

HCC PC9 HEARING - SESSION 1

Day 3 - 24th May 2023

David Hill (Chair), Ewan Wilson, Vicky Morrison-Shaw, Dave Serjeant

9.01am

D Hill refers to site visit on Tuesday
not finished with notable trees, next week

Significant Natural Areas

9.06am

HCC

L Muldowney

D Hill

L Muldowney

9.14am

V Morrison-Shaw significant natural area, a label to describe areas
same as submissions for planting by individual submitters

L Muldowney

9.17am

D Serjeant overall ecological approach

L Muldowney

D Hill provisions apply in corridor, thought through enough

L Muldowney

9.19am

V Morrison-Shaw definition of SNAs

L Muldowney

D Hill

L Muldowney

9.22am

D Hill SNA overall natural open space

L Muldowney

9.36am

V Morrison-Shaw what does per asset mean, a whole or that particular site

L Muldowney

D Hill

L Muldowney

9.45am

D Hill if current provisions adopted, Te Awa Lakes apply additional consent

L Muldowney

V Morrison-Shaw whether consent allows all area SNA, what is covered
SNA, seeking to vary

L Muldowney

9.49am

D Hill

SNA value hold regarding of whole in middle, dwelling seeking on lot, overlap

L Muldowney

V Morrison-Shaw

application for duplex, clear vegetation, whole/half SNA over site

L Muldowney

9.55am

D Hill

any SNAs not in there, might be feasible

V Morrison-Shaw

scope issue, second level of Clearwater, noise control

9.59am

D Hill

was it bought up in expert conferencing

Hannah Mueller

L Muldowney

V Morrison-Shaw

absence of mapping, mudfish, appropriate consideration

L Muldowney

10.02am

V Morrison-Shaw

any plans, DOC, need to be notified

L Muldowney

10.13am

V Morrison-Shaw

we had submissions on removal of all SNAs, we have broad scope, extension

L Muldowney

10.14am

Shaye Thomas - Legal

Hannah Mueller (Ecology)

10.28am

QUESTIONS

V Morrison-Shaw

any other Councils followed the approach
2700 and 3000, insufficient research

H Mueller

D Hill

what is your advice, section 6 matter, not just light issue
pertains to noise and other characteristics

H Mueller

V Morrison-Shaw

para 11 rebuttal, same limit in PC5
para 12, what is sufficient set-back, 5m Amberfield, Mr McKenzie commenting
Peacocke, Greenfield, urban environment
para 15, what sort of reduction looking for
para 17, what sort of extent planting buffer
alternatives or recommending we should have all of them

H Mueller

10.37am

D Hill

where Lux boundary limit set
should be a standard in the plan, still have to do work

H Mueller

10.39am

D Serjeant

para 22 primary, guidelines, 2014, biodiversity 2018, any inconsistencies in what is required international, best practice

Euro bats (refers to document from DOC)

rebuttal, para 11/12, building set backs

18/19, bats, old trees, options

H Mueller

10.46am

MORNING BREAK

11.07am

RESUMED

Hamish Dean (Ecology)

11.11am

D Hill

is that clarified anywhere else, confusing, what qualifies as an asset

H Dean

11.18am

QUESTIONS

D Hill

when distinction between corridors and floristic SNA emerge

characterize the values, flyaway, grey areas, some value more dominant, foraging areas

(refers to Powerpoint map)

H Dean

D Hill

buffer on a buffer, corridor SNA, connectivity

H Dean

11.27am

D Hill

River Road

no material effect, why we would deny

H Dean

V Morrison-Shaw

the one at the end

D Hill

do they always buffer

11.32am

L Muldowney

H Dean

11.32am

V Morrison-Shaw

is pest species defined anywhere

L Muldowney

D Hill

been deleted

H Dean

D Hill

disagreement on restoration, looking not too narrow

H Dean

L Muldowney

D Hill

why has it got a strike through

L Muldowney

Emily Buckingham

D Hill

11.38am

E Wilson	both of significance, potentially happen on the site, balance of SNA
H Dean	
11.40am	
D Hill	anywhere to turn to as to why certain section has been included, what do you mean by site
H Dean	
D Serjeant	Somerset, always been the case, used by bats, corridors for birds
	not for extension of building
H Dean	
11.42am	
E Wilson	easily identified areas, deemed to be significant if not developed, where ecological damage occurred
	any development in SNA gone ahead that shouldn't
H Dean	
11.44am	
John McKensey (Lighting)	
11.54am	
QUESTIONS	
D Hill	retail issue of obtaining 2700 colour temperature
	not reluctance, preference for white
	attachment, Exemplar House
J McKensey	(Refers to Powerpoint)
12.05pm	
L Muldowney	
D Hill	light emitting facing, aversion to curtains
J McKensey	
L Muldowney	
12.08pm	
D Serjeant	agreement within the 20m, 2700 / 3000
	para 9 rebuttal, not understand
J McKensey	
12.11pm	
Laura Galt (Planning) s42A	
12.34pm	
QUESTIONS	
D Serjeant	Ms Sycamore, where DOC might fit in, drivers through diagram, range of activities
	approach taken anywhere else, if direction necessary, guideline
	developing a property, zone, advisable to have cross reference
L Galt	
12.40pm	
V Morrison-Shaw	para 32, primary, 10% target, in strategy itself
	other Councils made the distinction
	area not identified in plan, what it might look like

