

HCC PC5 HEARING
Day 1 - 27th September 2022

David Hill (Chair), Ewan Wilson, Vicki Morrison-Shaw, Nigel Mark-Brown

9.00am

D Hill

Muna Wharawhara

Karakia / Miha

9.03am

V Morrison Shaw

Response

9.05am

D Hill

Introduction

9.06am

Panel introduction

9.07am

L Muldowney

9.08am

D Hill

continues introduction
No procedural matters raised

9.13am

M Hooper

Question to Michelle Hooper
responds

9.15am

D Hill

continues introduction
No questions?

9.20am

L Muldowney (Legal)

reading submission - Procedural

9.25am

D Hill

No-one has challenged

9.26am

L Muldowney

continues

9.33am

V Morrison Shaw

L Muldowney

what is missing from Plan Change?

9.35am

D Hill

L Muldowney

is it intended Council will hold that and not move to approval
continues

9.38am

D Hill

L Muldowney

what are you looking for in terms of 23

9.40am	
D Hill	take into consideration as another matter
L Muldowney	Background of PC5 - Peacocke
9.42am	
L Muldowney	refers to PowerPoint
9.43am	
L Muldowney	continues reading
9.46am	
D Hill	how Amberfield get through
L Muldowney	refers to PowerPoint
D Hill	low intensity
L Muldowney	continues
9.50am	
D Hill	tied to any density identified
L Muldowney	
D Hill	someone provide that
L Muldowney	continues
9.55am	
D Hill	has been updated with new density. Roding deal with those issues, can rely on for 3 Waters
L Muldowney	
10.01am	
D Hill	protection and enhancement of particular fauna, stood on its own, include bats, part of river fauna
L Muldowney	
D Hill	not suggesting irrelevant, which compartment put it in
L Muldowney	
10.06am	
D Hill	infrastructure readiness well entrenched
L Muldowney	
10.08am	
L Muldowney	Plan Change Provisions
10.11am	Uses PowerPoint
10.01am	
D Hill	Assuming Amberfield not in that sequence
L Muldowney	
10.16am	
D Hill	any ongoing discussions between planners, position not solid, Council options
L Muldowney	
10.23am	
L Muldowney	Uses PowerPoint

10.25am D Hill L Muldowney	identified flight paths, how those fingers migrate upwards, confidence it makes sense
10.27am L Muldowney	Commercial Centres
10.30am L Muldowney	Uses PowerPoint
10.31am D Hill M Roberts	Peacocke Precinct, is it the whole of Plan Change area? new zoning, excludes stage 1
10.38am D Hill L Muldowney	scheduled SNA to be replaced
10.40am D Hill L Muldowney	distinction of significant
10.45am D Hill L Muldowney D Hill L Muldowney	where does the promise sit? except that, 900 hectares, where does it sit, it does not relate to PC5
10.49am D Hill L Muldowney	take it back to 6C, solely in confines of Peacocke, do we need to get into it
10.51am 11.14am	MORNING BREAK RESUMED
L Muldowney	continues
V Morrison Shaw L Muldowney	draft national policy statement, what weight
V Morrison Shaw L Muldowney V Morrison Shaw L Muldowney	is there reference in regional policy to compensation sub-paragraphs bring in compensation
11.10am D Hill L Muldowney D Hill L Muldowney	RPS 2018, been updated, should we prefer RPS extent to which the gully is a wetland, in part

11.32am

V Morrison Shaw capping size, supermarkets, 4500 altogether for the two

L Muldowney

V Morrison Shaw issues raised by Woolworths

L Muldowney

11.35am

G Akehurst

D Hill 9,000 could be supermarket

L Muldowney Refers to PowerPoint Map

11.19am Refers to PowerPoint

11.42am

V Morrison Shaw Adare, foodstuffs. Woolworths legal submissions, what effects HCC raising issues

L Muldowney

11.47am

L Muldowney Discusses Mr Munro teams session.

