



16 May 2025

Max Barber

Max.Barber@franksogilvie.co.nz

Dear Max

Request for Information – Local Government Official Information and Meetings Act (LGOIMA) 1987

We refer to your official information request dated 15 April 2025:

“...We request all communications between Council Officers, and between Council Officers and third parties, that:

- a) relate to the extent of SASMs in the Proposed Plan, including (but not limited to) those that:
 - i) discuss, refer, or allude to the number of properties that will be affected by SASM Rules;*
 - ii) provide specific rationale for the exact boundaries of the SASMs;*
 - iii) discuss alternatives to the 200m2 restriction from on category 2 SASMs;*
 - iv) discuss, refer, or allude to Gill Road in Lowry Bay;**
- b) relate to the omission of SASM Policy from the Draft Plan;*
- c) discuss, refer, or allude to costs or impacts of SASM policy, including (but not limited to):
 - i) reports on the potential financial or other costs to landowners affected by SASM Rules;*
 - ii) possible alternative SASM Rules that would result in less restriction for affected landowners (for example, permitting additions, alterations or new buildings of a larger size, or not including restrictions on land development); and*
 - iii) reports on the potential impacts of SASM Rules on housing supply and/or economic growth.”**

Answer:

The Section 32 evaluation report and District Plan Review Committee reports are relevant to the extent and evaluation of the SASMs. The SASM evaluation under section 32 of the Resource Management Act 1991 is available [here](#).

The agendas and minutes of the District Plan Review Committee meetings are available on the Council's website [here](#). The relevant committee meetings where Sites and Areas of Significance to Māori were discussed were:

- 6 December 2021 (Meeting on Mana Whenua/Tangata Whenua. Minutes available through the link above)
- 10 August 2023 (Meeting on historical and cultural values. Minutes available through the link above)
- 18 October 2023 and 29 February 2024 (Meeting regarding the Draft District Plan and summary of engagement on the Draft District Plan. Minutes available through the link above)
- 2 May 2024 (An update on Te Ao Māori zones and chapters was given at the meeting. Minutes available through the link above)
- 4 December 2024 (the District Plan Review Committee meeting and Council meeting. Minutes available through the link above).

The Section 32 evaluation report for Residential Zones includes a discussion on provisions in the Proposed District Plan that make the plan less enabling of development than the Medium Density Residential Standards (set by the Resource Management Act 1991) and building height and density requirements of Policy 3 of the National Policy Statement on Urban Development (known as “qualifying matters”). This discussion is in section 3.1.6 of the report found [here](#).

Please see attachment 1 for the Sites of Significance Extended Narratives, updated 30 June 2023. This document includes notes from research into potential SASMs, including notes on their locations.

Please see attachment 2 for the Sites and Areas of Significance to Māori – Info pack, dated 16 April 2024. This is a draft document that was used to facilitate discussions on the locations and extents of potential SASMs.

Please see attachment 3 for the SASMs Maps report, dated 7 October 2024. This is a report from Hikoikoi Management Ltd on recommended locations and extents of SASMs.

Please see attachment 4 for an invoice from Hikoikoi Management Ltd for “work on Sites and Areas of Significance to Māori (SASMs) chapter of the District Plan and the Tangata Whenua Chapter”, dated 6 March 2025.

Please see attachment 5 for emails relating to the mapping of the extent of SASMs in the Proposed District Plan. We have redacted all contact details of certain individuals for privacy purposes as per section 7(2)(a) of the LGOIMA.

There are no other communications regarding the omission of a SASM policy from the Draft District Plan. The draft included a SASM chapter with draft objectives and policies but no draft rules, maps, or schedules.

There are no further communications that discuss, refer, or allude to costs or impacts of SASM policies.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Please note that this response to your information request may be published on Hutt City Council's website: [Proactive releases | Hutt City Council](#)

Yours sincerely

Lakna Siriwardena

Legal Operations Advisor