

Eamon Guthrie

From: Aruna Wickramasinghe <Aruna.Wickramasinghe@horizons.govt.nz>
Sent: Tuesday, 18 March 2025 4:37 pm
To: Eamon Guthrie; Leana Shirley
Cc: Harris, Andrea
Subject: RE: PC E: Roxburgh Residential - Further information

Hi Eamon,

I apologise for the delayed response.

Regarding the advice note, we recommend using the term “will” instead of “may” to better emphasises the OnePlan requirement under LF-AWBD-R68. Enforceability should not be an issue, as the note simply directs the applicant to HRC, highlighting the requirement.

Any excavation or earthworks (including planting of trees and shrubs) or structures (including some fences) on or within 8m of the inland toe of the stopbank or any other structure that is maintained by Manawatū-Whanganui Regional Council for the purposes of flood control ~~may~~ will require consent from Manawatū-Whanganui Regional Council. Plan users are advised to consult with the Manawatū-Whanganui Regional Council for any works on or within 8m of the inland toe of the stopbank.

In terms of the structure plan, we prefer option 2. We recommend replacing the term “approximate” with “indicative”, and “may” with “will”. We also noted that option 1 reflects current structure plan in the proposed PC E, while option 2 incorporates the changes we previously requested.

Lastly, we would like to confirm that no major work are currently scheduled for the stopbank, aside from general maintenance.

Thank you.

Best regards

Aruna

Aruna Wickramasinghe | Senior Policy Planner
M 021 242 0946



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From: Eamon Guthrie <eamon.guthrie@pncc.govt.nz>
Sent: Friday, 21 February 2025 4:30 PM
To: Aruna Wickramasinghe <Aruna.Wickramasinghe@horizons.govt.nz>; Leana Shirley <Leana.Shirley@horizons.govt.nz>
Cc: Harris, Andrea <andrea.harris@wsp.com>
Subject: RE: PC E: Roxburgh Residential - Further information



Good Afternoon Aruna and Leana,

Thanks for meeting with us last week to discuss Horizons submission in relation to the Roxburgh Plan Change.

As discussed I have attached an updated agenda document with included discussion points & actions, post meeting. Could you please confirm if these meeting discussion & action notes are correct or if amendments are required?

Otherwise feel free to make comments in the document as to where changes are needed.

In additions below are responses to various action points raised in the meeting.

1. Contaminated Soil and LIMs – Council's GIS maps have identified all sites in the DSI, which are subject to contaminated soil. I can confirm that the contaminated sites in RRA will be captured in future LIMs.
2. The revised advice note wording under Rule 10.6.1.8 is below to include Horizons earthworks and works in proximity to the stopbank is below:
 - a. *Any excavation or earthworks (including planting of trees and shrubs) or structures (including some fences) on or within 8m of the inland toe of the stopbank or any other structure that is maintained by Manawatū-Whanganui Regional Council for the purposes of flood control may require consent from Manawatū-Whanganui Regional Council. Plan users are advised to consult with the Manawatū-Whanganui Regional Council for any works on or within 8m of the inland toe of the stopbank."*
 - b. *Any earthworks may require resource consent from Manawatu Wanganui Regional Council. Plan users are advised to contact Manawatu Wanganui Regional Council for further information.*

I should note that Advice Notes/Note to Plan Users are not legally enforceable therefore we have to use wording such as 'may' instead of 'must'.

3. We have amended the structure plan to outline that works within 8m of the inland toe of the stopbank may require resource consent. However two options have been drafted, can you please review them and provide feedback? If there a preferred option please let me know.

I have not heard from Aaron Phillips – Activities Manager for Parks regarding Council's process for checking if works near stop bank require resource consent. I will follow up next week.

Any questions or clarifications required please let me know.

Thanks
Eamon

From: Aruna Wickramasinghe <Aruna.Wickramasinghe@horizons.govt.nz>
Sent: Monday, 17 February 2025 11:47 am
To: Eamon Guthrie <eamon.guthrie@pncc.govt.nz>
Cc: Leana Shirley <Leana.Shirley@horizons.govt.nz>
Subject: RE: PC E: Roxburgh Residential - Further information

Hi Eamon,

I'm sending herewith the links of T&T report and Lot2 DP 74592 Subdivision Plan. Please let me know if you find any issues accessing them.

