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URGENT PLS: Proposed DP PC (Urban/Services): Evidence for Extra Hearing of XSubmitters on HCNZ's Late Pre-Circulated Evidence: Tue 10 Dec 2019

1 message

David Edwards <davedw@xtra.co.nz>

Tue, Dec 10, 2019 at 8:41 AM

To: eden edwardson <eden.edwardson@wdc.govt.nz>

Cc: eatchoc1@gmail.com

In the matter of the RMA & Whangarei District Council's Proposed District Plan Plan Changes Suite (Urban/Services); &

My Primary Submissions 193 & 283; & My Further Submissions 394-396 - in particular 396 opposing HNZC's entire primary submission 268; &

My Evidence on Kainga Ora's Late Pre-Circulated Expert Evidence" on HCNZ's Submission & Xsubmission

STATEMENT OF EVIDENCE BY JENNIFER ANN EDWARDS (JENNY)

1. Personal Details

- full name Jennifer Ann Edwards (Jenny)
- qualified planner with BSc (Zoology/Ecology & Physical Geography), part BComm (Uni of Auckland 1984), MAppSc (Resource Mgmt - Planning) (Uni of Canterbury & Lincoln College 1989)
- 20 yrs work experience in planning & resource/environmental/conservation mgmt & strategic planning/policy advice & coastal mgmt/planning/policy, mostly in central govt 1981-2004 - including Uni of Auck/Manukau CC, Dept Lands & Survey/DSIR (for Whangarei City & Whangarei County Councils), Ministry of Works & Development - Town & Country Planning Directorate (Whangarei & Auckland), Nature Conservation Council, Dept of Conservation Establishment Unit, UNDP/UNESCO, Ministry for Environment, Parliamentary Commissioner for Environment's Office, Dept of Conservation's Head Office & DOC's Northland Conservancy (Whangarei)
- district, regional & maritime planning & applns under Town & Country Planning Act, Marine Farming Act, Harbours Act etc & under RMA, review pre-RMA legislation to help prepare RMA; including plan, policy, regulation, legislation review/preparation & coastal permit processing, also statutory & non-statutory strategic conservation/environmental planning/mgmt, Crown land & harbour board & DOC/WDC land reallocation, local govt amalgamation, harbour board disestablishment, Cabinet & Crown Minister advisor
- member of NZ Planning Institute since 1984, including full member since 4/2004
- attended planning related CPD 1986-2003 including NZPI's & DOC's courses

2. Declaration of Conflict of Interest

I am not aware of any conflict of interest involving me, my submissions or my evidence, or the process of preparation of WDC's Prop DP PC (U/S). However, I did prepare my own submissions & evidence on HNZC's recent resource consent applns for proposed high density new state house development at Puriri Park, Maunu - at the same time that I prepared my submissions on this suite of Proposed Plan Changes - both the Plan Changes & resource consent applns being notified the same day, & proceeding through similar parallel council statutory decisionmaking processes within similar timeframes, & I also presented my own evidence on my own submissions at that resource consent hearing, with resource consents granted shortly B4 this series of WDC planning hearings commenced.

3. Scope of My Evidence

- HNZC submissions, Xsubmissions & Pre-Circulated Evidence Read
- Timeline For Procedures Pertaining to This Extra WDC Planning Hearing (Today, Tue 10 Dec 2019)
- Timeline For Receipt of/Access to HNZC Submissions, Xsubmissions & Pre-Circulated KO Evidence - In Preparation For This Extra WDC Planning Hearing (Today, Tue 10 Dec 2019)
- Hearing of KO Evidence on HCNZ submission/Xsubmission Proceeded B4 This Extra Hearing of XSubmitters on KO's pre-circulated evidence on HCNZ's Submission/XSubmission
- Query re Possible Out of Scope Evidence Presented by (New Govt Morph) Kainga Ora (for HCNZ's Submission & XSubmission)
- Further/Continued Concerns About Public Involvement in This Plan Change Preparation Process (eg. Regarding KO Evidence at These Planning Hearings)
- My Previously Presented Evidence At This Series Of WDC Planning Hearings (Mon 25 Nov 2019 & Thur 28 Nov 2019)
- Conclusion