L Galt

12.44pm

LUNCH BREAK

1.17pm

RESUMED

Submitters

Alexander Gillespie

1.26pm

QUESTIONS

D Hill

3 development periods

A Gillespie

1.27pm

D Serjeant

refers to Tuesday's visit

A Gillespie

1.29pm

D Hill

heritage areas should be fewer, a degree of purity

A Gillespie

1.31pm

John Griffin

(Refers to PowerPoint map - 177 State Highway)

1.35pm

QUESTIONS

D Hill

how far inside the boundary

J Griffin

D Hill

1.40pm

L Muldowney

1.42pm

Tony Street

1.45pm

D Hill

slope same as on next door

T Street

1.49pm

QUESTIONS

V Morrison-Shaw

seeking amendment, completely removed or plan where it should be

D Hill

purple line your proposal, on same contour

T Street

V Morrison-Shaw

question for Council, area to south SNA, extension that covers Mr Streets already an SNA, no need to extend it

E Buckingham

V Morrison-Shaw

(refers to map)

T Street

1.54pm

Dr Joan Forret for Mary Burton (Legal and Powerpoint)

2.04pm

V Morrison-Shaw any case law on that point
J Forret

2.28pm

QUESTIONS

V Morrison-Shaw where an SNA private property, separate assessment, some don't
reductive approach, functionality, single function
J Forret

D Hill

2.32pm

BREAK (Connecting to remote)

2.37pm

John Caradus (Remote)

2.45pm

NO QUESTIONS

2.46pm

D Hill a significant policy on that criteria
J Forret

2.47pm

Tim Fletcher

2.54pm

M Burton
D Hill

NO QUESTIONS

2.57pm

Larry Greene

2.58pm

V Morrison-Shaw
D Serjeant

2.59pm

AFTERNOON BREAK

3.16am

RESUMED

Sharp Planning Solutions
Kevin Sharp

3.24pm

QUESTIONS

D Hill what evidence trees above drain are at risk of falling over
K Sharp

3.25pm

D Serjeant comment - corridor, an island not connected to any other island
K Sharp

3.26pm

Charlotte Muggeridge for Mark and Sara Paris (Powerpoint)

3.36pm

QUESTIONS

V Morrison-Shaw what is the rationale for 5m, is it slope, vegetation
no differential in the slope, just a proposal
C Muggeridge

3.37pm

Stephen Gale
D Hill

3.46pm

QUESTIONS

D Serjeant comment - values existing on property
S Gale

3.47pm

Department of Conservation
Michelle Hooper - Legal

4.13pm

D Serjeant how might that policy pan out in practise, intensification going forward
M Hooper

4.17pm

V Morrison-Shaw scope, submission on Plan change, Limb 2 of Clearwater
bats, noise fall under that protection
M Hooper
D Hill

4.26pm

Robbie Pasley

4.29pm

QUESTIONS

D Serjeant SNA, what is it comprised of
R Pasley

4.32pm

V Morrison-Shaw

how long have you owned the property

4.33pm

K Borkin

D Hill

corrections

K Borkin

D Serjeant

preference, euro bats

K Borkin

4.38pm

V Morrison-Shaw

what is short-term, maintained, how long do bat roosts last for
if they are checked, long-term solution or always short-term
no knowledge yet of perfect roost

K Borkin

D Hill

4.44pm

QUESTIONS

V Morrison-Shaw

50sq meters, what is appropriate level

K Borkin

D Hill

4.46pm

Ashley Sycamore

4.54pm

V Morrison-Shaw

what would that mean in practise, doing a development SNA, get bat expert
non complying activities

A Sycamore

D Hill

more than minor, specific to activity
why include the word minor

A Sycamore

4.59pm

QUESTIONS

D Serjeant

SNA features, can the plan be modified

A Sycamore

M Hooper

D Hill

5.05pm

V Morrison-Shaw

NPS IB, any Intel on timing

M Hooper

D Hill

if operative before our decision comes out, need to come back

5.09pm

ADJOURNED