

Pauatahanui Residents Association

Minutes of the Management Committee meeting held at 325 Grays Road on Thursday 25th October 2012.

- 1. Apologies :** Mike Conroy, Kay Middleton, Rob Foley.
- 2. Present:** John Mazenier [Chair], Nicky Chapman, Alan Gray [Secretary], Diane Strugnell [Treasurer] , Ken McAdam, & Anna Dellow.
- 3. Minutes:** The minutes of the previous meeting of 20th September 2012 were approved. Moved: Diane; Seconded: Nicky.
- 4. Business arising from the minutes.**
 - 4.1. Structure Plan for the development of the Pauatahanui/Judgeford area:** The Pauatahanui/Judgeford Structure Plan; developed after extensive public consultation; is currently being discussed for final approval by Council.
 - 4.2. Water & sewage reticulation for the Village:** A meeting was called by PCC on 23/10/2012 at the Lighthouse Cinema with property owners in Pauatahanui Village to further discuss water & sewage reticulation for the Village. The meeting was opened by the Mayor & chaired by the CEO-
 - PCC is committed to completing this project
 - The revised cost is \$1.8 million , to be raised by a public loan. 50% of this loan will be funded by all PCC ratepayers. The other 50% will be funded by Pauatahanui Village users on their rates over 30 years , but they will not pay any capital costs or any interest on the loan. Pauatahanui Village will remain zoned Rural with general rates 70% of the Urban rate. Users will pay a targeted rate for water & sewage like urban users.
 - It will supply 'top-up' water at low pressure [through a constricting valve] to existing tanks at the rate of 1,000 litres/day [based on average use of 300 litres/person /day.]
 - A 1,000 litre specially designed sewage holding tank will be provided complete with a macerator pump to pump its contents to the sewage mains in Joseph banks Drive at regular intervals. The system can handle up to 31 connections.
 - Electricity cost /year to run the system estimated at approximately \$18.
 - New septic tank, pump, & connection all to be supplied & installed by PCC who will also service it in the future.
 - PCC will own all the infrastructure up to the connection with the house sewage connection pipe & will require an easement from the boundary to the new septic tank approximately 2 metres wide to be

placed on each properties title, so that PCC can enter to service & maintain the system.

- No buildings can be constructed on the easement. Paths are OK.
- The system is custom designed & needs a certain volume of sewage flow to work. Once landowners have joined the system they have to stay in. Conversely the system has limited capacity & if they decide not to join they will stay out permanently. There is no scope to expand the system in the future.
- Gary Simpson [CEO] reminded the audience that under the Local Government Act, PCC could compel owners to join, but PCC would be very reluctant to use that power.
- The PCC budget for the project is not available until 1st July 2013. PCC would look at starting the project in the spring of 2013 when the weather has improved.
- PCC will, explore any Central Government funding available given the environmental benefits to the Pauatahanui Inlet from the scheme.
- There were a number of questions, particularly relating to cost to property owners, & PCC expressed a willingness to consult with them individually. The property owners were asked to return a feedback form by 30 October outlining their thoughts and stating whether they would be happy for the Council to proceed. Anna will follow up with Jason Harvey-Wills to check on progress and how to proceed with the next stage.

For further information contact - Harriet Shelton at hshelton@pcc.govt.nz

4.3. History Project: The Pauatahanui History Group will have a stand at the Pauatahanui School Lamb & Calf Day to stir up interest & attract would be purchasers. At present 191 people have expressed interest in purchasing a copy of the History Book once it is published in May 2013. Editing of the manuscript is now well advanced. To place a pre-order go to –

www.pauatahanuihistorybook.co.nz

4.4. Moonshine Road – Flood washout repair: The water damage to Moonshine Road several months ago has still not been repaired. The latest information from PCC dated 10th October is- ‘ PCC engineers had a site meeting with GWRC [Regional Council] and agreed on the information required for a Resource Consent application [required from GWRC before PCC can commence repair work] . PCC have compiled almost all the information and are hoping to formally lodge the Resource Consent application this Friday [12th October]’.