3.1 HCNZ Submission, XSubmission & (Late) Pre-Circulated KO Expert Evidence Lodged, Received, Read, & Timelines

- HCNZ Submission (268) - prepared & signed by 2 solicitors, copied to planner - 107 pp total (8 page cover form, Attachment 1 (Table of Plan Amdmts etc) 88 pages & Attachment 2 (11 maps) 11 pages)
- HCNZ Further Submission (382) - 48pp total (3 page cover form, Attachment 1 table 45 pp)

- KO's Expert Witness Evidence Received by WDC B4 Planning Hearing commenced Mon 25/11/19 (& included in WDC's hardcopy file of pre-circulated expert evidence lodged at Central Library arvo Fri 22/11/19 = day B4 planning hearing started):

- Tim Heath (Retail Economics - Otangarei) dated Thur 14/11/19 - 31 pages total - being 20 pp evidence, 11 pp 2 appendices

- Annette Jones (Urban Design) dated Thur 14/11/19 - 15 pages total

- Matt Lindenberg ("Planning") dated Mon 18/11/19 - 174 pages total - being 60 pages evidence, 114 pp

Attachment (plan amdmts)

- Matt Lindenberg ("Planning") dated Mon 18/11/19 - 77 pages total - being 54 pages evidence, 21 pp Annexure A (maps)

- Blair Masefield (Planning) dated Mon 18/11/19 - 117 pages total - being 43 pp evidence, 74 pp Attachment 1 (plan amdmts)

- Philip Osborne (Economics) dated Tue 19/11/19 - 26 pages total - being 20 pages evidence, 6 pages Appendix

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Note: Due to WDC's late receipt (& associated copying) of the late KO pre-circulated expert evidence just prior to start of these planning hearings, & having to read other submitters' evidence & WDC s.42A Hearing Reports whilst preparing my own 2 lots of evidence for first week of planning hearings, I did not have any time available to look thru or read any of this very lengthy technical detailed pre-circulated KO expert evidence B4 either of my evidence presentations to hearings cmttee (on Mon 25 & Thur 28 Nov 2019).

Note: Accordingly I along with some other submitters appearing at the WDC planning hearings complained about HCNZ's late & bulky pre-circulated expert evidence, our associated inability to read & comprehend it prior to preparing & presenting our evidence & the associated prejudice against us in not being able to process it & address it as part of our own evidence preparation on our own submissions/Xsubmissions - which addressed many of the same issues of concern as HCNZ.

Note: I have only looked briefly through the above 6 lots of KO's pre-circulated expert evidence on HCNZ's submission & Xsubmission between approx 11am last Thur 5 Dec (when I & others in particular fellow submitters Kerry Grundy & Chris Poynter first found out about this extra hearing today from another Xsubmitter Rosemary Morgan) & 6pm Mon 9 Dec 2019 in 4 brief sessions at Central Library & briefly online in middle of last nite reluctantly but necessarily.

3.2 Additional Evidence Reportedly Presented by KO on HCNZ's submission & Xsubmission to Independent Hearings Panel on Tue 3 Dec 2019, but not circulated to Further Submitters (Including Me) Until lunchtime yesterday Mon 9 Dec 2019 (= day B4 this extra hearing today Tue 10 Dec) - totalling approx 233 pages extra expert evidence on top of the approx 440 pages of KO's pre-circulated expert evidence outlined above:

- Brendon Liggett (Corporate), dated 3/12/19, 27 pages total

- Timothy Heath, dated 3/12/19, 2 pages total

- Sarah Johnson for Annette Jones (Urban Design), dated 1/12/19, 5 pages total

- Blair Masefield (Planning) dated 3/12/19, 8 pages long

- Matt Lindenberg ("Planning") dated 3/12/19, 5 pages long

- Matt Lindenberg ("Planning") dated 3/12/19, 49 pages total (including 20 pages maps & Appendices 20 pages long Env Court decision)

