

HUTT CITY COUNCIL**KOMITI 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 2 May 2024 commencing at 2:00 pm

PRESENT:

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| Cr B Dyer (Chair) | Mayor C Barry |
| Cr J Briggs | Cr S Edwards (Deputy Chair) |
| Deputy Mayor T Lewis | Cr A Mitchell |
| Cr K Morgan | Cr N Shaw |
| R Te One | |

APOLOGIES:

There were no apologies.

IN ATTENDANCE:

A Geddes, Director Environment and Sustainability
J Kingsbury, Director Economy and Development (via audio-visual link)
T Johnston, Head of Planning
N Geard, Policy Planning Manager
S Davis, Senior Policy Planner
C Bennett, Senior Tikanga Māori Policy Planner
H Bell, Elected Member Support Coordinator (part meeting)
K Stannard, Head of Democratic Services (part meeting)
K Glanville, Senior Democracy Advisor
H Clegg, Minute Taker

PUBLIC BUSINESS

1. OPENING FORMALITIES - KARAKIA TŪTURU: TĒNEI AU

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|---|--|
| 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

There were no apologies.

3. PUBLIC COMMENT

RESOLVED: (Cr Dyer/Cr Edwards)

Minute No. DPRC 24201

“That the Committee temporarily suspend Standing Order 16.1: ‘Subjects of public comment’ to allow a public speaker to speak on a matter not on the agenda.”

Speaking under public comment, **Craig Innes, representing himself and the Wainuiomata Rural Community Association**, made comments regarding “Wainuiomata North” at the Komiti Arotake Mahere Ā-Rohe District Plan Review Committee meeting held on 29 February 2024. He clarified that his comments were related to the Eastern Hills areas where it was proposed to allow higher density development than was currently permitted. He objected to how his comments were recorded in the previous meeting’s minutes. He expressed his dissatisfaction with the fact that his request had been ignored. He pointed out that he had not received all the draft District Plan document submissions and that names and addresses had been redacted. He also mentioned that he had complained to the Office of the Ombudsman.

Craig Innes believed that many submissions to the draft District Plan document expressed concern about the confusion among residents due to the preliminary letter sent to landowners. He also thought the letter informed them that their land may be subject to altered rules in the proposed District Plan. He asked that officers contact submitters who had requested their submissions to remain anonymous. He noted that all submissions were intended to be public.

In response to questions from members, Craig Innes believed officers could have added a geographically identified parcel of land to each of the information letters sent out.

Cr Dyer explained that at the previous meeting the Committee had committed to including his submission as an appendix, if officers were not able to publicly release all the submissions. He noted this had now been done through an official information request by Craig Innes. He clarified that the purpose of the information letter was to inform landowners about the possibility of change. He noted the letter also contained contact details of Council's Planning officers in case residents needed any clarification or further information.

4. CONFLICT OF INTEREST DECLARATIONS

There were no conflict of interest declarations.

5. TE AO MĀORI ZONES AND CHAPTERS UPDATE

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

The Senior Tikanga Māori Policy Planner and Policy Planning Manager elaborated on the report.

In response to questions from members, the Head of Planning clarified that only Mana Whenua had been engaged with specifically and that Te Taura Here, which referred to Māori living in the Hutt Valley but not affiliated with a specific iwi or hapu, would have the same engagement opportunities as members of the public. He also mentioned that there would be no separate engagement process with landowners regarding the proposed Te Ao Māori zones before the proposed District Plan was publicly notified.

In response to questions from members, the Policy Planning Manager confirmed that any draft District Plan chapters not consulted or engaged on would be reported to the Committee before the proposed District Plan was approved and publicly notified.

RESOLVED: (Cr Dyer/R Te One)

Minute No. DPRC 24202

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

6. APPROACH TO MIXED USE ZONE

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

The Senior Policy Planner elaborated on the report.

In response to questions from members, the Senior Policy Planner explained that smaller commercial zones would usually be designated as Mixed Use zones, while larger ones would be Neighbourhood Centres. He also mentioned that the effects of resource consent applications on the surrounding environment would be evaluated for all commercial zones. He added that this included the impact on privacy, quality of life for residential neighbours, and the overall character of the area. Additionally, he clarified that the new District Plan could not regulate existing businesses as long as they were operating within the limits of their existing use rights. He confirmed that enforcement officers would be monitoring businesses operating under resource consent.

In response to questions from members, the Senior Policy Planner advised officers were considering including larger areas when proposing extensions to Mixed Use zones. He stated that retracting a zone was relatively easier than introducing one, as it allowed the public to make a submission on the change. Additionally, he confirmed that officers were communicating with Council's Transport team, particularly regarding parking requirements.

In response to a question from a member, the Policy Planning Manager clarified that there was no proposal to set a site coverage limit for the Mixed Use zone. However, he advised that other rules had been proposed to ensure that 100% of the site was not covered with buildings. He confirmed that existing service lanes could not be lost. He added that no additional service lanes were required for commercial areas as that would require a budgetary allocation from Council's Transport team.

In response to a question from a member, the Senior Policy Planner agreed to update members on the timetable for implementing the Parking Strategy.

The Chair thanked officers for the report's well-balanced arguments and organised layout.

RESOLVED: (Cr Dyer/Deputy Mayor Lewis)

Minute No. DPRC 24203

"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.

7. INFORMATION ITEM

District Plan Review Committee Forward Programme 2024

Memorandum dated 15 April 2024 by the Senior Democracy Advisor

Cr Dyer advised that additional meetings had been added to the Forward Programme to spread the workload before officers sought the Committee's approval to notify the proposed District Plan in October 2024.

RESOLVED: (Cr Dyer/Cr Morgan)

Minute No. DPRC 24204

"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

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|--------------------------------------|--|
| 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 | <i>so that we be cleansed and be free,</i> |
| ara 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 mārīre. | |

There being no further business the Chair declared the meeting closed at 2.35pm.

Cr B Dyer
CHAIR

CONFIRMED as a true and correct record
Dated this 28th day of May 2024