4.5. Environment Court hearing on Plan Change 7 [Windfarms]: The Environment Court has upheld the Porirua City Councils proposed Plan Change 7 for controlling the development of commercial windfarms in the Council area in its decision released on 9th October. The decision is not being appealed. The Court found that Plan Change 7 achieved an appropriate balance in allowing for potential renewable energy projects whilst providing the level of certainty and

protection from the recognized adverse effects of wind farms that was being sought by local residents. The plan change requires wind turbines to be at least 700 m away from a zone boundary, or the boundary of the site not part of the wind farm, otherwise the wind farm proposal becomes a non-complying activity for resource consents. PCC's Plan Change seven is the first of its type in New Zealand for managing commercial scale wind farms in the rural area and is the result of five years work by the Council and the community, right through the submission, hearing, and appeal processes. The decision was very clear in its conclusions, and reflected the very good quality evidence that was put before the Court by lawyers for PCC: & for community groups represented by Preserve Pauatahanui Inc. , Pauatahanui Futures Society, Moonshine Valley Residents Association & Pauatahanui Residents Association, all working together with their own legal representation as Section 274 parties to support PCC in Court

4.6. Winstone,s application for a clean landfill on Haywards Hill- A community group have formed an organisation 'Highway 58' to oppose the development of a landfill by Winstone Aggregates on farmland at the top of Hayward's Hill opposite Mt. Cecil Road. This is to replace the landfill at Dry Creek quarry which is now full. The new landfill is proposed to have a life of 35 to 50 years & take 1.75 million cubic metres of fill. The NZ Transport Authority [NZTA] has given its initial approval for entrance to the site from SH58 conditional on Winstones receiving the appropriate consents from the local authorities, in this case involving Regional Council, Porirua City Council & Upper Hutt City Council who are said to be preparing to hold joint hearings on the matter. The NZTA letter approves- 'During the following hours there shall be a maximum of 40 truck movements (per hour) to the site and 40 truck movements (per hour) from the site [80 truck movements per hour in total] between 7 to 8 am & 4 to 6pm weekdays.' Presumably there will be no restriction on truck movement in or out of the site outside these peak traffic hours on Hayward's Hill. Alternative sites that are much less visually confronting have been suggested by Winstone's with entrance from SH58 but these have been rejected by NZTA. The 'Highway 58' group considers that the landfill will substantially increase the traffic risks at this site on this already dangerous road, be visually & environmentally polluting, & will reduce local property values substantially. They do not agree with Winstone's assessment that effects on the residents & local community will be "less than minor." For anybody interested in this issue "Highway58" can be contacted by e-mail at woodhigh@vodafone.co.nz

4.7. Transmission line land rights: Diane & Alan met with PCC Officers Matt Trlin & Matt Muspratt on 8th October to express concern at the delay in reporting back of the Working Group established by Council after their public meeting to discuss the issue with the Community. PRA met with 4 members of the working group & felt that PCC & the people affected by Transpower's proposal for changes to the 'buffer zone' under its lines should be informed of the majority of the Working Group's opinion despite Transpower failing to respond to the local communities concerns. PCC had started a process re the Transmission network and that process should be formally reflected rather than just left to drift while the Western Bay of Plenty [WBOP] vs Transpower appeal process goes through the Environment Court – a lengthy process! and while the subject is being debated in several Councils around the country. We acknowledged that the outcome from the WBOP was likely to influence PCC and that there was little to be gained through completing the process to also come under appeal or to have to change (one way or the other) in response to the appeal. However we stated that the community/ratepayers were united in our opinion, that this opinion on the buffer corridor was unlikely to change and that

it should be recorded as part of the process regardless of the position from Transpower's representative on the group.

PCC made it clear that they will be waiting for the outcome of the WBOP appeal before proceeding further with the transmission network part of the Network Utilities Plan Change. The outcome of the meeting is that Council have sent a letter on 24th October stating-

The land owner representatives on the working group agreed on the following elements of an approach:

- 1. providing for a buffer around the base of pylons-that is the 12 m distance from the pylon, but no buffer or blanket corridor beyond this.*
- 2. including controls on excavation, earthworks around pylons, and in respect of the separation distance from ground to line (as per the New Zealand Electrical Code of Practice for Electrical Safe Distances [NZECP])*
- 3. Basing any provisions on compliance with the NZECP-so that if something meets the NZECP it is permitted.*
- 4. Amending the subdivision criteria to include consideration of existing transmission lines.*

At this point, the Working Group is on hold until a refined approach has been provided by Trans power, and the outcome of Environment Court decisions on other Council planning approaches is known.

