

BEFORE THE INDEPENDENT HEARINGS PANEL

UNDER the Resource Management Act 1991 (RMA)

AND

IN THE MATTER of an application by Onoke Heights Limited for resource consents for a 93 lot residential subdivision on Dip Road, Whangarei

**SUPPLEMENTARY STATEMENT OF EVIDENCE OF AARON HOLLAND
RECORD OF SITE MEETING AT 45 DIP ROAD
15 DECEMBER 2023**

MAY IT PLEASE THE INDEPENDENT HEARING COMMISSIONER

INTRODUCTION

- 1 My full name is Aaron Holland. My qualifications and experience are set out in my Statement of Evidence in Chief dated 31 October 2023.
- 2 This supplementary statement of evidence provides my record of the matters discussed at the site meeting with Duncan Scott, the owner of 45 Dip Road, and council representatives.
- 3 The details included in this statement of evidence are based on a file note I emailed to Mellissa McGrath, Marianne Mackintosh, and the applicant, on Tuesday 21st Nov 2023 summarising what had occurred during the meeting.

SUMMARY OF MEETING

- 4 The meeting was held on Tuesday 21st November at 10am on site with Mr Scott at his property. Unfortunately, Whangarei District Council's development engineer, Jo Floyd, (who was to organise the meeting with Mr Scott) was sick that day and had not advised Mr Scott of the meeting. Consequently, Mr Scott had a small window of time (approximately 10 minutes) to discuss the matters that he was concerned about, before he had to leave for a prior engagement.
- 5 Dayle Widdup was also not present as he was also sick.
- 6 I arrived at the Applicant's property (**the Site**) adjacent to 45 Dip Rd at about 9:50am to have a quick look around prior to the meeting. Mr Scott came out and met with me at about 9:55am, prior to any council representatives being present, which is when he explained that he had not been contacted to arrange this meeting and that he only had about 10 minutes until he had to leave for a prior engagement. Council representatives – Nadia de la Guerre (Council's Team Leader Development Engineering), Alison Thompson (Infrastructure Development Manager) and Mazza Aziz (Stormwater Engineer) – arrived just after 10:00am, at which time Mr Scott talked with us all for a further couple of minutes before leaving to attend his prior engagement.

- 7 The following sets out my recollection of what was discussed:
- (a) Mr Scott raised concerns about stormwater runoff down Dip Road which he says causes scouring down the road-side drains from the top of the hill. My response to this was that the proposed development was not draining any additional stormwater into Dip Road and that the proposed development would not have an effect on the existing problem.
 - (b) Mr Scott explained that the Dip Road culvert, which is upstream of the proposed development, frequently overtopped and caused flooding over the road. This affected the corner of his property (by the power pole) and, due to Northland Regional Council having mapped that area as affected by floods, has caused an increase in his insurance premiums. He also noted that it flooded the corner of the Site. I explained that the Applicant had moved all of the proposed building areas outside the mapped flood areas to avoid causing any additional issues with the existing flooding. I also explained that the proposed development was downstream of both Dip Road and the Dip Road culvert that was adjacent to his property and that it would not contribute to any of the existing flooding problems occurring at that location. I did not state that the Applicant would alter the existing flooding problem either on the corner of the Site or on Mr Scott's site.
 - (c) Mr Scott also discussed his concerns regarding traffic problems associated with the proposed development. He is concerned that the proposed development would make the existing traffic problems in the immediate area worse. I explained that the proposed development had only one road which connected to Dip Road and that it had been located in that location by the Applicant's traffic engineer (Dean Scanlan) to address visibility and safety.
 - (d) Mr Scott also discussed the route of the proposed walking track, explaining that he had a disabled daughter and had spent a lot of time planting along his side of the stream to screen his property and that he did not wish the public to be walking that close to his backyard area where she frequented. He also expressed concern about the pathway washing out if it was constructed from gravel.

I explained that the proposed pathway was for public use through what would become a 10m reserve area from the stream and that it would extend all along the stream as indicated in the plans. I did not make any comments about realigning it anywhere else within that area as I do not have any authority to make such a decision.

- (e) Mr Scott then discussed the Puriri trees on the Site. He considered that the development should be designed around them and that they should not be cut down as they were well over 100 years old and should be protected by Council. I explained that I understood they had been dated by an expert and were believed to be less than 100 years old, but that I was no expert and could not comment any further in their regard.
- (f) At this point, Council's representatives arrived. Mr Scott reiterated the culvert/flooding problem in relation to Dip Road to the Council's representatives, and then had to leave to attend his prior engagement.
- (g) After Mr Scott left, I explained most of his concerns to the Council representatives and we briefly discussed the flooding issue.

DATED this 15th day of December 2023



Aaron Holland