

Prehearing Meeting Report for Plan Change 4: Tara-Ika – Otaki to North Levin

Nature and content of this Report

This report has been prepared as a summary of the discussions held at the prehearing meeting relating to Waka Kotahi's submission on Otaki to North Levin (O2NL). It sets out the issues that were agreed at the meeting, as well as any issues that were outstanding. Copies of the minutes for the meeting are attached in Appendix 1.

Prehearing Meeting – Thursday 1 July 2021 – O2NL

Since the previous prehearing meetings in June Waka Kotahi have reviewed their submission to Plan Change 4 as it relates to O2NL.

An email was sent to the submitters by Waka Kotahi on 28 June 2021 which outlined a potential way for the District Plan to recognise the O2NL corridor. That email suggested a proposal to include an O2NL overlay within the District Plan, the zoning would remain as proposed in the PC4, the overlay would have a limited lifespan, and there would be restrictions on what type of activities could take place within the overlay whilst in place.

After circulation of that email, Waka Kotahi then circulated another email on 30 June 2021 where they stated: *“Waka Kotahi no longer wish to proceed with that part of the Waka Kotahi submission that requested a change in zoning for the indicative O2NL corridor or that looked to restrict development rights within the indicative O2NL corridor. The management of activities within the O2NL corridor will be addressed through the separate designation and approval process for the corridor. It is expected that the Notice of Requirement for the O2NL corridor will be lodged with the councils mid-2022.”*

The prehearing meeting on 1 July 2021 was to specifically discuss the second email from Waka Kotahi with other submitters.

Megan Kettle (consultant for Waka Kotahi) explained that she had been appointed to progress Waka Kotahi's submission on Plan Change 4. She was not actively working on the O2NL project, although was in liaison with the O2NL expressway team in relation to the plan change process.

Megan explained that Waka Kotahi was no longer requesting that the corridor be zoned Rural or the additional 100m setback from the road corridor. Instead Waka Kotahi would be using the designation and consenting process as the preferred planning tool to provide for the O2NL corridor.

There were questions by submitters about the land acquisition process for O2NL. Megan will arrange a meeting between Waka Kotahi's Property Team and landowners outside the plan change processes.

Karen Prouse asked questions relating to the noise mitigation that Waka Kotahi are proposing as the draft reports refer to rural land, not residential land as proposed by this Plan Change. Megan will provide feedback to the O2NL team that the basis for their reports are that the alignment is residential. Lauren Baddock also explained that Council has its own experts (including noise) that will be feeding into the O2NL project (separate to the Plan Change).

Ann Thomas sought clarification on what Waka Kotahi objected to their submission when their property is located away from the O2NL alignment. Megan will come back to Ann on this once she has reviewed the further submissions in more detail.

Erin Nijhyuis and Mike Morrison stated that they are still struggling with understanding the design of the O2NL road and what it means for their property. Megan will arrange a meeting for Mike and Erin

with the O2NL team so that they could better understand what is happening with the design. They also questioned whether the current overlay could be removed in the future. Lauren explained that the proposed overlay did not stop development, that a restricted discretionary consent was required and that there were key matters such as access and noise which would need to be addressed.

There were additional comments on stormwater, Liverpool Street access and other roads however I noted that Council is still working on those other aspects and that a separate prehearing meeting will be held on those topics.

Lauren told submitters that the hearing date was looking to be in November now and that formal notification will be shared shortly. She also noted that the next prehearing is scheduled for 19 or 20 July on stormwater and other transport issues. A revised Structure Plan was also to be tabled at that meeting.

Matters agreed

Following discussions at the Prehearing Meeting on 1 July all parties at that meeting agreed to the following:

1. That the Structure Plan will show the most update version of the O2NL corridor.
2. That the District Plan would include no restrictions on land use as a result of the corridor being shown on the Structure Plan.
3. That a note be included on the Structure Plan that the corridor location is for information purposes only.
4. That the depiction of the O2NL corridor will be removed within 5 years (1/7/2026) in the event that Waka Kotahi have not designated this corridor.

Matters outstanding

There are no outstanding matters in relation to the recognition of the O2NL corridor zoning and the additional setbacks requested by Waka Kotahi. Other topics raised in this meeting will be discussed at the next Prehearing meeting.

