

Prehearing Meeting Report for Plan Change 4: Tara-Ika

Nature and content of this Report

This report has been prepared as a summary of the discussions held at the prehearing meetings. It sets out the issues that were agreed at the meeting, as well as any issues that were outstanding. Three prehearing meetings were held based on the following topic areas:

Prehearing Meeting 1 - Density and Zoning

Prehearing Meeting 2 – Stormwater and Servicing

Prehearing Meeting 3 – Transport and O2NL

Each prehearing meeting followed the same agenda. Copies of the minutes for each meeting are attached in Appendices 1-3. To assist the Panel a summary is included for each Prehearing below.

Prehearing Meeting 1 - Tuesday 8 June 2021 – Zoning and Density

Each submitter outlined what they were seeking as a result of their submissions on the plan change. The issues raised and outcomes sought are outlined in Appendix 1. The following themes were apparent through the session:

1. The following submitters sought to increase the zoning from low density or greenbelt zoning to full residential zoning: Brendan McDonnell, Paul McDonnell, Karen and Stephen Prouse, Brown family, Gwyneth Schibli, Ann and Brian Thomas, and Roger Truebridge.

The key reason stated by the submitters for the 'upzoning' request was recognition that Council should do it right the first time and plan for full residential rather than have infill occur in the future. The submitters thought this approach would reduce the need to have new areas rezoned in the future and would protect LUC1&2 land for productive use outside the Tara-Ika area.

2. The submitters on Redwood Grove and Pohutukawa Drive do not support the rezoning to full residential. Mr Issacs expressed concern about the potential increase in security issues and increase in traffic flow to the area if the zoning went ahead. Mr Issacs did consider that lots of 2000m² would be ok. Mr Batts wanted to see the retention of the 4000m² lot size. Mr Batts noted that Redwood Grove is an established greenbelt area and should be retained as such. Mr Jennings, also of Redwood Grove noted that he did not support the Redwood Grove submission. His main concern was about the roading locations. There was also discussion that based on the way the sites in these two areas had been developed subdividing down to smaller lots was not feasible or achievable.
3. Submitters opposed the submission by Waka Kotahi that seeks the existing rural zoning to be retained. They felt this was unfair and limited opportunities for future development should O2NL not proceed. Waka Kotahi did not attend this prehearing meeting so the discussion points on this matter were 'parked' with the intention that they be revisited at the third prehearing meeting.
4. Roger Trubridge and Paul McDonnell talked about wanting rules to be controlled rather than restricted discretionary to provide certainty to landowners/developers in the future.

5. The Prouse, Brown and Thomas Families did not support the submissions from those within the Redwood Grove and Pohutukawa Drive. The Prouse Family did not support the requirement for planting to occur on their land when the current owners in Redwood Grove already had planting or could plant the area themselves.

Council's Reporting Planner Lauren Baddock shared with the participants that she is considering a change in zoning for some parts of the area. She has not yet confirmed what the full residential zoning extent should be. She also noted that the change in density by rezoning to full residential would have potential impacts for stormwater and infrastructure planning and those technical experts would need to do additional work to confirm the impact of the rezoning.

Matters agreed

There was general agreement amongst those present for the Plan Change to proceed. No specific matters were agreed.

Matters outstanding

As no matters were agreed upon unanimously, all matters in submission remain outstanding. However it is important to note that some submission points relating to zoning may be agreed (or significantly narrowed) following the second prehearing meeting on density and zoning.

Agreed Actions

While there were not matters unanimously agreed upon, there were some key actions identified as follows:

1. Lauren to mark up a new zoning plan to show where she would be recommending a change to the zoning based on submissions.
2. Lauren is to check with stormwater experts the implications of increasing zoning to full residential for a greater portion of the Tara-Ika site would mean for future infrastructure needs and how this impacts on the areas identified for stormwater detention.
3. Lauren to have separate meetings with Brian and Ann Thomas and Mike and Erin Nijhuis to discuss their specific submission points.
4. That a second prehearing meeting on density and zoning is held once the Council team has completed a new Zoning Plan/Structure Plan and further work has been undertaken on the technical matters of infrastructure and stormwater.

Prehearing Meeting 2 – Thursday 10 June 2021 – Stormwater and Servicing

Each submitter outlined what they were seeking as a result of their submissions on the plan change. The issues raised and outcomes sought are outlined in Appendix 2. The following themes were apparent through the session:

1. Majority of discussion focussed on stormwater matters. A key issue raised was the identification of stormwater detention areas that came through from Council via a further submission to Waka Kotahi's original submission. Concern was raised that this was not part of the original plan change and not everyone was aware of the further submission that identified areas on different parts of the wider Tara-Ika site.

