



KOMITI AROTAKE MAHERE Ā-ROHE DISTRICT PLAN REVIEW COMMITTEE

25 February 2025

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

Tuesday 4 March 2025 commencing at 2:00 pm

The meeting will be livestreamed on Council's You Tube 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.

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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
Tuesday 4 March 2025 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
Ko te hōkai a tō tupuna a Tāne-nui-	about the heavens
a- rangi	The journey of the ancestral god
Ka pikitia ai ki ngā rangi tūhāhā ki te	Tānenuiarangi Who ascended into
Tihi-o-Manono	the heavens to Te Tihi-o- Manono
Ka rokohina atu rā ko Io-Matua-Kore	Where he found Io, the parentless
anake	source
Ka tikina mai ngā kete o te wānanga	From there he retrieved the baskets of
Ko te kete-tuauri	knowledge Te kete-tuauri
Ko te kete-tuatea	Te kete-tuatea Te kete-aronui
Ko te kete-aronui	These were distributed and implanted
Ka tiritiria ka poupoua	about the earth
Ka puta mai iho ko te ira tāngata	From which came human life
Ki te wheiao ki te ao mārama	Growing from dim light to full light
Tihei-mauri ora!	There was life.

2. APOLOGIES

Mayor C Barry

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. **RETROSPECTIVE APPROVAL OF SUBMISSION BY HUTT CITY COUNCIL ON THE RESOURCE MANAGEMENT (CONSENTING AND OTHER SYSTEM CHANGES) AMENDMENT BILL**

Report No. DPRC2025/1/38 by the Head of Planning

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CHAIR'S RECOMMENDATION:

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

6. **INFORMATION ITEMS**

a) **Non-substantial changes to the Proposed District Plan**

Memorandum dated 14 February 2025 by the Policy Planning Manager

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CHAIR'S RECOMMENDATION:

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

b) **District Plan Review Committee Forward Programme 2025**

Memorandum dated 10 February 2025 by the Democracy Advisor

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CHAIR'S RECOMMENDATION:

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

7. **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.

8. **CLOSING FORMALITIES - KARAKIA WHAKAMUTUNGA**

Unuhia!

Release us from the supreme sacredness of our tasks

Unuhia!

To be clear and free

Unuhia i te uru-tapu-nui

in heart, body and soul in our continuing journey

Kia wātea, kia māmā

Te ngākau, te tinana, te wairua i

Oh Rongo, raise these words up high

te ara takatū

so that we be cleansed and be free,

Koia rā e Rongo whakairihia ake

Yes indeed, we are free!

ki runga

Good and peaceful

Kia wātea, kia wātea!

Ae rā, kua wātea!

Hau, pai mārire.

Kate Glanville

SENIOR DEMOCRACY ADVISOR

16 February 2025

Report no: DPRC2025/1/38

Retrospective approval of submission by Hutt City Council on the Resource Management (Consenting and Other System Changes) Amendment Bill

Purpose of Report

1. To seek retrospective approval for the submission made by Hutt City Council (HCC) on the Resource Management (Consenting and Other System Changes) Amendment Bill (the Bill).

Recommendation

That the Committee approves the submission by Council on the Resource Management (Consenting and Other System Changes) Amendment Bill dated 10 February 2025.

Background

2. The Bill was introduced to Parliament in December 2024. Submissions closed on 10 February 2025.
3. There were no Council Committee dates available during this consultation period prior to 10 February. A submission was therefore prepared by officers and approved by the HCC Corporate Leadership Team, the Mayor, and the Chair and Deputy Chair of the District Plan Review Committee.
4. The submission is attached as Appendix 1 to the report. It was submitted to the Parliament Environment Committee on 10 February 2025.