- Matt Lindenberg ("Planning") dated 3/12/19, 53 pages + 7 pages maps + Env Court decision 47 pages long

- Daniel Sadleir/Alex Devine (Legal Submissions) dated 3/12/19, 20 pages long

NOTE: We 3 further submitters presenting evidence today only received the above 3 items of KO's extra evidence on HCNZ's submission & Xsubmission (presented at their hearing last Tue 3 Dec) by EM from WDC approx lunchtime Mon 9 Dec - less than 21 hrs B4 today's extra planning hearing on this late KO expert evidence

NOTE: Even by lunchtime yesterday (6 days after KO's hearing, this extra KO expert evidence was still not available on either WDC's website nor in hardcopy at public inspection desk (Central Library), nor was the WDC website even active/accessible for approx 3 hours yesterday nor at weekend - apparently due to WDC hearing info uploading, changing info access arrangements etc.

NOTE: Even as at 11pm Mon 9 Dec, I have not had any time available to even look at/thru any of this KO extra expert evidence on HCNZ submission & Xsubmission, presented at the KO hearing last Tue 3 Dec (neither have the other 2 further submitters also presenting evidence on HCNZ's late evidence today)

NOTE: Due to his impending overseas trip, Kerry Grundy was likewise unable to read & comprehend any of KO's pre-circulated expert evidence, nor to access or review this extra KO expert evidence on HCNZ's submission & Xsubmission - as he indicated might be the case at his presentation of his evidence to hearing cmttee on Thur 28 Nov.

NOTE: Due to prior work commitments, & also late receipt of WDC's revised hearings schedule - altho I had hoped to, nevertheless I was unable to attend any of KO's presentation of their evidence, hearing cmttee questioning, answer time etc. last Tue 3 Dec unfortunately - which would have enabled me to be better informed going into today's extra hearing of our further submitter evidence on KO's pre-circulated & extra expert witness evidence presented to hearing cmttee on HCNZ's submission & Xsubmission

3.3 Timeline for Further Submitter Access to Info re Today's (Tue 10 Dec) Extra Planning Hearing of Further Submitters on KO's Late Pre-Circulated Expert Witness Evidence on HCNZ's Submission & XSubmission

- Mon 25 Nov 9am

Among the procedural matters raised by me in the written part of my procedural evidence prepared for the hearing cmttee at the start of these planning hearings, I raised some additional concerns (to the primary procedural query re

possible conflict of interest involving a consultant planner/consultant acting for both submitter clients & WDC). Among those additional concerns I raised concerns about both the late receipt of KO's (HCNZ's) evidence on HCNZ's submission & Xsubmission, but also about the bulky, technical & complex nature of both the evidence & the 2 submissions, & the similar approach adopted by both WDC & HCNZ dealing with public submitters on HCNZ's recent resource consent applns for high density proposed new state houses in Puriri Park, Maunu - which frustrates & overloads submitters unnecessarily & unfairly, & makes meaningful public involvement in plan change preparation/decisionmaking process extra difficult & stressful, thus raising questions about due, proper & good statutory process run by council & followed by applicants & submitters.

- Thur 28 Nov 1-4.30pm

Rosemary Morgan, Kerry Grundy & I presented evidence to hearing cmttee on our submissions & Xsubmissions, including making a complaint re late expert witness pre-circulated evidence provided by KO (for HCNZ), which we had not even had time to read & consider B4 today's hearing, which disadvantaged all of us who along with many other Puriri Park community members & residents had submitted on HCNZ's high density new state house development at Puriri Park & also on new MDR zone provisions & on HCNZ's submission & Xsubmission which affected the whole plan change suite & our proposed rezone. The Hearing Cmttee acknowledged our concerns & asked us how to address the prblm with several courses of action identified - including deferring hearing to let submitters (including us) read & process HCNZ evidence & prepare our own evidence on KO's evidence/HCNZ's submissions accordingly, & rejecting KO's/HCNZ's late evidence. We indicated that if further time was allowed for us to read & process KO's evidence on HCNZ submissions, then we would try to prepare further evidence to fully participate in this part of the hearing affecting our own submissions. The Hearing Cmttee advised us that they would let us know the outcome of their deliberations on this issue/concern/prblm.

