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WAIRARAPA COMBINED DISTRICT PLAN JOINT COMMITTEE MEETING
HELD AT THE CARTERTON EVENTS CENTRE, HOLLOWAY STREET, CARTERTON

THURSDAY 8 APRIL 9.13AM

PRESENT

David McMahon (Chair), Councillors Frazer Mailman (MDC), Tina Nixon (MDC), Robyn Cherry-Campbell (CDC), Rob Stockley (CDC), Alistair Plimmer (SWDC) and Brian Jephson (SWDC), iwi representative Robin Potangaroa (from 10.41am).

IN ATTENDANCE

Masterton District Council: Manager Strategic Planning (Angela Jane), Manager Planning and Consents (Peter Matich), Consultant Planner (Sue Southey) and Senior GIS Analyst (Alan Flynn)

Carterton District Council: Infrastructure, Services and Regulatory Manager (Dave Gittings), Senior Planner (Solitaire Robertson) and Asset Engineer (Tony Pritchard)

South Wairarapa District Council: Group Manager Planning and Environment (Russell O'Leary)

Boffa Miskell: Hamish Wesney, Kate Searle. Erica Jane and Charles Horrell

One media representative

CONFLICTS OF INTEREST

No conflicts were declared.

Action: MDC Manager Strategic Planning will circulate a declarations register to be completed by members and updated at each meeting.

APOLOGIES

No apologies had been received.

CONFIRMATION OF MINUTES

Two typos were noted: Councillor Robyn Cherry-Campbell and Councillor Alistair Plimmer [*Note: corrections have been made*]

Moved by Councillor Rob Stockley

That the minutes of the meeting held 25 February 2021 are a true and accurate record of the meeting.

Seconded by Councillor Robyn Cherry-Campbell and CARRIED

Iwi Representatives

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The letter had been sent to iwi groups the previous week. One response had been received. The Chair would follow up before the next meeting.

Action: Chair to follow up with the iwi group chairs. Letter to iwi groups to be circulated to members.

Document setting out timeframes

The document setting out the timeframes for the areas of reform and other matters affecting local government was a work in progress.

An updated spreadsheet with different colouring would be circulated before the next meeting.

Action: Boffa Miskell to provide the document setting out timeframes and the updated spreadsheet.

GREATER WELLINGTON REGIONAL COUNCIL INVOLVEMENT

The involvement of Greater Wellington Regional Council (GWRC) with the Committee was discussed. Greater Wellington Regional Council were one of the major stakeholders in the process but would have a conflict if they were part of the governance group. Primary contacts within GWRC had been established to liaise with the various parts of the council as matters relating to GWRC arose.

GWRC Input would be a standing agenda item.

REVIEW OF RESIDENTIAL ZONE – SUMMARY REPORT

Hamish Wesley (Boffa Miskell) presented the report outlining the summary of the residential zone review. The report was the first of a series of reports and assessed the current issues around the residential zone.

Once the approach was agreed, options for addressing the issues would be brought back to the Committee.

Feedback was sought on whether the issues had been correctly identified and whether there were any other stakeholders staff should be engaging with.

Matters discussed included: site coverage rules; council growth strategies: the need for the feedback SWDC would get from their spatial plan that was currently out for consultation to inform direction; the need for as much simplicity and consistency as possible; the need to preserve the rural feel and character of each of the towns; the different constraints in each of the districts (eg Carterton not as constrained in terms of space); the benefit in identifying future development areas to allow councils to plan for future infrastructure; the need for a balance between greenfield and infill development; the need to allow for the natural environment when looking at intensification; and the number of residents allowed per property in the residential zone – all agreed the current rule was still relevant but might need a separate definition for new activity (like the supervised housing being developed in Masterton).

In terms of stakeholders a request was made to add the Ministry of Education as future growth areas would potentially impact on school rolls.

(Robin Potongaroa joined the meeting at 10.41am)

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Members agreed with the approach proposed by Boffa Miskell who would bring back some options to the June meeting.

Moved Councillor Alistair Plimmer

That the Wairarapa Combined District Plan Review Committee

- (i) Receives the Review of the Residential Zone – Summary Report**
- (ii) Agrees to commence the review in accordance with Option 2: Targeted review revising zoning structure and provisions to provide for appropriate residential zone activities as outlined**

Seconded Councillor Frazer Mailman and CARRIED

REVIEW OF RURAL ZONE – SUMMARY REPORT

Charles Horrell (Boffa Miskell) presented the report providing a summary of the review of the rural zone.