Discussion

5. The Bill includes the following General Policy Statement:

*“The objective of the Resource Management (Consenting and Other System Changes) Amendment Bill (the **Bill**) is to amend the Resource Management Act 1991 (the **RMA**) to progress the following Government priorities:*

- *making it easier to consent new infrastructure, including for renewable energy, building houses, and enhancing the primary sector:*

- *cutting red tape to unleash the investment in renewable energy for New Zealand to meet its emissions reduction targets:*
- *making the medium density residential standards (the MDRS) optional for councils, with the need for councils to ratify any use of the MDRS, including in existing zones:*
- *implementing the Going for Housing Growth policy to unlock land for housing, build infrastructure, and allow communities to share the benefits of growth:*
- *facilitating the development and efficiency of ports, and strengthening international supply networks:*
- *simplifying the planning system.*

The Bill amends a range of existing RMA provisions across 5 themes:

Infrastructure and energy

The Bill amends the RMA to specify default maximum time frames for consent processing and establish default consent durations for renewable energy and infrastructure consents to improve process and outcome certainty for system users.

Housing growth

The Bill amends the RMA to make it optional for councils to implement the MDRS and provides plan-making processes to deliver for housing. The aim is to increase flexibility and support housing growth. The Bill introduces new powers for the Minister to ensure compliance with national direction. The Bill also simplifies the listing and delisting of heritage buildings and structures.

Farming and the primary sector

The Bill clarifies the interface between the RMA and the Fisheries Act 1996, to balance marine protection with fishing rights. It amends certification and auditing of farm plans, ensures timely consent processing for wood processing facilities, and enables national direction to facilitate aquaculture improvements more easily. The objective is to enhance investment certainty and support growth.

Natural hazards and emergencies

The Bill provides an increased suite of tools to deal with natural hazards and emergency events, aiming for better decision making and efficiency.

System improvements

The Bill amends the RMA to enhance compliance and enforcement, reduce regulatory uncertainty, address system gaps, and clarify policy intent to support a well-functioning resource management system."

6. The changes relating to the farming and primary sector are largely irrelevant to HCC. The submission therefore focused on the other areas set out above including infrastructure, system improvements, natural hazards and housing.

7. The key submission points are summarised as follows:

- The amendments to extend the duration and lapse dates for infrastructure consents and designations are supported in relation to HCCs role as an infrastructure provider and requiring authority.
- The proposed changes to streamline consent processing are supported.
- The proposed changes to strengthen compliance and enforcement powers and penalties are supported.
- The proposed change to introduce stronger powers to refuse resource consent based on risk from natural hazards is supported.
- In relation to the change to make natural hazards rules have immediate legal effect when a proposed plan is notified: HCC is seeking an important clarification to ensure that plans that have been notified prior to commencement of the legislation, such as the Lower Hutt Proposed District Plan, are not subject to this clause. This is to maintain the integrity of plan change processes that are underway, and to avoid significant issues of uncertainty, confusion, delay and additional cost for landowners, developers and local authorities.
- HCC supports the changes that enable councils to opt out of the MDRS if they can demonstrate 30 years of housing growth capacity. However, in supporting these changes the HCC submission also requests that central government recognizes and considers the implications of governments recent shifting position, and the consequences of this in relation to slowing housing delivery in Lower Hutt; additional significant public cost for the city's ratepayers; and additional concerns and uncertainty for all residents, landowners and business in Lower Hutt.

8. In addition to the above key submission points there are also some minor technical points intended to improve the clarity and implementation of the new legislation.

Climate Change Impact and Considerations

9. There are no direct climate change implications or considerations in HCC making this submission.

Consultation

10. No external consultation or engagement was carried out on this submission

Legal and Financial Considerations

11. There are no specific legal or financial considerations for HCC in making this submission.

Appendices

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1↓	HCC Submission dated 10 February 2025	11

Author: Tim Johnstone
Head of Planning

Approved By: Alison Geddes
Director Environment and Sustainability



30 Laings Road, Lower Hutt

Private Bag 31912 Lower Hutt 5040

10 February 2025

Committee Secretariat
Environmental Committee
Parliament Buildings
Wellington

Tēnā koutou

Submission by Hutt City Council on the Resource Management (Consenting and Other System Changes) Amendment Bill

Hutt City Council (HCC) welcomes the opportunity to provide feedback on the Resource Management (Consenting and Other System Changes) Amendment Bill.