- Mon 2 Dec early am

- Unbeknown to us further submitters (Kerry Grundy, Chris Poynter & me), Hearing Chair issued Direction #1 (Provision of Evidence) sympathising with us submitters put at disadvantage by (KO's) HCNZ's late filing of expert witness evidence, & proposing an extra hearing on Tue 10 Dec for participants who submitted on HCNZ submissions, to provide comments on HCNZ evidence before hearing cmttee - a strictly limited opportunity to eligible further submitters commenting on HCNZ evidence.

8.31am WDC EM to Rosemary Morgan enclosing Hearing Chair's Direction #1 (as private submitter - but she his also Secretary of Puriri Park/Maunu Residents Assn which also lodged a submission & further submission on Proposed PC including against HCNZ's submission)

- unbeknown to me WDC sent me a hardcopy of Hearing Chair's Direction #1

Wed 4 Dec midnite

- JE sent EM query to WDC requesting revised schedule for end of planning hearing, & update re hearing cmttee's deliberations re procedural matters including our evidence concerns about late HCNZ evidence

- Thur 5 Dec 10amish

Rosemary Morgan phone call on various matters including asking me about this WDC EM enclosing Hearing Chair's Direction #1, which was the first I knew about it.

10.43am RM EM'd me WDC's 2/12/19 EM re Hearing Chair's Direction #1

Straightaway I phoned both Kerry Grundy & Chris Poynter to query if they had received this Hearing Chair's Direction #1 - neither was aware of the Chair's Direction, yet both were submitters/further submitters on this issue, so by approx midday I forwarded to both of them WDC's 2/12/19 EM to RM re Chair's Direction #1

8.47am WDC EM to me (not previously spotted by me, but looked at by me whilst on phone to Rosemary becos she asked me if I'd received the Chair's Direction by EM), which was replying to my midnite's EM query to WDC about last days of revised hearing schedule, advising an extra day for hearing scheduled on Tue 10 Dec - "to address concerns raised after reading (HCNZ's) evidence", & is waiting to hear back from further submitters B4 preparing a hearing schedule)

11.30am I EM'd WDC with this 2/12/19 EM of theirs to Rosemary, advising that Kerry//Chris also needed a copy of WDC's EM re Chair's Direction sent direct to them becoz they were also directly affected submitters who had also presented evidence on this issue, but hadn't received a copy, & asking for me to be heard at next week's extra hearing, & requesting hardcopy of all HCNZ evidence ASAP at Library

1.10pm WDC EM to me advising: this EM only sent to those Xsubmitters on HCNZ's original submission (as requested by Hearing Chair); my invite sent by hardcopy snailmail so WDC offered to send it by EM to ensure I get it B4 hearing (accepted by me); Rosemary was sent EM re Chair Direction #1 as she was listed as address for service for Puriri Park community group; referring to WDC's previous EM to me today advising that the extra hearing day is "to address any matters that might arise for further submitters after reading (HCNZ's) pre-circulated evidence that was submitted late"; & her EM attached the 4 WDC legal counsel submissions to hearing cmttee; & also stated that hearing cmttee hadn't sought any further advice from WDC's counsel about scope of HCNZ's other evidence, but that if further info is reqd it'll be provided as part of Council's reply; & stated that all of HCNZ's late pre-circulated expert evidence was now on WDC file at Central Library's public inspection desk

Fri 6 Dec

2.26pm WDC EM to JE advising schedule of further submitters for Tue's extra hearing on HCNZ's late evidence - only Chris Poynter, Rosemary Morgan & me, & advising "PIs be advised that the Chair has requested that only matters raised from reading HCNZ's late evidence be addressed, & speakers are allocated 15 minutes to present".

Mon 9 Dec

9.22am WDC EM to me advising WDC still in process of sorting thru all evidence from submitters presented at hearing; got "summary statements, presentations & legal submissions from HCNZ" at hearing, & will prioritise having these uploaded to website, & will be uploading any evidence received ASAP.