Agreed Actions

The following actions were also agreed at the meeting:

1. Megan is to provide Council with the most recent corridor alignment for inclusion within the revised Structure Plan currently being prepared. It was noted that should the O2NL corridor alignment be further refined before the hearing that this would be supplied at the Hearing to ensure the most current alignment is included in the Structure Plan.
2. Megan to contact Ann & Brian Thomas with a response to Ann's question in relation to why Waka Kotahi had objections to the Brown and Thomas' submissions.
3. Megan to initiate communication between Waka Kotahi Project Team and Mike Morrison and Erin Nijhyuis.
4. Waka Kotahi Property Team to facilitate session/s with land owners (or their agents) who may be affected by the corridor to discuss the Public Works Act and property acquisitions process.
5. Megan to ensure that the Reports prepared for the O2NL designation are based on the fact that the corridor will be zoned residential and not rural (as currently the case).

Andrea Harris

9/7/2021

Proposed Plan Change 4: Tara-Ika Growth Area

Pre-Hearing Meeting 4: O2NL

Date: 1 July 2021 11:30am – 2:00pm

Key Zoning topics for this Pre-Hearing Meeting:

- Impacts associated with O2NL
- Future 'Liverpool Street extension'.
- Location and classification of roads shown on the Structure Plan
- Proposed Strategic Cycleways and if/how these should be delivered

Agenda

1. Welcome and Introductions
 - General Housekeeping
 - Introduction from independent Facilitator (Andrea Harris, WSP)
 - Round table introductions
2. Overview of this pre-hearing meeting (what to expect, purpose, protocols)
3. Each submitter to provide summary of their submission in relation to the O2NL and Transport issues and key changes you are seeking Council to make
4. Reporting Planner (Lauren Baddock) to provide comments/current thinking in response to points raised by submitters.
5. Next steps in process (what happens between now and hearing, what to expect at the hearing etc.)

Proposed Plan Change 4: Tara-Ika Growth Area Pre-Hearing Meeting 3 O2NL and Transport

Date: 1 July 2021 11:30am – 2:00pm

Meeting Minutes

Attendees	Role
Andrea Harris	Facilitator - WSP
Lauren Baddock	Horowhenua District Council
Ann & Brian Thomas	Submitters & Landowners
Dylan Andrews	Electra
Mike Morrison & Erin	Submitters & Landowners
Karen & Stephen Prouse	Submitters & Landowners
Tiffany Gower	Horowhenua District Council
Jacinta Ward	Horowhenua District Council
John Brown	Submitter & Landowner
Gwyneth Schibli	Submitter & Landowners
David McCorkindale	HDC – Customer & Strategy Group Manager
Megan Kettle	GMD Consultant representing Waka Kotahi (via web)
Aroha Parker	Horowhenua District Council

Today's meeting was to discuss the Waka Kotahi submission points in relation to the zoning of the O2NL corridor and the request for additional setbacks to be placed on land outside of the corridor. However, Waka Kotahi's representative planner Megan Kettle emailed on 30 June 2021, advising meeting attendees/submitters that Waka Kotahi would no longer be pursuing their submission points regarding the rural zoning of land under the corridor overlay or the additional setback to either side of the corridor.

Based on the new information, Council still decided to continue with the meeting offering submitters the time to discuss the change to Waka Kotahi's submission points on zoning and the treatment of the O2NL corridor.

Megan Kettle

Megan provided clarification around her role as a consultant planner tasked to represent Waka Kotahi in relation to the Proposed Plan Change 4:Tara-Ika only and does not have a role within the O2NL expressway team.

She advised Waka Kotahi would no longer be pursuing their submissions points regarding rural zoning or additional setbacks to either side of the corridor. Instead, they would be using the designation process as a preferred tool to anchor a corridor for the O2NL expressway. Waka Kotahi would not be challenging the notified residential zoning.

An upgraded programme and timeframes with proposals to Councils identifying the impacts on landowners and mitigation packages is due for completion mid-2022.

