

Pāuatahanui Residents Association

Minutes of Committee Meeting



Date of meeting:	10 February 2026
Time:	7.30pm
Venue:	483 Paekākāriki Hill Road (Jo's Home)
Present	Ken McAdam [Chairperson] Diane Strugnell [Secretary] Jo Cross [Treasurer] Stephanie Manning Richard Bourne Pim Engels Mary Jones
Apologies	Micky Reilly Lisa Dymond Sam Dearsly Cr Ross Leggett

Item	Minutes
1. Welcome	Ken welcomed attendees to the meeting.
2. Apologies	The apologies were noted.
3. Approval of Previous Minutes	Motion: That the minutes from the previous Committee meeting held on 2 December 2025 are a true and correct record. Moved: Mary Seconded: Steph Carried
4. Matters Arising	It was agreed that all matters and action items arising would be addressed within the agenda.
5. Treasurer's Report	Jo provided the Treasurer's report for October '25-January '26 PRA General a/c \$7970.68 includes:- PRA \$6295.05 Pest Free Pāuatahanui \$875.78 Freshwater Catchment \$799.85 History a/c \$9418.46 History term deposit \$13,203.30 Transactions PRA a/c Income

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6. Topical Issues	<p>Subs \$40.00 Interest \$4.32</p> <p>Expenses Bank fees \$40</p> <p>History a/c Income Book sales \$321.75 Interest income \$4.99</p> <p>Passed for payment: Pest Free 10 Possum Master Traps \$391.00</p> <p>Esplanade Reserves & Strips</p> <p>Following PRA's meeting with Nic Etheridge, General Manager Policy, Planning & Regulatory Services, PCC and Mike Mendonca, General Manager Infrastructure, PCC, on 4 November 2025, it was agreed that PRA would work with the Council to develop guidelines for residents wishing to undertake a subdivision where the requirements under the RMA would require the establishment of an Esplanade Reserve or an Esplanade Strip.</p> <p>On 27 January PRA Committee members Ken, Jo, Mary, Richard and Diane met with Nic, Derek Kerite (Manager, Resource Consents & Monitoring), Stuart Smith (Team Leader, Resource Consents) and Matt Hoffman (Principle Resource Planner Parks). At the meeting PRA noted</p> <ul style="list-style-type: none"> - Residents in the Rural Lifestyle Zone considering a subdivision that would result in lots less than 4 hectares where the property has a stream wider than 3 metres will need to meet the requirements under the RMA for either an Esplanade reserve or an Esplanade strip. - Both an Esplanade reserve and an Esplanade strip are provided for under the District Plan but the criteria for meeting the requirements of each are different - There are inconsistencies and a lack of a clear process in how these requirements are being applied by Council and/or communicated to residents - There are no clear methods for establishing whether a stream meets the required 3 metre width - There are no plans by Council to create a pathway between the Inlet and Battle Hill through the establishment of Esplanade reserves or strips <p>At the meeting it was agreed that Council officers would look at the policies, processes and subsequent communications required to accurately inform residents of the options available to residents considering subdivision to smaller lot sizes. Meanwhile the Committee has been working on the potential challenges for residents, the "fish hooks", for example, potentially landlocked sections, effective utilisation of the land, ongoing maintenance of the stream and riparian margins, bridges, etc.</p> <p>Two further meetings with Council have been set up for 19 February and 3 March.</p> <p>Flood Hazard Mapping & LIM reports</p> <p>There is no new information available on the Flood Hazard mapping following on from the 3 December drop-in session held at the school. It is likely to be mid 2026 before the next drafts are available. Meantime the information to date is available on PCC's website at https://poriruacity.govt.nz/your-council/city-planning-and-reporting/district-plan/responding-to-natural-hazards/porirua-flood-mapping/</p>

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	<p>The Committee noted that the information now being provided by the Council, both on its website and within LIMs, appears more explanatory and robust, reflecting PRA's work with the Council to support a "no surprises" approach for residents.</p> <p>State Highway 58 Safety Upgrade</p> <p>The progress being made of the SH58 Safety Upgrade, particularly towards the two roundabouts, was noted.</p> <p>Transmission Gully</p> <p>The resealing works on Transmission Gully have made a noticeable difference to the traffic volumes on the local roads with road users being unable to access Transmission Gully or choosing not to to avoid the traffic delays.</p> <p>Quotable Value NZ</p> <p>With residents soon to receive their new valuations from QV, Pim has been doing some research including studying the LINZ manual for valuations. He provided the Committee with the following points</p> <ul style="list-style-type: none"> - LINZ suggests a project plan for the valuations is written up a year prior to the valuations being done - Given that valuations involve multiple parties - LINZ, QV, the Council - the plan should clarify roles and responsibilities for the valuation process. - The valuations should preferably be made using sales data but can also be based on other sources and ground truthing. - If valuations are based on sales data, the data needs to be representative for the properties to be valued, both in recency as well as representative for the type of property and in large enough volume of data points. - LINZ suggests the data approach would generally be applicable to residential and rural lifestyle properties assuming enough data is available. - For properties that are not represented in sales data an alternative approach should be taken and clarified in the project plan. <p>It was noted by the Committee that, in addition to the smaller number of properties in Pāuatahanui and the resulting limited sales data, there are often significant differences between properties — including size, land use, subdivision potential, and constraints such as SNAs, transmission lines and the gas pipeline — which can reasonably result in a high degree of variation in property values.</p> <p>QV have explained that the project plan "pertains to a high-level document that does not specifically reference the Pāuatahanui location". PRA has therefore requested information on the kinds of areas that the plans reference, for example, are they by area such as suburb, Council or region? or are they by type such as urban, suburban, periurban, rural? PRA has also requested a copy of the project plan that is most relevant to Pāuatahanui</p> <p>Pāuatahanui Public Burial Ground</p> <p>Micky provided the Committee with the following update. The Council has installed a supply of water for handwashing at the PBG, and has replaced the tool shed door and frame with a new, purpose-built metal door and frame. The PCC gardens' team continues to do a great job with their most recent visit this week clearing some overgrown plots. There will be another working bee this month to tidy the roses ahead of winter.</p>
7. Reports	

