

PREHEARING MEETING AGENDA – ROXBURGH PLAN CHANGE

RESPONSE TO SUBMISSION POINTS WITH TANENUIARANGI MANAWATŪ INCORPORATED (TMI)

MEETING DATE	25th FEBRUARY 2025
TIME	1PM-2PM
LOCATION	COUNCIL CAB BUILDING
COUNCIL ATTENDEES: Eamon Guthrie Jono Ferguson-Pye Aaron Phillips Veni Demado Mary Wood Sean Syman	PNCC – Senior Planner PNCC – Facilitator PNCC – Activities Manager Parks Manager PNCC – Activities Manager Stormwater GHD – Stormwater Consultant SLR – Acoustic Consultant
TMI ATTENDEES Siobhan Karaitiana Alana Nuku Raythe Tanoa-Te Purei	Kahu Environmental TMI TMI

1. Welcome and Introductions

- Welcome by council representatives.
- Round table Introductions of all attendees.
- Brief overview of meeting purpose and format. Council will circulate draft minutes post meeting.
- Key Objectives of the prehearing meeting and format.

2. Discussion of Key Issues

- Detailed discussion on specific aspects of the plan change. Including exploration of potential solutions or compromises.
- TMI to speak first about submission points raised then Council will offer a response.
- Clarification of any misunderstandings.

i. *S16.002 Water Quality & Storm water Treatment & Indigenous species – Discussions about Objective/Policy Wording under Objective 11.*

Discussions

- TMI are satisfied that Council's submission takes into account water quality measures and revised policy wording
- Veni Demado confirmed that there are no overland flow paths in RRA.

Action Points

- Council to confirm if Erosion and Sediment Control Plan (ESCP) conditions would be required for Horizons RC for earthworks, under the One Plan. If earthworks are required as permitted or RD for 2500m2 threshold.
- Council to provide conditions where ESCP is required.

ii. *S16.009 Flooding & Safe Access Routes – Discussions.*

Discussions

- PNCC has offered a submission relating to safe access routes in accordance with Horizons One Plan requirements.
- Updated Stop bank report from 2022. Mary Wood discussed the report and it outlines a failure is catastrophic, however risk of failure of stop bank is a wider issue rather than localised to RRA.
- No additional risk in the area of SB failure compared to other parts of the city.
- Managing risk is done by Horizons and setbacks from stop bank (8m) apply.
- Safe egress is an important issue however it may be outside of scope of RRA as it is a wider issue.
- Noted that biggest issue in Fitzroy bend if it overflowed, it would affect wider Hokowhitu and Roxburgh area.
- Council to finalise standards for floor levels

Action Points

- Council to send revised floor level performance standards to Rangitane, once known.

iii. *S16.006 Storm Water Management Plan – Is an SWMP required?*

Discussions

- Council still reviewing evidence to determine if SWMP is required.
- Initial provisions don't require a SWMP as provisions are prescriptive to meet optimal storm water outcomes.

Action Points

- Council to determine if SWMP is required in evidence and provide response once known.
- Council to send final draft storm water provisions to TMI once known.

- iv. *S16.003 SW Servicing Report – Council to outline the Storm water pipe outlet programme. Discussion about submission point to include new rule to prohibit development prior to Storm water pipe upgrade.*

Discussions

- Veni Demado has prepared a memo about the storm water pipe outlet programme outlining timeline and budgets.
- Will help to improve wider storm water & flooding issues in Roxburgh Cres and wider Hokowhitu area.
- Still allows for options for higher permeable areas before upgrades occur.

Action Points

- Council to provide Roxburgh stormwater outlet pipe programme to TMI.

- v. *S16.005 Onsite Stormwater Management – Discussion about pervious pavers and how onsite mitigation can be achieved.*

Discussions

- The provisions still allow for options for higher permeable areas prior to outlet upgrade and allows for persons to develop. Council is confident that the 45% net site area permeable surface provision is robust, before the storm water outlet pipe is upgraded.
- Council to retain provisions for storm water permeable surfaces if challenged, as mitigation measures are critical.
- No evidence to the contrary has been made by any submitters at this stage.

Action Points

- Retain the storm water provisions as notified or amend the wording where required as outlined in the Planning evidence.

- vi. *S16.007 Notification Clauses – Should there be a limited notification clause in cases where the proposed provisions to manage stormwater effects are not retained? Confirm if reference to Rule 10.6.4.3 is being made to.*

Discussions

- The restricted discretionary subdivision activity non-notification clauses have been proposed. The purpose of the non-notification clauses is to ensure if development is done in accordance with the provisions and meet the desired outcomes in the Plan. Development done in accordance with the provisions would address potential issues raised in various technical reports, including optimal storm water outcomes.
- The non-notification clauses only apply to the RD activity subdivision requirements requiring compliance with all subdivision provisions under Rule 7.6.2.6.

- If provisions under Rule 7.6.2.6 are not met, then a Council planner processing a future subdivision consent must take into regard adverse effects on affected parties in accordance with s95A and s95B of the RMA as part of a Discretionary subdivision activity. This would include the council planner to assess whether TMI is a potentially affected party.

Action Points

- Council to provide final wording for non-notification clauses when draft is finalised.

vii. *S16.011 - Contaminated Soils*

Discussions

- Contaminated soils site dealt with as a District Plan matter through a resource consent.
- There are additional requirements for contaminated soils and earthworks under the One Plan, however it is advised that contact is made with Horizons.

Action Points

- Council to investigate if there are any sites of leeching to soils or any risky sites.

viii. *S16.012 Transition of Industrial activities to Residential*

Discussions

- Sean Syman notes that further mitigation/studies are required for noise effects. SS is coming to Palmerston North on 26/02/2025 to install noise monitors to assess ambient environment and see how noisy existing industrial activities are.
- Helps to determine if extra policies and rules are required to mitigate reverse sensitivity effects.
- If noise exceeds a certain level, noise mitigation as a rule or RC requirement may be considered.

Action Points

- Sean Syman to undertake noise monitoring work and include it as part of statement of evidence.
- Council to send out draft results to Rangitane once known.

ix. *S16.013 Open Space Design*

Discussions

- Aaron discussed process for Manawatu River Framework, and process under the LTP.
- Would be BAU process outside of the plan change process. Council to work with Rangitane during the design process.

Action Points

- No further action required at this time.

x. *S16.013 - Street Naming*

Discussions

- Outside of scope of Plan Change. However, council is open to working with TMI during the street naming and planting.

Action Points

- Eamon to check when street naming policy is to be undertaken by Julie McDonald's team.
- TMI to send street naming and planting policy that has been undertaken by other council's.

xi. *S16.013 – Planting*

Discussions

- Outside of scope of Plan Change. However, council is open to working with TMI during the street naming and planting.

Action Points

- No further action required at this time.

3. Next Steps and Process

- Discussion of potential further engagement or information sharing.
- Ask about availability for Stormwater meeting with FHL, TMI, and Horizons.
 - a. TMI to provide availabilities for the storm water meeting.
- Close of meeting.