Attached is a table of HCCs submission points on the Bill. HCCs key submission points are summarised as follows:

1. The proposed changes to streamline consent processing are supported.
2. The proposed changes to strengthen compliance and enforcement powers and penalties are supported.
3. In relation to the change to make natural hazards rules have immediate legal effect when a proposed plan is notified: it is essential that there is clear direction that plans that have been notified prior to commencement of the legislation are not subject to this clause i.e. If a proposed plan is notified prior to commencement then the natural hazard rules do not have legal effect upon commencement. This is an important clarification that is required to maintain the integrity of plan change processes that are underway, and to avoid significant issues of uncertainty, confusion, delay and additional cost for landowners, developers and local authorities.
4. HCC supports the changes that enable councils to opt out of the Medium Density Residential Standards (MDRS) if they can demonstrate 30 years of housing growth capacity. However, in supporting these changes HCC also

▲ The pattern at the top of this page is inspired by the natural landforms, hills, river, and coastline surrounding Lower Hutt. It represents our people, our place, and our home.

makes the following compelling points, and requests that these be acknowledged and considered in future decisions that have an impact on Lower Hutt:

- In 2021 the government made the implementation of the MDRS a mandatory requirement for all for tier one councils such as HCC (this was a jointly endorsed directive by both the national and labour parties).
- HCC was one of the first councils in New Zealand to implement this requirement through Plan Change 56. Plan Change 56 came into effect in 2023. The costs of implementing the MRDS through Plan Change 56 were around \$800,000.
- In order to implement the MDRS, HCC had to pause the full review of its District Plan which it had commenced in 2019. A key focus of this review was to ensure that HCC was taking a well-planned approach to enabling housing intensification in Lower Hutt.
- The changes by central government from 2021 to 2025 on the application of the MDRS has only served to slow housing delivery in Lower Hutt, at significant additional public cost for the city's ratepayers, as well as causing significant additional concerns and uncertainty for all residents, landowners and business in Lower Hutt.

In addition to the above key submission points there are also some minor technical points intended to improve the clarity and implementation of the new legislation.

HCC would not like to be heard in support of its submission.

Ngā mihi



Andrea Blackshaw

Tumu Whakarae
Acting Chief Executive

Table of Submission Points

Provision	Feedback and changes sought
Renewable energy and infrastructure Clause 42 / s123B & Clause 43 / s125	Support amendments extending duration and lapse date of consents – no changes sought.
Information requirements for notices of requirement Clauses 49-53 / ss168, 168A, 171, 184, 184A	Support amendments which clarify the information requirements for NoRs, and which emphasise proportionality, but recommend further guidance be provided on proportionality.
New defined terms “long-lived infrastructure” and “specified energy activity” Clause 4 of bill / section 2 of RMA	Neutral but recommend definitions are tightened up. “Long-lived infrastructure definition” as currently defined is not limited to “infrastructure” but could potentially encompass private facilities such as internal driveways or private water or gas connections. “Renewable energy” as defined currently in the RMA would encompass small-scale roof-top solar panels. It may not be necessary or desirable to define a duration for consents for these smaller, domestic scale activities.
Streamline consent processing Clause 28 / s88 Clause 30 / s92 Clause 32 / s92AA Clause 34 / s100 Clause 38 / s107G	Overall support for these changes with additional comment relating to the new process for reviewing draft consent conditions prior to deciding applications (s107G (4)). This clause limits the consent authority to only be able to have regard to comments which cover technical or minor matters. This is considered unnecessary and could negate many of the benefits of