There was concern that the location of the stormwater detention areas limited how the wider site could be developed (particularly by those who didn't have any detention areas on their property), and a loss of potential developable land for some landowners.

The Brown family provided a map showing the historical water races maps for the wider Tara-Ika area. They also questioned the location of a detention pond on their property which was a higher elevation than the surrounding land for development. The Prouse Family did not support the lower parts of their land to be identified as stormwater detention ponds for the wider area as this would impact on the heritage values of their property.

There was strong support by submitters that stormwater should be managed onsite rather than in large detention areas at the western end of the site.

2. Submitters expressed concerns on the quality of stormwater and how the proposed detention areas would improve quality for Lake Horowhenua or the rivers the Tara-Ika site discharged to. This included existing septic tank discharges to groundwater.

Daniel Haigh (Council's Principal Project Manager) discussed the overall intent of the stormwater detention areas. He also noted that the Long Term Plan included budgets for infrastructure construction within Tara-Ika. The potential change in zoning to full residential discussed at Prehearing 1 on Tuesday 8 June 2021 may have implications on stormwater management and Daniel confirmed that this needed to be relooked at by the experts.

Matters agreed

Similar to Prehearing Meeting 1 there was general agreement amongst those present for the Plan Change to proceed. There were no matters agreed by the parties.

Matters outstanding

As no matters were agreed upon unanimously, all matters in submissions remain outstanding. However it is important to note that some submission points relating to stormwater may be narrowed following the sharing of information and continued discussions between the parties.

Agreed Actions

While there were not matters unanimously agreed upon, there were some key actions identified as follows:

1. Daniel Haigh and Lauren Baddock are to discuss the changes in zoning and impacts on stormwater detention with the Council's technical expert team.
2. Submitters wanted more information about the stormwater disposal and management to be shared before the hearing. This was to be shared at another prehearing meeting in the future. The date for this day will be confirmed once the technical team have been briefed.
3. There were some specific questions the submitters wanted answers on. These are listed in the meeting minutes in Appendix 2. Those are to be considered by the technical team as they complete their assessments.

Prehearing Meeting 3 – Friday 11 June 2021 – Otaki to North Levin (O2NL) and Transport issues

Each submitter outlined what they were seeking as a result of their submissions on the plan change. The issues raised and outcomes sought are outlined in Appendix 3. This prehearing was divided into two topics: the Liverpool Street connection and then the O2NL and rest of the site transport concerns.

In relation to the Liverpool street extension the following concerns were discussed

1. Submitters from Rangeview Villas expressed concern about a future through road being constructed to link Liverpool Street with Tara-Ika. This road does not currently connect to Arapaepae Road (SH57). A road extension would impact on the Villa complex, campervan parking and potential future viability of Villas if some housing was lost with a new road going through the site. They suggested other roads that could be developed to connect with Tara-Ika, for example Perth Street could be extended. A road going through a retirement area was opposed on safety and speed grounds as well.

There is a green space between Liverpool Street, Rangeview Villas and Arapaepae Road (SH57). It is understood this land was gifted to Council as a reserve. The history and status of this piece of land needed to be confirmed.

Daniel Haigh commented that no designs for a road connection had been completed yet. The Council's team needed to look at the alternatives discussed by the submitters, and do additional modelling, including considering safety impacts.

The following themes were apparent through the session about the other local roads and O2NL:

1. The location of some local roads were opposed by submitters. In particular the Prouse family opposed the Arterial Road alongside their property. The Brown family wanted the roads to be shifted in to allow for a row of houses to be built along the property boundary thereby increasing future yield. They also did not support a road shown on the Waiopahu Reserve boundary as road construction would impact the root network of the trees in this location.

Mr Jennings did not support the roads through the existing Redwood Grove area as there are difficulties in redeveloping these sites with current house placements.

2. Erin Nijhuis raised concerns that between new roads, and the special effects overlay development of their land was not possible. There is insufficient information for them to comment on, but they felt they are losing land to 'feed others'.
3. Opposition was expressed to Waka Kotahi for the request to retain Rural Zoning on the land potentially covered by the future O2NL corridor. Landowners felt Waka Kotahi were trying to keep land value low. The same concerns were expressed in relation to the change requested by Waka Kotahi to impose additional setbacks from the corridor for development. Mrs Prouse noted that the NZTA guidelines do not mention density so was unclear why additional restrictions were being placed on land within Tara-Ika.