Currently Hutt City Council & Upper Hutt City Council have pooled resources to conduct a public consultation process on Transpower's proposals, this despite Upper Hutt City Council having previously approved them without public consultation & are now presumably having a rethink.

4.8. Speed limits on Paekakariki Hill Road: There have been enquiries as to when the new 60km/hr speed limit on Paekakariki Hill Road will become operative. The following is a reply from PCC date 3rd October -

"The bylaw has been changed, but it can't be legally chased/reinforced until the signs are installed. We've ordered signs and the installation should start sometime next week. However, there are four different sites and it is up to the Contractor to make a programme of installation. So, signs should be up during the week starting on 22nd Oct."

5. Accounts: Bank balances were [00] Account = \$1,756-29 & [01] History Account = \$12,223-48 on 25/10/2012 . Approval was sought for payment of office expenses for the previous 12 months for \$ 370-62 which was approved by the Management Committee. The final bill for legal representation as a Section 274 party at the Environment Court hearings on Plan change 7 was received & is divided between the Community Groups involved. [See item 4.5 for details] . The Management Committee unanimously approved the payment of \$500 as its full & final share towards this project [Nicky & Diane absented themselves from this decision as they also represent 2 of the other organisations involved]

6. General Business

6.1. Pauatahanui Village Planning Programme: An E-mail was received from PCC on 8th October about parking changes within the village which have

been discussed at previous public meetings & include- three restricted parking times, these being ten minutes (P10) in the four (4) car parks in front of the Pauatahanui General Store with the remaining eight (8) car parks in front of the Groundup Café and Rural Trading Post-Farm Shop being restricted to thirty minutes (P30). The remaining parallel street parking is proposed to be one hundred and eighty minute (P180) restricted parking. The parking area south of the Lighthouse Cinema over the bridge would remain unrestricted. Apart from the existing No Stopping Lines the Council is proposing to install new No Stopping Lines in front of the War memorial, and adjacent to the footpath outside the Service Station. After consultation with the businesses in the Village the comments received will be reviewed and if a change to the parking bylaw is recommended it will be submitted to the Council committee for approval and subsequently to full Council for ratification and adding to the Councils bylaws. The reporting process takes approximately six (6) weeks depending on meeting cycle dates.

A plan to upgrade the middle section of Pauatahanui village has been approved by the community and is now being turned into a detailed working document so the work can be tendered out. The aim is to start physical works in early 2013. The planned work includes improving and widening the footpath past the cafe and store. This will be achieved by pushing parking out a little further to allow more room for the footpath. At the same time two extra carparks will be created. The work will also include tidying up the pedestrian crossing, and ramping over trip hazards along the footpath. The upgrade will link in with improvements to the northern and southern ends of Pauatahanui village, which were completed during 2011.

Design work has begun to extend the current footpath, that stops at the Pauatahanui Cemetery entrance, further along Paekakariki Hill Rd to the roundabout and junction with SH58. The intention is to give pedestrians, many of them school children, a safe place to walk as they travel to and from their homes further along SH58.

Adapted from PCC's Village Planning Programme Newsletter - October 12. To learn more visit PCC's Village Planning Programme's [Pauatahanui webpage](#) or contact village planning project leader Jason Harvey-Wills at email jharvey@pcc.govt.nz or phone (04) 237-1460.

7. Other business- None

7. Correspondence:

7.1 Inward

Various PCC committee & other papers including:

Porirua City Reserve Management Plan Drop-in consultation opportunity 12pm - 4pm Sunday 4 November 2012 Pataka (Helen Smith Room) [23/10/2012]

City Centre Revitalisation E Newsletter October 2012

Inspiring Communities Newsletter - September 2012 [24/09/2012]

Plimmerton Residents' Association Newsletter. What's new in Plimmerton. October 2012

E-mail correspondence with the Mayor about the need for a notified resource consent for the proposed clean landfill on Hayward's Hill.[26/09/2012]

Letter from the Hutt Mana Charitable Trust declining PRA's grant application for the History Project [27/09/2012]

Special "Update" for registered charities - public trust and confidence in charities [03/10/2012]

Notice of a day-long Forum to be held on Thursday, 25 October on the Future of Greater Wellington [30/09/2012]

Letter from PCC about proposed parking changes in Pauatahanui Village [08/10/2012].

7.2 Outward:

8. Date of next Management Committee meeting-Thursday 15th November at 7.30 pm.

John Mazerier.

Chair. PRA