	introducing this new process. Recommend this clause be deleted.
<p>MDRS Clause 17 / s77FA and s77FB</p> <p>Streamlined Planning Process Clauses 83 to 86 in Schedule 1</p>	<p>Support with additional technical comment relating to clauses 83 to 86 in Schedule 1 set out the SPP processes. These sit under a heading "Process for approval of proposed planning instrument", which is not subject to amendment. Unless this heading is amended, or suitable wording is added, then clauses 83 to 86 could be read as applying to any proposed planning instrument (i.e. any plan change).</p>
<p>Monitoring and enforcement Clause 10 / s36 Clause 36 / s104 Clause 39 / s108 Clause 45 / s128 Clause 39 / s314A Clause 60 / s322 Clause 61 / s 327 Clause 65 / s339 Clause 66 / s342A</p>	<p>Overall support for these changes with additional comment that the legislation needs to ensure that compliance history follows company directors and owners (to address potential issue where the new compliance provisions can be circumvented by changing company names).</p>
<p>Immediate legal effect for natural hazards rules in proposed plans Clause 25 / s86B Clause 81 / s59 of schedule 12</p>	<p>Neutral but important that the following matters are clarified in the legislation:</p> <p>Clause 25 states that, "...rules relating to natural hazards to have immediate legal effect...". The term "relating to" is too broad and there needs to be a clear definition of which rules this clause should apply to.</p> <p>Clause 81 does not specify how it relates to plans that have been notified prior to commencement of the bill. This must be clarified to explicitly state that plans that have been notified prior to commencement <u>are not subject to this clause</u> i.e. If a proposed plan is notified prior to commencement then the <u>natural hazard rules do not have legal effect upon</u></p>

	<p><u>commencement</u>. This is an important clarification that is required to maintain the integrity of plan change processes that are underway, and to avoid significant issues of uncertainty, confusion, delay and additional cost for landowners, developers and local authorities.</p>
<p>Ability to refuse land use consents based on risk from natural hazards Clause 37 / s106A</p>	<p>Support – no changes sought.</p>



TO: Chair and Members
District Plan Review Committee

FROM: Nathan Geard

DATE: 14 February 2025

SUBJECT: NON-SUBSTANTIAL CHANGES TO THE PROPOSED
DISTRICT PLAN

Purpose of Memorandum

1. To present a summary of the non-substantial changes that have been made to the Proposed District Plan between Council's approval of the Proposed District Plan (at the Council's meeting of 4 December 2024) and notification of the proposed plan (6 February 2025).

Recommendation

That the Committee receives and notes the Summary of Non-Substantial Changes to the Proposed District Plan.

Background

2. At its 4 December 2024 meeting, Council (on the recommendation of the District Plan Review Committee) approved the Proposed Lower Hutt District Plan for public notification.
3. As part of that decision, Council also approved that officers make further non-substantial changes to the Proposed District Plan.
4. Appendix 1 to this memorandum is a summary of the non-substantial changes to the Proposed District Plan made between Council's decision to approve the Proposed District Plan and notification of the proposed plan.
5. For the most part, these changes fall into the following categories:

- Formatting
- Updating references and numbering

This includes references to other parts of the Proposed District Plan, statutory bodies (such as Greater Wellington Regional Council) and external documents)

- Improving style and a correcting spelling mistakes

Improvements to writing style are generally for the purpose of making provisions in the Proposed District Plan clearer for plan users, including by using defined terms and consistent language (for example, referring to consistent wording and defined terms.

- Improving explanatory text, notes and guidance

This includes the sections in Part 1 of the Proposed District Plan (which do not include objectives, policies and rules), chapter introductions and advice notes.

- Updating figures

Updates to figures were generally to improve the resolution of the figures, but also to provide zone specific information in diagrams (for example, replacing the generic Height in Relation to Boundary diagrams with diagrams that show the specific Height in Relation to boundary for that zone).

- Replacing placeholders with the date of notification

6. However, the following changes of particular note have been made:

- Setting the minimum allotment size standard for the Rural Lifestyle Zone at 1ha.

