

**PALMERSTON NORTH DISTRICT PLAN
PROPOSED PLAN CHANGE G: AOKAUTERE URBAN GROWTH**

**PRE-HEARING MEETINGS
SUMMARY OF DISCUSSIONS**

Meeting details

1. The Hearing Panel Chair encouraged the parties to engage in pre-hearing meetings and other discussions to attempt to better understand the various positions on different issues, to narrow issues in contention ahead of the hearing, and to identify areas where expert conferencing may be beneficial (see Minutes 1 and 2 of the Independent Hearing Panel).
2. This report summarises the matters discussed at a series of pre-hearing meetings that took place on the 25th, 26th and 27th of September 2023. The pre-hearing meetings were facilitated by Phillip Percy (meetings 1 to 4) and Mark St Clair (meetings 5 and 6). The meetings were held at the Palmerston North City Council building, with some participants attending virtually.
3. Each pre-hearing meeting focused on a set of issues raised in submissions, which had been identified by Anita Copplestone, the Council's s42A Reporting Planner, during the preparation of her s42A Planning Report. At the beginning of each pre-hearing meeting, Ms Copplestone, presented a brief summary of the key changes to the proposed provisions that she has recommended in her s42A report. A copy of presentations that accompanied Ms Copplestone's summaries are **attached**.
4. Discussions at the pre-hearing meetings were conducted on a without prejudice basis. As such, the details of the discussions are not recorded in this report. What is summarised in this report is a summary of the matters discussed and any areas of general agreement or disagreement, where these were expressed by the participants.
5. The content of this report is not binding on participants, and participants are able to express a different position at the hearing if they wish to do so. If participants disagree with anything documented in this report, they are able to bring that to the Hearing Panel's attention when they appear at the hearing.

Attendance and topics of discussion

The table below records attendees at each pre-hearing meeting and the main topics of discussion.

Pre-hearing meeting	Attendees	Topics of discussion
Meeting 1 25 September 2023	Facilitator: Phillip Percy	<ul style="list-style-type: none">• Structure Plan and roading layout• Precinct Plan

	<p>In attendance at Council Building:</p> <p>Anita Copplestone – s 42A Reporting Officer - Planning Harriet Fraser – s 42A Reporting Officer – Transport Andrew Burns – s 42A Reporting Officer – Urban Design Aaron Phillips – s 42A Reporting Officer – Parks and Reserves Sam Dowse – Senior Planner, Palmerston North City Council Pepa Moefili (representing Ngawai Farms) (S61) Christle Pilkington (representing Palmerston North Industrial & Residential Developments Ltd (PNIRD) (S45) Chris Teo-Sherrell (S43) Stuart Waters (on behalf of Ngawai Farms) (S61) Les Fugle (on behalf of CTS Investments Ltd, Woodgate Ltd, and Terra Civil Ltd) (S58)</p> <p>In attendance via Microsoft Teams:</p> <p>John Hudson - s 42A Reporting Officer – Landscape</p> <p>Paul Thomas (representing CTS Investments Ltd, Woodgate Ltd, and Terra Civil Ltd) (S58) Michael Cullen - s 42A Reporting Officer – Urban Economics Amanda Coats (representing Heritage Estates 2000 Ltd) (S51) Jessica Somerton (S6) John Farquhar (on behalf of Heritage Estates 2000 Ltd) (S51)</p>	<ul style="list-style-type: none"> • Zoning • Subdivision
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<p>Meeting 2 25 September 2023</p>	<p>Facilitator: Phillip Percy</p> <p>In attendance at Council Building:</p> <p>Anita Copplestone – s 42A Reporting Officer - Planning Harriet Fraser – s 42A Reporting Officer – Transport Andrew Burns – s 42A Reporting Officer – Urban Design Sam Dowse – Senior Planner, Palmerston North City Council Chris Teo-Sherrell (S43) Stuart Waters (S61) Les Fugle (S58)</p> <p>In attendance via Microsoft Teams:</p> <p>Michael Cullen – s 42A Reporting Officer – Urban Economics Paul Thomas (representing CTS Investments Ltd, Woodgate Ltd, and Terra Civil Ltd) (S58) Amanda Coats (representing Heritage Estates 2000 Ltd) (S51) John Farquhar (S51)</p>	<ul style="list-style-type: none"> • Neighbourhood Centre/Local Business Zone • Housing matters, including implications of mechanisms requiring transportation upgrades before dwelling occupation.
<p>Meeting 3 26 September 2023</p>	<p>Facilitator: Phillip Percy</p> <p>In attendance at Council Building:</p> <p>Anita Copplestone – s 42A Reporting Officer - Planning Harriet Fraser – s 42A Reporting Officer – Transport Sam Dowse – Senior Planner, Palmerston North City Council Keegan Aplin-Thane – Acting Principal Planner, Palmerston North City Council James Miguel – Senior Transport Planner, Palmerston North City Council Pepa Moefili (on behalf of Stuart Waters) (S61)</p>	<ul style="list-style-type: none"> • Roothing upgrades, including state highway upgrades and relationship with PNITI, funding, business case development processes • Traffic safety in Turitea Valley • Public transport routes and associated roading design

	<p>Christle Pilkington (on behalf of Palmerston North Industrial & Residential Developments Ltd) (S45)</p> <p>Matthew Bray – Horizons (S60)</p> <p>Sarah Jenkin – Waka Kotahi (S63)</p> <p>Kelly Standish – Waka Kotahi (S63)</p> <p>Glenn Connelly – Waka Kotahi (S63)</p> <p>Chris Lai – Waka Kotahi (S63)</p> <p>Stuart Waters (S61)</p> <p>Stewart Davies (S14)</p> <p>Robert Gardner (S102)</p> <p>Ralph Sims (S31)</p> <p>Chris Teo-Sherrell (S43)</p> <p>Jan Dixon (S56)</p> <p>Douglas Pringle (S35)</p> <p>In attendance via Microsoft Teams:</p> <p>Vinuka Nanayakkara – Waka Kotahi (S61)</p> <p>Amanda Coats (on behalf of Heritage Estates 2000 Ltd) (S51)</p>	
<p>Meeting 4 26 September 2023</p>	<p>Facilitator: Phillip Percy</p> <p>In attendance at Council Building:</p> <p>Anita Copplestone – s 42A Reporting Officer - Planning</p> <p>Nigel Lloyd – s 42A Reporting Officer - Noise</p> <p>Sam Dowse – Senior Planner, Palmerston North City Council</p> <p>Keegan Aplin-Thane – Acting Principal Planner, Palmerston North City Council</p> <p>Pepa Moefili (on behalf of Stuart Waters) (S61)</p> <p>Christle Pilkington (on behalf of Palmerston North Industrial & Residential Developments Ltd) (S45)</p> <p>Martin Hunt – Manawatu Rifle Rod & Gun Club (S76)</p>	<ul style="list-style-type: none"> Removal of Rural-Residential Overlay from land predicted to be subject to high noise levels (at or above 55dBLAFmax) from existing activities at Manawatu Rod and Rifle Club

	<p>Neil Jepson – Manawatu Rifle Rod & Gun Club (S76) Stuart Waters (S61) Paul Dixon (S56) Jan Dixon (S56)</p> <p>In attendance via Microsoft Teams:</p> <p>Amanda Coats (on behalf of Heritage Estates 2000 Ltd) (S51)</p>	
<p>Meeting 5 27 September 2023</p>	<p>Facilitator: Mark St. Clair</p> <p>In attendance at Council Building:</p> <p>Anita Copplestone – s 42A Reporting Officer – Planning Adam Forbes – s 42A Reporting Officer – Ecology Reiko Baugham – s 42A Reporting Officer – Stormwater Aaron Phillips – s 42A Reporting Officer – Parks & Reserves Sam Dowse – Senior Planner, Palmerston North City Council Keegan Aplin-Thane – Acting Principal Planner, Palmerston North City Council Pepa Moefili (on behalf of Stuart Waters) (S61) Christle Pilkington (on behalf of Palmerston North Industrial & Residential Developments Ltd) (S45) Robert McLachlan (S18)</p> <p>In attendance via Microsoft Teams:</p> <p>Eric Bird – s 42A Reporting Officer – Geotechnical Amanda Coats (on behalf of Heritage Estates 2000 Ltd) (S51)</p>	<ul style="list-style-type: none"> • Stormwater management strategy • Geotechnical and land stability • Ownership, management and access to forest areas • Climate change, including walkability and implications of structure plan on development pattern.

