

HCC PC5 HEARING  
Day 5 - 3<sup>rd</sup> October 2022

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

9.00am

D Hill

L Muldowney                      Procedural discussion

9.08am

Waikato Environment Centre Trust (Go Eco)

Harvey Aughton                      PowerPoint

9.12am

D Hill

were all sites assessed over 3 weeks  
what time of year, when are results likely to be released, helpful to have them

H Aughton

9.15am

D Hill

able to discover numbers, two sites 10 and 4, estimate, just vocalization

H Aughton

9.19am

D Hill

transitional sense, as enhancement proceeds, useful backstop  
how identify pregnant roost trees

H Aughton

9.22am

D Hill

proposed provision, expert review panel

H Aughton

9.24am

N Mark Brown

bat (*rat*) vocalization, two separate locations

H Aughton                      shows the panel a bat in a glass case

NO QUESTIONS

9.27am

ID & EM Williams Ltd

Ian Williams                      Powerpoint

9.30am

D Hill

are gullies permanently wet

Ian Williams

9.37am

D Hill

no prohibit, come into effect on subdivision, activities in the buffer zone, subject to resource consent

C Sharman

Ian Williams                      discussion re Council using land on Peacockes

D Hill                                  request for rezoning in original submission, 42As

Ian Williams

9.44am

D Hill landownership an issue around the country, seen as penalty  
Ian Williams

NO QUESTIONS

9.45am

Fire & Emergency

Blair Kiely

D Hill comments

NO QUESTIONS

9.49am

Waikato Regional Council

Hannah Craven (Planning)

9.53am

D Hill para 34, new matter of discretion would be required, circular argument to a no  
does the density requirement achieve that

Hannah Craven

D Hill would be helpful what matter of discretion would look like

Hannah Craven

10.02am

D Hill Regional Council, bat management matter within PC5  
RPS avoidance preference, habitat is everywhere, cannot be avoided

Hannah Craven

NO QUESTIONS

10.05am

Gregory Knight

10.07am

D Hill what are you asking for

Gregory Knight

10.08am

QUESTIONS

N Mark Brown are indicative, based on preliminary calculation, conservative  
requirement for wetlands, indicative, how they work, get water to them

Gregory Knight

10.09am

MORNING BREAK

10.30am

RESUMED

10.31

TEAMS SESSION - Cordyline Holdings

Rachel Dimery (Planning)

10.35am

**QUESTIONS**

D Hill

42A natural hazard setbacks, development that does not require sub division hazard issue, Building Act, dotted line through the maps

Rachel Dimery

10.41am

D Hill

removal of indicative local road, no roads on structural plan at all

Rachel Dimery

10.43am

D Hill

if we adopt your proposition, what matters of discretion to consider did you consider move out to controlled activity

Rachel Dimery

10.46am

Rachel Dimery

adds to summary

10.47am

D Hill

to L Muldowney

L Muldowney

V Morrison Shaw

useful if we had a list

D Hill

Woolworths suggestion on centre, may be in 42A additional provisions in draft size, leave it, 42A cover it

10.51am

HCC

S42A

Craig Sharman

(42A update statement)

10.55am

D Hill

designated anyway, it's not

Craig Sharman

10.56am

N Mark Brown

agreement was reached, Transpower agreed to what is proposed

Craig Sharman

10.58am

D Hill

any residential use on this site

Craig Sharman

10.59am

V Morrison Shaw

Transpower, defined in the plan

Craig Sharman

11.00am

Mark Roberts

D Hill  
Mark Roberts

you are still recommending the lines be kept

11.08am  
D Hill

cost implications met by development, upfront anticipated upfront, passed on 10 years early  
does it cover bankruptcy

Craig Sharman

11.08am  
D Hill  
Craig Sharman

default standards RDA, don't like apply for different RDA

11.09am  
Mark Roberts

D Hill  
Mark Roberts

amendments, provide amended text

11.11am  
Craig Sharman  
D Hill

?, why not go to that in the first place

11.13am  
Mark Roberts  
D Hill  
Mark Roberts

do national planning standards require that term

11.16am  
D Hill  
Mark Roberts

implies beginning/end of roads are fixed, understand the intent

11.20am  
D Hill  
Mark Roberts

contradictory to Building Act, mirror them, Ms Tait

11.25am  
D Hill  
Mark Roberts

cross checked, lighting discussion, neighbourhood centres

11.26am  
D Hill  
Mark Roberts

transport corridor boundary, is it defined somewhere, a zone for it

11.28am  
D Hill  
Mark Roberts

consistency with city wide rules

11.29am  
Craig Sharman

11.32am  
V Morrison Shaw  
Craig Sharman  
D Hill  
Craig Sharman

Mr Kessels  
official outdoor lighting, sensors, what is encompassed

11.34am  
D Hill  
Craig Sharman

no need for city 2B written confirmation, posting of a report, get on with removal, risky  
it's an activity with precursors required

11.44am  
D Hill  
Craig Sharman

Bat Management Plan, Council confirming, 1-28 does require BMP, getting approved

11.48am  
D Hill  
Craig Sharman

happy to have open ended, planting been done

11.50am  
D Hill  
Craig Sharman

happy to stick with 2 hectares, move it down

11.43am  
D Hill

significant bat area, only one that get compensation  
recommendation from Fraser Smith or Ms Tait should be an overlay  
as a policy, not a natural open space zone

Craig Sharman  
Mark Roberts

11.55am  
Craig Sharman

11.58am  
D Hill  
Craig Sharman  
D Hill

SPHZs expanded over time, expectation

12.01pm  
Mark Roberts

12.02pm  
Craig Sherman

12.03pm  
QUESTIONS  
N Mark Brown

provide us information, where local roads are going  
each individual landowner assured legal access to their land  
concern not sure be able to be achieved

Mark Roberts

**Craig Sharman**

**N Mark Brown**                    **Bike Waikato, matter addressed PC12, any more elaboration what might be provided**  
**M Roberts**  
**D Hill**                                **sufficient markers in general policies for that**  
**narrative decision cross reference PC12**

**L Muldowney**  
**D Hill**                                **envisaging 28<sup>th</sup> October, updated version**  
**L Muldowney**  
**D Hill**

**12.10pm**  
**L Muldowney**

**12.13pm**  
**N Mark Brown**                    **do you intend to traverse the issue, planting, ecology, bat corridor a.s.a.p**  
**headlight issue**  
**L Muldowney**

**12.17pm**  
**V Morrison Shaw**                **differing evidence, 6H RMA**

**12.18pm**  
**D Hill**  
**V Morrison Shaw**                **Closing**

**12.19pm**                            **ADJOURNED**