In the draft of the Proposed District Plan presented to the District Plan Review Committee on 4 December 2024, the minimum allotment size standard was 0.5ha. As discussed at that meeting, this was an error, and the minimum allotment size standard for the zone was intended to be 1ha. This has been corrected.

- Provisions for electric vehicle-charging-ready vehicle parking have been updated to clarify that they apply to both covered and uncovered parking.

At the District Plan Review Committee meeting on 4 December 2024, it was noted that it was unclear whether the requirement that residential carparking spaces be electric vehicle-charging-ready would only apply to outdoor parking spaces or parking provided within a garage or carport as well. This requirement has been amended to clearly state that it applies to both covered and uncovered parking spaces.

- Additional designations, in response to receipt of notices of requirements.

Requiring authorities were able to lodge additional notices of requirement up until the notification of the Proposed District Plan. For the Proposed District Plan, Hutt City Council has received notices of requirement from the Ministry of Education, Greater Wellington Regional Council, and Hutt City Council (in the case of Hutt City Council, these notices of requirement relate to existing reservoirs and pumpstations).

- Exclusions for setback and building coverage standards carried through from the operative District Plan.

The standards of the operative District Plan for minimum boundary setbacks and maximum height in relation to boundary include exclusions for fences, common walls, eaves and stormwater tanks. There are also exclusions in building coverage standards for low structures, such as decks. These exclusions have been carried over.

- Excluding Childcare Centres from rules for Educational Facilities.

For some zones, the Proposed District Plan included separate rules for Child Care Services and Educational Facilities. The purpose of having separate rules was to be more permissive of Child Care Services than Educational Facilities. However, the definition of Educational Facilities includes Child Care Services. The unintended outcome of this was that Child Care Services were captured by two different rules, and the more permissive rule for Child Care Services was effectively made redundant.

- For the Seaview Marina Zone, objective SMZ-O6: Adverse effects was added.

For zones, the Proposed District Plan takes the approach of having a specific objective for the management of adverse effects within the zone and at interfaces with other zones. This objective had been inadvertently excluded from the Seaview Marina Zone chapter, although was included in the s32 evaluation report for the Zone.

- In the Coastal Environment chapter: updating policy CE-P5, rule CE-R3 and standard CE-S1 to clarify that they only apply to indigenous vegetation removal; including exceptions in these provisions for the placement of beehives, farming tracks and fences; only *explicitly* requiring assessments from a suitably qualified landscape architect for non-complying activities; and providing for some small-scale built development in High and Very High Coastal Natural Character Areas as a Permitted Activity (rather than always requiring resource consent).

These changes bring the chapter into line with the Evaluation Report for the chapter. In the case of the assessments from a suitably qualified landscape architect, such assessments may still be required for consents under other rules. However, the need for an assessment would be determined on a case-by-case basis.

Appendices

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1↓	Appendix 1: Summary of non-substantial changes to the Proposed District Plan	19