	Ian Hendy (on behalf of Heritage Estates 2000 Ltd) (S51)	
Meeting 6 27 September 2023	<p>Facilitator: Mark St. Clair</p> <p>In attendance at Council Building:</p> <p>Anita Copplestone – s 42A Reporting Officer – Planning Aaron Phillips – s 42A Reporting Officer – Parks & Reserves Sam Dowse – Senior Planner, Palmerston North City Council Keegan Aplin-Thane – Acting Principal Planner, Palmerston North City Council Pepa Moefili (on behalf of Stuart Waters) (S61) Christle Pilkington (on behalf of Palmerston North Industrial & Residential Developments Ltd) (S45) Paul Dixon (S56)</p> <p>In attendance via Microsoft Teams:</p> <p>Amanda Coats (on behalf of Heritage Estates 2000 Ltd) (S51)</p>	<ul style="list-style-type: none"> • 15m setback from Moonshine Valley • Removal of rural-residential overlay in response to gun club noise • Drafting of provisions in relation to effect of structure plan • Difference between ‘Structure Plan’ and ‘Precinct Plan’ • Staging of development and timing of infrastructure provision.

Meeting outcomes

- Overall, the pre-hearing meetings provided a good opportunity for the parties to explore a number of issues. Discussions mostly focussed on trying to better understand particular matters, and sharing knowledge and understanding of issues of concern to submitters.
- Despite the useful discussions, there weren’t any substantive areas of agreement or disagreement stated by submitters. However, there were several cases of individual parties agreeing to discuss matters of mutual interest further after the pre-hearing meeting had concluded. Of particular relevance were:

- a. Representatives of the Manawatū Rifle Rod & Gun Club (S, representatives of Palmerston North Industrial & Residential Developments Ltd (S, and Stuart Waters (Ngawai Farms – S) agreed to discuss issues around noise associated with the Gun Club’s firing range.
 - b. Waka Kotahi and Palmerston North City Council agreed to discuss issues relating to recommended upgrades to State Highway 57, the relationship with PNITI and providing clarity on the processes that the parties need to follow to confirm responsibilities, upgrades, timeframes and funding.
 - c. Council agreed to further discuss the climate change matters with Robert McLean (S18), with the participation of the Council’s climate change expert.
 - d. Council and Chris Teo-Sherrell (S43) agreed to meet separately to discuss roading cross-section details.
 - e. The Council agreed to hold further discussions with the major landowners with the plan change area, in particular Les Fugle, Brian Green and Stuart Waters.
8. There were no discussions as to whether expert conferencing was appropriate. This was primarily because the discussions were relatively high-level.
 9. At the pre-hearing meeting on the morning of the 27th of September, the Council agreed to prepare a plan which shows which of the indicative stormwater mitigation measures in the Stormwater Strategy (as amended by the reporting officer’s recommendations) would be likely to be delivered by the Council. This map will shortly be made available on the Plan Change G webpage: <https://www.pncc.govt.nz/Council/Official-documents/District-Plan/Proposed-Plan-Change-G>

Confirmed 26 October 2023



Phillip Percy

Chairperson meetings 1 to 4



Mark St. Clair

Chairperson meetings 5 and 6

Attachment 1 – Key recommended changes presentation

Plan Change G: Aokautere Growth Area

Pre-hearing meetings

25 September – 28 September 2023

Missoula Room, Council Building, 32 The Square, Palmerston North

Schedule of pre-hearing meetings

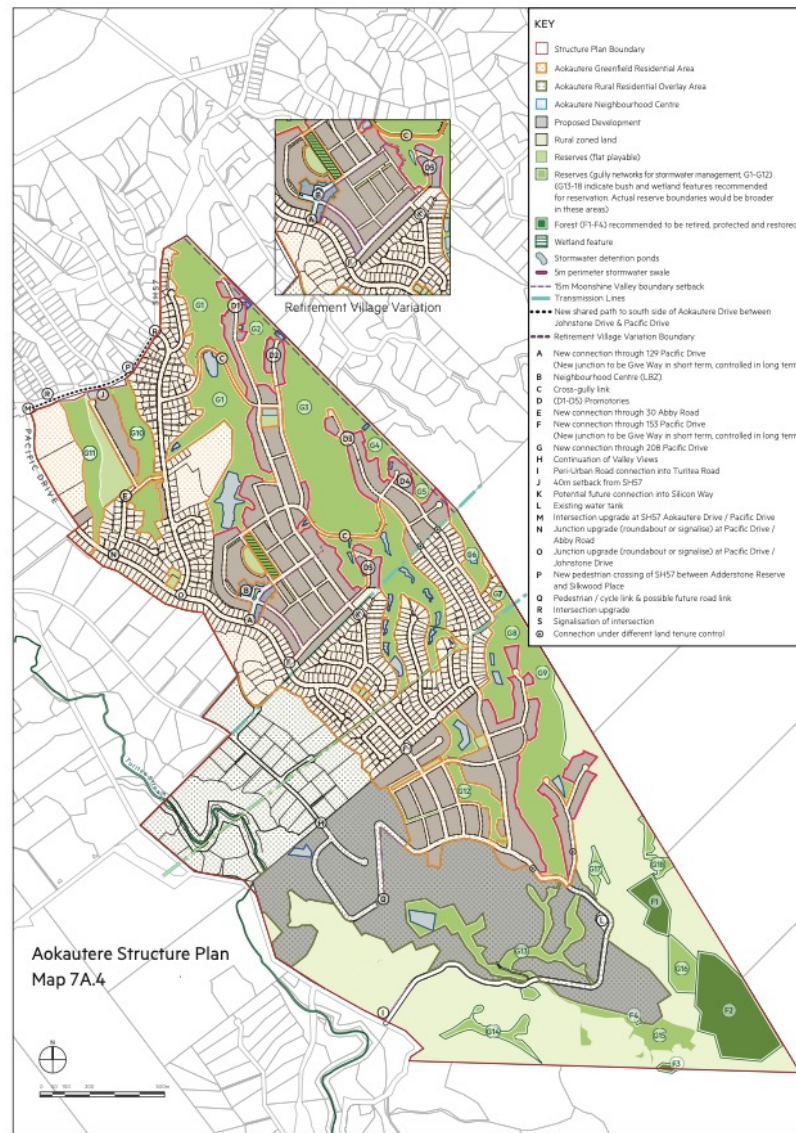
Date	Topic	Time
Monday 25 September	Structure Plan, Zoning, Roading layout, Subdivision	11.00am - 1.30pm
	Neighbourhood Centre / Local Business Zone, Housing matters	2.00pm - 4.30pm
Tuesday 26 September	Traffic and transport matters	9.00am - 12.30pm
	Noise	3.30pm - 5.00pm
Wednesday 27 September	Stormwater, flooding, erosion, land stability, indigenous biodiversity	9.00am – 12.30pm 1.30pm – 3.00pm
	Planning matters	3.00pm – 5.00pm
Thursday 28 September	Planning matters (if required)	9.00am – 12.30pm