Matters discussed included: providing for subdivision and residential development in the zone; providing for primary production and protecting productive land; quarries and earthworks and what activity status they should have; whether there should be a separate conservation zone; the planning standards for the rural area (e.g. rural residential, rural general, rural production); and, the quality of land e.g. identification of liquefaction and the need to restrict development in those areas.

The Forestry sector was identified as another stakeholder.

Members agreed with the approach proposed by Boffa Miskell who would bring back some options to the June meeting.

Moved Councillor Brian Jephson

That the Wairarapa Combined District Plan Review Committee:

- (i) Receives the Review of the Rural Zone Summary Report**
- (ii) Agrees to commence the review in accordance with Option 2; Targeted review revising zoning structure and provisions to provide for appropriate rural zone activities, and appropriate subdivision standards**

Seconded by Councillor Robyn Cherry-Campbell and CARRIED

REVIEW OF SUBDIVISION TOPIC – SUMMARY REPORT

Erica Jane (Boffa Miskell) presented the report providing a summary of the review of district-wide subdivision rules and standards.

Matters discussed included: minimum lot size and whether reduction should be across the board or targeted, with most members favouring targeted as the community don't want to see changes in the town character and amenity (noting that the SWDC Spatial Plan feedback would give an idea of community views); the requirement for urban design standards for large subdivisions like heritage appearance, street trees, green spaces, orientation to the street, no high fences etc.

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Members agreed with the approach proposed by Boffa Miskell who would bring back some options to the June meeting.

Moved Councillor Tina Nixon

That the Wairarapa Combined District Plan Review Committee:

- (i) **Receives the Review of Chapter 20 Subdivision – Summary Report (Attachment 1 to Report 053/21)**
- (ii) **Agrees to commence the review in accordance with Option 2: Targeted review revising zoning structure and provisions to provide for appropriate residential zone activities.**

Seconded Councillor Alistair Plimmer and CARRIED

REVIEW OF URBAN FORM TOPIC – SUMMARY REPORT

Kate Searle (Boffa Miskell) presented the report providing a summary of the review fundings in relation to the framework for urban form and development. The urban form and development chapter would be a new strategic direction chapter required by the new National Planning Standards. The chapter would be a high level umbrella chapter and would set the scene for a lot of other areas and may need to be finalised before moving onto the other chapters.

The Greytown Trust Lands Trust was identified as another stakeholder.

Moved Councillor Rob Stockley

That the Wairarapa Combined District Plan Review Committee:

- (i) **Receives the Review of Urban Form and Development – Summary Report (Attachment 1 to Report 054/21).**
- (ii) **Agrees to commence the review in accordance with the outline in the Summary Report.**

Seconded Councillor Brian Jephson and CARRIED

REVIEW OF HISTORIC HERITAGE TOPIC – SUMMARY REPORT

Kate Searle (Boffa Miskell) presented the report outlining the summary review of historic heritage. The provisions were generally working well but some properties identified in the plan no longer needed to be there and some needed to be added.

Councillor Nixon declared that she was the President of the Masterton A&P Society which was a historic precinct and Councillor Jephson declared he was a partner in Palliser Bay Station which had been declared a heritage area.

Matters discussed included: landowners needed to be approached first but need to determine how much weight should be put on their wishes; trees needed to be specifically addressed; whether the design guidelines for Greytown and Martinborough were the right way to deal with those character areas, noting that there were also some areas in Carterton; archaeological sites and sites of significance to iwi, whether more sites could be added to the list and whether iwi were comfortable sharing that information.

The Greytown Trust Lands Trust was identified as an additional stakeholder.

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Moved Councillor Robyn Cherry-Campbell

That the Wairarapa Combined District Plan Review Committee:

- (i) **Receives the Review of Historic Heritage Topic – Summary Report (Attachment 1 to Report 055/21).**
- (ii) **Agrees to commence the review in accordance with undertaking a targeted review to revise heritage and notable tree schedules and develop provisions in accordance with National Planning Standards.**

Seonded Councillor Tina Nixon and CARRIED

CONFIRMATION OF NEXT TOPICS FOR REVIEW

The next topics for review at the May meeting would be

- natural hazards
- sites of significance to tangata whenua and archaeological
- open space
- commercial zone and industrial zone
- strategic direction
- financial contributions

The July meeting would be a report back from the May topics.

For the 18 May meeting, a request was made for a map with iwi and other historic sites so the Committee could get an idea of what was involved. Councillor Jephson will follow up with iwi.

The meeting closed at 12.20