9.27am: WDC EM to me, attaching HCNZ submission, in reply to my/Rosemary's EM to WDC advising no access to online version of HCNZ submission over weekend & this morning

1pm: JE received WDC's 11.20am EM advising that none of evidence received at planning hearings is uploaded or circulated yet (becos entire Planning Dept was at hearings all week - not quite true becoz there was at least 1 non-hearing day (Monday) & not all WDC planners/staff attend all planning hearings (evidenced by the thur lunchtime hearing I attended last week); advising HCNZ's evidence has just been scanned & attached to EM & will be the first uploaded to website, but can't get it printed or delivered to Library today (as I had requested) due to desk bound work, but inviting me to view it in public reception area at PlanningDept (which I declined for health reasons, family commitments & time constraints)

7pm: I received in today's snail mail WDC letter re Hearing Chair's #1 Direction re extra hearing of HCNZ's late evidence tomorrow

3.4 Possible Out of Scope Kainga Ora Late & Extra Evidence on HCNZ's Submission & XSubmission
HCNZ lodged submission & Xsubmission (& related resource consent applns for new high density residential new state house development at Puriri Park, Maunu notified same day as this PC suite). HCNZ's statutory role & brief for its submission & Xsubmission related to its landlord responsibility for state houses & landowner responsibility for state house land holdings, as it specifically stated in both its submission & further submission.

Kainga Ora (KO) was established under statute 1/10/2019, which absorbed HCNZ & its statutory responsibilities, but got extra & wider statutory responsibilities relating in particular to Kiwibuild/affordable home provision, also govt ministry housing policy on urban development - still being formulated. KO staff & specialist consultants prepared late expert witness pre-circulated evidence on HCNZ's submission & Xsubmission, & prepared extra expert witness evidence & legal submissions presented at hearing of HCNZ's evidence on Tue 3 Dec, which took considerably longer than scheduled & was not attended by Rosemary Morgan, Kerry Grundy, Chris Poynter or me due to our other prior commitments that day. We were not provided with a copy of their extra evidence presented at this hearing, even tho by this time WDC/Hearings Cmttee knew that we'd need it for today's extra hearing of us further submitters.

3.5 HCNZ Hearing Proceeded B4 Hearing of Extra Evidence by HCNZ's Further Submitters on HCNZ's Late Evidence

Curiously by early morning Mon 2 Dec Hearing Cmttee had decided to both: proceed with the scheduled HCNZ hearing of evidence, on revised hearing schedule for Tue 3 Dec mostly in afternoon; & also to proceed with a special extra mini hearing of us 3 further submitters the following Tue 10 Dec (today) on HCNZ's late pre-circulated expert evidence - whilst at the same time not having told at least 3 of us 4 further submitters affected & attending today about the extra mini hearing (subject to Chair Direction #1), nor having referred to any of us a copy of the extra KO expert evidence presented on HCNZ's submission & Xsubmission at the following day's KO hearing on HCNZ's submissions.

My brief review of the 6 sets of KO's late evidence on HCNZ's submission & Xsubmission reveals that some of the evidence seems to address matters not specifically included in HCNZ's submission & Xsubmission, & beyond HCNZ's then statutory responsibilities & the then relevant statutory planning type documents - thus some of KO's expert evidence seems to be beyond the scope (or out of scope) of HCNZ's submission & further submission to which KO's evidence pertains & by which it is bound under RMA procedures. For eg & in particular:

(a) Several sets of KO's evidence refers specifically to 200m, 400m & 800m (circle) catchments around public transport networks & local/neighbourhood commercial centres defining KO's desired areas for higher residential density for various reasons - both generically & by way of example for some specific Whangarei city suburbs & urban villages (eg in 1 of "planner" Matt Lindenberg's evidence sets); &

- 1 of "planner" Matt Lindenberg's evidence sets includes some poor quality maps identifying these catchments for specific Whangarei city suburbs - yet altho this principle was identified in the introduction to HCNZ's primary submission, it was not at all mentioned in its Attachment 1 table specifying the specifics of its submission in terms of plan provision, issue of or reason for concern or relief sought via proposed plan amendment, nor in its Attachment 2 maps identifying HCNZ's proposed 2 storey (MDR) & 3 storey (HDR) zones.