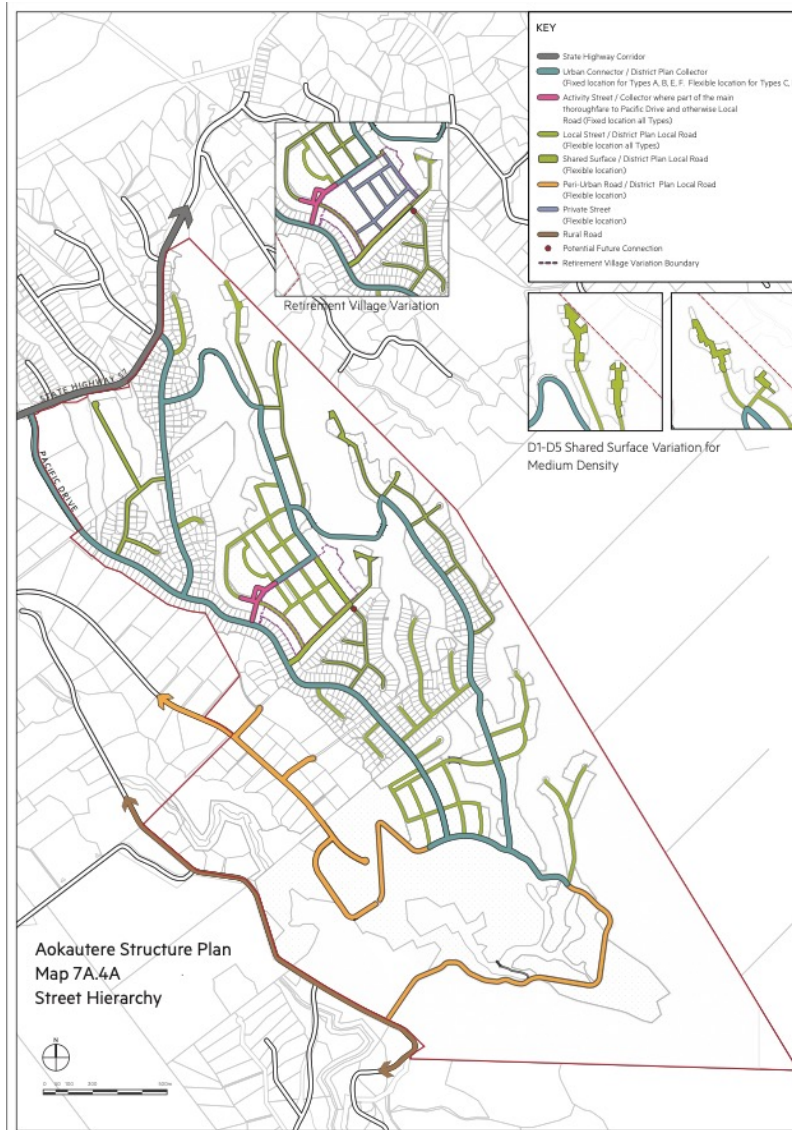
Agenda

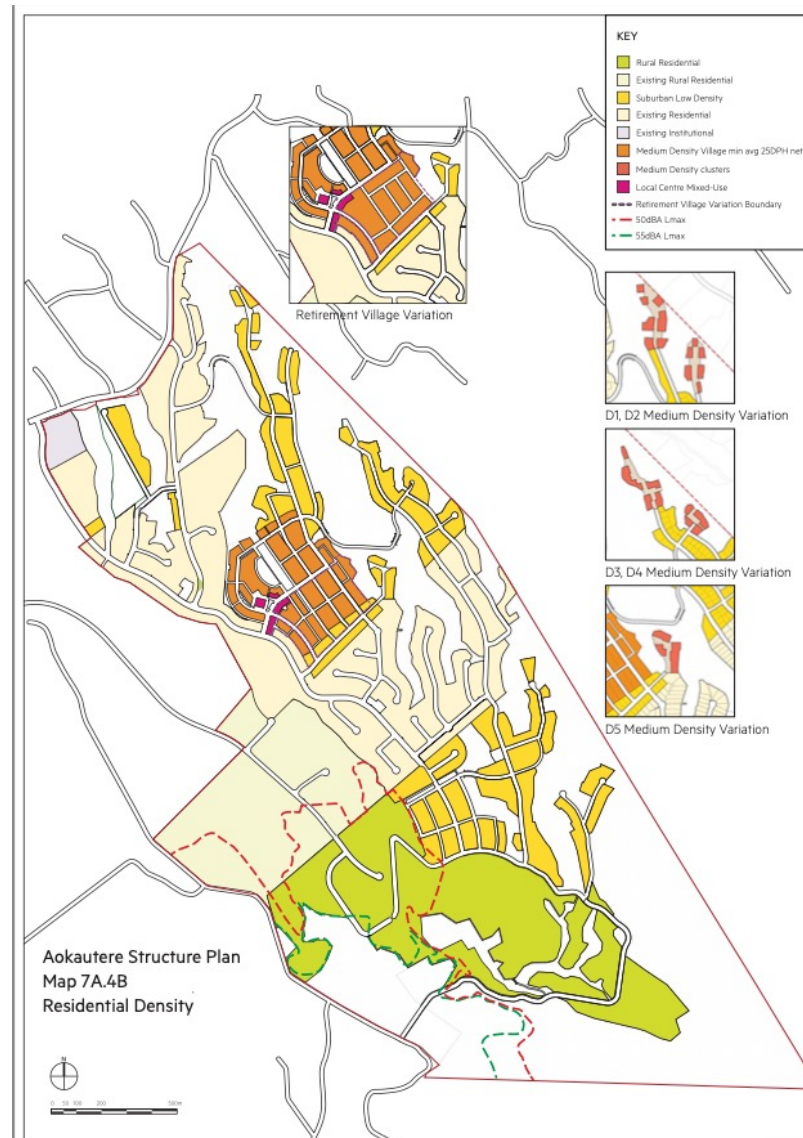
Session 1: Structure Plan, Zoning, Roading Layout, Subdivision

Monday 25th September 11.00am – 1.30pm

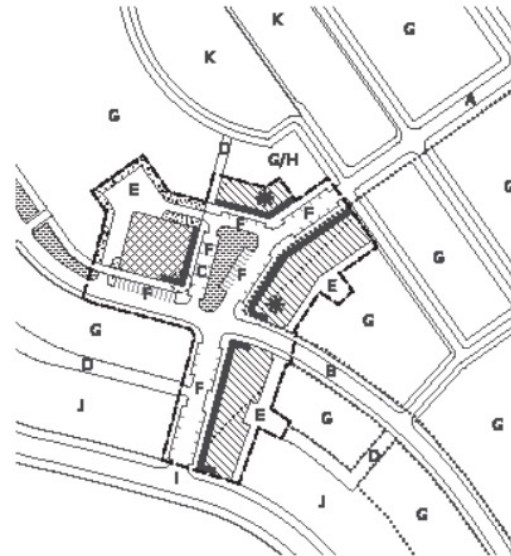
Topic		Time allocated
Welcome and introductions		20 mins
Approach to discussion		
Topic Overview: <i>Overview of the reporting team’s key recommendations and why these are proposed</i>		
Discussion	Structure Plan	1 hour
<i>12.00pm: Comfort break</i>		10 mins
Discussion continued	Zoning	1 hour 20 mins
	Internal roading layout	
	Subdivision	
Wrap up and next steps		5 mins



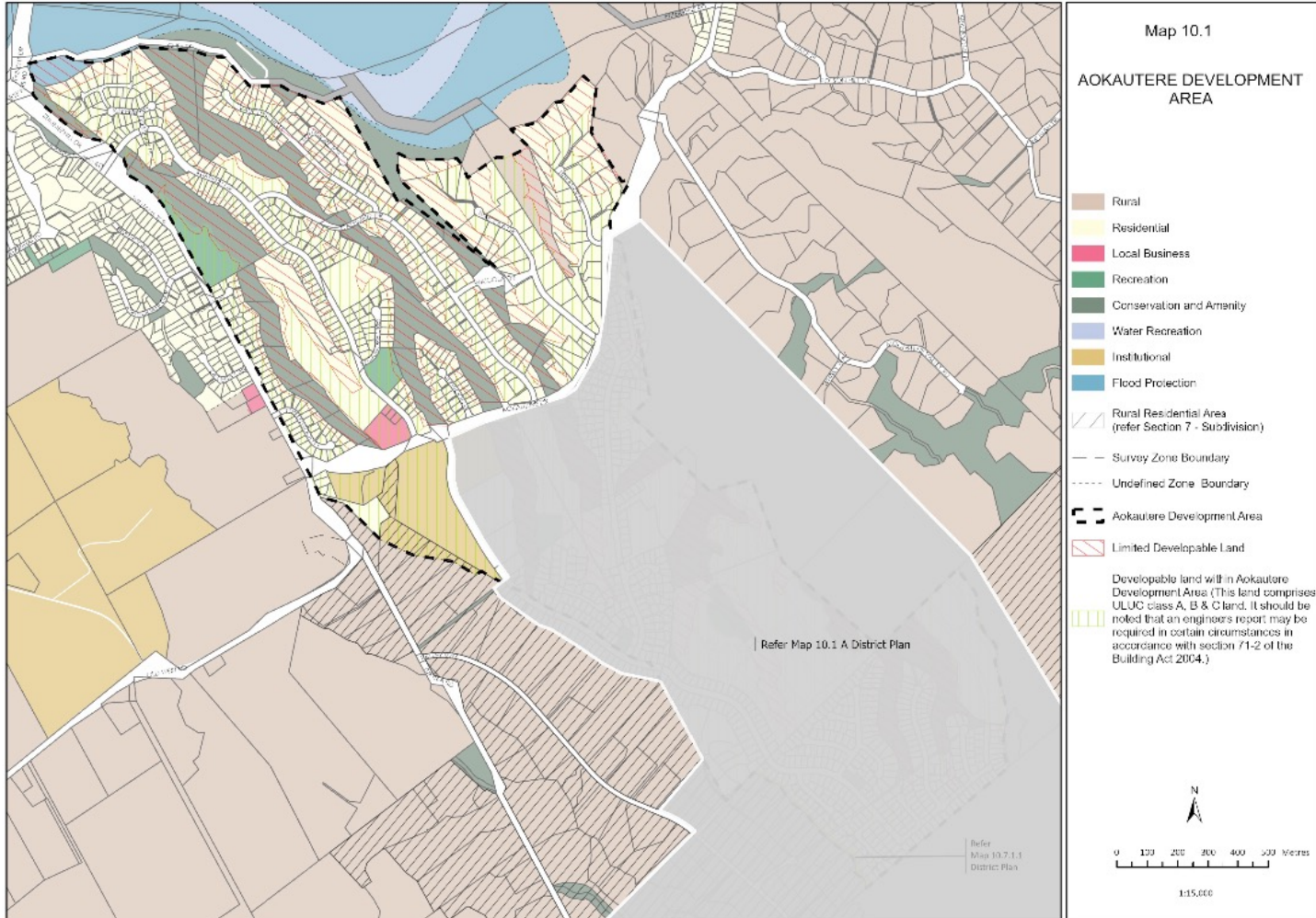


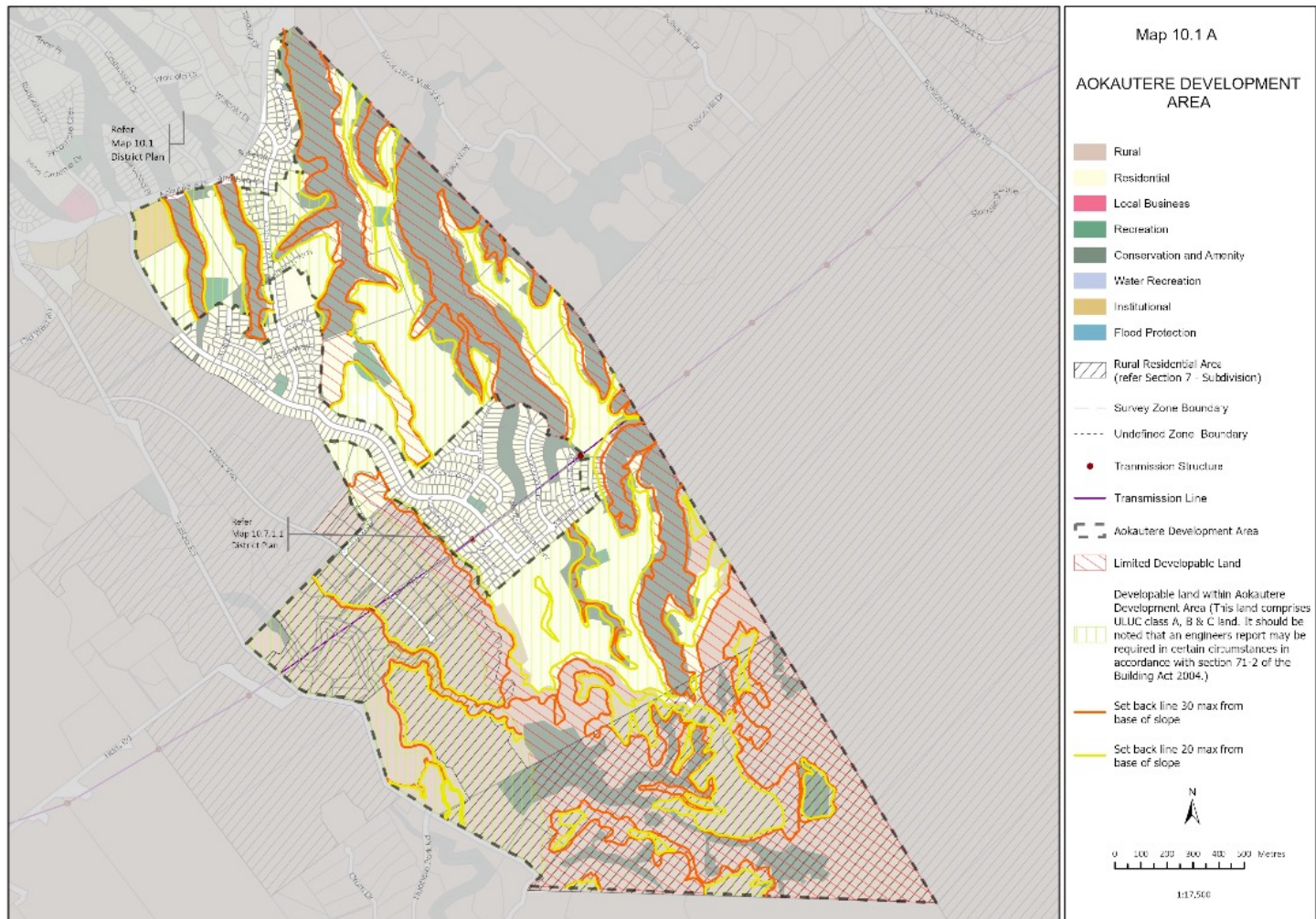


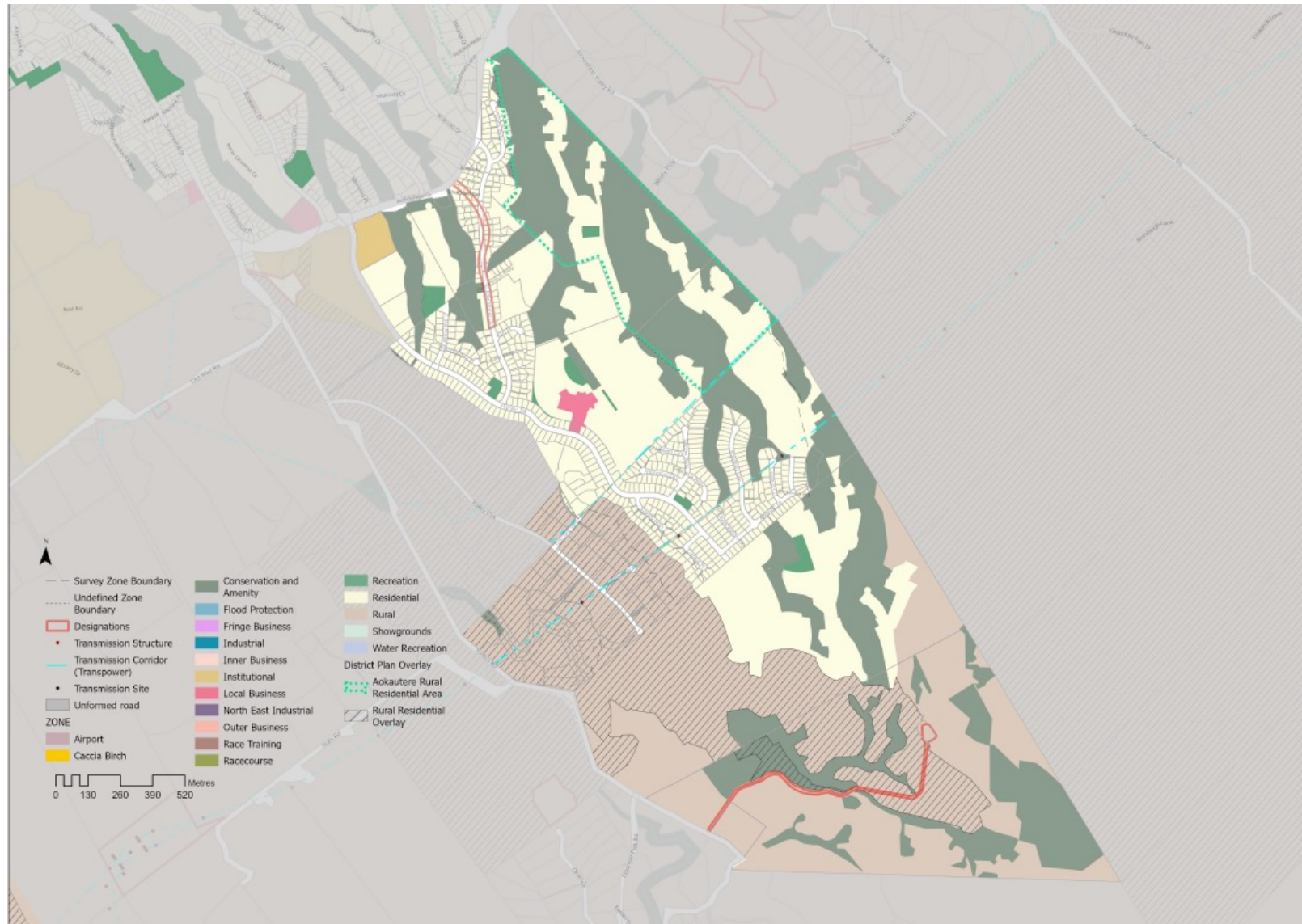
Aokautere Neighbourhood Centre
Map 7A.4C
Precinct Plan



- | | |
|---|--|
| --- Local Centre Boundary | A Urban Connector |
| Ground Floor Retail, Commercial or Retirement Village Communal Facilities | B Local Street |
| Anchor Store | C Slip Lane (One Way) |
| Landsaped Open Space (Public) | D Lane (Shared Surface) |
| Landsaped Perimeter (Private) | E Service Access |
| Retail Frontage | F On-Street Parking / Bus Stops |
| Anchor Store Main Entrance | G Medium-Density Housing |
| Local Landmark Opportunity | H Potential for Residential Apartments |
| Possible Retirement Village | I Connection to Pacific Drive |
| | J Existing suburban housing |
| | K Reserve |







Topic Overview: Structure Plan

This session:

- Structure Plan
- Zoning
- Roading layout
- Subdivision



Recommended changes	Reasons for these recommendations
Map 7A.4B Lot Pattern & Density - Indicative lot layout removed.	<ul style="list-style-type: none"> • Provides flexibility as to how future housing might be arranged within blocks and how blocks are configured. • Density overlays retained - ensures variety in housing type and size, sufficient population density to support Local Centre and promote walkable environment.
Promontories D1-D5 – shown as suburban low density, with 'option' retained for medium density clusters.	<ul style="list-style-type: none"> • Responds to submissions. • Greater flexibility for developers. • 'Enables' rather than 'requires' multi-unit housing to be developed on the promontories.
Adderstone Reserve Structure Plan options removed.	<ul style="list-style-type: none"> • Council has determined (through Reserves Act process) to keep the Reserve for open space.
15m setback imposed for buildings along the common boundary with Moonshine Valley properties.	<ul style="list-style-type: none"> • Responds to submissions. • To address potential adverse effects of overlooking, visual dominance on existing dwellings in Moonshine Valley.
Suburb reserve increases in size to 8900m ² of flat play space, total of 11600m ² .	<ul style="list-style-type: none"> • Reflects Council's reserves sizing criteria and correct an error in notified version.
Stormwater detention ponds – changes in extent, location, additional ponds added.	<ul style="list-style-type: none"> • Reflects geotechnical and ecological constraints, and results of updated stormwater modelling.
Identification of the 50dBALmax and 55dBALmax noise contours on Structure Plans.	<ul style="list-style-type: none"> • Reflects outcomes of noise monitoring and modelling of activities at the Manawatū Rod and Rifle Club.
No rural-residential subdivision enabled within the 55dBALmax noise contour – removal of Rural-Residential Overlay. Affects approximately 8.5Ha.	<ul style="list-style-type: none"> • Rural-residential activities unlikely to be compatible due to reverse sensitivity. • Effects on outdoor amenity unable to be mitigated where subject to such noise levels.

Topic Overview: Precinct Plan

This session:

- Structure Plan
- Zoning
- Roading layout
- Subdivision



Recommended changes	Reasons for these recommendations
Removal of the 'Key Outcomes' from the Aokautere Neighbourhood Centre Precinct Plan (Map 7A.4C).	<ul style="list-style-type: none">• Outcomes adequately covered by operative and proposed policy framework, performance standards and assessment criteria.• Reduces uncertainty during consenting process as to whether general accordance has been achieved with the Precinct Plan.
Superette replaced by 'anchor tenant'.	<ul style="list-style-type: none">• Greater flexibility for future occupiers.
Local Business Zone boundary shown on Precinct Plan.	<ul style="list-style-type: none">• Clarity and certainty as to where provisions apply.

Topic Overview: Zoning Map

This session:

- Structure Plan
- **Zoning**
- Roading layout
- Subdivision



Recommended changes	Reasons for these recommendations
<p>Increase in recreation reserve area to south of plan change area.</p> <p>Zoning of reserves intended for recreation, shown as 'Recreation 'Zone'. Reserves intended for conservation, stormwater management, shown as 'Conservation & Amenity'.</p>	<ul style="list-style-type: none"> • Reflects increased size of suburban reserve – as per Council's reserves criteria and recommendation from Council's Parks and Reserves Manager. • Correct errors in notified map.
<p>Zone indigenous forest habitats labelled F1-F4 on Structure Plan Map 7A.4 as Conservation and Amenity Zone</p>	<ul style="list-style-type: none"> • Responds to submissions. • Forest areas classified as threatened habitats under Horizons One Plan (Schedule F). • Rezoning recognises high ecological values and gives effect to national, regional, local policy framework (RPS Policy 6-1(b) and the NPS-IB). • Zoning will need to be advanced alongside practical mechanisms to achieve physical and legal protection.
<p>Parcels of land shown with no zoning now show proposed zoning (Rural, Rural-residential).</p>	<ul style="list-style-type: none"> • Correct errors in notified map.
<p>Removal of Rural-Residential Overlay from land predicted to be subject to high noise levels (at or above 55dBLAFmax) from existing activities at Manawatu Rod and Rifle Club. These areas returned to operative Rural zoning.</p>	<ul style="list-style-type: none"> • Noise monitoring and modelling identified potential for reverse sensitivity effects associated with rural-residential activities within this area.

Topic Overview: **Roading layout**

This session:

- Structure Plan
- Zoning
- **Roading layout**
- Subdivision



Recommended changes	Reasons for these recommendations
Peri-urban road connecting to Valley Views and Turitea Road adjusted, no link shown through Waters block.	<ul style="list-style-type: none"> • Responds to changes to Rural-Residential Overlay and likely changes to rural-residential subdivision proposals.
<p>Certain street types – Local Streets, Peri-urban roads, Urban Connectors C & D – shown as ‘flexible’. Private Street associated with Retirement village option categorised as ‘flexible’.</p> <p>Other street types - Urban connectors A & B, access road to local centre - ‘fixed’.</p>	<ul style="list-style-type: none"> • Flexibility to respond to final housing layout, topographical and geographical constraints. • Access road to local centre fixed by existing development. Urban connectors required for resilience purposes, so more ‘fixed’ in nature.
Abby Road link road alignment adjusted.	<ul style="list-style-type: none"> • Reflect designation following Notice of Requirement process.
<p>Amendment to roading layout associated with Retirement Village option and connectivity with neighbouring areas.</p> <p>Urban Connector along southeastern edge of Medium Density village area becomes ‘Local Street’.</p> <p>Urban connector along northeastern edge becomes ‘Local Street’ as no primary school.</p>	<ul style="list-style-type: none"> • Better accommodates retirement village option and acknowledges challenges in achieving connection with Silicon Way. • Primary school being developed on Ruapehu Drive.

Topic Overview: Subdivision

This session:

- Structure Plan
- Zoning
- Roading layout
- Subdivision



Recommended changes	Reasons for these recommendations
Amended performance standard in Greenfield Residential Area subdivision rule (R7A.5.2.2) to ensure residential properties not developed with buildings until the required in-gully stormwater mitigation works have been installed, are operational and secured by consent notice on titles.	<ul style="list-style-type: none"> • To protect sensitive receiving environment, as identified in technical assessments. • Ensuring stormwater mitigation measures in place ahead of development is critical to effectiveness of stormwater management system in avoiding significant adverse effects. • Works coordinated and likely undertaken by Council – more efficient and effective than piecemeal approach
Amendments to performance standard in Greenfield Residential Area subdivision rule (R7A.5.2.2) setting out geotechnical reporting requirements for land classed as 'Developable' and 'Limited Developable'.	<ul style="list-style-type: none"> • Reflect expert advice on necessary investigations required to confirm appropriateness of land for development. • Reflects best practice. • Ensures comprehensive and consistent approach to site preparation.
Amendments to performance standard R7A.5.2.2(h) to apply this at point of occupation of dwellings. No occupation prior to listed transport network upgrades being completed and certified. The notified performance standard applied before subdivision, i.e. prior to "any development".	<ul style="list-style-type: none"> • Allows some flexibility for subdivision and land development prior to network upgrades. • Key trigger for increased traffic volumes is when people start occupying new dwellings, at which point upgrades must be operational. • Allows developers to progress subdivision and land development in parallel with roading upgrades. • Provides some flexibility in addressing effects through consent process, while still managing safety effects. • Given existing capacity and safety issues within wider network and likely effects beyond PCG area, appropriate to control development through plan provisions rather than case-by-case through separate consent decisions.



Discussion

Next Steps

Date	What is due
25 – 28 September	Pre-hearing meetings
4pm, Friday 27 October	Submitters evidence
6 – 10 November	Expert conferencing (if directed)
4pm, Monday 13 November	Joint witness statements
4pm, Friday 24 November	Written replies from s42A reporting officers
4pm, Friday 1 December	Legal submissions
Week commencing 4 December	Public hearing

Thank you for attending

Queries on procedural matters related to the hearing should be directed to the PNCC Hearing Administrator:

Susana Figlioli

Email: susana.figlioli@pncc.govt.nz

All other queries should be directed to Council's strategic planning team:

Email: planchange@pncc.govt.nz

Phone: 06 356 8199

Plan Change G: Aokautere Growth Area

Pre-hearing meetings

25 September – 28 September 2023

Missoula Room, Council Building, 32 The Square, Palmerston North

Schedule of pre-hearing meetings

Date	Topic	Time
Monday 25 September	Structure Plan, Zoning, Roading layout, Subdivision	11.00am - 1.30pm
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	Planning matters	3.00pm – 5.00pm
Thursday 28 September	Planning matters (if required)	9.00am – 12.30pm

Agenda

Session 2: Neighbourhood Centre/Local Business Zone, Housing Matters

Monday 25th September 2.00pm – 4.30pm

Topic		Time allocated
Welcome and introductions		25 mins
Approach to discussion		
Topic Overview: <i>Overview of the reporting team’s key recommendations and why these are proposed</i>		
Discussion	Neighbourhood Centre/LBZ	2 hours
	Housing (general)	
	Medium density Village area	
	Medium density Cluster areas	
Wrap up and next steps		5 mins

Topic: Neighbourhood Centre/Local Business Zone

This session:

- Neighbourhood Centre/Local Business Zone
- Housing Matters



Recommended changes	Reasons for these recommendations
Amend or delete Performance Standards to reduce level of prescription and repetition for local business activities. In particular, standards relating to residential activities, signage, glazing, verandas, building height, building frontage.	<ul style="list-style-type: none"> • Improves clarity and certainty by removing more subjective performance standards. • Focus on outcomes, not methods. • Response to submissions. • Improve interpretation and application, provide more design flexibility. • Retaining other standards that ensure design quality.
Delete R11.10.2.2(a)(ii) to remove requirement to achieve minimum average of 50 DPH for residential activities in Aokautere Neighbourhood Centre (Map 7A.4C)	<ul style="list-style-type: none"> • Encourages rather than 'directs' residential activity. • Encourages residential development on upper floors, which can assist with supporting centre viability. • Enables upper floor residential use without being limited by density requirement.
Remove 'Key Outcomes' from Aokautere Neighbourhood Centre Precinct Plan (Map 7A.4C)	<ul style="list-style-type: none"> • Outcomes adequately covered by operative and proposed policy framework, performance standards and assessment criteria. • Reduces uncertainty during consenting process over whether general accordence has been achieved with the Precinct Plan.

Topic: Housing matters

This session:

- Neighbourhood Centre/Local Business Zone
- Housing Matters



Recommended changes	Reasons for these recommendations
Policies in Section 7A, 10 amended to reflect desired design and development outcomes, rather than prescribing methods to achieve.	<ul style="list-style-type: none"> • Response to submissions. • Reduce prescriptiveness, provide greater flexibility.
Amending provisions to allow flexibility in housing typologies on promontories, enabling both suburban low density and multi-unit housing (subject to resource consent).	<ul style="list-style-type: none"> • Enable flexibility as to type of housing on promontories (given high amenity environment that may support medium density housing, subject to effects assessment). • Flexibility helps achieve housing targets and range of housing typologies, while ensuring potential effects on surrounding area can be managed.
Section 10 – Rule 10.6.3.3 (i) and (x)(c) - Removal of notional site area, minimum unit size and rear yard setback performance standards for Aokautere Medium Density Area (including promontories)	<ul style="list-style-type: none"> • Greater flexibility for studio and smaller apartments and apartment buildings of more than one story (up to 3) as RD activities under R10.6.3.3, rather than full discretionary activity under Rule R10.6.4.3, by removing some performance standards that limit delivery of smaller units. • Removal of rear yard standard - often achieved by applying other on-site amenity standards, standard could be unnecessarily restrictive for complex shaped lots, or rear lots.
Removal of non-complying activity status if Retirement village doesn't comply with Structure Plan.	<ul style="list-style-type: none"> • Approach consistent with similar activities in operative District Plan. • Any departure from Structure Plan can be addressed via assessment against proposed policy framework and as discretionary activity under Rule R10.7.4. Provides Council with sufficient scope to impose conditions or decline if necessary.

Topic: Housing matters continued

This session:

- Neighbourhood Centre/Local Business Zone
- Housing Matters



Recommended changes	Reasons for these recommendations
Section 10, Rule R10.6.5.1, R10.6.3.3 – amended rules, performance standards to make clearer how to apply. In particular - min & average lot size, balance lots, setbacks, garages, outdoor amenity areas.	<ul style="list-style-type: none"> • Improves clarity and certainty.
Delete R11.10.2.2(a)(ii) to remove requirement to achieve minimum average of 50 DPH for residential activities in Aokautere Neighbourhood Centre (Map 7A.4C)	<ul style="list-style-type: none"> • Encourages rather than 'directs' residential activity. • Encourages residential development on upper floors, which can assist with supporting centre viability. • Enables upper floor residential use without being limited by density requirement.



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Plan Change G: Aokautere Growth Area

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Agenda

Session 3: Traffic and Transport

Tuesday 26th September 9.00am – 12.30pm

Topic		Time allocated
Welcome and introductions		25 mins
Approach to discussion		
Topic Overview: <i>Overview of the reporting team’s key recommendations and why these are proposed</i>		
Discussion	Network upgrades	2 hours 40 mins
	Active transport	
	Public transport	
	Internal roading layout and cross sections	
Wrap up and next steps		10 mins

Topic: Traffic and transport matters

Recommended changes	Reasons for these recommendations
<p>Amended performance standard R7A.5.2.2(h) to apply at point of occupation of dwellings, no occupation prior to listed transport network upgrades being completed and certified.</p> <p>The notified performance standard applied before subdivision.</p>	<ul style="list-style-type: none"> • Allows some flexibility for subdivision and land development prior to network upgrades. • Key trigger for increased traffic volumes is when people start occupying new dwellings, at which point upgrades must be operational. • Allows developers to progress subdivision and land development in parallel with roading upgrades. • Provides some flexibility in addressing effects through consent process, while still managing safety effects. • Given existing capacity and safety issues within wider network and likely effects beyond PCG area, appropriate to control development through plan provisions rather than case-by-case through separate consent decisions.
<p>Amended performance standard R7A.5.2.2(h) to introduce traffic thresholds at applicable intersection / corridors.</p> <p>Amendments require listed upgrades if required transport assessment identifies exceedance of traffic thresholds.</p>	<ul style="list-style-type: none"> • These amendments recognise some development in Aokautere can occur within existing network (subject to Clause(ii)) and provides greater clarity as to when upgrades required. • Considered more appropriate to control through plan provisions rather than leaving to be addressed on case-by-case basis through separate consent decisions. • Thresholds for upgrades, and detail of upgrades provide clarity for developers.
<p>Delete Rule R10.6.5.6 - removing non-complying activity status for development that occurs before completion and certification of works in R7A.5.2.2(h).</p>	<ul style="list-style-type: none"> • Enables residential development (not subject to a subdivision consent) to proceed as RD or discretionary activity (under Rules 10.6.1.5 and 10.6.3.2) prior to transport network improvements in R7A.5.2.2(h) being completed. • Removal of rule enables smaller developments to proceed where subdivision not required, and development not likely to be of size and nature that will generate significant increases in traffic. • Enables assessment of effects through consent process but does trigger NC activity status.

Topic: Traffic and transport matters continued

Recommended changes	Reasons for these recommendations
<p>Ruapehu Drive/Summerhill Drive/Mountain View Road intersection (nearest the city) – recommended upgrade – signals.</p> <p>Performance standard for network upgrades in R7A.5.2.2(h) updated accordingly.</p>	<ul style="list-style-type: none"> Reflects findings of independent Safe System Audit
<p>Old West Road/Summerhill Drive/Aokautere Drive intersection – recommended upgrade: signals or roundabout.</p> <p>Performance standard for network upgrades in R7A.5.2.2(h) updated accordingly.</p>	<ul style="list-style-type: none"> As above
<p>Upgrades to intersections of SH57 Aokautere Drive with Pacific Drive, Ruapehu Drive. Provision for either signals or roundabouts, with reduced speed environment.</p> <p>Performance standard for network upgrades in R7A.5.2.2(h) updated accordingly.</p>	<ul style="list-style-type: none"> As above
<p>Turitea Road/Valley Views intersection – reconfiguration of intersection to provide for change in priority (to Valley Views)</p>	<ul style="list-style-type: none"> To reflect allocation of funding in Long Term Plan.
<p>Abby Road and Johnstone Drive intersections with Pacific Drive and future intersections for side roads with existing section of Pacific Drive - Traffic threshold in performance standard updated to describe traffic delays, rather than 'level of service'.</p>	<ul style="list-style-type: none"> Improve clarity and certainty
<p>New policy inserted and note on cross sections to ensure suitable horizontal and vertical alignments provided to accommodate bus routes and stops.</p>	<ul style="list-style-type: none"> Response to submissions Ensure mode shift enabled to fullest extent possible through plan change.



Discussion

Next Steps

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4pm, Friday 24 November	Written replies from s42A reporting officers
4pm, Friday 1 December	Legal submissions
Week commencing 4 December	Public hearing

Thank you for attending

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Plan Change G: Aokautere Growth Area

Pre-hearing meetings

25 September – 28 September 2023

Missoula Room, Council Building, 32 The Square, Palmerston North

Schedule of pre-hearing meetings

Date	Topic	Time
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	Noise	3.30pm - 5.00pm
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	Planning matters	3.00pm – 5.00pm
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Agenda

Session 4: Noise

Tuesday 26th September 3.30pm – 5.00pm

Topic		Time allocated
Welcome and introductions		25 mins
Approach to discussion		
Topic Overview: <i>Overview of the reporting team’s key recommendations and why these are proposed</i>		
Discussion	Gun Club and reverse sensitivity	1 hour
Wrap up and next steps		5 mins

Topic: Noise

Recommended changes	Reasons for these recommendations
Removal of Rural-Residential Overlay from land predicted to be subject to high noise levels (at or above 55dB LAFmax) from existing activities at Manawatu Rod and Rifle Club. These areas would be returned to operative Rural zoning.	<ul style="list-style-type: none"> • Ensures residential development doesn't occur within area subject to high level of noise not compatible with residential activities. • Effects on indoor amenity able to be partially mitigated through building design and mechanical solutions, but effects on outdoor amenity cannot be effectively mitigated. • Provides signal that increase in noise sensitive activities (residential dwellings) close to an existing, lawfully established noise-generating activity is not appropriate.
<p>Identification in Structure Plan maps of Gun Club Noise Mitigation Area (Map 7A.4), being the 50 dB LAFmax contour.</p> <p>Insert new Policy 3.8 to require conditions on subdivision (recorded on titles via consent notice) within 50 dB LAFmax contour - requires houses to be designed and orientated to provide acoustic protection from Gun Club, and consent notices record presence of Gun Club and advice to landowners that lots may be exposed to noise.</p>	<ul style="list-style-type: none"> • 50 dB LAFmax contour identifies area where residential dwellings will be subject to noise from the Gun Club that will be intrusive at times, but at a level considered reasonable for residential activities, subject to mitigation measures. • Enables development but ensures appropriate mitigation achieved to protect residential amenity. • Clear signal to future landowners of existing noise effects properties will be subject to.



Discussion

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Agenda

Session 5: Stormwater, Erosion, Hydrology / Flooding, Land Stability (Geotechnical Issues), Indigenous Biodiversity / Conservation and Amenity

Wednesday 27th September 9.00am – 12.30pm and 1.30pm – 3.00pm

Topic		Time allocated
Welcome and introductions		30 mins
Approach to discussion		
Topic Overview: <i>Overview of the reporting team’s key recommendations and why these are proposed</i>		
Discussion	Stormwater, erosion and flooding	1 hour 30 mins
<i>11am: Comfort break</i>		15 mins
Discussion continued	Stormwater, erosion and flooding	1 hour 15 mins
	Land stability / geotechnical issues	
<i>12.30pm – 1.30pm: Lunch break</i>		1 hour
Discussion continued	Indigenous biodiversity / Conservation and amenity	1 hour
Wrap up and next steps		5 mins

Topic: Stormwater, flooding and erosion

This session:

- Stormwater
- Hydrology/flooding
- Erosion
- Land stability
- Indigenous biodiversity



Recommended changes	Reasons for these recommendations
<p>Stormwater Management Strategy – suite of controls broadened:</p> <ul style="list-style-type: none"> - Higher permeability requirements - Limited in-stream stabilisation works in steepest reaches, to reduce velocity and erosive capacity, incl. cascading weirs, below ground dams, oversized habitable culverts and spiral fish ladders - Offline detention ponds where possible - Additional detention and attenuation ponds - increase in number, volume and depth of stormwater ponds – provides capacity to hold more water, for longer - Deliberate planting for erosion control - Roadside bioretention facilities – opportunity to provide additional storage capacity 	<ul style="list-style-type: none"> • Response to submissions and further site visits/observations. • Stormwater Strategy and underlying modelling revisited, further technical investigations regarding: <ul style="list-style-type: none"> - underlying geology, - changing climate and potential for larger and more frequent intense storms, - urbanisation effects. • Review of design criteria and provisions and effectiveness to mitigate effects of development, in particular, cumulative effects of pond discharges. • Key effects: <ul style="list-style-type: none"> - Runoff from catchment even prior to (and without) proposed development will cause gully floor to continue to down cut and erode; - Left unmitigated, increased runoff from catchment will accelerate rate of erosion with down cutting continuing. • Additional controls proposed to address effects within PCG area and adjacent catchments.

Topic: Stormwater, flooding and erosion continued

This session:

- Stormwater
- Hydrology/flooding
- Erosion
- Land stability
- Indigenous biodiversity



Recommended changes	Reasons for these recommendations
<p>New and amended provisions - greater specificity on perimeter stormwater swale and 5 metre no build buffer/setback, including:</p> <ul style="list-style-type: none"> - required dimensions, - location – adjoining residential or commercial lots on gully edges - necessary restrictions on use of land within 5m buffer or setback where swale located. <p>Swales can be in utility corridor in residential lots (secured by consent notice) or vested in Council. Cross section provides guidance on location and potential geometry.</p>	<ul style="list-style-type: none"> • Response to submissions. • Further consideration given to functionality of swale. • Provide safe and effective access for Council for maintenance. • Provides flexibility as to preferred approach regarding ownership.
<p>New performance standards for permeable surfaces for suburban low density (40%) and medium density housing (25%) to reduce stormwater runoff.</p>	<ul style="list-style-type: none"> • Additional controls to manage stormwater, reflects outcomes sought by submitters. • Extent of permeable area achievable varies, depending on typology. • Tested through minimum lot size, site coverage and setback standards.

