

IN THE MATTER of the Resource Management Act 1991
AND
IN THE MATTER of Submissions and Further Submissions
on the Proposed Hutt City District Plan

Minute 10

Proposed District Plan – Hearing Stream 4 – Additional Information

30 July 2026

Introduction

1. The Hutt City Council (HCC) Proposed District Plan (PDP) Hearing for Stream 4 was held on 21 July 2026.
2. Matters considered at that hearing were PDP chapters relating to the following zones:
 - Special Purpose Zones;
 - Hospital Zone (HOSZ);
 - Marae Zone (MAZ);
 - Quarry Zone (QUARZ), including the Quarry Zone Protection Overlay and Quarry Amenity Protection Overlay; and
 - Tertiary Education Zone (TEZ);
 - Open Space and Recreation Zones;
 - Natural Open Space Zone (NOSZ);
 - Open Space Zone; and
 - Sport and Recreation Zone (SARZ).
3. The hearing included a presentation and questioning of the council's s42A report authors, Mr Bellamy in respect of the Quarry Zone and Open Space Recreation Zones, Mr McDonald in relation to the Hospital And Tertiary Education Zones and Ms Bennett for the Marae Zone provisions. Acoustic and Vibration Adviser Mr Hunt and Landscape Consultant Ms Armstrong were also in attendance in respect of the Quarry Zone provisions.
4. We also received evidence from representatives from Winstones Aggregates in relation to the Quarry Zone and associated overlays, and from Kelson Heights Limited in respect of the Natural Open Space zoning associated with the submitter's ongoing residential development in Waipounamu Drive Kelson.
5. This minute covers questions on the above Zones and requests that the Council responds to these within its written reply. We have no questions in relation to the Tertiary Education Zone or the Marae Zone and aside from Waipounamu Drive we have no

questions in respect of the Open Space and Recreation Zones. We also have no questions for Mr Hunt.

6. In considering its response to this minute the Council is, of course, free to reply on any matters arising during the hearing that it considers worthy of a response, but the following are the matters on which the Hearing Panel would appreciate feedback.
7. We also seek further specific information from Winstones Aggregates primarily on landscape matters and from Kelson Heights Limited in respect of us gaining a clearer understanding of the matters raised in evidence.

Quarry Zone - Landscape

8. At the hearing we received landscape evidence from Mr Compton-Moen and a review of this evidence from Ms Armstrong. There were a number of points of agreement between them but also areas of disagreement largely around the size and mapping of Area 3 of the Quarry Amenity Protection Overlay.
9. We took the opportunity to visit the current quarry and consider views from the riverbank and from Aldersgate Grove in Stokes Valley on Wednesday 22 July 2026.
10. We also understand from post hearing communication that Mr Compton-Moen is preparing additional visualisations and that arrangements for further discussions with the Ms Armstrong is underway.
11. When Mr Compton-Moen and Ms Armstrong meet, can they provide a joint statement on the areas of agreement and any areas of disagreement including as necessary additional or updated visualisations for our consideration.
12. In respect of Area 3 matters more detailed plans and cross sections showing heights and potential 10m and 20m buffer strips would be beneficial. It would also be helpful to have comparison graphics between broad and close up views of these options.
13. While Area 3 of the Quarry Amenity Protection Overlay is the primary factor, we would also ask whether there can be a similar visualisation of the building height envelopes permitted by Standard S1 particularly in relation to the 45RL line and what these structures may look like with the reduced Area 3 as sought by Winstone Aggregates.

14. Once that has been received can Mr Bellamy, please advise whether there should be any consequential amendments to the QUARZ provisions or the mapping of overlays on the Planning Maps. Can the Council also provide us a timeline as to when the above can occur after discussions with Winstones Aggregates.

Quarry Zone – Other Matters for Winstone Aggregates

15. Can Winstone Aggregates please provide the map showing all the Overlays, the zoning, the location of QEII, the proposed land exchange blocks and the Quarry. This was shown to us by Mr Heffernan at the site visit.
16. Can Mr Heffernan confirm the type and likelihood of buildings or fixed plant potentially to be located above the RL45 line.
17. Mr Heffernan also offered to provide an “End of Life Plan” for the quarry.
18. Can we receive confirmation of the current maximum hours of operation for fixed plant near the quarry entrance as well as other plant working on the quarry face.
19. Can we also receive the current working copy of the Quarry Management Plan, , the certificates of compliance, and the resource consents issued by Hutt City Council, the certificates of compliance, and the resource consents issued by Hutt City Council..

Quarry Zone – Other Matters for Mr Bellamy

20. Please provide further comment to Winstone Aggregate’s rebuttal evidence received by us the day before the hearing.
21. While largely a matter for Hearing Stream 7, can Mr Bellamy consider the relationship between the rules within the Earthworks chapter and the Quarry Zone. Can there be confirmation that earthworks associated with quarrying is sufficiently defined within these rules.
22. Please provide confirmation of what ODP Overlays and significant natural resources provisions apply to the Quarry Zone as a result of the ‘Plan Stop’.
23. Regarding the recommendation within the s42A report for including an exemption for 'emergency activities' from QUARZ-S2 - Hours of Operation, can Mr Bellamy please provide a suggested definition for 'emergency activities'. In preparing this definition, Mr

Bellamy is to discuss the proposed wording with Mr Hopkins to ensure the definition is clear and fit for purpose.

Hospital Zone

24. Can Mr McDonald provide comment on the matters raised in the written statement of Health NZ - Te Whatu Ora.

Open Space and Recreation Zones

25. Can Mr Bellamy clarify what is meant by paragraphs 141 and 142 of the Open Space s42A report in respect of the Silverstream Park Christian Centre submission. How does the right of way limit development and is the recommendation the best zone for the land in question.
26. Once the information requested from Kelson Heights Limited below has been received can we receive further comment from Mr Bellamy please.

Information requested from Kelson Heights Limited

27. Can we please have clearer mapping of the submitters request. This should include the most up to date lot boundaries and the submitters preferred zoning apportionment between Medium Density Residential Zone and the Natural Open Space Zone.
28. Please provide correspondence with the Council in regard to the Parks and Reserves Departments preference for land to be held as reserve.
29. Please provide a copy of the current resource consent application and outline from the submitters perspective as to what the remaining issues and time frame for resolution are.

Timing

30. Aside from the issue of landscape matters relating to the QUARZ, it would be appreciated if the officers right of reply to the matters raised in this minute and the submitter responses could be received within two weeks of this minute being Thursday 13 August. If a later time is necessary due to availability, or if significant further assessment is required, can we be advised of this as soon as possible.



Lindsay Daysh

Independent Commissioner

Chair Hutt City Proposed District Plan Hearing Panel

30 July 2026