D Hill More than one question, can re-call

11.48am

V Morrison Shaw number of submitters, set-backs, unnecessary, ability of council to cover hazards

L Muldowney

D Hill explanation for metric

L Muldowney

11.19am

NO QUESTIONS

11.50am

J Sirl (Planning)

QUESTIONS

12.08pm

V Morrison Shaw importance of timing, ecological corridors, what mechanisms in plan, Resource Consents spatial extent, Woolworths seeking expansion, thought given to shifting it

12.12pm

N Mark Brown bats, role of HCC, should they take a lead, intensification of Peacocke, wider, regional para 27, bats, separate to multi-agent

12.13pm

D Hill bat management plan, confidence field tested, scenarios, removing trees, used elsewhere
What it entails, pilot applications

Not working out, corridors not secured, stopping development process, staging plan

How we might contemplate provisions, bad season, die off, viable population, in plan

Advisory Committee, option, long term project, beyond 10 years

12.19pm

L Muldowney

12.20pm
D Hill break, pause for a season, update on ICMP

A Craven

12.21pm
D Hill gap wide between you, not at odds on outcomes

12.24pm
E Wilson point 27, mechanisms HCC, funding bat habit
Equivalent to DCs

12.26pm
M Graham (Landscape)

12.28pm
QUESTIONS
D Hill main street opens out, no loss not developing, resonate with you
Quite a bit of work to expose

12.30pm LUNCH BREAK
1.23pm RESUMED

I Munro (Urban Design) - Team Session

1.29pm
QUESTIONS
D Hill capture main consideration
persuaded by one side of argument, 35,000 sqm.
supermarket, not a sub-centre

I Munro

1.30pm
V Morrison Shaw instead of expanding, relocated include Woolworth land, effects
basis of fragmentation, other reason

I Munro

1.35pm
E Wilson what data percentage of shoppers visiting supermarket, or more than one task
I Munro

1.38pm End of Team Session
L Muldowney

1.39pm
W Gumbley (Archaeology)

1.41pm
QUESTIONS
D Hill

V Morrison Shaw language compliments, captures what is to happen
W Gumbley

1.43pm
D Hill no concerns for pa, corner of Peacockes
nothing in plan change

W Gumbley

1.44pm
N Savage (Wastewater/Potable water)

1.45pm
D Hill one of the drivers, room for non-sequencing development
Council's position, if plan was harder, no room for manoeuvre

N Savage Refers to PowerPoint
D Hill transitional solution
N Savage

1.50pm
QUESTIONS
N Mark Brown

most of Greenfield area pumped
once across river, treatment plant, one for Hamilton, upgraded for Peacocke longer term
as well as the pump station

N Savage

1.51pm
D Hill funding come out of Peacocke, ICMP
effectively signed off, wastewater
comprehensive, consent, when granted
if applied today, different, standard, not limits

N Savage

1.56pm
A Craven (Stormwater)

1.57pm
D Hill feature plan map
A Craven

1.59pm
QUESTIONS
N Mark Brown

Appendix B, 9, explain
different from 10mls
ICMP include Amberfield area
separate ICMP for that area, within PC5, still relevant
ICMP developed for PC5, Amberfield do the job protecting environment, consent

A Craven

2.04pm
V Morrison Shaw Shortbread statement filed by Glen Wallace, storm water report, not support changes, any comment
A Craven

2.06pm
D Hill
A Craven

2.08pm
D Hill reasons why you disagree with Mr Penny
A Black (Transportation)

2.11pm
D Hill negotiation, not hard and fast
A Black

2.13pm
D Hill any further conversations with Mr Penny
negotiated outcome
A Black

2.16pm
D Hill Mr Penny's argument, capture more land, solely looking at standard, zero
balance too narrow, increases rather than decreases risk
A Black

2.29pm
D Hill para 45, not disagreeing no supermarkets, Mr Bredemeijer

2.30pm
QUESTIONS
N Mark Brown 241 Dixon Road, no roads off it, landlocked
road network
A Black

2.31pm
E Wilson clarity on speeds, Peacocke is 40, Main Road, shared space, your recommendation
A Black

2.33pm
S Foster (MDRS density provisions)

2.38pm
D Hill if accept 5m, re-justify that through the variation
if justified in 6C, becomes justifying
S Foster

2.43pm
D Hill not considered, none limited application, cost involved
silent on set-backs

