

IN THE MATTER OF

The Resource Management Act 1991, Subpart 6
concerning the Intensification Streamlined Planning
Process

AND

IN THE MATTER OF

Hearings on an Intensification Planning Instrument,
as a proposed plan change to the Upper Hutt City
District Plan under the Resource Management Act
1991, Schedule 1 Subpart 6.

MINUTE NO. 6 / TE PĀNUI TUATAHI OF THE HEARING PANEL

Dated: 18 May 2023

Directions to the s42A Officer

1. At the conclusion of the formal hearings on Friday 12 May 2023 the Hearing Panel indicated that it would like specific comment on certain issues and questions that it requests the Council to respond to in its written reply. If necessary specific comment from specialist advisers may be required on certain issues.
2. The Council is, of course, free to reply on any matters arising during the hearing that it considers appropriate to respond to, but the following are the matters on which the Hearing Panel would appreciate feedback:
 - a) The submission from Kainga Ora proposes substantial changes to either the notified zonings of certain land parcels in Upper Hutt and/or an alteration to height limits that may apply through its submission. Can the s42A author comment on whether there was any process to specifically notify landowners of the extent of the changes requested during the further submission process.
 - b) In terms of long term housing and business land supply in Upper Hutt City and the evidence of Mr Cullen on behalf of Kainga Ora, whether there is a need to provide for additional density and capacity at the scale proposed by in the submissions of Kainga Ora over and above the notified provisions of the plan change.
 - c) Provide more comment on the methodology behind the identification of walking catchments required under Policy 3 of the National Policy Statement on Urban Development.
 - d) Consider the implications for Mixed Use Zoning supply in Upper Hutt if additional areas were to be rezoned City Centre Zone. The evidence of Mr Rae, on behalf of Kainga Ora in Attachment C, identifies the areas in question.
 - e) In respect of walkable catchments to the City Centre provide comment on the necessity for a substantial increase in both the spatial extent of the High Density Residential Zone and the increase in height limits to 39 metres closer to the City Centre proposed by Kainga Ora through the evidence of Mr Rae.
 - f) Comment on the defensibility or desirability of the High Density Residential Zone/General Residential Zone boundary being on the western (or northern side) of Fergusson Drive from Silverstream to the City Centre as identified by Mr Rae.
 - g) In respect of Design Guides and whether they are fit for purpose, Mr Rae is critical of their content and their applicability, particularly in the proposed High Density Residential Zone. We would appreciate comment on this from an urban design expert.
 - h) In addition to the Design Guide issue, we would appreciate comment from an urban design expert on the remainder of Mr Rae's evidence, particularly the Planning Maps in Attachment C and the montages contained within Attachment D of this evidence.
 - i) In relation to the Silverstream Land Holdings Ltd (St Patrick's Estate) evidence, provide comment on the preferred land use provisions proposed, particularly in light of the planning history, the special activity classification in the Operative District Plan and the traffic and transport environment. Mr Lewandowski on behalf of the submitter and Mr Muspratt on the behalf of the Council are directed to conference in this regard.
 - j) In a similar manner provide comment on the preferred plan provisions raised in the submission of Blue Mountains Campus Development Ltd Partnership.
 - k) Respond to the matters raised in the submissions of Silver Stream Railway Inc which were omitted from the s42A report.
 - l) Discuss the evidence of KiwiRail and Waka Kotahi in respect of acoustic and vibration controls and a mandatory 5 metre setback for building development from the Railway Purposes Designation.

m) Respond to the detailed evidence of Mr Akehurst for Ryman Healthcare Ltd and The Retirement Villages Association of NZ Inc in respect of the principle of 'double dipping' in relation to Financial Contributions provisions.

3. It would be appreciated if the response report could be received by 9 June 2023.

Hei kona ra,

A handwritten signature in black ink, appearing to read 'Eileen von Dadelszen', written in a cursive style.

Eileen von Dadelszen (Chairperson)