

**MINUTES OF A RECONVENED MEETING OF A HEARING COMMISSIONER HELD
AT THE TRUSTS STADIUM, CENTRAL PARK DRIVE, LINCOLN NORTH,
WAITAKERE, ON FRIDAY, 24 AUGUST 2007 AND TUESDAY,
2 OCTOBER 2007 COMMENCING AT 9:30 AM**

COMMISSIONER: Peter Reaburn

IN ATTENDANCE: Principal Planner: B Hawkins
Team Leader: Resource Consents: J Ibrahim
Landscape Architect: S Bishop
Contractor: B Disley
Senior Advisor - Sustainable Management: J Fuller
Casual Planner - Policy Implementation: R Andrews-Bidois
Committee Secretary: S Simiona

**1 NOTIFIED APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE
RESOURCE MANAGEMENT ACT 1991 BY 231 HUIA ROAD DEVELOPMENTS LTD
(DEAN COUTTS) TO UNDERTAKE A 9-LOT SUBDIVISION REQUIRING
VEGETATION ALTERATION AND EARTHWORKS AT 231 HUIA ROAD, TITIRANGI**

- 9.30 am Commissioner Peter Reaburn opened the Hearing introduced the Council officers present, outlined the process for the day and invited Counsel for the applicant to introduce the presenters on behalf of the applicant.
- 9.32 am Five late submissions were received Commissioner Reaburn asked Jeremy Brabant (Counsel for the applicant) if the applicant was prepared to accept the late submissions.
- 9.34 am Jeremy Brabant (Counsel for the applicant) advised that the applicant accepted the late submissions.
- 9.35 am Jeremy Bradbant (Counsel for the applicant) gave an opening address and introduced the presenters for the applicant.
- 9.37 am Jeremy Bradbant (Counsel for the applicant) presented evidence.
- 10.15 am Dean Coutts (Director, 231 Huia Road Developments Limited) applicant presented evidence and responded to questions from Commissioner Reaburn.
- 11.00 am Simon Yates (Town Planner & Director of Simon Yates Planning Limited) for the applicant responded to a question from Commissioner Reaburn regarding the Waitakere City Council's District Plan, Managed Natural Area on the site.
- 11.02 am Commissioner Reaburn adjourned the Hearing for 15 minutes.
- 11.18 am Commissioner Reaburn reconvened the Hearing.
- 11.20 am Dr Nigel Clunie (Ecologist, Tree Specialist and Environmental Consultant) for applicant presented evidence and responded to questions from Commissioner Reaburn.

- 12.32 pm Dean Coutts (Director, 231 Huia Road Developments Limited) responded to questions from Commissioner Reburn regarding proposed tree planting between the building platforms on the higher ground of the site and the planting of specific tree species in the flood plain area of the site.
- 12.35 pm Jeremy Bradbant (Counsel for the applicant) responded to a question from Commissioner Reburn regarding a planting plan for the site.
- 12.40 pm Shane Potter (Consultant Arborist, Arb-Solutions Limited) for the applicant presented evidence and responded to questions from Commissioner Reburn.
- 12.55 pm Commissioner Reburn adjourned the Hearing for 45 minutes.
- 1.40 pm Commissioner Reburn reconvened the Hearing.
- 1.41 pm Vaughan Wharton (Director, 231 Huia Road Developments Limited) applicant presented evidence.
- 2.09 pm Keren Bennett (Senior Freshwater Ecologist, Bioresearches Consulting Biologists & Archaeologists) for the applicant presented evidence and responded to questions from Commissioner Reburn.
- 2.20 pm Jeremy Bradbant (Counsel for the applicant) responded to a question from Commissioner Reburn regarding a statement in Keren Bennett's evidence, "*that a consent condition could include the requirement that properties have no cats or mustelids as pets*".
- 2.25 pm Sally Peake (Landscape Architect) for the applicant presented evidence and responded to questions from Commissioner Reburn.
- 2.52 pm Simon Yates (Town Planner & Director of Simon Yates Planning Limited) for the applicant presented evidence and responded to questions from Commissioner Reburn.
- 3.22 pm Jeremy Brabant (Counsel for the applicant) responded to questions from Commissioner Reburn regarding the Lot sites.
- 3.24 pm Evidence by the applicant concluded.
- 3.24 pm Commissioner Reburn adjourned the Hearing for 5 minutes.
- 3.30 pm Commissioner Reburn reconvened the Hearing.
- 3.31 pm Mrs Tieke Horring (submitter) presented evidence in support of the application.
- 3.35 pm Mr Ed Greensmith (submitter) presented evidence in support of the application.
- 3.40 pm Monique Faulkner (Planning Consultant, Meridian Planning Consultants Limited) submitter presented evidence on behalf of the Waitakere Ranges Protection Society in opposition to the application.
- 3.56 pm Commissioner Reburn asked Council officers present if they had any comment.

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- 3.57 pm Council's Team Leader: Resource Consents J Ibrahim made reference to the planning report presented by Council officers.
- 4.00 pm Jeremy Brabant (Counsel for the applicant) exercised a right of reply.
- 4.08 pm Commissioner Reaburn reserved his decision and closed the Hearing.