Waka Kotahi noted that as part of the designation process they are required to manage effects. Ms Jarrett discussed having Waka Kotahi going away and coming back to the group with a written response. Given she had not been at the first prehearing meeting on Zoning, another prehearing meeting on this specific topic would be useful. This was agreed by the parties.

Matters agreed

There were no matters of agreement reached at this meeting.

Matters outstanding

As no matters were agreed upon unanimously, all matters in submission remain outstanding. Depending on the reflection of Waka Kotahi it is possible that the submission points relating to the zoning around the O2NL area could be resolved, or significantly narrowed following the second prehearing meeting.

Agreed Actions

While there were not matters unanimously agreed upon, the key actions were to:

1. Council's technical team needed to look at the alternatives discussed by the submitters in relation to Liverpool Street extension.
2. Waka Kotahi to consider the points raised by submitters in relation to zoning and setbacks. Agreement around the table that another prehearing meeting with Waka Kotahi would be useful to identify any potential solutions to the zoning of the O2NL corridor, once Waka Kotahi had reflected on the discussions at this prehearing meeting.

Overall summary

While no specific agreements were reached at the prehearing meetings, a greater understanding of the issues for all parties has been achieved. Additional prehearing meetings are recommended for the following topics:

1. Zoning and Stormwater Management, including updated Structure Plan
2. O2NL Zoning

The Zoning and Stormwater Management meeting is best held once the Council's reporting team have revised the zoning extent and completed additional work, particularly in stormwater management. It is noted that technical teams need to do some additional work to understand the implications of the zoning changes and the submitters views on stormwater before a meaningful additional prehearing meeting date can be confirmed. Pre-circulation of material for submitters should be undertaken along with an agenda to guide discussions.

The O2NL zoning meeting is to be held once Waka Kotahi have considered the points raised by submitters. This was to be within the next couple of weeks.

I anticipate that the next prehearing meetings would narrow the issues for the hearing and that some agreement or steps towards an agreement on these topics could be achieved.

Andrea Harris

2/7/2021

Proposed Plan Change 4: Tara-Ika Growth Area Pre-Hearing Meeting 1: Zoning

Date: 8th June 2021 4pm-6pm

Key Zoning topics for this Pre-Hearing Meeting:

- Request from several submitters to change the proposed Greenbelt Residential and Low Density Residential Areas to standard density zoning in order to provide for growth/give effect to the NPS-UD and PNPS-HPL;
- Alternate views from other submitters requesting that the proposed Greenbelt Residential and Low Density Residential Areas be retained in order to protect established character/amenity

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 Zoning 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 1: Zoning

Date: 8th June 2021 4pm-6pm

Meeting Minutes

Attendees	Role
Andrea Harris	Facilitator - WSP
Lauren Baddock	Reporting Officer – Horowhenua District Council
David McCorkindale	Horowhenua District Council
Aroha Parker	Horowhenua District Council
Karen & Stephen Prouse	Resident/Landowner
Charles Rudd	Iwi
Brian & Ann Thomas	Resident/Landowner
Jenny & John Brown	Resident/Landowner
Phillipa & Oasanka Wickremasinghe	Resident/Landowner
Gwyneth Schibli	Resident/Landowner
Todd Isaacs	Resident/Landowner
Otta Batts	Resident/Landowner
Tom Anderson	Incite
Erin Nijhyuis & Michael Morrison	Resident/Landowner
Sam Jennings	Resident/Landowner
Gill Morgan	Resident/Landowner
Brendan McDonnell	Resident/Landowner
Paul McDonnell	Resident/Landowner
Sue Edwards	Truebridge & Associates
Roger Truebridge	Truebridge & Associates
Helen Brown	Resident/Landowner

Each submitter was asked to provide a summary of their submission relating to zoning issues and key changes they were seeking Council to make.

Key points from each submitter have been recorded.

Brendan McDonnell

Requested standard and medium density zoning for the McDonnell property. Believes this option makes sense economically and provides more flexibility for property owners.

Paul McDonnell

Would like to see a change to controlled from restricted discretionary.

Karen and Stephen Prouse

Provided an overview on the history of the Prouse property and the heritage status the property and residence hold (circa 1890).

The Prouse's are seeking to preserve their site while still being able to maximise any future subdivision to their land.

They will be contesting the Redwood Grove covenants and do not agree with the Redwood Grove resident submission.

Brown Family - John Brown, Pasanka and Phillipa Wickremasinghe, Helen Brown

John advised the family land for development is class 3 and the family would like the Tara-Ika development to be zoned as standard density. The family want to see the preservation of class 1 & 2 land and the efficient use of all land.

Gwyneth Schibli

Would also like to have class 1 & 2 soil protected and preserved and standard residential zoning to the whole Tara-Ika area.

Gwynth has no opposition to the plan change or re-zoning but would like to see greater options for low-density areas.

Ann & Brian Thomas

The Thomas family voiced their concerns to protect and preserve class 1 & 2 soil, utilising class 3 land by zoning residential and include Council services (wastewater). Council services would be required based on the ground in the area being stony soil that provided good drainage and would lead to septic tank systems leaching into the groundwater and ending up in the lake.

A preference for section sizes of 600sqm or slightly smaller was suggested and would be in line with the Government request for affordable housing. Lifestyle sections (5,000sqm) are wasted land and go against what the Government is wanting – affordable housing.

Ann and Brian support residential zoning for the entire Tara-Ika area.

Todd Isaacs

A resident of Pohutukawa Drive who is against the plan change and proposed re-zoning.

The development would affect the residents of Pohutukawa Drive. Population increase would create security issues and an increase in traffic flow to the area impeding the lifestyle Pohutukawa Drive residents have become accustomed to. If development were to proceed, Todd would be supportive of a plan change if sections were no smaller than 2,000sqm.

Erin Nijhuis and Michael Morrison

Landowners of 77 Arapaepae Road. Have a neutral view on the current zoning issues and are unable to make a definitive decision based on there not being designs to reference to or enough information on O2NL.

Request to meet with Lauren to discuss this topic further.

Roger Truebridge

Supportive of a plan change that would provide the maximum use of class 3 land. Would like to move from discretionary to controlled.

Agrees that full residential zoning to the area would allow for more affordable housing.

Is opposed to the Redwood Grove Residents submission in relation to the buffer zones and greenbelt areas.

Expressed the need for Council to get the planning and infrastructure right for this development, with careful consideration into the infrastructure required. Outlined the difficulties and expensive costs to do infills with low-density properties or retrofitting infrastructure to existing properties.

O2NL corridor needs to be full residential and not rural as proposed by Waka Kotahi NZTA. By making the corridor and adjacent land rural this would deflate the value of the land.

Charles Rudd

Supportive of the views made by Karen Prouse.

Charles spoke about the naming of the development area from Gladstone Green to Tara-Ika and that he did not agree with the naming of the area to Tara-Ika. He provided background around the name and where it was derived from.

Charles was reminded of the topic being discussed by the meeting facilitator and asked to keep to subject matter.

Sam Jennings

A resident of Redwood Grove who does not agree with the Redwood Grove Resident submission.

Sam is concerned with the proximity of the main arterial route to Redwood Grove.

Otto Batt

Representing Redwood Grove residents who provided a submission.

Would like to see the protection and retention of the existing 4,000sqm sections within Redwood Grove.

Redwood Grove has an established greenbelt that has been developed in line with three other lifestyle block developments within the district and would like to retain what is currently in place.

Lauren Baddock

Consideration made to change the zoning for some parts of the area. Advised submitters that the change in density by rezoning to full residential would have potential impacts for stormwater and infrastructure planning. Council officers would need to converse with technical experts to fully understanding the impact of the rezoning.

Acknowledged submitters concerns for protecting and preserving the native habitats within the Waiopehu Reserve of flora and fauna.

Lauren advised submitters who members of the Hearing Panel were - David McMahon, Dean Chrystal and Deputy Mayor Jo Mason. A copy of her report comprising of recommendations to the Hearing Panel for the plan change would be distributed to submitters three weeks prior to the hearing.

Andrea Harris

Encouraged discussions with landowners and submitters to continue with Council officers outside of pre-hearing meetings.

Meeting Closed 6:00PM

Questions:

- Why is WKNZTA asking for corridor to be zoned rural?

Actions:

- Lauren to arrange separate meetings with Erin Nijhuis & Michael Morrison and Brian & Ann Thomas
- Lauren to provide a revised zoning plan showing areas identified for stormwater.
- Arrange a 2nd pre-hearing meeting on density and zoning once Lauren has spoken with technical experts and completed a revised zoning plan.
- Aroha to provide confirmation Hearing date/s to all submitters

Proposed Plan Change 4: Tara-Ika Growth Area

Pre-Hearing Meeting 2: Stormwater and Servicing

Date: 10th June 2021 4pm-6pm

Key Zoning topics for this Pre-Hearing Meeting:

- Methods for managing stormwater
- Impacts of managing stormwater
- Appropriateness/adequacy of servicing approach

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 stormwater and servicing 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 2: Stormwater & Servicing

Date: 10th June 2021 4pm-6pm

Meeting Minutes

Attendees	Role
Andrea Harris	Facilitator - WSP
Lauren Baddock	Reporting Officer – Horowhenua District Council
Daniel Haigh	Horowhenua District Council
Tony Parsons	Horowhenua District Council
Aroha Parker	Horowhenua District Council
Michael Morrison & Erin Nijnius	Resident/Landowner
Stephen & Karen Prouse	Resident/Landowner
Sue-Ann & Brett Russell	Resident/Landowner
Charles Rudd	Resident/Landowner
John & Jeny Brown	Resident/Landowner
Phillipa & Pasanka Wickremasinghe	Resident/Landowner
Gill Morgan	Resident/Landowner
Helen Brown	Resident/Landowner
Gwyneth Schibli	Resident/Landowner
Dylan Andrews	Electra
Ann & Brian Thomas	Resident/Landowner
Jon Bell	Horizons Regional Council
Pen Tucker	Horizons Regional Council
Letitcia Jarrett	Waka Kotahi – NZTA : Left at 5:30pm
Roger Truebridge	Truebridge & Associate Surveyors
Garth Flores	Truebridge & Associate Surveyors
Paul McDonnell	Resident/Landowner
Brendan McDonnell	Resident/Landowner
Darcy – Origin Consulting Wellington	Origin Consulting Wellington
Viv Bold	Resident

Each submitter provided a summary of their submission relating to stormwater and servicing issues and key changes, they were seeking Council to make.

Key points from each submitter have been recorded.

Paul McDonnell

Agreed with Horowhenua District Council's submission in principle.

There is a need for designs to be specific for each house/property for a positive outcome.

Brendan McDonnell

Need to have a good model designed for the disposal of stormwater.

Brown Family

Provided a map of the area showing historical water races and the lay of the land.

Would like stormwater retained on each property and Council to re-assess the location of wetland.

Do not agree with larger properties having septic tanks to dispose of their wastewater. Due to the area being gravel and metal septic tanks would leach into the ground water.

Karen & Stephen Prouse

Does not want O2NL and Tara-Ika to impact on their property, which is a heritage site.

Concern around who will maintain the wetlands, take care of weed control and pollutants within Tara-Ika. Do not agree with the location of the wetlands and would like to see land developers being required to maintain stormwater disposal on-site of each individual property.

Currently the lowest point in the area has been identified as a catchment area. Do not agree with this location especially as it is Prouse land. The land has heritage buildings and trees that are over 100 years old. The family are not willing for Tara-Ika to impact on their property.

Karen was not satisfied the family's concerns were being addressed and Council was paying respect to a heritage site.

Ann & Brian Thomas

Queried if any on-site visits had occurred by Council Officers to their properties.

Spoke about the Tara-Ika area being considerably higher than the lake resulting in water being gravity fed to the lake

Roger Truebridge (Truebridge & Associate Surveyors)

Fully supports the discharge of stormwater on-site and requested more information on the disposal of stormwater within the development BEFORE the hearing.

Suggested the disposal of stormwater should be contained within each development.

Queried what arrangements Council had made with Waka Kotahi NZTA for the disposal of stormwater from the western side of the O2NL expressway.

Gwyneth Schibli

Would like stormwater retained on each individual property within a water holding system. Does not believe Council should allow soak pits in the area due to the soil type.

Questioned why there were no maps available in the district showing areas of aquafizz, pan sites and soil types.

Sue-Ann & Brett Russell

Residents at Foxton Beach who have an interest in Lake Horowhenua.

Current stormwater drains in Queen Street, Arapaepae Road and Fairfield Road have no filtration or prevention measures allowing pollutants to run into Lake Horowhenua. Stormwater from Fairfield Road is running into the Koputaroa stream which connects to the Manawatu River and with pollutants ultimately ending up at Foxton Beach.