Topic: Stormwater, flooding and erosion continued

This session:

- Stormwater
- Hydrology/flooding
- Erosion
- Land stability
- Indigenous biodiversity



Recommended changes	Reasons for these recommendations
Amended performance standard (subdivision rule for GRA R7A.5.2.2) to ensure residential properties not developed with buildings until required in-gully stormwater mitigation works installed and operational and secured by consent notice.	<ul style="list-style-type: none"> • To protect sensitive receiving environment. • Ensuring stormwater mitigation measures in place ahead of development is critical to effectiveness of stormwater management system in avoiding adverse effects. • Works coordinated and likely undertaken by Council – more efficient and effective than piecemeal approach.
Amendments to provisions (rules, performance standards) to provide greater clarity as to stormwater management plan reporting requirements.	<ul style="list-style-type: none"> • To protect sensitive receiving environment. • Ensuring stormwater mitigation measures in place ahead of development is critical to effectiveness of stormwater management system in avoiding adverse effects.
Amendments to provisions to require stormwater management plan to be prepared to support any development in plan change area (residential or commercial)	<ul style="list-style-type: none"> • As above
'Primary stormwater elements' - New definition to define necessary stormwater controls required to manage stormwater in plan change area.	<ul style="list-style-type: none"> • Response to submissions. • Greater certainty and clarity.

Topic: Land stability and Geotechnical issues

This session:

- Stormwater
- Hydrology/flooding
- Erosion
- Land stability
- Indigenous biodiversity



Recommended changes	Reasons for these recommendations
Revision of Structure Plan and Map 10.1A in Section 10 to reflect updated slope stability analysis.	<ul style="list-style-type: none"> • Reflects updated hazard information (re-run of slope stability analysis), in response to updated technical investigations of vulnerability of land to erosion and subsequent instability hazards.
<p>Amendments to rules, performance standards and assessment criteria to make development on 'Limited Developable' or 'Developable' land a permitted activity, subject to a geotechnical report confirming suitability of land for development, and that any recommendations arising have been implemented.</p> <p>A change from operative District Plan approach, where development on Developable Land is a permitted activity and development on Limited Developable Land is a restricted discretionary activity.</p>	<ul style="list-style-type: none"> • Reflects best practice. • More appropriate than reliance on classification of land (which is based on high-level modelling and not site-specific investigation) to identify and address geotechnical risk. • Greater clarity of activity status and consenting requirements.
Amendments to provisions to require that any proposed subdivision or development is supported by a geotechnical report as prerequisite for development.	As above

Topic: Land stability and Geotechnical issues cont.

This session:

- Stormwater
- Hydrology/flooding
- Erosion
- Land stability
- Indigenous biodiversity



Recommended changes	Reasons for these recommendations
New performance standard, assessment criteria and explanatory note requiring a geotechnical report for any roading and other infrastructure (consistent with requirements of R7A.2.2.(a)(xix)) in the gullies located in Conservation & Amenity zone	<ul style="list-style-type: none"> • So development of infrastructure does not occur in areas identified as Limited Developable (i.e. Class D or E land) without a geotechnical report that confirms appropriateness of land for infrastructure and recommendations implemented prior to development occurring. • Ensure resilience of infrastructure to potentially significant and serious effects of natural hazard risk.
Amendments to performance standard (GRA subdivision rule R7A.5.2.2) setting out geotechnical reporting requirements for land classed as Developable and Limited Developable	<ul style="list-style-type: none"> • Corrections to notified provisions to accurately reflect technical expert advice on necessary investigations required to confirm appropriateness of land for development.

Topic: Indigenous biodiversity / Conservation and amenity

This session:

- Stormwater
- Hydrology/flooding
- Erosion
- Land stability
- Indigenous biodiversity



Recommended changes	Reasons for these recommendations
Stormwater Management Strategy has been updated following further technical investigations. In-stream stabilisation works proposed to be avoided as far as possible and only on steepest reaches. Detention ponds located off-line where possible. Bottom of ponds to have oversized culverts and spiral fish ladders to accommodate fish passage.	<ul style="list-style-type: none"> • Need for stream restoration/stabilisation work has been considered in greater detail following submissions, resulting in further recommendations to address ongoing existing erosion issues. • Mitigation hierarchy applied to its fullest extent possible. • Some residual effects remain and will require ecological offsets. Offsets assessed at high level to determine that there is sufficient freshwater habitat to achieve a no-net-loss, or net-gain, position for freshwater biodiversity.
Zone indigenous forest habitats labelled F1-F4 on Structure Plan Map 7A.4 as Conservation & Amenity Zone	<ul style="list-style-type: none"> • Responds to submissions. • Forest areas classified as threatened habitats under Horizons One Plan (Schedule F). • Rezoning recognises high ecological values and gives effect to national, regional, local policy framework (RPS Policy 6-1(b) and the NPS-IB). • Zoning will need to be advanced alongside practical mechanisms to achieve physical and legal protection.
Amendments to provisions to require geotechnical report for any infrastructure required in the gullies which are zoned Conservation & Amenity zone.	<ul style="list-style-type: none"> • So development of infrastructure does not occur in areas identified as Limited Developable (i.e. Class D or E land) without geotechnical report that confirms appropriateness of land for infrastructure and recommendations implemented prior to development. • Ensure resilience of infrastructure to potentially significant and serious effects of natural hazard risk.



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Agenda

Session 6: Planning Matters

Wednesday 27th September 3.00pm – 5.00pm

Topic		Time allocated
Welcome and introductions		25 mins
Approach to discussion		
Topic Overview: <i>Overview of the reporting team’s key recommendations and why these are proposed</i>		
Discussion	[Topic – as per attendee’s request]	1 hour 25 mins
	[Topic]	
	[Topic]	
	[Topic]	
Wrap up and next steps		10 mins

Topic: Planning Matters

Recommended changes	Reasons for these recommendations
Policies amended to reflect desired design and development outcomes, rather than prescribing methods to achieve.	<ul style="list-style-type: none"> • Response to submissions. • Reduce prescriptiveness, provide greater flexibility.
<p>Rationalisation of proposed policies in sections 7A, 10, 11.5 to reduce repetition, achieve better alignment with objectives.</p> <p>Amendments to performance standards for land use activities – i.e. residential or commercial development requiring applications to be supported by necessary geotechnical and stormwater reports.</p>	<ul style="list-style-type: none"> • Reduce repetition of operative or proposed policies. • Improve clarity and certainty. • Better achieve stated objectives. • In event applications for such activities not preceded by a subdivision consent, these amendments ensure the necessary assessment and reporting undertaken to identify and mitigate any potential adverse effects, given sensitivity of plan change environment to urbanisation.
Section 10, Rule R10.6.5.1, R10.6.3.3 – amendment to rules, performance standards to make clearer how to apply these. In particular - min & average lot size, balance lots, setbacks, garages, outdoor amenity areas.	<ul style="list-style-type: none"> • Improves clarity and certainty.

Topic: Planning Matters continued

Recommended changes	Reasons for these recommendations
New definitions for key terms – ‘gully network’, ‘primary stormwater elements’	<ul style="list-style-type: none"> • Response to submissions, improves certainty.
<p>Visual amenity: Insert new Policy 15.3, Performance Standards and Assessment Criteria in Section 10 – Residential Zone to require:</p> <ul style="list-style-type: none"> - development to be set back at least 15m from boundary shared with a lot within Moonshine Valley Rural Residential Area - height of development to minimise visual intrusion on existing dwellings in Moonshine Valley. <p>Insert new performance standards into Rule R7A.5.2.2(a), and Assessment Criteria in R7A.5.2.3 to require subdivision and development to consider and address subdivision design, building platforms, screening.</p>	<ul style="list-style-type: none"> • Responds to submissions. • Potential for adverse effects (overlooking, visual intrusion) on existing dwellings in Moonshine Valley from future development on promontories. • Provides for mitigation of adverse effects, while still providing for development of high amenity locations. • Assumes suburban low-density housing up to 9m height, therefore setback applied to ensure promontory landform obstructs views from dwellings in Moonshine Valley. • 15m setback based on visual simulations. • Where multi-unit development up to 11m height proposed (RD activity), effects assessment required. Performance standards and assessment criteria ensure other methods to mitigate visual effects considered through subdivision consent.



Discussion

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