Of further concern in 1 of out of town "planner" Matt Lindenberg's evidence sets, is the example identification of catchments for specific Whangarei city suburbs & urban villages described/assessed & the inclusion of some apparently related but almost completely unreferenced maps - which are completely inconsistent & misleading for our local suburb of concern (Maunu). He is not a local, not familiar with Whangarei city's suburbs in the Maunu Rd area at least, nor with the basis for historical naming of Whangarei's old/main transport arterial routes emanating from the old/current city centre, nor with Whangarei city public bus transport routes along Maunu Rd/in Maunu, nor with the actual location of Maunu (an urban village on the city's southwestern outskirts in the hills up & beyond the stream valley followed by Maunu Rd. His written description of the proposed catchment assessment for intensive residential rezoning refers to the inner city suburbs on the flat area around Maunu Rd next to CBD & around SH1/SH14 intersection, in particular the Avenues, & Horahora stretching towards Woodhill/Morningside/Raumanga. Whilst his associated maps do NOT show any of these Maunu Rd suburbs & the associated catchments that his evidence describes, but instead his poorly labelled set of maps for Maunu show the suburb of Puriri Park/Maunu with catchments marked on them but not described in his written evidence.

In my opinion the assessment, description, specification & mapping of these catchments for specific Whangarei city suburbs & urban & coastal villages (including Ruakaka) in KO's "planning" evidence goes beyond the scope of HCNZ's submission - becoz altho HCNZ's submission's introductory statements introduced this concept, yet its key Attachment 1 Table stated no specific concern or relief sought regarding these catchments in relation to any specific proposed plan change provisions, & provided no specific examples or descriptions or maps or zones showing its application to specific areas in the city/district. So the residents, users, occupiers & owners of property affected by the catchments specified/shown in the KO evidence have had no opportunity to be consulted or involved in this plan change preparation/consultation/participation/decisisonmaking process reqd under RMA.

(b) Matt Lindenberg's & Blair Masefield's Planning evidence for KO refers to various strategic & statutory planning documents not specifically addressed in HCNZ's submission & further submission, some of which either did not exist at the time of Plan Change preparation/notification or at the time the submission/further submission was prepared/lodged. For eg the Draft Whangarei District Growth Strategy is just that - an early stage draft document, which has further process reqd B4 it's even close to being a Proposed document for formal public submissions, so it could change considerably, but in the meantime WDC has an operative Urban Growth Strategy & Sustainable Futures 30/50 documents & urban village Structure Plans (eg Maunu/Horahora) of direct relevance that warrant implementation as well as proper review, presumably also in relation to KO's recent establishment & new responsibilities including preparation of its role for urban development projects subject to a coming Urban Development Bill & Proposed NPS - Urban Development being prepared. The HCNZ submission referred to the then new National Planning Stds - First Set (approved 4/2019, gazetted 5/2019) - error made in 1 of their sets of planning evidence.

(c) Some of this KO evidence specifically refers to KO's statutory roles, including stating that they are wider/broader & more numerous roles than HCNZ's roles which now forms 1 of several key parts of the new KO organism. Some of KO's evidence addresses matters generally & specifically which were not so addressed by HCNZ in its submission & further submission, particularly in the Attachment 1 Table of the primary submission, stating its concerns about Proposed PC & relief sought for specific Proposed PC provisions. In my opinion special care & responsibility is reqd by KO, & also by WDC & Hearing Cmttee in order to ensure that KO's evidence of relevance is confined to the roles/responsibilities & the actual submission & further submission of HCNZ specifically, to which KO's evidence now must relate specifically (as the statutory successor to HCNZ, in respect of those former HCNZ statutory roles & respnsibilities, including its submissions on this Proposed PC suite. Simply because HCNZ has morphed into a new organism called Kainga Ora after HCNZ's lodgement of its submission & further submission, does not give KO the right or responsibility legally to provide evidence on its predecessor's submission & further submission which goes beyond the scope of that HCNZ submission & further submission simply on the basis that HCNZ has been succeeded by a new, bigger govt agency with more numerous & broader govt housing type statutory responsibilities (including advocating govt housing & urban development policy still being formulated).

