
Wednesday, 22 September
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: **Wednesday, 22 September 2021**

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

Time start - end **1.15pm – 2.20pm**

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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

Kua Tatū:
In attendance: Group Manager: Planning & Regulatory Services - John O'Shaughnessy
POU AHUREA MATUA: Principal Advisor: Relationships Responsiveness and Heritage -Dr James Graham
Environmental Policy Manager - Rowan Wallis
Environmental Planner (Policy) – Craig Scott
Environmental Planner (Policy) – Junior Tuakana
Democracy & Governance Advisor - Christine Hilton

1. APOLOGIES – NGĀ WHAKAPĀHATANGA

Councillor Watkins/Councillor Nixon

That an apology for absence from Tania Eden, Heretaunga Takoto Noa Māori Standing Committee appointee be accepted.

CARRIED

Leave of Absence had previously been granted to Councillor Peleti Oli.

2. CONFLICTS OF INTEREST - HE NGĀKAU KŌNATUNATU

There were no declarations of conflicts of interest.

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

Councillor Corban/Councillor Barber

That the minutes of the District Planning and Bylaws Subcommittee Meeting held Tuesday 13 April 2021 be confirmed as an accurate record.

CARRIED

4. PROPOSED PLAN CHANGE 4 - PROTECTION OF EASTERN FACE OF TE MATA, TE MATA, TE MATA O RONGOKAKO, TE KARANEMANEMA TE MATA O RONGOKAKO (HEREIN REFERRED TO AS TE MATA ... TE MATA TE TIPUNA)

(Document 21/320)

Mayor Hazlehurst/Councillor Redstone

That the report titled Proposed Plan Change 4 – Protection of Eastern Face of Te Mata, Te Mata, Te Mata o Rongokako, Te Karanemanema Te mata o Rongokako lie on the table until the next meeting of the District Planning and Bylaws Subcommittee on 24 November 2021.

CARRIED

5. INCLUSIONARY ZONING

(Document 21/303)

Environmental Planner (Policy), Craig Scott, spoke to the report and addressed a power point presentation (*ENV-19-2-21-4*). He responded to questions from the Subcommittee.

The aim was to create a greater range of lower price-point housing, but this would not necessarily reduce the overall average housing cost. This would also increase the housing stock managed by a community housing trust or a similar body. Such trusts were non-profit, independent bodies that were separate from councils.

This approach has not been mandatory in NZ to date. It was not clear how a voluntary approach would result in a meaningful level of affordable housing.

The rules would have to be changed to allow for higher levels of more affordable housing but this council could also look at other incentives as well and consider how this approach could work. Developers would need to show how they proposed to ensure that a certain proportion of their developments would be affordable housing.

If a community housing trust was involved, it would be responsible for the long term management of the development. One model is that they would become a part owner and homes would be sold back to the Trust. Care would be needed in regard to the definition of “affordable housing”, so this did not result in substandard homes.

Mayor Sandra Hazlehurst left the meeting at 1.37pm.

The matter of affordable housing would be considered as part of work being undertaken by other council officers in the affordable housing strategy. Officers would report back to the Subcommittee regarding the date that this work was due to be completed.

Councillor Redstone/Councillor Barber

- A. That the District Planning and Bylaws Subcommittee receive the report of the Environmental Planner (Policy) titled Inclusionary Zoning dated 22 September 2021.
- B. To inform the Committee of the potential costs and benefits of incorporating inclusionary Zoning within the Hastings District Plan.
- C. That the committee recommends that Inclusionary Zoning be further investigated for incorporation into the Hastings Housing Strategy and District Plan once a Hastings Housing Trust or similar entity has been established.

CARRIED

AS REQUESTED BY COUNCILLOR NIXON, HIS VOTE AGAINST THE MOTION WAS RECORDED.

6. STATE OF THE ENVIRONMENT DRAFT REPORT 2019

(Document 21/438) (Attachment in separate document)

Environmental Planner (Policy), Junior Tuakana, spoke to the report and the detailed attachment contained in the agenda. He responded to questions from the Subcommittee.

The meeting was advised that this report was focussed solely on the role of Hastings District Council, separate from the role of the Hawke's Bay Regional Council. This was a good tool for the HDC.

Councillor Redstone advised that she would forward some amendments/suggestions to Mr Tuakana.

Water quality data had not been collected and this could be a DHB or HBRC function – i.e. split between roles and functions. Mr Tuakana would check and report back on this.

Some details regarding Cyclone Pam in 2015 – would be sent to Mr Tuakana by Councillor Redstone.

It was suggested that in future this State of the Environment report could be undertaken on an annual basis, rather than on a five yearly basis.

The Committee asked officers to show data under headings in the same colour in successive reports so that information can be effectively compared.

Discussion took place as to whether the council had a register of iwi documents, such as iwi or hapu plans, as councils in general were placing more and more emphasis on such documents. A lot of work by iwi went into preparing and regularly reviewing these documents. There was acknowledgment by the meeting that Mr Wallis had initiated dialogue on this topic to try and make things more efficient in this area.

Page 66 of the separate attachment document, regarding versatile soils, was referred to, with the members asking about the source of the information it contained and how these indicators were reported on. Officers noted that further information relating to this was contained on Page 68. Six indicators were reported on via the geographic information system (GIS).

Officers would talk with the council's economic development group to: -

- obtain information regarding the breakdown between Plains and Rural areas;
- see what was involved;
- see if this reporting could be undertaken more regularly; and
- discuss how this information could be presented and compared.

Councillor Redstone/Councillor Barber

- A) That the District Planning and Bylaws Subcommittee receive the report titled State of the Environment Draft Report 2019 dated 22 September 2021.
- B) That the Subcommittee approve the draft State of the Environment Report 2019 and any proposed changes.

CARRIED

7. MINOR ITEMS - NGĀ TAKE ITI

There were no additional business items.

8. URGENT ITEMS - NGĀ TAKE WHAKAHIHIRI

There were no extraordinary business items.

The meeting closed at 2.20pm

Confirmed:

Chairman:

Date: