



**RESPONSE TO EVIDENCE
PRESENTED AT RECONVENED HEARING
Proposed Private Plan Change 48:
Wairau Road, Oakura Rezoning**

2 December 2019

Introduction

The Commissioner asked me to record in writing the matters I outlined at the end of my verbal response to the evidence presented at the reconvened hearing held today. Below I have listed those matters:

Cultural Impact Assessment

Based on my reading of the draft Cultural Impact Assessment (CIA), I understand the following matters are still to be resolved in finalising the CIA:

1. Impacts on Kaitake¹
2. Pahakahaka Pa²
3. Stormwater management and Te Mana o to Wai³
4. Wastewater management, including proposed planting⁴
5. Outstanding matters set out in paragraphs 7.33 and 7.34⁵ in the CIA

In resolving these matters, it would assess the appropriateness of the overall proposal, potential changes to the Structure Plan/extent of zoning, District Plan provisions and measures outside the District Plan.

Matters to be Clarified/Confirmed by the Applicant

The following matters should be clarified or confirmed by the applicant. In clarifying/confirming these matters, it should include a Structure Plan, District Plan provisions and amended Consent Notice wording (if applicable):

- (a) Response to the final Cultural Impact Assessment, including those matters listed above
- (b) Staging Plan, including the staging of the open space areas
- (c) Traffic effects, particularly the trigger or timing for implementation of traffic measures and the specific improvements proposed (i.e. traffic calming to reduce speed on the State Highway, configuration of the Wairau Road/State Highway 45 intersection, safe crossing on State Highway, shared pathway on Upper Wairau Road/southern side of State Highway 45, and any works in the wider context such as Donnelly Road and Dixon Street intersections).
- (d) Landscape and visual effects, particularly:
 - i. Nature and form of road linking to Upper Wairau Road and crossing of gully.
 - ii. How the southern extent of the proposed Residential zoning has been determined (e.g. Mr Comber referred to contours as well as the 'Inland Area' shown on the Oakura Structure Plan 2006).
 - iii. Outlook from properties within The Paddocks development. Consideration of whether any existing or proposed planting within the gully system would provide screening, and/or whether these areas (The Paddocks properties relative to the area proposed

¹ Paragraph 7.11 of CIA

² Paragraph 7.16 of CIA

³ Paragraphs 7.26 – 7.31 of CIA

⁴ Paragraph 7.33 of CIA

⁵ The CIA paragraph numbering is 7.44 which follows paragraph 7.33



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to be zoned Residential) are at different elevations which would influence the visual effects. Depending on this assessment, are any mitigation measures proposed?

- iv. Landscape Framework Plan which includes details on implementation. For example, timing on when planting is to be undertaken related to the staging of development. In addition, include details on the ownership, maintenance and implement of the different areas of open space (e.g. neighbourhood park, open space for recreation/screening/stormwater management purposes, open space treatment for the stub roads, etc). Also, include details for landscape within road reserve. These landscape details are to include landscape objectives/outcomes, crossing sections⁶, and plant species lists.
- (e) Confirmation of the open space areas proposed to be vested in Council
 - (f) Social impacts, particularly solutions to address the identify social impacts, including who and how they would be implemented (e.g. measures outside the District Plan)
 - (g) Consent Notice – is it to be retained/amended/applied to the balance Rural zoned (farm) land in the revised proposal? If so, what wording is proposed for the Consent Notice?

A handwritten signature in black ink, appearing to read 'Hamish Wesley'.

Hamish Wesley
Reporting Officer
2 December 2019

⁶ All plans and drawings should be at A4 page size and contain images and text which is appropriately sized to be legible