Would like to see the stormwater retained on-site for all developments.

Charles Rudd

Would like the Tara-Ika development map to show where the drainage will be located, noting the current drainage schemes are a disaster.

Viv Bold

Concerned with how stormwater will be managed and contained on-site for new development sites. Would like to see ALL new development plans with designated wetlands or on-site disposal of stormwater.

Dylan Andrews (Electra)

Supportive of the plan change and Tara-Ika. Are open to working together and co-ordinating services for successful outcomes for the community.

There are no plans in the next 10 years to undertake any upgrades within the development area by Electra.

Pen Tucker (Horizons Regional Council)

Seeking an outcome that prevents stormwater entering the Koputaroa Stream and Lake Horowhenua.

Amendments to policies that would allow open space land used for stormwater and dwellings with rainwater collection tanks.

Has noticed a gap in the management of stormwater for non-residential properties – submission is asking for this to be changed.

Erin Nijnius & Mike Morrison

Due to not having enough information on this topic, Erin and Mike did not provide a submission. They were unsure if there were any impacts to their land.

Letitia Jarrett

Provided an overview of the WKNZTA submission

Daniel Haigh

Technical reports received by Council have indicated it is feasible to progress with the development of Tara-Ika.

Daniel advised there was a budget for infrastructure (water source and wastewater) that had been factored into the Long Term Plan 2021-2041 for Tara-Ika. Crown Infrastructure funding has accelerated the development from a timeline of 20 years to 5 years.

Implications could occur around the stormwater management if there was a change in zoning which technical experts would need to investigate and report on. Technical investigations are still on-going.

Darcy (Origin Consulting)

Suggested flexibility in the plan change and stormwater plan to solve the catchment of stormwater within Tara-Ika.

The management of stormwater on one's own land is challenging and difficult.

Effective stormwater disposal would require everyone working together on a collaborative design – factoring in ground water, people located downstream and the expressway.

Meeting Closed 6:00PM

Questions:

- What is the capacity of the new sewer pipe installed in Queen Street and how many houses can it service?
- Are Council Officers able to confirm the capacity of services planned for 6,000sqm sections in Tara-Ika.
- Is a sewer connection via Meadowvale Drive and Tararua Road proposed for the area?

Actions:

- Lauren to arrange separate meeting with Brian & Ann Thomas.

Proposed Plan Change 4: Tara-Ika Growth Area

Pre-Hearing Meeting 3: O2NL and Transport

Date: 11th June 2021 2pm-5pm

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: 11th June 2021 2pm-5pm

Meeting Minutes

Attendees	Role
Andrea Harris	Facilitator - WSP
Lauren Baddock	Reporting Officer – Horowhenua District Council
Daniel Haigh	Horowhenua District Council
Tony Parsons	Horowhenua District Council
Aroha Parker	Horowhenua District Council
David McCorkindale	Horowhenua District Council
Michael Morrison & Erin Nijhuis	Submitter/Landowner
Stephen & Karen Prouse	Submitter/Landowner
Robin Benton	Rangeview Villas
Gwyneth Schibli	Submitter/Landowner
Paul McDonnell	Submitter/Landowner
Charles Rudd	Iwi/Submitter
Marion & Stafford Ball	Submitter/Landowner
Gill Morgan	Submitter/Landowner
Jeny & John Brown	Submitter/Landowner
Helen Brown	Submitter/Landowner
Dylan Andrews	Electra
John Welch	Rangeview Villas
Viv Bold	Resident/Submitter
Andrew & Nell Anderson	Resident – Rangeview Villas
Paul McDonnell	Submitter/Landowner
Mark McKinley	Land Compensation Consultants
Leticia Jarrett	Waka Kotahi NZTA – Arrived 14:50PM
Megan Kettle	GMS Consultant for Waka Kotahi(Audio observer)
Ann & Brian Thomas	Submitter/Landowner

Each submitter provided a summary of their submission relating to O2NL and Transport issues and key changes they were seeking Council to make.

Key points from each submitter were recorded.

Future 'Liverpool Street' extension

John Welch

Has no objections to the Tara-Ika Development.

Expressed his concerns with the extension of Liverpool Street through Fuller Close to Arapaepae Road. The extension would result in the removal of 10 villas and resident campervan parking, having a massive impact on village residents.

John believes it is a poorly thought out and expensive option and has concerns the extension would impact on future villa sales at Rangeview, not to mention the major safety issues the road access would have to the village entrance.

Robin Benton

Reminded meeting attendees the status of Rangeview was a retirement village. Robin is concerned residents would not be in a position to re-purchase property elsewhere if the road was to proceed.

Nell and Andy Anderson

Supported the views and options of both Robin and John. Would like to see the removal of the Liverpool Street from future development planning or open to other alternatives that would not impact on the Rangeview Retirement village and residents.

Marion & Stafford Ball

Queried if the road extension would be able to cope with the additional increase in traffic considering the present road layout for Liverpool Street caters for the current traffic flow.

Concern the removal of 10 villas would increase the body corporate costs for the remaining Rangeview residents and would reduce the re-sale value of villas.

Questioned why a new extension was required when there were already existing roads accessing Arapaepae Road. The proposed road extension was dangerous and unsafe for motorists and residents.

Erin Nijhuis & Mike Morrison

Are unsure of the O2NL design, which affects their decisions. Would like to be provided with more information to allow them to make a definitive decision.

Stephen Prouse

Concerned a Liverpool Street extension to Arapaepae Road would mean access from properties would be closed and limited access to the expressway/highway.

Questioned further to the road extension coming past Rangeview and into the Morrison's property, who would be responsible if a bridge was built over Arapaepae Road, as Waka Kotahi have said it would be Council.

Daniel Haigh

Provided a summary of the historical plan from 1970 to extend Liverpool Street to Arapaepae Road and how Transit closed the application. Advised the design on the structure plan was an aspirational connection – intended only as an option. Council are not in any stages of planning an extension. Confirmed transport modelling had been occurring to look at options with money set aside for feasibility studies. Council would look to provide clarity to submitters over the coming weeks.

Lauren Baddock

Reiterated the plan change would not be making any decisions or include the Liverpool extension. Confirmed to attendees the planning for the Tara-Ika development stopped at Arapaepae Road.

Acknowledged there is a range of options available for the Liverpool extension.

Viv Bold

Shared information from a past conversation she had had with Waka Kotahi about traffic direction for Tararua Road. Viv believed there were limited options for roadways coming off Arapaepae Road.

Roger Truebridge

Voiced his concerns around the structure plan – past experience shows there is no flexibility to alter the plans. He suggested an amended structure plan is provided to residents and with flexibility to the structure plan to include other options.

MEETING BREAK – 2:40pm–2:50pm

Otaki to North Levin

Letitia Jarrett

Megan Kettle (Consultant for WK NZTA) attended via phone as an observer only.

Letitia confirmed Waka Kotahi remain active in discussions with all parties on the expressway and indicated Waka Kotahi's willingness to be participants in all discussions going forward.

It was made clear that Waka Kotahi were not seeking to have the corridor and surrounding land area changed to rural zoning, because it is rural at the moment.

A traffic assessment would need to be completed integrating existing and future works ensuring there would be adequate connections.

There are on-going discussions regarding the road placements.

Waka Kotahi want the community to be connected to the Levin township and with communities north and south of Tara-Ika.

Brendan and Paul McDonnell

Both Brendan and Paul are supportive of the new expressway proposed by Waka Kotahi.

They oppose the submission Waka Kotahi have made, in relation to the change to zoning in the corridor area. They would like to see more constructive dialog with Waka Kotahi and all parties going forward.

Mark McKinley

Expressed his concern for the potential request in Waka Kotahi's submission to downgrade the zoning to the corridor and surrounding land to rural. He considered the zoning change would have a major effect on the land that is retained for future development and totally opposes the submission.

Is concerned clients would be disadvantaged if the zoning was changed to rural.

Roger Truebridge

Concerned with the potential request by Waka Kotahi to downgrade the land within the corridor and adjoining land.

Would like to know to what extent discussions have been held between Council and Waka Kotahi to look after and maintain the stormwater disposal and proposed wetlands within O2NL.

Expressed frustration around what Waka Kotahi were implying to the submitters and what was in their submission. The suggestions being heard today were contradicting to the submission. Believes the only difference to zoning is money – the value of land. Changing the zoning would make the land cheaper for providing compensation to landowners.

Suggested where the corridor is located the land should be zoned as full residential.

Requested the access road between the Thomas property and Pohutukawa Drive be reinstated on the structure plan.

Brown Family

The family relayed to the meeting their ethos around conservation and as a family how they are preserving and protecting the their farm land that shares a common boundary with the Waiopehu Reserve. Their concerns around traffic impacting the reserve if a road was constructed alongside were also voiced.