[20220804 1016845 LMS desktop assessment report Final V2.pdf](#)

[Lot2 DP 74592 Subdivision Plan.pdf](#)

Best regards

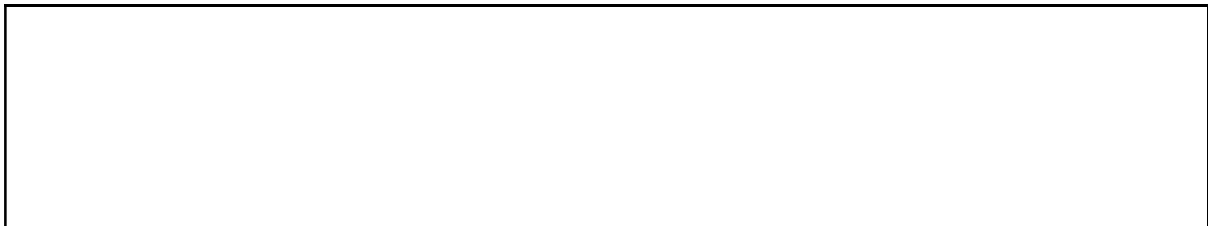
Aruna

Aruna Wickramasinghe | Senior Policy Planner
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From: Eamon Guthrie <eamon.guthrie@pncc.govt.nz>
Sent: Friday, 14 February 2025 3:43 PM
To: Aruna Wickramasinghe <Aruna.Wickramasinghe@horizons.govt.nz>
Cc: Leana Shirley <Leana.Shirley@horizons.govt.nz>
Subject: RE: PC E: Roxburgh Residential - Further information



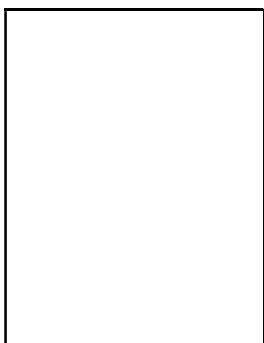
Hi Aruna,

Thanks for the update. Was good to catch up on Wednesday and meet you in person.

We had a meeting with Frances Holdings on Wednesday and Kevin Judd (Resonant) outlined that Tonkin & Taylor provided an updated report in regards to the stopbank and associated risks. Would you be able to pass on a copy to us as it may affect our stormwater evidence?

Otherwise I am working on updated wording to the 'Note to Plan User's' and will pass it on to you next week.

Thanks
Eamon



Eamon Guthrie
Senior Planner

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From: Aruna Wickramasinghe <Aruna.Wickramasinghe@horizons.govt.nz>
Sent: Friday, 14 February 2025 10:32 am
To: Eamon Guthrie <eamon.guthrie@pncc.govt.nz>
Cc: Leana Shirley <Leana.Shirley@horizons.govt.nz>
Subject: PC E: Roxburgh Residential - Further information

Hi Eamon,

Thanks for arranging the pre-hearing meeting on Wednesday.

We are currently coordinating with our colleagues to gather further information on stop-bank upgrade/maintenance plans, breach assessment, and the details of the subdivision of Lot 2 DP 74592. We look forward to sharing these details with you early next week.