(d) HCNZ (submission) & particularly KO (evidence) state that they seek proposed rezoning of Whangarei city/district urban areas more extensively & more intensively than what WDC proposes in its Proposed PC suite. That approach seems to me to go beyond the scope of the submission, evidence & actual plan change - to the extent that whilst WDC notified all city & district property owners whose properties were being rezoned in the Proposed PC suite about the PC notification process, HCNZ & KO's submissions affect more properties in a way that they have not been so notified, so are unaware yet are affected but need the opportunity to respond - yet there is no process for this in the current plan change preparation process. In my view what HCNZ & now KO are seeking goes beyond WDC's notified Proposed PC provisions, & cannot/should not be accommodated within the existing partly completed plan change process, & actually warrants a separate plan change process in order that the extra property owners affected have the opportunity to respond to HCNZ & KO submissions for their properties. Just because KO is new & has new & wider but as yet still undefined govt responsibilities for urban development doesn't give KO the rite or ability to use the current PC preparation process to go beyond WDC's intentions under the Proposed PC for more intennsive/extensive residential intensification & consolidation.

3.6 Effect of HCNZ Late Pre-Circulated Evidence on My Evidence Previously Presented to Hearing Cmttee
Noting that I have: only cursorily read KO's late pre-circulated evidence on HCNZ's submission & Xsubmission; & not at all read KO's extra evidence presented at HCNZ's hearing last Tuesday 3 Dec which I couldn't & didn't attend. I still stand by & reiterate the views & statements made in the evidence that I presented to the hearing cmttee on both Mon 25 Nov & Thur 28 Nov, insofar as it related to HCNZ's submission, Xsubmission & KO's late expert pre-circulated evidence on HCNZ's submission & Xsubmission - which I will take as read, heard, considered & questioned previously as to appropriate remedy. I cannot therefore comment in any detail on the effect of HCNZ's evidence on my submissions, further submissions or evidence.

Noting also that with the great volume of others' plan-related info to read, understand, X-reference & digest in relation to my own submissions, further submissions & my evidences, in particular the great volume of just this 1 particular submitter HCNZ (now remorphed into KO), & given the numerous errors I discovered in WDC's submission summaries, tracking tables & s.42A Hearing Reports on just my own submissions & Xsubmissions - I never had any time available to read thru Council's Version 3 of Proposed PC to chk if its accepted submissions & associated recommended PC amdmts had been correctly followed thru & made to plan text. Likewise given the great volume & complexity of HCNZ's submission, Xsubmission, late pre-circulared evidence (now all read by me) & the now extra HCNZ evidence presented by KO at last Tue's 3 Dec hearing (not read by me) - then neither have I read their numerous evidence related versions of their own proposed consequential amendments to Proposed PC suite, where

their recommended plan change outcomes are best understood in context. I would however encourage the hearing cmttee to pls be diligent in considering WDC's consequential amdmts (made from its own Planning Dept submission 236) & its recommended version 3 Proposed PC issued following its s.42a Hearing Report recommendations (especially those consequential amdmts made in relation to NPS - First Set including the change in residential zone names & overview statements for consistency (but without the associated changes presumably ideally reqd to associated zone provisions) following WDC planner's acceptance of both HCNZ's & my Xsubmissions on WDC Planning Dept's submission, particularly seeking implementation of/consistency with NPS - First Set) - because my understanding including from discussion with other planners both within & outside WDC is that the WDC planned zone name changes (eg MDR to General Residential Zone for our Puriri Park Living 1 Environment zone) also warrant a commensurate change in associated zone provisions for proper consistency with definitions of those new zone names in NPS - First Set 2019.

