

MEETING 1

PREHEARING MEETING AGENDA – ROXBURGH PLAN CHANGE

RESPONSE TO SUBMISSION POINTS WITH ROSEMARY WATSON

MEETING DATE:	12th February 2025
TIME:	11am-12pm
LOCATION	CUSTOMER EXPERIENCE MEETING ROOM - COUNCIL CAB BUILDING

Note: When you arrive at Council please arrive at the Customer Service Centre, and let the front desk know that you are here to meet with Eamon at 11am.

COUNCIL ATTENDEES:

Eamon Guthrie (Reporting Planner)	PNCC – Senior Planner
Andrea Harris (Meeting Facilitator)	WSP – Planning Consultant
Aaron Phillips (Parks and Reserves)	PNCC – Parks & Reserves Manager
Chris McDonald (Urban Design)	McIndoe Urban – Urban Designer
Mary Wood (Stormwater)	GHD – Stormwater Consultant
Sean Syman (Noise)	SLR – Acoustic Consultant

SUBMITTER ATTENDEES

Rosemary Watson	Submitter to Plan Change (S16)
Adelia Sadler	Tilbury Avenue Resident

Part 1

1. Welcome and Introductions

- Welcome by Andrea Harris who will facilitate the meeting.

- Round table Introductions of all attendees.
- Brief overview of meeting purpose and format.
- Outline the upcoming formal hearing process.

2. Discussion of Key Issues

- Discussion on specific aspects of the points raised in submission in relation to:

i. S19.006 Fencing – Outline where the issues raised best fit in relation to the plan change.

Discussion Points

- *Fencing Act covers normal fencing requirements*
- *Are there mechanisms for not paying fencing costs? outside the plan change process?*
- *District Plan can't cover covenants subdivision matter.*

Actions

- *Eamon to research other council than fencing compensation / funding, where possible?*

ii. S19.012 Noise - Outline Noise Provisions for Construction Works

Discussion Points

- *Rosemary raised Construction noise concerns*
- *Sean Syman acknowledges report needs further 'fleshing out'.*
- *Sean Syman nationwide standard for construction noise exists in the DP. Includes noise management plan (NMP) for specific requirements and tends to include consultation.*
- *NMP tends to cover large area*
- *NMP submitted to council for review and approval, after Community consultation. Land owners prepares the NMP,*
- *Agreed to no change required to provisions.*

Actions

- *Sean Syman to continue formal response in Noise Statement of Evidence.*
- *No changes to provisions required.*

iii. S19.007 Trees adjoining Tilbury Avenue – which specific trees are the focus of the submission (private property or within Council land?)

Discussion Points

- *Rosemary notes tree submission covers two different areas*
- *Submission is referring to trees private property & RRA area (including this near Tilbury Ave)*
- *Council have asked for a STEM report to determine if the trees in Waterloo Reserve are significant or not, on council reserve.*
- *Aaron outlined existing trees effect area of future foundations, on reserve land.*
- *Aaron concerned about tree risk to properties/persons.*

Actions

- Aaron Phillips to forward Ms. Watson the final STEM report when received by the arborist.

iv. S19.003 Heights of building adjoining Tilbury Avenue – Discuss the shading diagrams and proposed height provisions for the RRA.

Discussion Points

- Rosemary acknowledged the shading diagrams, prepared by Mr. Dave Charnley, over Tilbury Avenue which were provided to her as part of the notification process of the Plan Change. The diagrams show potential shading if development was constructed in accordance with the permitted activity standards for dwellings.
- Rosemary raised concerns about shading on garden, reduced privacy as shown on the shading diagrams
- Chris McDonald adds that HIRB provisions aim for one storey duelling along Tilbury Ave.
- Chris McDonald proposes deeper setbacks to allow landscaping, reduce building bulk near rear boundary. Chris to confirm what separation distance is most appropriate.
- New sun studies required for deeper setbacks

Actions

- Chris McDonald to investigate potential for increased separation distance for new dwellings/buildings adjoining a common boundary with Tilbury Avenue properties.
- Dave Charnley to provide New sun studies, when proposed separation distances are known.

v. S19.009 Modelling contained Stormwater Management Report – Discussions with commentary from Mary Wood.

Discussion Points

- Rosemary's submission identified inconsistencies in modelling
- Mary Wood outlined that the modelling undertaken was correct
- MW to provide responses in evidence.
- No specified matters in dispute. Rosemary wants to make sure we got it right.

Actions

- Mary Wood to continue with Storm water Statement of Evidence and respond to matters raised by Rosemary as per the original submission.
- No other actions required.

3. Next Steps and Process

- Meeting was closed at 12.30pm with 3 other submission matters not discussed.
- Eamon Guthrie to organise second meeting to discuss other matters raised in the submission.
- Discussion of potential further engagement or information sharing.
- Confirmation of any agreed actions.
- Close of meeting.

MEETING 2

PREHEARING MEETING AGENDA – ROXBURGH PLAN CHANGE

RESPONSE TO SUBMISSION POINTS WITH ROSEMARY WATSON

MEETING DATE: 10th March 2025

TIME: 2:30pm-3:30pm

LOCATION CUSTOMER EXPERIENCE MEETING ROOM -
COUNCIL CAB BUILDING

Note: When you arrive at Council please arrive at the Customer Service Centre, and let the front desk know that you are here to meet with Eamon at 2:30pm.

COUNCIL ATTENDEES:

Eamon Guthrie (Reporting Planner)

PNCC – Senior Planner

Andrea Harris (Meeting Facilitator)

WSP – Planning Consultant

Aaron Phillips (Parks and Reserves)

PNCC – Parks & Reserves Manager

Chris McDonald (Urban Design)

McIndoe Urban – Urban Designer

Dave Charnley (Urban Design)

PNCC – Urban Designer

SUBMITTER ATTENDEES

Rosemary Watson

Submitter to Plan Change (S16)

Adelia Sadler

Nearby Resident

Linda Bell

Nearby Resident

1. Welcome and Introductions

- Welcome by Andrea Harris who will facilitate the meeting.
- Eamon Guthrie, Aaron Phillips, and Chris McDonald to share information as a result of Action Points to Rosemary following the first meeting.

2. Discussion of Key Issues

- Discussion on specific aspects of the points raised in submission in relation to:

- i. *S19.008 Heights along River Front Area – Discussion with support from Chris McDonald.*
 - *Discussed new visuals showing development based on maximum house site on 250m2 section*
 - *Council agreed to add two additional views to the visual model and address outcomes through S.42A reporting.*
- ii. *S19.011 Contaminated Soil – Discussion of Soil remediation process.*
 - *Discussed the need for consent for soil contamination under the NES*
- iii. *S19.010 – Discuss Councillor’s comments in the context of the Plan Change.*
 - *Confirmed that Jono’s team have not been made aware of the context of the Councillor statement in the reserve exchange discussion in the Council meeting.*

3. Next Steps and Process

- Discussion of potential further engagement or information sharing.
- Confirmation of any agreed actions.
- Close of meeting.