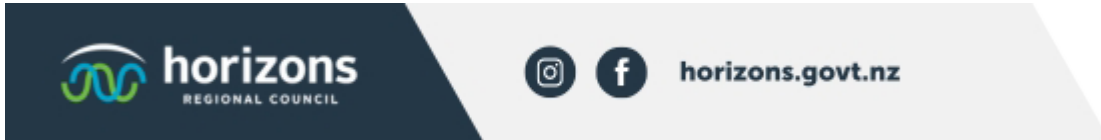
Thank you

Best regards

Aruna

Aruna Wickramasinghe | Senior Policy Planner

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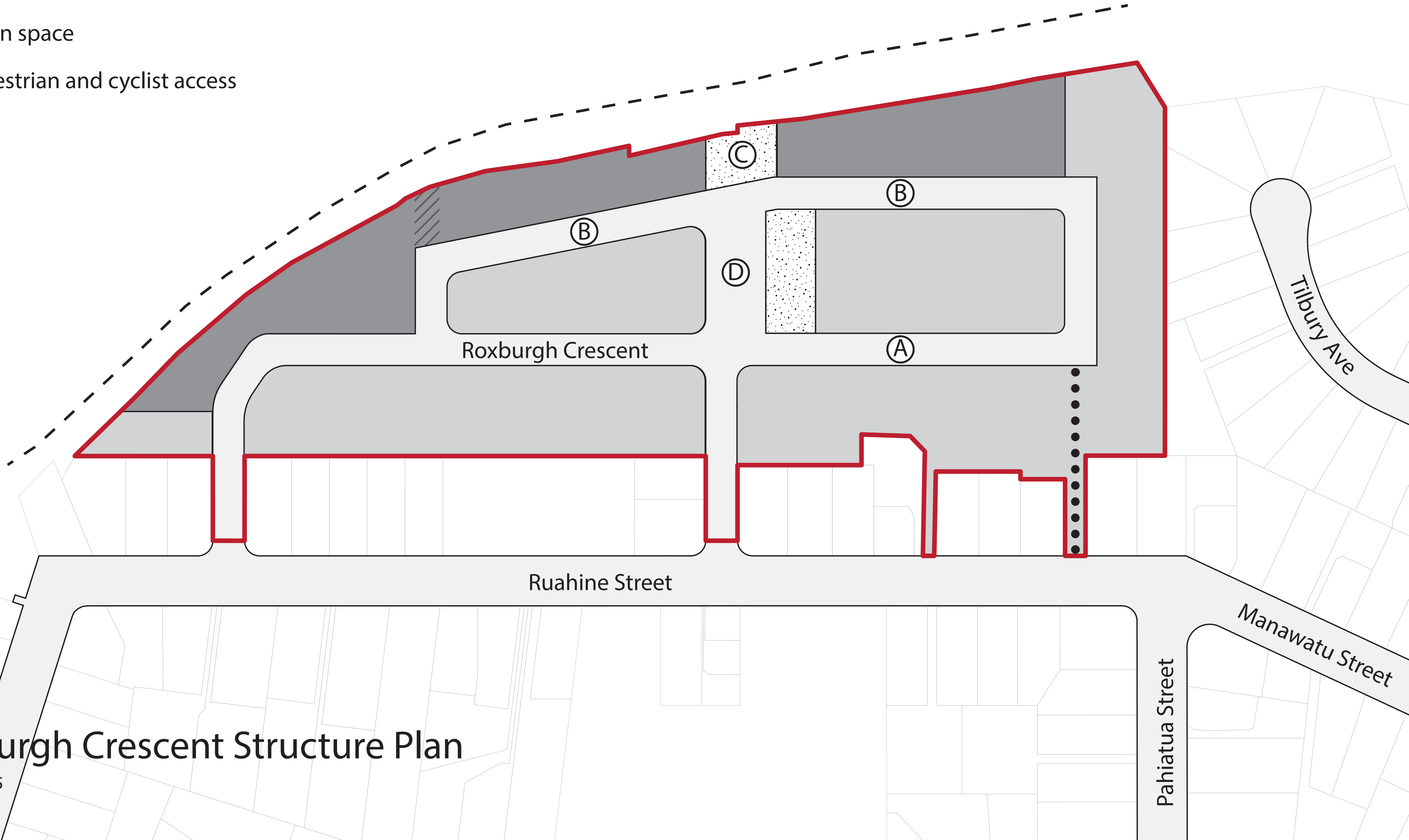
- Structure Plan area
- 9m max height
- 11m max height (Riverfront area)
- No build area / stormwater easement
- Open space
- Pedestrian and cyclist access
- Ⓐ

 Extension of Roxburgh Crescent (13m minimum width)
- Ⓑ

 New local street (13m minimum width)
- Ⓒ

 Public Access to river corridor
- Ⓓ

 Road reserve (20.5m minimum width)
- - - Approximate location of Horizons stopbank. Any work on or within 8m of the inland toe of the stopbank may require resource consent from Horizons RC