It is also worth noting the continuing actual & potential confusion for everyone involved in this Proposed Plan Change process, particularly in relation to consistency reqd with NPS - First Set 2019 - caused by WDC's Planning Dept submission 236 changing new (re)zone residential (& other) names between versions 1 & 2 of Proposed PC, but WDC & submitters generally continue to use the version 1 notified Proposed PC zone names, even tho that is no longer what they are to be called for any particular zone. WDC & hearing cmttee therefore need to be careful to ensure that ultimately the correct zone name, overview statement, definition & zone provisions apply to the appropriate zoned area of properties as per current WDC recommendations & hearing cmttee/WDC/Env Court decisions. This issue has been a concern to me throughout this Proposed PC process, & continues to cause confusion when preparing/presenting my evidence & comprehending others' evidence & also associated WDC s.42A Hearing Reports. We all need to be confident when we are & are not talking about the right or same residential zone/zone name.

In particular I still seek to:

- retain the key provisions of the operative Living 1 Environment zone for Puriri Park residential neighbourhood (including min. 500sq m lot size, 1 PRU per lot, max 2 storey height, no multi unit development, existing setbacks & existing height in relation to boundary requirements, & other std bulk & location requirements for rezoned MDR now General Residential Zone for Puriri Park/upper Maunu - for the reasons specified & surveyed & analysed in my previous evidence;
- retain appropriate areas/suburbs in zones that seek to retain existing residential character, sense of place, amenity values & the uniqueness of Whangarei's varied city suburbs & urban villages;
- not allow a complete mix of housing typologies everywhere throughout the city's & district's urban areas;
- retain those existing suburbs & areas with standalone homes for those residents & owners who wish & need to have the space, privacy, amenity of this style of housing for their own social, spiritual, environmental, practical, sustainable aesthetic reasons including home businesses, pets, gardens, hobbies, entertaining, personal space, quietness, sanctuary, safety etc
- live in a small town/city in a beautiful setting that's not Auckland
- let the Whangarei community decide what District Plan provisions they want for their city, urban areas, District so that the plan reflects community aspirations - rather than being somewhat dictated to by big corporates, big landowners, & specialist evidence presenters who live elsewhere & aren't familiar with Whangarei or its issues/concerns/values etc & who don't have to live with the consequences, but who seem ok about the consequences of their proposals having adverse effects on the residents, property owners, ratepayers, & environment (whether social, cultural, physical, environmental etc) of Whangarei which may well so adversely affect it that it becomes a place that we residents are not proud of & so "don't love it here" (contrary to WDC's new popular city/district slogan.

3.7 Continuing Concerns About Increasing Difficulties of Public Participation in Council RMA Plan Preparation & Consent Processing Procedures

Refer to my previous written & verbal evidence on this important matter - which I had been advised of previously by members of public whilst I was employed as a govt planner, & which I have now experienced firsthand as a community member trying to help Council & my community make a difference to preparing a District Plan & deal with a big new controversial intensive state house development which reflects community aspirations. Because I'm a qualified & experienced planner, albeit with an enforced early retirement for the last 16 years, I can understand processes, information, tools etc easier & better than many other community members, but these planning processes over the last 7 months have been very taxing, concerning, frustrating, at times unrewarding, but an important learning experience with good community networks & relationships established & good community knowledgebase & confidence built up, along with community crowd fundraising for us to assist our input. But the barriers to community & public participation in Council planning & consent processes, particularly involving HCNZ for our Puriri Park community, are many & varied & real & different/same for different people - Council & some of the big submitters don't help at times, relying on electronic comms & apparent delay or shutout tactics at times which unnecessarily & unfairly deprives public & communities from meaningful access to requisite info & meaningful participation in statutory processes, reliant on ratepayer funded council resources to service the public & enable their legitimate involvement. It has been a long & hard experience requiring long hours, good knowledge base, dedicated volunteers, council info/support, lots of stationary & stamina & painkillers along with great loss of sleep B4 key deadlines, & associated health prblms enroute. The electronic age certainly presents some time & cost saving opportunities, but creates its own difficulties especially for those with less sophisticated home computers/printers, not computer savvy or lacking computer technology or simply needing access to hardcopy info worked at on tables (like me). Increasingly it seems to be that in order to effectively participate & have confidence in a good outcome requires resources that the public &