Author: Nathan Geard
Policy Planning Manager

Reviewed By: Tim Johnstone
Head of Planning

Approved By: Alison Geddes
Director Environment and Sustainability

Appendix 1: Summary of non-substantial changes to the Proposed District Plan

Chapter	Summary of changes
Introduction	
Purpose	<ul style="list-style-type: none"> • Minor amendments to improve clarity/readability. • Formatting.
How the Plan Works	
General approach	<ul style="list-style-type: none"> • Additional explanatory text in relation to maps and using the ePlan. • Refined guidance on relevance of certain chapters. • Updated references to appendices. • Minor amendments to improve clarity/readability. • Formatting.
Cross boundary matters	<ul style="list-style-type: none"> • Minor amendments to improve clarity/readability. • Formatting.
Relationships between spatial layers	<ul style="list-style-type: none"> • Minor amendments to improve clarity/readability. • Formatting.
Interpretation	
Definitions	<ul style="list-style-type: none"> • Definitions added for terms used in Proposed District Plan. • Amended defined terms to give a consistent style (for example, consistency in reference to “activity sensitive to...”). • Deleted unused terms. • Notification date added to the definition wording of some terms. • Other alterations made to definition wording of some terms for improved clarity and corrected grammar.
Abbreviations	<ul style="list-style-type: none"> • New chapter added identifying abbreviations used in Proposed District Plan.
National Direction Instruments	
National Policy Statements and New Zealand Coastal Policy Statement	<ul style="list-style-type: none"> • No changes
National Environmental Standards	<ul style="list-style-type: none"> • No changes
Regulations	<ul style="list-style-type: none"> • No changes
Tangata Whenua	
Tangata Whenua	<ul style="list-style-type: none"> • Minor amendments to improve clarity/readability.

Chapter	Summary of changes
Strategic Direction	
Strategic Direction	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability.
Energy, Infrastructure and Transport	
Infrastructure	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability. Corrected cross-references to zones and overlays. Corrected rule title (INF-R22)..
Protection of Infrastructure	<ul style="list-style-type: none"> Corrected chapter identifier (PINF). Corrected cross-references to overlays and standards. Minor amendments to improve clarity/readability.
Renewable Electricity Generation	<ul style="list-style-type: none"> Corrected cross-references to overlays and standards. Minor amendments to improve clarity/readability.
Three-waters	<ul style="list-style-type: none"> Corrected cross-references to zones and policies. Corrected reference to external technical documents incorporated by reference. Minor amendments to improve clarity/readability. Formatting.
Transport	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability. Corrected cross-references to overlays and standards. Updated figures for clearer resolution. Rewording of a standard to improve clarity in relation to a referenced figure. Rewording to avoid certain defined terms (eg. functional need). Updated wording of requirement for electric-charge ready vehicle parking to clarify it applies to both covered and uncovered parking. Reworked Table 1 (Minimum car parking requirements) and Table 8 (High trip generating thresholds) for greater clarity in relation to defined terms.
Hazards and Risks	
Contaminated Land	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability. Formatting.
Hazardous Substances	<ul style="list-style-type: none"> Corrected cross-references to overlays. Notification date added to some provisions.
Natural Hazards	<ul style="list-style-type: none"> Inserted chapter identifier (NH). Style, spelling, grammar, consistent terminology. Corrected cross-references to overlays, government entities, policies, standards. Additional wording in introductory text to clarify approach of chapter. Rewording some matters of control / assessment matters for improved clarity (NH-R4/NH-R9).
Historical and Cultural Values	
Historical Heritage	<ul style="list-style-type: none"> Introductory text and policies edited to improve clarity.

Chapter	Summary of changes
Notable Trees	<ul style="list-style-type: none"> No changes.
SASMs	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability. Corrected cross-references to government entities, overlays.
Natural Environment Values	
Ecosystems and Indigenous Biodiversity	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability. Corrected cross-references to zones, government entities.
Natural Character	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability and to use consistent terminology. Corrected cross-references to government entities.
Natural Features and Landscapes	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability and to use consistent terminology. Corrected cross-references to schedules, overlays, government entities, rules.
Public Access	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability and to use consistent terminology.
Subdivision	
Subdivision	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability and to use consistent terminology. Corrected cross-references to external technical document, policies, overlays, standards. Rule name edited to clarify that it applies to subdivision for infrastructure (SUB-R5). Corrected rule numbering. Corrected minimum lot size for the Rural Lifestyle Zone (SUB-S1), from 5000m² to 1ha.
General District-Wide Matters	
Activities on the Surface of Water	<ul style="list-style-type: none"> ASW-O1 edited for clarity. Corrected references to government entities.
Coastal Environment	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability and to use consistent terminology. Corrected cross-references to overlays, government entities, policies, standards, external documents. Additional introductory text to clarify there is no low coastal inundation hazard. CE-P5/CE-R3/CE-S1 edited to clarify application is specific to <i>indigenous</i> vegetation removal, and to provide for removal for beehives or farming activity. CE-R7: Activity statuses under this rule revised to align with s32 evaluation.
Earthworks	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability and to use consistent terminology. Corrected cross-references to government entities, zones, standards.
Financial Contributions	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability.