Roxburgh Crescent Structure Plan

14/02/2025

PREHEARING MEETING AGENDA AND MEETING NOTES – ROXBURGH PLAN CHANGE

RESPONSE TO SUBMISSION POINTS WITH HORIZONS REGIONAL COUNCIL

MEETING DATE:	12/02/2025
TIME:	10am-11am
LOCATION	COUNCIL CAB BUILDING
COUNCIL ATTENDEES: Eamon Guthrie Andrea Harris Aaron Phillips Chris McDonald Chris Groom Mary Wood Sean Syman	PNCC – Senior Planner WSP – Planning Consultant PNCC – Parks & Reserves Manager McIndoe Urban – Urban Designer WSP – Transport Planner PNCC – Consultant Transport Engineer GHD – Stormwater Consultant SLR – Acoustic Consultant
HORIZONS ATTENDEES Aruna Wickramasinghe Leana Shirley	Horizons – Senior Policy Planner Horizons – Senior Policy Planner

1. Welcome and Introductions

- Welcome by council representative.
- Round table Introductions of all attendees.
- Brief overview of meeting purpose and format. Meeting is to be recorded and Council will circulate draft minutes before approving.

2. Overview of Proposed Plan Change

- Council presentation on the proposed plan change and provide progress update.
- Key objectives of the prehearing and rationale.

3. Discussion of Key Issues

- Detailed discussion on specific aspects of the plan change. Including exploration of potential solutions or compromises.
- Clarification of any misunderstandings.

i. S22.014 Energy Efficiency Development/Directives.

Discussions

- Chris McDonald has done some work to determine that plan change would meet energy efficiency directives; small lot sizes to provide more compact housing largely orientated to the north, east, west with good connectivity to the city.
- Allows for multi-modal transport options which allows for less emissions.
- No specific changes are required to the notified provisions.

Actions

- None required.

ii. S22.013 Land Disturbance.

Discussions

- No specific changes sought to the notified provisions.
- Council to provide amended advice note to outline earthworks required from Horizons.

Actions

- PNCC to send wording of new advice earthworks note to Horizons.

iii. S22.008 – S22.010 Onsite Stormwater Strategies.

Discussions

- Horizons concern from Higgins submission, as Horizons want to keep it to give effect to specified Horizons Policies.
- Horizons support and want to retain the policies to give effect to Horizons policies and manage storm water effects. Additional discharge requires resource consent. UVP-18?
- View the storm water provisions in a holistic approach.
- Mary Wood – Proposed RRA SW approach is the most appropriate way to manage storm water.
- If there were a stop bank breach, it would be a wider City issue. Floor levels proposed to mitigate proposed flooding effects.

Actions

- None required

iv. S22.011 Contaminated Soil.

Discussions

- No additional outcome sought as there is a guidance note existing in the provisions?
- Council has identified contaminated sites through the DSI.
- Noted, permitted activity rule for works on contaminated land, ask HRC Consents team for guidance.
- NES-CS would override the Regional Plan rules.
- Retain the note to plan users for NES-CS as notified.

Actions

- PNCC to check that correct sites on DSI report are now captured on future LIMs.

v. *S22.002 & 003 Stop bank.*

Discussions

- *Agree to amend structure plan to include wording about works within the structure plan. Council and HRC are unable to determine exact location of stop bank.*
- *Horizons to provide PNCC info about stop bank survey in relation to new purchase.*
- *No specific provision sought about whether Horizons may change the heights of the stop bank in the future, as the advice note about works near the stop bank is sufficient.*
- *Clarification needed regarding council process for checking if works near stop bank require resource consent.*

Actions

- *PNCC (Eamon Guthrie) to provide wording of changes to advice note.*
- *PNCC (Aaron Phillips) to provide council process for checking if works near stop bank require resource consent.*
- *Horizons to clarify the future plans (e.g. maintenance) of the stop bank.*

vi. *S22.012 – Regional Public Transport Plan Transport.*

Discussions

- *Supportive of transport provisions. No changes required/requested.*

Actions

- *None required.*

4. Next Steps and Process

- Outline of the upcoming formal hearing process (if known).
- Discussion of potential further engagement or information sharing.
- Confirmation of any agreed actions.
- Close of meeting.