

HCC PC9 HEARING - SESSION 1

Day 4 - 25th May 2023

David Hill (Chair), Ewan Wilson, Vicki Morrison-Shaw, D Serjeant

9.00am

D Hill

Significant Natural Areas

Te Awa Lakes

Thomas Gibbons (Legal)

9.09am

V Morrison-Shaw yesterday Dr Forret, site specific evidence, SNA on private land, would you agree
T Gibbons
D Hill
T Gibbons

9.18am

V Morrison-Shaw approach HCC taken, 98% vegetation lost, SNA started from wrong starting point
T Gibbons

9.19am

D Hill WRPS not sufficient method to 6C, beyond to determine significance
T Gibbons

9.21am

D Serjeant interpretation of WRPS, criteria, existing and potential significance
T Gibbons
D Hill

9.22am

Stephen Gascoigne (Planning)

9.28am

V Morrison-Shaw timeframe for development in those areas, life of the plan is 10 years
S Gascoigne
D Hill where is the area you talk about, the plan for rest of area, timeframe
consent carry 5 years, likelihood that area worked within the life of the plan
S Gascoigne (shows map)

9.40am

QUESTIONS

V Morrison-Shaw planning regime, retaining SNA further consents
subdivision areas
conditions of consent, existing, cannot clear the area

S Gascoigne
D Hill

9.44am

E Wilson is zoning across the whole area the same, has it changed since original application
T Gibbons
S Gascoigne

9.46am

T Gibbons (Legal) for D & B Yzendoorn

9.53am

V Morrison-Shaw clarify what area you would clear, some of the vegetation
D Hill not carve up the middle, less attractive

9.59am

V Morrison-Shaw extent of removal, just easement, not whole SNA to be removed
T Gibbons
D Hill continuous property

E Wilson submissions assertion, site placed erroneously
what was the zone at time of purchase, what zoning the land was, open space
T Gibbons

10.03am

Phoebe Andrews (Ecology)

10.05am

D Hill is it known that it's a foraging path for bats
P Andrews
D Hill does it meet criterion 3
P Andrews

10.08am

W Morrison-Shaw within 200m of the site
stream orientation, does it cross the site
P Andrews

10.10am

D Serjeant what proposed planting plan consists of, foraging area, gap
vegetation on easement to come out, north of that no planting
P Andrews
T Gibbons

10.12am

E Wilson broader area, vegetation corridor, how important is continuity of ecological corridor
P Andrews

10.14am

Jacob Robb (Planning) - Remote

10.16am

V Morrison-Shaw at present no consent, opposed, no guarantee, what weight

	have any submitters withdrawn their application
J Robb	
T Gibbons	
D Hill	Ms Andrews, criteria apply, unresolved application
T Gibbons	
E Wilson	timing and purchase
T Gibbons	
10.21am	MORNING BREAK
10.36am	RESUMED
The Adare Company	
Ben Inger (Planning)	
10.38am	
V Morrison-Shaw	evidence in PC5
B Inger	
10.41am	
D Hill	alternative not really alternative
B Inger	
10.43am	
D Serjeant	set-backs, change to numbers, lighting source
B Inger	
D Hill	don't support it, or scope, specific carve out
10.45am	
D Hill	8b, no objective to hang policy on
B Inger	
10.50am	
QUESTIONS	
D Serjeant	significant development, result ticked boxes, deemed value of SNA
	Euro bats guideline, not unusual, the way they are referred to
B Inger	
D Hill	more appropriate place
10.55am	
Anthony Endres	
11.14am	
QUESTIONS	
E Wilson	rules, what are the changes in Plan change 9
A Endres	
11.16am	
Nancy Caiger (PowerPoint)	

11.23am
NO QUESTIONS

11.24am
Roderick Aldridge
D Hill

11.28am
QUESTIONS

D Serjeant do you have science background, or practicalities
R Aldridge
D Hill

11.30am
John Badham

11.36am
QUESTIONS

D Hill point 2, deletion of reference, policy 24, no change being proposed under PC 9
J Badham

11.40am
E Wilson item 6, new suggestion rules, SNAs
Oderings, development within item 6
J Badham

11.42am
Ngati Wairere
Wiremu Puke

11.49am
NO QUESTIONS

D Hill
V Morrison-Shaw response
W Puke

11.51am
Arthur Giffney

12.00 noon
QUESTIONS

D Hill not opposed to SNA, the rules
A Giffney

12.01pm
Ian Williams (PowerPoint)

12.10pm
NO QUESTIONS

12.11pm

Roger Wilhelmsen

12.16pm

QUESTIONS

D Hill which SNA number is yours

R Wilhelmsen

L Muldowney (shows Mr Wilhelmsen a document)

12.18pm

David and Helen Nielsen

12.23pm

NO QUESTIONS

D Hill

L Muldowney

12.28pm

LUNCH BREAK

1.32pm

RESUMED

Fonterra

Mark Chrisp (Suzanne O'Rourke & Dale Arbury)

1.39pm

D Hill RPS, artificial structures, ponds not created for intent, not bio-diverse

M Chrisp

1.43pm

L Muldowney

D Hill

overlap in jurisdictions

L Muldowney

1.44pm

QUESTIONS

D Serjeant historic heritage area

M Chrisp

1.45pm

Rosemarie van der Poel

1.55pm

QUESTIONS

D Hill have SNA removed

R van der Poel

1.56pm

E Wilson

problems articulated for how long, not a function of the SNA

not concerned with the rules, more empowering, would you still want the SNA

R van der Poel

1.58pm

Raymond Kett

2.00pm

QUESTIONS

E Wilson

is it the rules with SNA or the SNA that concerns you

R Kett

L Muldowney

2.03pm

BREAK

2.08pm

RESUMED

HCC Reply

L Muldowney

2.10pm

Hannah Mueller (Ecology)

2.15pm

QUESTIONS

D Serjeant

definition of natural

H Mueller

2.17pm

V Morrison-Shaw

clarification, Fonterra, not natural, their site uplifted, distinction

D Serjeant

power companies, wetland, waste water treatment

H Mueller

2.19pm

E Wilson

why removed areas such as lawns, open farm land bat habitat
perverse outcome, own will and funding, gullies poorly maintained, turning into SNA
are we not doing that, SNA on properties

H Mueller

L Muldowney

2.23pm

E Wilson

hand out, anywhere in the country where has this been used
how did you come up with SNAs
method not standard, ok in one area and not in another
costly to do this, eroding people's property rights, planning premise

H Mueller

2.28pm

V Morrison-Shaw

width, how wide is wide enough for SNA, follows boundary, vegetation, minimum/ideal
SNA for habitat, bats spotted within 200m of SNA

H Mueller

2.32pm

D Hill

corridors are bat SNAs, if not we need to be more specific defining corridors, public not appreciate more specific who corridors are for
individual spec sheet, clearer what people can do

H Mueller

2.38pm

L Muldowney

D Hill

2.43pm

(discussion)

D Hill

D Serjeant

L Muldowney

E Wilson

SNAs on private land before PC9, meaningful map

V Morrison-Shaw

D Serjeant

lay out what people can do

L Muldowney

D Hill

V Morrison-Shaw

SNAs

2.56pm

D Hill

site visit options

E Wilson

L Galt

D Serjeant

L Muldowney

3.00pm

ADJOURNED