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8. General Business	<p>Pest Free Pāuatahanui Jo spoke to the Pest Free Pāuatahanui activities including</p> <ul style="list-style-type: none"> - the peanut butter donated by Pics which needs relabelling before being given to people to use in traps - a fundraising quiz night on Thursday 26 March at Judgeford Golf Club - please start getting your teams together - the database of traps and trappers in being updated - funds are being sought for SNA bait stations, a mural potentially including a trapping “thermometer”, Trapscan cards and increasing the number of traps available for hire or sale - one family gifted each other traps for Christmas with the six traps then gifted to Pest Free Pāuatahanui <p>Freshwater Catchment Community Diane reported that</p> <ul style="list-style-type: none"> - the annual dung beetle monitoring is planned for the beginning of March - the results from the eDNA sampling on the Horokiri Stream carried out in November have been received. The landowners that participated have been provided with the preliminary results and further analysis is being done which will be shared with the wider community - planning is underway for an information session for landowners on roles and responsibilities associated with streams on a property, for example, what actions may require a consent and what don't, what advice is available, etc <p>Village Community Placemaking Nothing to report</p> <p>Willowbank Quarry Community Liaison Group Nothing to report</p> <p>Battle Hill Farm Park Both Richard and Diane have had recent contact with the Battle Hill rangers regarding more frequent opportunities for shared communication regarding park activities including those that impact on regular park users, for example, horse riders.</p> <p>Light House Car Park Rubbish Bin The large green rubbish bin near the path to the underpass has been removed. This has been reported to Council but there has been no response. Diane will follow up to ask where or why it has gone.</p> <p>St Joseph's Church As a Steward of St Joseph's Church, Micky provided the following report A license to occupy has been signed with NZTA for the area immediately adjacent to the church gate and discussions are in train to make a date at which this area will have bollards and a chain barrier installed. This is to ensure there is parking for events at St Josephs and that churchgoers can always have access to the property, as both have frequently been blocked or taken up by casual parked cars.</p>

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	<p>Flyers have gone out this week for the Art Picnic event to be held in the St Josephs grounds on 28 March from 10 am. This is a ticketed event (adults \$20, children \$10) to invite artists to paint, sketch and photograph the church, with lunch provided. More information at the website soon https://www.stjosephschurchpauatahanui.nz/</p>
<p>9. Still “on the radar”</p>	<p>The following are still being considered by PRA but with nothing active to report</p> <ul style="list-style-type: none"> - Engine braking within the Village - Transmission Gully consent conditions including noise, Lanes Flat - Village culverts - Emergency communications and community resilience - Defibrillator at the Light House Cinema - is due for replacement
<p>10. Correspondence</p>	<p>The following correspondence was noted</p> <p>Denise Landow, NZTA - SH58 Safety Upgrade works Belinda McKenzie-Dodds - Roadworks notices Andrew Frazer - Village culvert Ken Harris - SH58 Safety upgrade update Te Wāhi Tiaki Tātou, Te Rūnanga o Toa Rangatira - Newsletter Tim Costley, MP - Taste 2026 invitation Peta McMillan - Greater Wellington Mobile Ranger Kane Kench, Tree Scape - Tree removal</p> <p>PCC - Nic Ethridge - General Manager, Policy, Planning & Regulatory Services - Council processes, Esplanade Reserves & strips Stuart Smith, Team Leader Resource Consents - Esplanade Reserves & strips Helen Oram, Manager Climate & Environmental Planning - Flood hazard mapping Culverts project team - Fortnightly updates</p> <p>PCC Democratic Services – Council meeting documents</p> <p>To Community December Minutes Road notifications SH58 Updates Tree removal</p> <p style="text-align: right;">Total emails inwards 157 Total emails outwards 103</p>
<p>10. Meeting Close</p>	<p>9.30 pm</p>
<p>11. Next Committee Meeting</p>	<p>Tuesday 3 March 7.30pm</p>

Approved by: Ken McAdam Chairperson, Pāuatahanui Residents Association Committee