In response to Karen Prouse's question regarding the purchase of land for public work, Megan advised there was a clear requirement on how agencies take land using the public works act. Waka Kotahi's Property Team had been asked to facilitate sessions with landowners who may be affected by the O2NL corridor to discuss the Public Works Act and property acquisition process. This would be likely to occur in late July 2021. Clarification provided to Karen around the level of separation working on PC4 and not O2NL.

Lauren Baddock

Provided clarification around conversations between Waka Kotahi, as a PC4 submitter and herself had occurred just as conversations with other submitters to PC4 had occurred.

She confirmed no arrangements had been made with Waka Kotahi to her knowledge for them to no longer pursue their submissions points (zoning & corridor setback).

Lauren spoke of the advantages of putting the PC4 before the construction of the corridor and how by doing so would allow for better opportunities for landowners. Meaning the corridor would now be constructed in an urban environment as opposed to rural if the corridor had been constructed first.

Lauren advised the PC4 Hearing date was now to be in mid-November 2021. Submitters would be advised of the date once confirmed.

In response to Karen's concerns regarding the impact of noise to current residences, Lauren acknowledged the corridor would be passing through an urban environment. Council would have the appropriate experts to assess the resource consent application from Waka Kotahi to ensure the noise impact was included.

Lauren explained the purpose of a District Plan was to set the framework for managing land use and development within our District. It contains objectives, policies and rules to address resource management issues such as the effects of land use and subdivision, noise and traffic.

Ann Thomas

Queried why Waka Kotahi was in objection to both theirs and the Brown family's further submissions. She was unsure why there would be an objection based on both their properties being the furthest away from the expressway at the other end of the block.

Karen Prouse

Karen accepted Waka Kotahi would no long be proceeding with the part of their submission that requested an additional 100m on either side of the 300m corridor.

Asked if Waka Kotahi would be purchasing land for public work or land for working with Council for the Tara-Ika Development and was suspicious of potential 'fish hooks' due to Waka Kotahi changing their submission points.

Concerned with the noise impact the corridor would have now that it would be passing through an urban environment and how this would affect future development and existing residences. Does not believe the noise impact report is enough.

Is worried their site is a constrained site and the position and type of future road proposed and the request from Redwood Grove residents would place the road 1m from their home.

Gwyneth Schibli

Concerned there were no representatives from Rangeview Villa's attending today's meeting. Clarification the meeting was specific to zoning under the O2NL corridor was provided by Lauren and was not about the proposed Liverpool Street extension.

Megan also advised she had spoken to John Welch who informed her tht he would not be attending today's meeting if it was not about the road extension.

Erin & Mike Morrison

Are struggling with the design. An arterial road is going through their property on O2NL and Tara-Ika

Lauren suggested Mike and Erin contact Waka Kotahi O2NL Design Team and start fostering a relationship to keep involved with future development of the expressway.

Andrea Harris

Reiterated the purpose of the meeting, which was to discuss Waka Kotahi changing two of their submission points. Discussions on transport and stormwater were not for this meeting had would have their own meetings later in July.

Asked Megan to pass concerns of submitters onto Waka Kotahi around the social impact and noise impact the corridor would have going through an urban environment.

Asked if an agreement could be reached based on the new information Waka Kotahi have submitted.

Without Prejudice Agreement

Following discussions at the Prehearing Meeting all parties at the meeting agreed to the following:

1. That the Structure Plan will show the most update version of the O2NL corridor.
2. That the District Plan would include no restrictions on land use as a result of the corridor being shown on the Structure Plan.
3. That a note be included on the Structure Plan that the corridor location is for information purposes only.
4. That the depiction of the O2NL corridor will be removed within 5 years (1/7/2026) in the event that Waka Kotahi have not designated this corridor.

Actions:

- Megan to contact Ann & Brian Thomas with a response to Ann's question in relation to why Waka Kotahi had objections to the Brown and Thomas' further submissions.
- Megan to provide the most up to date alignment for the O2NL corridor (for Council to include in their structure plan)
- Megan to initiate communication between Waka Kotahi Project Team and Mike & Erin Morrison.
- Waka Kotahi Property Team to facilitate session/s with land owners (or their agents) who may be affected by the corridor to discuss the Public Works Act and property acquisitions process.

Meeting Closed 1:20PM