Chapter	Summary of changes
	<ul style="list-style-type: none"> Updated cross-references to standards.
Light	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability. Replace placeholder text with notification date.
Noise	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability. Corrected cross-references to overlays, external technical documents.
Papakāinga	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability. Updated cross-references to zones
Signs	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability.
Temporary Activities	<ul style="list-style-type: none"> Consistent terminology. Corrected cross-references to schedules.
Wind	<ul style="list-style-type: none"> Inserted chapter identifier (WIND) in title. Corrected cross-references to zones, overlays.
Zones – Residential	
Large Lot Residential Zone	<ul style="list-style-type: none"> Introductory text edited for clarity. Minor amendments to improve clarity/readability and to use consistent terminology. Corrected cross-references to policies, standards. Corrected numbering of provisions. Title of LLRZ-R10 (Educational facilities) edited to clarify it excludes child care services. Consolidation of rural activities rules, and new rule (LLRZ-R17) for non-residential activities not otherwise provided for. Exclusions added to building coverage standard (LLRZ-S2), does not apply to certain low-height structures. Exclusions added to setbacks standard (LLRZ-S5), for low-height structures, scaffolding, some garages/car-ports, stormwater detention tanks. Figures replaced.
Medium Density Residential Zone	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability and to use consistent terminology. Corrected numbering of provisions. Corrected cross-references to policies, standards. Title of MRZ-R11 (Educational facilities) edited to clarify it excludes child care services. MRZ-R12 (Retirement villages), assessment matters rationalised. Exclusions added to building coverage standard (MRZ-S2), does not apply to certain low-height structures. Exclusions added to setbacks standard (MRZ-S5), for low-height structures, scaffolding, some garages/car-ports, stormwater detention tanks. Figures replaced.
High Density Residential Zone	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability and to use consistent terminology. Corrected numbering of provisions. Corrected cross-references to policies, standards.

Chapter	Summary of changes
	<ul style="list-style-type: none"> Title of HRZ-R12 (Educational facilities) edited to clarify it excludes child care services. Exclusions added to building coverage standard (HRZ-S2), does not apply to certain low-height structures. Exclusions added to setbacks standard (HRZ-S5), for low-height structures, scaffolding, some garages/car-ports, stormwater detention tanks. Figures replaced.
Zones – Rural	
General Rural Zone	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability and to use consistent terminology. Corrected numbering of provisions. Corrected cross-reference to standards.
Rural Lifestyle Zone	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability and to use consistent terminology. Corrected numbering of provisions. Corrected cross-reference to standards.
Zones – Commercial and Mixed Use	
City Centre Zone	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability and to use consistent terminology. Corrected cross-references to overlays. Title of rule CCZ-R2 clarified “other than buildings”, to separate from CCZ-R3. Exclusions added to setbacks standard (CCZ-S3), including for common walls, eaves, stormwater tanks. Placeholder text replaced with notification date. Figure replaced.
Metropolitan Centre Zone	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability and to use consistent terminology. Corrected cross-references to overlays, other chapters. Title of rule MCZ-R2 clarified “other than buildings”, to separate from MCZ-R3. Exclusions added to setbacks standard (MCZ-S3), including for common walls, eaves, stormwater tanks. Placeholder text replaced with notification date. Figure replaced.
Local Centre Zone	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability and to use consistent terminology. Corrected cross-references to overlays. Exclusions added to setbacks standard (LCZ-S3), including for common walls, eaves, stormwater tanks. Placeholder text replaced with notification date. Figure replaced.
Neighbourhood Centre Zone	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability and to use consistent terminology. Corrected cross-references to overlays.