S Foster

2.46pm

D Hill fire and emergency hot on this

NO QUESTIONS

2.47pm

AFTERNOON BREAK

3.07pm

RESUMED

G Akehurst

(Retail Economics)

3.12pm

D Hill how allocated into Peacockes
how determine land

G Akehurst

3.14pm

E Wilson

16,000 dwellings across city

G Akehurst

3.16pm

D Hill

not re-model land proportions, 40 dwellings

G Akehurst

Dr Hannah Mueller

3.18pm

D Hill

number not disputed, how count 20,000

G Akehurst

V Morrison Shaw

2043 or 2033

G Akehurst

3.19pm

D Hill

why 2043
when does the supermarket become viable, position argument
post 2043, based purely on numbers

G Akehurst

3.21pm

V Morrison Shaw

where is the closest supermarket to Peacockes, distance

L Muldowney

G Akehurst

3.25pm

D Hill

caps are soft caps

G Akehurst

3.28pm

Refers to PowerPoint

3.33pm

V Morrison Shaw
G Akehurst

explain difference between convenience and local centres, neighbourhood

3.35pm

D Hill

visit closest
non-retail, what activities. Not small cinemas

G Akehurst

3.38pm

QUESTIONS

D Hill
L Muldowney
G Akehurst

5 Cross Roads. 2 supermarkets different model

3.44pm

N Mark Brown
G Akehurst

para 17 rebuttal, surveys done

V Morrison Shaw
G Akehurst

cross-shopping, 1990s, what extent study out of date

3.46pm

D Hill
G Akehurst

constant 10% or 80% now and then

E Wilson

intensification foreshadowed, different to 1990s, proximity to local supermarket
west, medium density essential

G Akehurst

3.48pm

V Morrison Shaw
G Akehurst

Mr Munro, not extension to local centre, just moved
impact on second supermarket

3.50pm

D Hill
G Akehurst

if 10% shoppers cross-shop, not make any difference, 80% occasionally will make a difference

E Wilson

District Plan, why leave local centre to go elsewhere, what can't you get
Good pedestrian flow, cycle lanes
Refers to PowerPoint

G Akehurst

3.55pm

G Kessels (Ecology)

3.59pm

Dr Hill

discussion what habitat means
is there disagreement

G Kessels

4.04pm
V Morrison Shaw regularly utilised habitat, not a lot of information, bats using area, how determine regular use
G Kessels

4.09pm
D Hill confidence construct corridors, planting, bats track down
G Kessels Refers to PowerPoint

4.13pm
D Hall how put a break in the process when things aren't quite happening
G Kessels

4.15pm
D Hill what are you monitoring for
steps between now and zero, bat management plan proposed to catch, small sub-divisions
how long to get to a point to proceed. Not now, no protections in place. How long will it take.
Dr Hannah Mueller (Ecology)
G Kessels
Dr Matthew Baber (Ecology)

4.23pm
D Hill certain things how to be achieved. In tandem, certain areas, ABC proceed, how co-exist together
G Kessels

4.24pm
N Mark Brown funding to buy the areas, uncertainty of the whole thing, getting land early on is crucial
Who is going to run the panel
G Kessels

4.27pm
D Hill feedback loop, compensation, move over time
20-22 year project, consideration in the provisions of the plan
Dr Mueller
D Hill Growth times
G Kessels

4.31pm
E Wilson wetlands, natural inland wetland, DOC
G Kessels

4.34pm
D Hill mapped on some sort of contour
G Kessels

4.39pm
D Hill areas bridged
G Kessels
V Morrison Smith
Dr Mueller closed canopy
G Kessels

4.43pm

D Hill 50m from the centre line, outside designation, narrow point

G Kessels

D Hill finite dollar

4.45pm

Dr Barber

4.53pm

V Morrison Shaw how long is a bunch of years

Dr Barber

G Kessels

Dr Barber

D Hill commercial realities

V Morrison Shaw amount of enhancement, habitat quality

4.58pm

D Hill no guarantee they come together, 15 years time 61+ animals, not designed to do

Dr Barber

V Morrison Shaw summary, highlights of field work

G Kessels

D Hill Council recommendations

M Roberts

L Muldowney

5.07pm

ADJOURNED