

## **Notes of Plan Change 25 pre-hearing meeting held at the Petone Baptist Church, Buick Street, Petone on Monday 4 March 2013 at 6pm.**

About nineteen people attended the meeting representing c. 17 submissions.

### **Background**

Bronwyn Little (Divisional Manager, Environmental Policy HCC) outlined process of the private plan change and adoption by Council.

Lindsay Daysh (consultant planner working on the officers report for HCC) outlined key headings and exec summary. Issues from submissions included the principle of a Tertiary education precinct. Existing underlying zone was creating tension.

### **Identification of Key Concerns**

The following are concerns identified from the floor in the opening part of the meeting.

- Appropriateness of Plan Change vs resource consent process (and history of challenge to this process)
- Need of Weltec in current funding environment – do they need the PC?
- Need for a 5, 10, 20 year plan projecting numbers of students so community is aware
- Built form - Bulk of possible buildings and lack of design guidance, residential amenity and values.
- PC doesn't add certainty to community – being Petone as a whole (contrary to what is stated in Officers Report). Lack of Weltec Plan means lack of certainty for Petone
- Is there a 'Campus Development Plan'?
- Car parking (on street and on site) intensification
- Traffic increase
- Process and consultation
- Section 32 report

- Fit with the 'Petone Vision Statement'
- Relevance of high level purpose of 'certainty; with RMA purpose of sustainable Management
- PC assists in establishing Existing Use Rights for Weltec
- Notion of a precinct when Weltec is currently developed in 'spots'
- Site safety in regard to residents from people who have been attracted in area. And traffic safety. Residents amenity.
- Residential Amenity and Values – how will PC effect that
- Lack of integration of this PC with other things happening in the area – community wants an integrated plan for the area. – will create compounded parking issues with Workingmans Club, Sportsville, refurbishing the pool all in the same area.
- Providing certainty for Weltec but not for others
- Notification provisions for new development
- Definition of Ancillary activities in the Precinct
- Signs
- Bracken Street Site
- Lack of landscaping

Issues were then grouped into 13 significant issues, and discussed (see the following table).

<b>Grouped Issues from Key Concerns</b>	<b>Discussion of Issues Surrounding Key Concerns</b>	<b>Evaluation of level of support</b>
What is Rationale for PC provisions?	If community has already shown challenge to Weltec plans (through resource consent processes), why give one party (Weltec) certainty and allow residents to lose certainty? Balance of power changes from consenting process to now be in Weltec's favour. Consent process is community's only protection.	Majority of people (local residents) agreed this was an issue

Grouped Issues from Key Concerns	Discussion of Issues Surrounding Key Concerns	Evaluation of level of support
	Wider community use of the area – not necessarily residents, may not be accommodated in terms of future use of Petone Rec (issue not just for residents but Petone Rec users and school pedestrians etc).	
Appropriateness – PC v Consent Process	PC is being promoted as a win-win but neighbours don't believe this.	Majority of people agreed this was an issue – approx. 75% of lodged submissions had this as an issue
Process and Consultation Issues	Was the Petone community consulted and was a view sought? Was it genuine open minded consultation? Consultation pre-draft undertaken by Weltec is considered inadequate. Concern about timeframes for submissions. Frustration with hearing being postponed.	Majority of people (local residents) agreed this was an issue
S32 Report	Considered inadequate, too permissive to Weltecs PC – will be raised with commissioner.	50%
No integration with other facilities in Petone	A desire for a coherent plan for Petone as neighbouring facilities are being developed (e.g. McKenzie Pool redevelopment and Workingmens Club proposals) but each has to be argued individually – be nice to have a report that states the overall impact would be. Current situation diffuses focus, efforts and resources. Cumulative impact is not taken into account. A desire for a plan that wraps it all up. Fragments means issues are dealt with in isolation when they have a cumulative impact –	Majority of people (local residents) agreed this was an issue

Grouped Issues from Key Concerns	Discussion of Issues Surrounding Key Concerns	Evaluation of level of support
	eg the same parking is counted twice – once by Workingmens club and again by Weltec. Petone is changing – how do you fit these facilities with where Petone is heading?	
Signs	Increase in size of signs in PC provisions. No clarity as to whether signs are illuminated. Visual impact and proportions/scale of signs. Location – on Council land or Weltec land.	Majority of people (local residents) agreed this was an issue
Landscape	No provision for landscaping to be used as a mitigation tool to soften visual impact of any development on the Weltec site on the surrounding area.	Majority of people (local residents) agreed this was an issue
Urban Design – as an issue which covers a number of matters eg built form, viewshaft, landscaping mitigation etc.	Potential of mass bulking and profile with no relief on the main campus site. No provision for viewshafts and light filters etc within the site. Concern that there could be massing of buildings within the site – no mix of heights etc.	Majority of people (local residents) agreed this was an issue
Built form – residential amenity (separation distances etc...)	Potential for filter to be lost as no internal site massing or location rules. Current ease of access through to the Rec – this may be lost as no provisions in PC to keep this. Inadequate transition between residential zone and PC provisions eg go from residential dwelling and site to a large building next door.	
Traffic and parking	Lack of clarity on parking requirements in the PC and the impact of this. Links with, and impacts of, other facility development nearby – eg parking and Udy St	Majority of people (local residents) agreed this was an issue

Grouped Issues from Key Concerns	Discussion of Issues Surrounding Key Concerns	Evaluation of level of support
	<p>developing into a main thoroughfare/cross link road with trucks now coming from Seaview to SH2 along Udy St.</p> <p>Assumption that there are 300 onstreet parks available for Weltec.</p> <p>Creates safety issues as well, particularly within Buick Street and the Rec Ground. Needs better management. – particularly given surrounding landuses such as Plunket rooms, playground, primary school.</p>	
Other issue 1	<p>Concern that people don't understand technical terms (such as recession planes and yards) and that without any actual development plans to consider people don't understand what the impact on them will be.</p>	
Other issue 2	<p>No real clear plan for Weltecs development – same issue keeps coming up. Community want to see a development plan for the campus so they know what they can expect in the future</p>	

Sue Piper  
Facilitator  
5 March 2013