone		
Commercial zones in the draft plan mostly direct land uses to have resource consent when they are over a threshold of size. These options all sit on a spectrum of where that threshold should sit.		
Operative plan	N/A - no equivalent to Mixed Use Zone.	
Draft plan	Some specific types of business require consent, such as malls and trade supply yards, but no general assessment for most businesses up to 200m ² (option A).	
Recommended option	Trigger resource consent assessment based on the type of business and scale, at a lower threshold (option C).	
Option	Advantages	Disadvantages
A. Continue with activities and thresholds in the draft	-	-
B. Provide for a greater scale of activity before requiring resource consent	Lower compliance costs and more flexibility for land users.	Fewer proposals assessed for their effects.
C. Provide for a lesser scale of activity before requiring resource consent (recommended)	Greater level of protection for residential amenity.	Higher compliance costs and less flexibility for land users.

Issue 5: Extent of the zone		
<p>Council received a number of pieces of feedback on the draft asking for individual sites to be re-examined. In addition, Council has various options to increase or decrease the size of the zone, by removing parts of the zone that were in the draft, adding in additional commercial fringe areas, bus corridors, or walkable catchments.</p> <p>In general, increasing the size of the zone will increase the benefits, and make sure more people are directly notified about the change in the zone should the zone be recommended to be expanded in the hearing. However, a larger zone risks spreading commercial activity out into weaker locations, and increases the area of the city where residential amenity might be affected by mixed use developments.</p>		
Operative plan	N/A - no equivalent to Mixed Use Zone.	
Draft plan	<p>Applies to</p> <ol style="list-style-type: none"> 1. Some small neighbourhood clusters of shops, 2. Areas that are already mixed or in transition, 3. A variety of sites with unique issues that make providing for a mix of uses appropriate, and 4. Several corridors along major bus routes, such as Cuba Street, Petone, Victoria Street, Alicetown, and High Street, Boulcott. <p>(option A)</p>	
Recommended option	Increase the area covered by the Mixed Use Zone to include larger fringe areas around major centres and extending the High Street corridor to Avalon shops (option C).	
Option	Advantages	Disadvantages
A. Continue with sites identified in the draft District Plan	-	Minor opportunities to improve the plan are missed.
B. Continue with roughly the scale of mixed use areas identified in the draft District Plan but assess individual requests for sites to be added and removed	Minor opportunities to improve the plan.	Reduced ability to provide for shops and services closer to homes.

C. Moderate increase to Mixed Use areas (recommended) with larger fringes on major centres and additional mixed use corridor on High Street in Boulcott.	Increases benefits of providing shops and services closer to homes.	Increased area that may be impacted by negative effects of commercial activities.
D. Significant increase to Mixed Use areas with 5 minute walking catchments of major centres and rapid transit, plus major bus corridors.	Increases benefits of providing shops and services closer to homes.	Less ability to shape the location of mixed use development through zoning. Increased area that may be impacted by negative effects of commercial activities.
E. Reduction in Mixed Use areas, by removing mixed use corridors and fringes of commercial centres.	Lower impact of commercial activities on residential areas.	Reduced ability to provide for shops and services closer to homes.

12. Overall, the recommended approach for each of these options consists of:

- a. Proceeding with a Mixed Use Zone in at least some areas. The national direction is likely to require Council to have a Mixed Use Zone, and having a zone in the proposed plan gives an outline of council's preferred approach and gives submitters and the hearing panel a starting point to work from. It would be somewhat larger geographically but with less enabling provisions. The additional areas would be the fringes of existing commercial centres and expanding the mixed use corridor up High Street to Boulcott/Avalon shops.
- b. A new commercial zone, the Neighbourhood Centre Zone, that would apply to the smallest tier of existing commercial centres instead of the Mixed Use Zone. This removes the uncertainty of how these areas will be treated in the upcoming national direction, and allows provisions better tailored to these areas. These would be somewhere between the draft Mixed Use Zone and the draft Local Centre Zone.
- c. Updating the Mixed Use Zone's provisions to include greater control of vehicle-oriented businesses, to help implement the goal of the zone as providing for local services, rather than city-wide destinations.

Future options

13. Regardless of the option chosen, officers will report back to the committee once we have sufficient information on the government's direction.

Climate Change Impact and Considerations

14. The matters addressed in this report have been considered in accordance with the process set out in Council's Climate Change Considerations Guide.
15. Mixed use zoning has the potential to help reduce emissions by providing for local services closer to people's homes and, by reducing distances, making some trips more practical by walking and cycling. However, this is difficult to quantify without better quantifying the likely uptake of the zone. There is a low risk of increasing emissions by spreading out commercial areas, but the recommended approach limits this by discouraging use of the zone for heavily car-oriented businesses such as drive-throughs.

Consultation

16. The recommended option is based on the results of consultation on the draft district plan. Any option selected will be consulted on further as part of the formal RMA process for notifying a new district plan.

Legal Considerations

17. There are no relevant legal considerations besides those on the district plan review as a whole.

Financial Considerations

18. There are no relevant financial considerations besides those on the district plan review as a whole.

Appendices

There are no appendices for this report.

Author: Stephen Davis
Senior Policy Planner

Reviewed By: Nathan Geard
Policy Planning Manager

Approved By: Alison Geddes
Director Environment and Sustainability



TO: Chair and Members
District Plan Review Committee

FROM: Kate Glanville

DATE: 15 April 2024

SUBJECT: DISTRICT PLAN REVIEW COMMITTEE FORWARD
PROGRAMME 2024

Purpose of Memorandum

1. To provide the Committee with a Forward Programme of work planned for 2024.

Recommendation

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

Background

2. The Terms of Reference for the Committee requires the Committee to undertake a full review of the District Plan and development of a Proposed District Plan.
3. The Committee's programme of work for 2024 is attached as Appendix 1 to the report.
4. The Forward Programme for 2024 provides a planning tool for members and officers to coordinate work programmes for the year.

Forward Programme

5. The Forward Programme is subject to change on a regular basis. Any changes to the Forward Programme by officers will be made in consultation with the Chair.

Appendices

No.	Title	Page
1↓	District Plan Review Subcommittee - Forward Programme 2024	22

Author: Kate Glanville, Senior Democracy Advisor

Approved By: Kathryn Stannard, Head of Democratic Services

District Plan Review Committee – Forward Programme 2024							
Description	Author	Cycle 3 4 Jul	Cycle 4 8 Aug	Cycle 4 5 Sep	Cycle 5 3 Oct	Cycle 5 14 Nov	Pending
Forward Programme	Democracy Advisor	✓	✓	✓	✓	✓	
Approval of content (text and key graphics) of Draft Spatial Plan to proceed to community engagement and detailed engagement plan	Head of Urban Development	✓					
Seek direction from committee on specific topics and issues TBC	Head of Planning	✓	✓	✓			
Approval of complete Draft Spatial Plan document to proceed to community engagement	Head of Urban Development			✓			
Seek recommendation to notify Proposed District Plan	Head of Planning				✓		
Adoption of Spatial Plan	Head of Urban Development						✓