

PC26 HEARING - WAIPA DISTRICT COUNCIL

Day 4 - 2nd MAY 2023

Nigel Mark-Brown, David Hill (Chair), Vicky Morrison-Shaw, Dave Serjeant

9.01am

D Hill comments on site visit in TA

9.03am

Kiwirail (Remote)

Taylor Mitchell - Legal

9.19am

D Hill send through comments for record

QUESTIONS

9.20am

V Morrison-Shaw

Waikanae, consistent 200m requirement, reduce to zero, not take away existing rights, 40 to 100m criticism from Council, number of properties affected by relief you're seeking, work not done yet

T Mitchell

D Hill 32 cost benefit, what can you advise

T Mitchell

9.26am

Michelle Grinlinton-Hancock - Corporate

NO QUESTIONS (Mr Brown's evidence)

9.28am

Stephen Chiles - Acoustic

9.30am

QUESTIONS

D Hill accepted anywhere else

S Chiles

9.30am

V Morrison-Shaw

para 4.3 Mr Brown's evidence, Marlborough and Whangarei, any modeling for this plan change in Waipa 100m what is it based on, your assessment likely effects, or extrapolating from a model

S Chiles

D Hill measurements 6.3, mathematical calculation

cost benefit analysis in other areas, formula

Kiwirail, vibration, Building Act

S Chiles

9.35am

Cath Heppelthwaite - Planning

QUESTIONS

9.38am

D Serjeant

figure 1, extent of effect is greater

C Heppelthwaite

D Hill

calculation of 43 sites, one site

W Embling

9.45am

D Serjeant

application 100m noise boundary, affect of Waikanae not existing noise, intensification
exisiting household, vacant site

C Heppelthwaite

D Hill

site by site plan, graphics

T Mitchell

9.49am

Ryman / RVA (Remote)

Luke Hinchey - Legal

9.59

V Morrison-Shaw

land use be permitted, discretionary activity, changing it to permitted, Retirement Village, what is effect

L Hinchey

N Williams

10.03am

D Serjeant

difference between use and development, Waipa plan not do that, which way undertaken National plan
overall nothing different, RDA, new village going to be restricted discretionary

N Williams

D Hill

add-ons, comment, services, residential use

N Williams

L Hinchey

10.09am

V Morrison-Shaw

have you cited those in your submission

L Hinchey

10.12am

V Morrison-Shaw

IPI opportunity to introduce definitions, national planning, are we required to or not to

L Hinchey

10.18am

QUESTIONS

V Morrison-Shaw

scope for changes sought, err on side of caution

IPI narrow focus, para 102/3

para 48, deferred zones, not produce further evidence, RVA seeking relief in those zones

L Hinchey

10.25am

John N C Colyns - RVA

(Loss of signal)

10.30am
QUESTIONS

D Serjeant

para 19, what standards enable, not meet all of them
Retirement Villages need consent, not rely on bulk and density MDRS to develop site
MDRS baseline, measure up well
recent developments, large sites hard to come by, outskirts of town, successful commercial land

J Colyns
L Hinchey
N Williams

10.38am
Matthew Brown - Ryman

(Loss of signal)

10.48am
QUESTIONS

D Hill

design and intern amenity controls, Waipa

M Brown

(Loss of signal)

10.54am

M Brown

continues

D Hill

changes Ryman unhappy with, professionals disagreeing
permitted activity not go through those steps

M Brown

10.58am

L Hinchey

10.59am

V Morrison-Shaw

para 46, 80 plan provisions, normal plan change process rather than IPI

M Brown

L Hinchey

11.01am

Pr Ngaire Kerse - Gerontology

11.05am

QUESTIONS

D Hill

commercial zones or preference
data on age distribution in Retirement Villages

N Kerse
J Colyns

11.09am

Ms Nicki Williams - Planning

11.17am

QUESTIONS

D Hill trend, mature state, larger, middle, smaller facilities, 20 years
reasonable segmentation

