

JOINT IPI SESSION
PC12 - Variation 3 - PC 26 HEARING -
Day 1 - 15th February 2023

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

9.04am

D Hill

Karakia

Muna Wharawhara

9.07am

V Morrison-Shaw

Response

9.08am

D Hill

Introductions

9.14am

Lachlan Muldowney

Joint Legal Submission

Hamilton City Council Presentation

Legal Submission

L Muldowney

9.20am

D Hill

how broad that phrase is

L Muldowney

9.22am

D Hill

where the scope is, identify where

L Muldowney

9.23am

V Morrison-Shaw

green and pinky red, strike out, PC12

L Muldowney

9.26am

V Morrison-Shaw

NPSUD, difference of view, singling out, greater weight or same

L Muldowney

D Hill

unless inconsistent, provision through Amendment Act

L Muldowney

9.30am

V Morrison-Shaw

qualifying matters, introducing new, decreasing, baseline of change, Court considering, residential, new qualifying matter

L Muldowney

9.32am

D Hill

limitation on who promotes a new qualifying, fully comprehensive

L Muldowney

9.34am

D Serjeant 77s, restriction in due course, on site, depending on qualifying matter
L Muldowney

9.35am

L Muldowney corrections - continues

9.37am

V Morrison-Shaw scope issues, broader scope, advise, comments from submitters
L Muldowney
D Hill mindful of time
L Muldowney

9.43am

D Hill Amendment Act - extent affordable
L Muldowney

9.50am

D Hill includes NPSUD - 80 year time frame
L Muldowney
D Hill should we have a timeframe
L Muldowney
D Hill neither responses that bring the can foreword
L Muldowney
D Hill not implying Council not bound

9.54am

D Serjeant proportionality slight negative movement, other matters to consider
L Muldowney
V Morrison-Shaw avoided adverse effects, strongly directed policy
L Muldowney

10.02am

D Hill was that the tenor of your submission, opens it up nicely
L Muldowney

10.09am

D Hill something we should do now
L Muldowney

10.13am

D Hill is that Stage 2, future spacial assessment
L Muldowney
D Hill dealing with 10 year plan
L Muldowney
D Hill flood hazard, Taurange did the same thing
L Muldowney
D Hill PC9 will be on normal time track
L Muldowney

10.26am

D Serjeant pink area - application run through criteria
L Muldowney
D Serjeant pepper potting happening now
L Muldowney

10.30am

D Hill need for betterment, not stepping backward, TTW expectations
L Muldowney

10.34am

QUESTIONS

V Morrison-Shaw qualifying matters, Transpower, Fonterra, will you be addressing
L Muldowney

D Serjeant para 80, 77k, do they have immediate effect, under PC9
L Muldowney

10.37am

Julian Williams

10.46am

QUESTIONS

V Morrison-Shaw issues likely to arise, approach taken, upgrade
J Williams
V Morrison-Shaw Waikato River, support

10.49am

N Mark-Brown storm water, lot of work HCC, more options considered, financial contributions being used, work HCC doing, Brownfield/Greenfield
J Williams

10.51am

D Serjeant feedback loop, how and how often measure progress of goal
J Williams
D Serjeant framework of technical things

10.53am

D Hill critical point, para 94, considered MDRS proposed, can it do that, requirements change, PC12 horse bolted
J Williams
D Hill Waikato/Waipā relevant, any comments
J Williams

10.56am

V Morrison-Shaw tests, place in law, is there any tikanga, is it already encapsulated
J Williams
L Muldowney
V Morrison-Shaw any assessment criteria, area cultural safe, breaches, inter-relationship
L Muldowney

J Williams
V Morrison-Shaw can evolve and change, not embed in process
J Williams

11.01am MORNING BREAK
11.23am RESUMED

L Muldowney
D Hill

11.2 am
Jackie Colliar

11.29am
QUESTIONS

D Sergeant rahui on further development

J Colliar

V Morrison-Shaw apply to the banks as well

J Colliar

V Morrison-Shaw is signage erected

J Colliar

11.32am

N Mark-Brown planning of infrastructure, by main roads, 3-Waters

J Colliar

N Mark-Brown confident that can be achieved, 5 year timeframe, permitted activity control

J Colliar

N Mark-Brown most practical way, CBD, other areas

J Colliar

11.36am

D Hill relationship between plan provisions, new revised connection policy, 3 x 3

J Colliar

D Hill is flow chart accurate, not be able to develop

L Muldowney

D Hill prior approval / existing consents, principal water take 2024

J Colliar

D Hill going to be expensive

J Colliar

D Hill meet NPMSN standards, taken into consideration

J Colliar

D Hill if requirement, all matters dealt with

11.42am

D Serjeant monitoring, current events

J Colliar

11.44am

Mark Davey

D Hill

M Davey
D Hill connections policy, technical document
L Muldowney

11.49am
QUESTIONS

D Serjeant no one seriously questioned the numbers
M Davey
D Serjeant theoretical level, MDRS, not comfortable
M Davey

11.52am

N Mark-Brown flood hazard, Council 95% done, plan change, any comment
M Davey
N Mark-Brown this panel advised flood hazard plan change, what it means
M Davey
D Hill more important.....
M Davey

11.56am

D Hill any comment on planning comments, challenging what you raised
M Davey
D Hill interpretation on what can and cannot do
M Davey
D Serjeant cannot see how mitigate waste water
M Davey

