

## Narissa Armstrong

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**From:** David Ogilvie <d.ogilvies@xtra.co.nz>  
**Sent:** Thursday, 7 November 2024 8:31 am  
**To:** Narissa Armstrong  
**Subject:** Fw: Plan Change 80--Motueka West

Hello Narissa,  
This is my Statement for tomorrow's Hearing.  
I have also written 'additional notes' which I will also forward.  
I will bring sufficient copies for the Hearing Panel and attendees, with me, tomorrow (10 copies)  
Regards,  
David Ogilvie

**From:** David Ogilvie  
**Sent:** Monday, November 4, 2024 11:31 AM  
**To:** d.ogilvies@xtra.co.nz  
**Subject:** Plan Change 80--Motueka West

Statement to the Hearing Panel---Plan Change 80---Motueka West  
November 8th, 2024

1. My name is David Ogilvie. I have a Master of Arts degree in History and Political Science (Canterbury University) and a Diploma of Teaching. I taught at Hastings Boys High School (1963-1966) and Motueka High School (1967-1978).

I've lived in Motueka for 57 years, arriving in January, 1967.

I was elected to the Motueka Borough Council in October 1971 and have been actively involved in local and community government --as a Motueka Borough Councillor, Nelson-Marlborough Regional Councillor, Motueka Community Board member, and Tasman District Councillor --since 1971, with occasional roles as Chair, and Deputy Mayor.

2. This Plan Change 80 for Motueka West is a significant stage in Motueka's growth, given the opportunity for further residential subdivision on the eastern, coastal side of the town is currently constrained. I am quite sorry that this area of high quality productive soils will be lost to urban developments but it is accepted that if Motueka is to grow beyond a population of 10,000, then the loss of highly productive soils is an unfortunate consequence. Intense development will partly off-set this loss.

3. My submission endeavoured to highlight some opportunities and issues which the Motueka West proposal suggests, not particularly relevant to the zoning Plan Change. Therefore, I was not surprised when the Land Ownership and the Swimming Pool aspects in my submission have been designated as "Out of Scope", by the Council planners.

a--Land Ownership. I was underlining the unusual aspect of Wakatu Incorporation (and possibly NRAIT) retaining ownership not only for residential sections but also the public infrastructure (roads, paths, Reserves, three waters).

I can appreciate the considerable cultural significance for our local iwi of this Motueka West area --being part of Te Maatu and with at least two "Occupation" Reserves---per the current Tenths claim. Wakatu Incorporation will have its own cultural doubts regarding the future of this area.

As the Report 42 indicated, there will be legal discussions to resolve the relationship between the property owner/developer and the District Council with this situation. Perhaps not unlike the Motueka River Stopbank matter resolved at the October 2024 District Council meeting.

b---Motueka Swimming Pool. My submission was written when a location for the Pool was undecided. I considered that Wakatu Incorporation as the landowner/developer would be required to provide a Development Contribution for a Reserve at Motueka West.

With the Motueka High School, the Parklands School and Pukekohatu residential development reasonably close, an arrangement with the District Council for a Pool on that Reserve would be financially beneficial for each party.

Perhaps it's not too late for the Council's management to scope that possibility.

#### 4. Storm Water Management.

Storm water management for Motueka West and the resulting storm water discharge into the Woodlands Drain was the primary objective of my submission.

This Plan Change 80 for Motueka West provides the opportunity to establish a low-risk management system in this sizeable area of the town, and also to relieve the capacity problem of the Woodlands Drain.

I was blind-sided and bewildered by the Management's Report 42 which advised the Hearing Panel to "Reject" my submission. This concern increased when I read that Resource Consents RM 240322 and RM 191019 were the factors for the "Reject" recommendation.

RM 240322 is not directly relevant to Motueka West while RM 191019 is a Global Consent covering the Tasman District's storm water Urban Development Areas!

Neither provides the details for storm water management for the two areas—my primary objective—and surely also the Council's?

This would be to provide the details of a management programme to protect the future residents in Motueka West from a 1 in 100 year (1% AEP) storm (heavy rain) event. Equally important, is to provide sufficient capacity in the Woodlands Drain to protect those who currently discharge into that Drain—Sanderlane Drive residents, Motueka High School, New World, Motueka Recreation Centre, Goodman Park and others. Those people and places will require similar comfort and protection from the "wall of water" from Motueka West ---perhaps also at a 1 in 100 year(1%AEP) level.

(Refer to the Outlet photos)

The Woodlands Drain was developed in the late 1990's to relieve pressure on the nearby Thorp Drain. A Montgomery Watson Hazard Report in 2000 (another in 2004?) noted the limited capacity at a 1 in 20 year level. 25 years of weed growth, sediment, and soil plus additional discharge points (new housing, Motueka High School, New World Market e.g.) means the current capacity possibly at a 1 in 10 year level.

These two situations are of course inter-related . The standard methods used by the Council to regulate and handle a heavy rain event in Motueka West are drains, soak pits, retention ponds , and also narrow roads, single footpaths, grassed berms, trees.

I have mentioned and endeavoured to emphasise the need for "on-site" or "self- management" of storm water ---and in particular rain water tanks of 3m<sup>3</sup> or 5m<sup>3</sup> required with each dwelling consent

This is not new for Motueka. A new dwelling in the eastern, coastal side of Motueka needs to observe the Climate Change mitigation standards for flooring level and storm water. This requires a 3m<sup>3</sup> or 5m<sup>3</sup> rain water tank to receive the "first flush" of any rain to be discharged later. This is becoming common in some U.S. States and also parts of Australia.

There are various options to relieve the Woodlands Drain --- deepening, and/or widening the Drain. The preferable best protection could be a water pump to offset the existing low-gradient flow.

#### 5. Tasman District Council—Storm water.

The Council has a number of “programmes” and “reports” relevant to the management of storm water throughout Tasman, as well as for Motueka:---

RM 191019 is the “overall” global consent—updated recently 2023?

Tasman District Council Urban Stormwater Strategy –August 2019---a key document in outlining storm water actions in Tasman

Motueka Town Catchment Management Plan—adopted July 2022—a storymap, digitised.

Tonkin+Taylor Motueka Flood Hazard Options Assessment –April 2022—high-level flood mitigation options across the town.

Activity Management Plan Stormwater 2024 and the Long Term Plan 2024-34 and the Infrastructure Plan 2024-2054

These papers and reports provide guidance and the basis for a new development area like Motueka West to be assessed for its stormwater needs and for the various options to protect/mitigate a heavy rain event. In the case for Motueka West this also requires to consider the storm water discharge into the existing Woodlands Drain.

The Tonkin+Taylor Report (p.10) states “Motueka West has been identified as a future growth area, for which storm water management optioneering is being developed separately...” My requests for this separate report have not been successful.

6. Thank you for considering my submission and this statement.

David Ogilvie

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