J Colyns

11.19am

D Serjeant type of units preferred, transitioning, listening to people's needs

M Brown

D Serjeant Waipa plan, wordsmithing

N Williams

11.24am

D Hill

L Hinchey

11.25am

Christina Baggott

Alec Young

D Hill

W Embling

A Young questions on resource consents

D Hill

T Quickfall

D Hill

W Embling

11.32am

LUNCH BREAK

1.02pm

RESUMED

Waipa DC

Wendy Embling

1.03pm

Carolyn Hill - Heritage

1.12pm

QUESTIONS

D Hill 24 Hall Street, removed from cluster, others, why included in cluster, why impose restrictions on them
what rights does that property currently have, has it been field tested
further peer review, methodology tight, no contra-evidence
Grey Street character

C Hill

1.25am

D Serjeant

other areas

C Hill

1.27am

V Morrison-Shaw

Grey Street fronts Hamilton Road, still in/out, rationale for including Bank Street cluster, why one cluster

C Hill

D Hill

10 or more into one block, does it need continuity, gaps
don't see incentivizing

C Hill

1.35pm

N Mark-Brown

properties should be/should not be included, why 10, rationale
24 Hall Street, why take that out
map 58A, explain

C Hill

1.41pm

Anna McElrea - Green Infrastructure (Remote)

D Hill

1.46pm

QUESTIONS

D Hall

set-back MD zone, in remaining residential zone
4m regardless of front, side, back

A McElrea

D Hill

rational for additional 10m in rural zone, bats

A McElrea

D Serjeant

landscape requirement option, 30 up to 40%

A McElrea

D Hill

proposed depth of planting for buffer

A McElrea

1.53pm

V Morrison-Shaw

how many properties affected by SNA
20m set-back, configuration of site, stop development, appropriate
only one property fall into that character

A McElrea

1.56pm

D Hill

develop within footprint, 20m set-back, use rights of existing building

A McElrea

1.57pm

D Serjeant

para 213 suggestion
planning map 49, 120m, biodiversity corridor more or less

A McElrea

2.01pm
Michael Chapman

2.02pm
QUESTIONS

D Serjeant allow to go to 50%
people moving in a flooded area, 50mm increase

M Chapman

2.14pm
N Mark-Brown

modeling exercise, is there a change in flow
not looked at discharge, Mr Jaggard overland flow paths, displacement
RDA, 50%, would you do exercise or Applicant
not proposed to be in provisions

M Chapman

2.21pm
V Morrison-Shaw

how was the representative sample site chosen
worst case scenario than TA

M Chapman

2.24pm
D Hill

are you happy with wording coming through, sufficiently directly and objective
displacement, how far do you go down the line

M Chapman

2.25pm
Tony Coutts

2.36pm
QUESTIONS
N Mark-Brown

Mr Shear comments, wastewater, future owner
storm water constraint
no discussion storm water overlay
Mr Jaggard, Council control storm water, how enforce
happy Council can enforce

T Coutts

2.43pm
D Hill

two options supporting, parallel pathway been carried forward

T Coutts

2.44pm
D Serjeant

vehicle crossing

T Coutts

2.46pm
Damien McGahan

N Mark-Brown
D McGahan

which addendum

2.50pm

D Hill
W Embling

2.58pm

D Serjeant

how would you implement that policy, electric cars

D McGahan

N Mark-Brown

storm water not mentioned, flood hazard

D McGahan

3.03pm

QUESTIONS

D Hill

secondary and second dwelling, is it clear

D McGahan

W Embling

3.05pm

AFTERNOON BREAK

3.23pm

RESUMED

W Embling

D Hill

3.43pm

QUESTIONS

V Morrison-Shaw

storm water overlays, other provisions a similar nature, separate plan change
Waikanae, decision High Court

W Embling

3.46pm

D Hill

minimum in terms of numbers, quantity, minimum protection afforded at this time

W Embling

3.47pm

Shane Te Ruki

Closing

3.56pm

ADJOURNED