12.01pm

Waipa District Council Presentation
Legal Submission
Wendy Embling

12.05pm

V Morrison-Shaw Waikato plan not qualifying matter, withdraw part of plan change as whole or part
W Embling

12.08pm

D Hill what do we take from that comment
W Embling
D Hill already elevated, implication no one else has made
W Embling

12.12pm

V Morrison-Shaw has a draft been released, relevant for us
W Embling

12.14pm

D Hill no councils picked that up, why it landed
W Embling

12.18pm

V Morrison-Shaw
W Embling

my question to Mr Muldowney this morning, policy 3, singling out, give more weight

12.24pm

D Hill
W Embling

what as a panel do we do with alleged existing qualifying matters

12.32pm

D Hill
W Embling

width going to be contested

12.38pm

V Morrison-Shaw
W Embling
D Hill
W Embling

Fonterra, not need to, or doing work to include them

more broad based submissions

12.41pm

1.16pm

LUNCH BREAK

RESUMED

Waikato District Council Presentation

Legal Submission

Bridget Parham

1.20pm

D Hill
B Parham
D Hill
B Parham
D Hill
B Parham

need a direction, determination from Court, dispute

accept, not challenge

opening up a tripartite, not resolved

12.24pm

D Hill
B Parham

hard tests, less than 5,000, hard bar
no discretion to drop below

1.28pm

D Hill
B Parham

activity status would that have, 22m high building in Huntly

1.35pm

D Hill
B Parham

if rules less enabling, on table to consider

1.37pm

D Hill
B Parham
D Hill

assumption new material, seek comment on that, any replacement rules

remind me what a defended area means

B Parham
N Mark-Brown stop banks
B Parham

1.42pm

D Hill jurisdictional, not zoning issues
B Parham

1.46pm

D Hill panel consider that set back at the time

Jill Gregory

B Parham

D Hill variation introduced it

J Gregory

B Parham

1.52pm

D Hill why it fails to meet requirements

B Parham

D Hill if demonstrate 802m, difficult, nothing to justify it on, inside boundary not outside

B Parham

1.59pm

D Hill if Council see it illegal

B Parham

D Hill make determination, High Court appealable point

B Parham

D Hill if not determination, we have to hear it

B Parham

2.02pm

D Hill early piece of advice

we need to socialize with community, parties not participated

B Parham

2.06pm

V Morrison-Shaw set back proposed from river, different distances, what justification, characteristics of river

B Parham

2.11pm

V Morrison-Shaw what's the scale of the issue, all of land qualified NDRS, all subject to private covenants

B Parham

2.12pm

Jill Gregory

2.14pm

D Hill not specifically excised

J Gregory

2.22pm

D Hill clear on 837, infrastructure not a qualifying matter

J Gregory

2.24pm

V Morrison-Shaw section 80e, scope of the consequential provision

J Gregory

2.33pm

QUESTIONS

D Serjeant reference to gavel

J Gregory

D Hill what is it doing, if it doesn't exist

J Gregory

2.36pm

Jim Ebenhoh

corrections

2.43pm

D Hill what does it matter, flip side of allowing it to happen, capacity 7 times feasible demand

J Ebenhoh

D Hill not seen, market flexibility generated, removal of urban fring

J Ebenhoh

2.46pm

QUESTIONS

D Serjeant tables 2, 3 on 21, numbers going to change
para 70, expand

J Ebenhoh

D Serjeant extent to wish well or not well, difference what you've provided for, not spread around, better done in one place

J Ebenhoh

D Serjeant apart from design guidelines, what capacity does Council have

J Ebenhoh

2.51pm

N Mark-Brown flood hazard, how much of an issue for Waikato District.

J Ebenhoh

N Mark-Brown more work, more intensive development, what risk

J Ebenhoh

D Hill Ms Parham, proxy for hard-line for intensification

2.53pm

Themes and Issue Report (HCC)

Grant Eccles

2.59pm

Damien McGahan

3.01pm

Fiona Hill

3.04pm

QUESTIONS

D Serjeant high density residential, hierarchy, 6-storeys, what issues with that height

F Hill

D Serjeant how does it work out, commercial activity, residential space

F Hill

3.06pm

V Morrison-Shaw commensurate looking back, currently there or forward, is there a line

F Hill

D McGahan

3.07pm

D Hill 42A helpfully structured

Tabled Items

Adare and Rangitahi Ltd

Transpower

3.07pm

AFTERNOON BREAK

3.38pm

RESUMED

Teams Request

Havelock Village Ltd

Vanessa Evitt

3.47pm

D Hill session made for Friday week, conversation and address supplements

V Evitt

3.53pm

D Hill encourage agreement

V Evitt

3.55pm

Mark Tollemache

4.02pm

D Hill others taken notice of conclusion

QUESTIONS

D Serjeant Council referred to likely withdrawal of urban fringe, what might they do

M Tollemache

D Hill infrastructure, definition of the Act

M Tollemache

D Hill is it more than 3-Waters

M Tollemache

4.07pm

D Serjeant primary focus through client, evidence apply to 3 other towns

M Tollemache

D Serjeant support density, well functioning environment, achieve better if staged
M Tollemache
D Serjeant the whole of the 4 towns
M Tollemache

4.12pm

D Hill caucus around some themes
V Evitt

4.15pm

Synlait Ltd

Jamie Robinson

Nicola Rykers (Planner)

Yves Dencourt (Policy and Planning)

4.19pm

D Hill

NO QUESTIONS

4.21pm

ADJOURNED