Chapter	Summary of changes
	<ul style="list-style-type: none"> Exclusions added to setbacks standard (NCZ-S3), including for common walls, eaves, stormwater tanks. Placeholder text replaced with notification date. Figure replaced.
Mixed Use Zone	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability and to use consistent terminology. Title of rule MUZ-R15, renamed as “Standalone office activities” to be consistent with defined term. Exclusions added to setbacks standard (MUZ-S3), including for common walls, eaves, stormwater tanks. Figure replaced.
Zones – Industrial	
Light Industrial Zone	<ul style="list-style-type: none"> Consistent terminology. Corrected cross-references to standards.
General Industrial Zone	<ul style="list-style-type: none"> No changes.
Heavy Industrial Zone	<ul style="list-style-type: none"> No changes.
Zones – Open Space and Recreation	
Natural Open Space Zone	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability and to use consistent terminology. Corrected cross-references to standards.
Open Space Zone	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability and to use consistent terminology. Corrected cross-references to standards.
Sport and Active Recreation Zone	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability and to use consistent terminology. Corrected zone name. Corrected cross-references to standards. Corrected numbering of provisions.
Zones – Special Purpose	
Hospital Zone	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability and to use consistent terminology. Corrected zone name. Exclusions added to setbacks standard (HOSZ-S4), including for fences, eaves, stormwater tanks. Figure replaced.
Marae Zone	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability. Exclusions added to setbacks standard (MAZ-S4), including for fences, eaves, stormwater tanks.
Quarry Zone	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability. Corrected chapter identifier (QUARZ) in title. Corrected references to government entities.
Seaview Marina Zone	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability. Style. New objective (SMZ-O6 Adverse effects), to align with approach of other zone chapters.
Tertiary Education Zone	<ul style="list-style-type: none"> Minor amendments to improve clarity/readability.

Chapter	Summary of changes
	<ul style="list-style-type: none"> • Corrected zone name. • Corrected cross-references to standards, figures. • Exclusions added to setbacks standard (TEDZ-S4), including for fences, eaves, stormwater tanks. • TED-S5 (Road frontages); deleted description of “featureless façade”, now a defined term. • Figure replaced.
Designations	
Designations	<ul style="list-style-type: none"> • Additional designations.



TO: Chair and Members
District Plan Review Committee

FROM: Vanessa Gilmour

DATE: 10 February 2025

SUBJECT: DISTRICT PLAN REVIEW COMMITTEE FORWARD PROGRAMME 2025

Purpose of Memorandum

1. To provide the Committee with a Forward Programme of work planned for 2025.

Recommendation

That the Committee receives and notes the Forward Programme for the District Plan Review Committee for 2025.

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 2025 is attached as Appendix 1 to the report.
4. The Forward Programme for 2025 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. The timeframes in the Forward Programme attached as Appendix 1 to the memorandum have been revised since the last District Plan Review Committee meeting. Further details of the revised timeframe and rationale for the changes are provided in Appendix 1 to the memorandum.

Appendices

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1	Appendix 1 - District Plan Review Committee Work Programme 2025	27

Author: Vanessa Gilmour, Democracy Advisor

Author: Tim Johnstone, Head of Planning

Reviewed By: Kate Glanville, Senior Democracy Advisor

Approved By: Kathryn Stannard, Head of Democratic Services

Komiti Arotake Mahere Ā-Rohe
District Plan Review Committee Forward Programme 2025

Description	Author	29 May 2025	26 Jun 2025	4 Sep 2025
District Plan Review update	Head of Planning	✓	✓	✓
Adoption of Sustainable Growth Strategy 2025-2055 (Spatial Plan)	Head of Urban Development	✓		

Statutory consultation on the Proposed District Plan is currently planned to take place in February / March 2025. Community engagement on the Draft Spatial Plan will take place at the same time as the statutory consultation on the Proposed District Plan.