Clarification on the location of roads and cycle ways was requested as the current location of these is unclear.

Earlier plans indicate a greenbelt on the Brown property, while current plans are showing stormwater and cycle ways. The current plan makes development of the block uneconomical for the family.

Waka Kotahi were asked how they would change the road planning if there was a possible change to the re-zoning of the Tara-Ika development (as discussed in the earlier meeting on zoning)

The final comment from the family was around them not wanting a road or cycle way near the Waiopehu Reserve as this would add ecological concerns – in their eyes.

Gwyneth Schilbli

Gwyneth also expressed her concern with a road being placed so close to Waiopehu Reserve. The construction of a road would be detrimental to the tree roots and the powelliphanta snail.

She queried if Pohutukawa Drive residents supporting one access into the street was safe considering the road length and number of properties (houses) on the dead-end street. She agreed with the Thomas' that a second access point into Pohutukawa Drive was required.

Requested the removal of the cycle way alongside Waiopehu Reserve and suggested the cycle way be part of a circuit with the current plan there are no connections of the cycle way to town

Ann and Brian Thomas

Feel their rights as private property owners have been taken away. The removal of the proposed road in Pohutukawa Drive has land locked their property.

Ann expressed concerns around safety for drivers and residents for the proposed arterial road which is to be located on a tight corner off Gladstone Road (and near the entrance to their property). She stressed the importance of the location being dangerous and needing to be reviewed.

Ann was concerned Council Officers, consultants and technical experts would not have time to provide documents to submitters prior to the hearing date.

Karen & Stephen Prouse

Acknowledged and thanked Waka Kotahi for listening to the history of the Prouse property and the historical significance of the land and area.

Karen asked for the names of the three Prouse children to be recorded against their submission and would forward her request to Laure Braddock by email.

The Prouse family do not agree with the submission by the Redwood Grove residents. And requested the encroachment of the expressway be kept away from the Prouse property. Removal of the arterial road between the Prouse property and Redwood Grove was also requested.

Provided information and discussion around concerns managing the effects of land use and noise (including the mitigation of noise) from the corridor and how this will affect future development for land owners.

Flexibility with the placement of roads was requested, the current placements not allowing for maximum development/potential of the land.

There were concerns over Daniel Haigh's map submitted in the Waka Kotahi submission.

Opposition around the low-density zoning request by Waka Kotahi for the corridor was expressed. Concerns around the request by Waka Kotahi (in their submission) to reduce the density and no development to the corridor and adjoining land would devalue the surrounding land which is concerning for the family (as their land would be included in the surrounding land)

Expressed frustration around subdivision applications that have been held up due to Waka Kotahi's planning and designation of expressway. Concerned landowners are being penalised by the expressway placement, land devaluing and what can be planned with land near the corridor.

Dylan Andrews

Advised Electra are open to working together and co-ordinating services for successful outcomes for the community.

Charles Rudd

Supports the concerns raised by the Prouse, Brown and other submitters around the table.

Sam Jennings

Spoke to the group as an independent submitter and resident of Redwood Grove. He indicated he would like to amend his submission in support of the Prouse Family submission to remove the proposed road which would connect the Prouse property to Redwood Grove.

Lauren Baddock

Clarified with meeting attendees the purpose of today's meeting was to give parties the opportunity to explain their concerns around the topic (O2NL & Transport).

Acknowledged the tight timeframes between pre-hearing meetings and the hearing but was adamant officers would meet the timeframes to ensure the hearing was not delayed. Confirmed officer reports would be provided to submitters three weeks prior to the hearing date. The timeframe being the minimum statutory requirement.

Spoke about consideration of submitter concerns to occur around the design of the structure plan.

Suggested a second pre-hearing meeting to continue discussions around O2NL to occur over the next couple of weeks. Waka Kotahi and HDC to provide attendees with next meeting date.

Daniel Haigh

Believed from today's meeting there was good direction from the submitters to put back into the structure plan.

Questions:

- What is the capacity of the new sewer pipe installed in Queen Street and how many houses can it service?
- Are Council Officers able to confirm the capacity of services planned for 6,000sqm sections in Tara-Ika.
- Is a sewer connection via Meadowvale Drive and Tararua Road proposed for the area?

Actions:

- Lauren to arrange a separate meeting with Erin Nijhuis & Mike Morrison
- Lauren to contact Ann & Brian Thomas

Meeting Closed 4:40PM