
Tuesday, 13 April 2021

Te Hui o Te Kaunihera ā-Rohe o Heretaunga

Hastings District Council: District Planning and Bylaws Subcommittee Meeting

Ngā Minitī

Minutes

Te Rā Hui:
Meeting date: **Tuesday, 13 April 2021**

Venue **Council Chamber
Ground Floor
Civic Administration Building
Lyndon Road East
Hastings**

Time start - end **10.30am – 11.17am**

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Kua Tae ā-tinana: **Chair:** Councillor Kevin Watkins
Present: **Councillors:** Bayden Barber, Alwyn Corban (Deputy Chair), Simon Nixon and Ann Redstone
Marei Apatu and Ngaio Tiuka - Heretaunga Takoto Noa Māori Standing Committee appointees
Mayor Sandra Hazlehurst (ex-officio)

Kua Tatū: Chief Executive – Nigel Bickle
In attendance: Group Manager: Planning & Regulatory Services - John O'Shaughnessy
POU AHUREA MATUA: Principal Advisor: Relationships Responsiveness and Heritage -Dr James Graham
Principal Advisor: Relationships Responsiveness and Heritage - Charles Ropitini
Environmental Policy Manager - Rowan Wallis
Democracy & Governance Advisor - Christine Hilton

1. **APOLOGIES & LEAVE OF ABSENCE – NGĀ WHAKAPĀHATANGA ME TE WEHENGĀ Ā-HUI**

Councillor Watkins/Councillor Nixon

That an Apology for Absence from Tania Eden - Heretaunga Takoto Noa Māori Standing Committee appointee and apologies for lateness from Councillor Bayden Barber and Mayor Hazlehurst be accepted.

CARRIED

2. **CONFLICTS OF INTEREST - HE NGĀKAU KŌNATUNATU**

Marei Apatu – Public Excluded Item 8 – Papakainga Transitional Housing Project.

3. CONFIRMATION OF MINUTES - *TE WHAKAMANA I NGĀ MINITI*

Councillor Redstone/Councillor Nixon

That the minutes of the District Planning and Bylaws Subcommittee Meeting held Wednesday 4 November 2020 be confirmed as an accurate record.

CARRIED

4. PROPOSED PLAN CHANGE 4 - *TE MATĀ EASTERN FACE*

(Document 21/237) (A3 copy of Agenda Page 18 circulated at meeting)

An A3 version of Attachment 3 on Agenda Page 18 was circulated and addressed at the meeting (CG-16-13-00027). A copy was also displayed and discussed as part of a power point presentation (ENV-12-21-120).

The Environmental Policy Manager, Rowan Wallis and the Group Manager: Planning & Regulatory Services, John O'Shaughnessy, spoke to his agenda report and responded to questions from the Subcommittee members. Officers advised that they were seeking guidance from the members as part of the formalising of documentation to sit with this notification, as part of a section 32 evaluation report. It was important to identify where the building prohibition line should be lowered to, from the current 240m contour line.

Councillor Barber joined the meeting at 10.39am.

Extensive discussion took place regarding the most appropriate level at which the building prohibition line should be located, with the meeting addressing the power point slides shown.

Mayor Hazlehurst joined the meeting at 10.40am.

Advice had been received from a landscape architect at Boffa Miskell regarding where the building prohibition line should be located. As part of his role as Te Kaihautū at Taiwhenua o Heretaunga, Marei Apatu had been involved in the discussions with the landscape architect.

The Subcommittee further discussed the proposed level for the building prohibition line. It was agreed that it would be premature to make a decision on this matter at today's meeting and that a site visit would be the best way for the members and officers to view the area and discuss this.

Officers would contact John Hutton to arrange a visit to his property on Waimarama Road to see how the proposed building prohibition line will look on the ground. A meeting invitation for a site visit on Wednesday, 21 April 2021 was sent out to members with the relevant details. *(Subsequently this site visit had to be rescheduled at a date and time TBC).*

Officers also reminded the meeting that there was an ongoing Environmental Court Appeal on the Maungaharuru Range that could impact on the provisions proposed. It was important for landowners to have the opportunity to operate their farms while finding a balance with cultural issues that were involved.

Officers responded to questions of clarification that were asked, including points in relation to:

- The proposed prohibition of all buildings on this area, only allowing farm buildings up to 50m² or below which would have to meet strict consent and assessment criteria.
- Earthworks – officers were asked to revisit proposed provisions, particularly those in relation to vertical cuts greater than 1m.
- Paragraph 4.4 of the report – officers advised that the underlying zoning was “rural” and noted there were issues facing those landowners who wanted to use their land in the way set out in the District Plan and who derived economic returns from their properties.
- Parts of the significant landscape were on higher ground and they would be affected by changes to the proposed provisions.

Mayor Hazlehurst/Councillor Nixon

- A) That the District Planning & Bylaws Subcommittee receive the report titled Proposed Plan Change 4 – Te Matā Eastern Face dated 13/04/2021.
- B) That this item be left to lie on the table and consideration of the proposed lowering of the building prohibition line on the Te Matā Eastern Face be further addressed at the next Subcommittee meeting on Wednesday, 26 May 2021 - following a site visit to be undertaken by the Subcommittee members.

CARRIED

5. **MINOR ITEMS - NGĀ TAKE ITI**

There were no additional business items.

6. **URGENT ITEMS - NGĀ TAKE WHAKAHIHIRI**

There were no extraordinary business items.

7. **RECOMMENDATION TO EXCLUDE THE PUBLIC FROM ITEM 8**

SECTION 48, LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

Mayor Hazlehurst/Councillor Redstone

THAT the public now be excluded from the following parts of the meeting, namely;

8 Papakainga Transitional Housing Project

The general subject of the matter to be considered while the public is excluded, the reason for passing this Resolution in relation to the matter and the specific grounds under Section 48 (1) of the Local Government Official Information and Meetings Act 1987 for the passing of this Resolution is as follows:

**GENERAL SUBJECT OF EACH
MATTER TO BE CONSIDERED**

**REASON FOR PASSING THIS
RESOLUTION IN RELATION TO EACH
MATTER, AND PARTICULAR INTERESTS
PROTECTED**

**GROUND(S) UNDER SECTION
48(1) FOR THE PASSING OF
EACH RESOLUTION**

**8 Papakainga Transitional
Housing Project**

Section 7 (2) (i)

The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).

Negotiations underway with third parties.

Section 48(1)(a)(i)

Where the Local Authority is named or specified in the First Schedule to this Act under Section 6 or 7 (except Section 7(2)(f)(i)) of this Act.

CARRIED

The meeting closed at 11.17am

Confirmed:

Chairman:

Date: