

**STRATEGIC PLANNING &  
DEVELOPMENT COMMITTEE  
MINUTES  
7 OCTOBER 2008**

*Minutes of the meeting of the Strategic Planning & Development Committee held at the Waipa District Council Chambers, 101 Bank Street, Te Awamutu on 7 October 2008 commencing at 9.00am*

**1 PRESENT**

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Councillor GRP Webber - Chairperson

**Members**

His Worship the Mayor AD Livingston; Councillors – EH Barnes, MEH Cox, LWE Hoverd, GH Jull, PL Lee, EC Newlands [from 9.22am], GG Scaramuzza, DL Sharpe [from 9.14am], GW Simmons, BJ Taranaki, BS Thomas and Iwi Representative, G Roberts.

**Others**

Chief Executive, J Inglis; Deputy Chief Executive & Group Manager – Environmental Services, G Dyet; Group Manager – Policy & Strategy, R McNeil; Group Manager – Assets, Community & Business Services, J Mills; Planning Services Manager, W Allan; Policy Planner, S Brennan; Project Manager – District Plan Review, F Hill; Strategic Planning Manager, G Knighton; Tonkins & Taylor consultant, Rebecca Jackson; Tonkins & Taylor consultant, Casey Gibson; Environmental Management Services consultant, M Chrisp; Bloxam, Burnett & Olliver consultant, C Dawson; Committee Secretary, S King.

**2 APOLOGIES**

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**RESOLVED**

3/08/38

*That the apology for non attendance from Councillor Taranaki; and, the apology for lateness from Councillor Sharpe, be received.*

Mayor Livingston / Cr Lee

**3 LATE ITEMS**

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There were no late items.

**4 CONFIRMATION OF ORDER OF MEETING**

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File: 01-85-12

**RESOLVED**

3/08/39

*That the order of the meeting be confirmed.*

Cr Scaramuzza / Cr Jull

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**5 MINUTES OF PREVIOUS MEETING**

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File: 01-85-30

**Minutes of Meeting held on 2 September 2008 were included in the agenda.**

**RESOLVED**

3/08/40

*That the minutes of the meeting held on 2 September 2008, as circulated, be confirmed as a true and accurate record of proceedings.*

Mayor Livingston / Cr Cox

**RESOLVED**

3/08/41

*That an item named 'Disclosure of Members' Interests' be included in the Strategic Planning & Development Committee agenda.*

Cr Cox / Cr Hoverd

The Chair called for any disclosures of members' interests. There were no disclosures.

Item 8 was taken after Item 5.

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**6 RESOLUTION TO EXCLUDE THE PUBLIC**

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File: 01-37-01

(Section 48, Local Government Official Information and Meetings Act 1987)

Group Manager - Policy & Strategy, R McNeil advised that Item 7 includes growth scenarios which offer possible futures on which Council will seek public feedback. As the information presented for feedback will include broad geographical areas for possible future development, it is important that Council is comfortable with this information prior to its release in order that it does not create unnecessary or unreasonable expectations. He also advised that Item 8 guides the District Growth Strategy process and the detailed Future Proof information is not yet publicly available.

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**RESOLVED**

3/08/42

*That the public be excluded from the following parts of the proceedings of this meeting. The reasons for the exclusion being that:*

1. *The information to be discussed will include areas for possible future development and it is important that the Committee is comfortable with the information prior to its release in order that it does not create unnecessary or unreasonable public expectations.*
2. *The growth scenarios developed for Future Proof guide the District Growth Strategy (Waipa 2050) process, and this information is not yet publicly available.*

Cr Sharpe / Cr Hoverd

*The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:*

| <b>Item Nos</b> | <b>Minutes/Report of:</b> | <b>General subject of each matter to be considered</b>       | <b>Reason for passing this resolution in relation to each matter</b> | <b>Ground(s) under section 48(1) for the passing of this resolution</b> |
|-----------------|---------------------------|--------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------|
| 7               | No papers                 | District Plan Review – Project Update                        | Good reason to withhold exists under section 7                       | Section 48(1)(c)                                                        |
| 8               | No papers                 | Future Proof (Sub-Regional Growth Strategy) – Project Update | Good reason to withhold exists under section 7                       | Section 48(1)(c)                                                        |

*This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:*

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| Item No |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 7       | c) - Protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment where the making available of information<br>(i) Would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continued to be supplied; or<br>(ii) would be likely otherwise to damage the public interest. | Section 7(2) (i) |
| 8       | c) - Protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment where the making available of information<br>(i) Would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continued to be supplied; or<br>(ii) would be likely otherwise to damage the public interest. | Section 7        |

**6 DISTRICT PLAN REVIEW – PROJECT UPDATE**

File: 65-06-36

This item was taken with the public excluded.

**7 FUTURE PROOF (SUB-REGIONAL GROWTH STRATEGY) – PROJECT UPDATE**

File: 01-69-23

This item was taken with the public excluded.

The public were readmitted to the meeting at 11.53am

**8 PROPOSED PLAN CHANGE 52: CAMBRIDGE NORTH STAGE 2**

File: 65-07-52

**Report of Consultant Chris Dawson dated 17 September 2008 was included in the agenda.**

The Chief Executive, J Inglis outlined that financial implications of the resolution have been included in the Capital Expenditure budget, as outlined in the LTCCP.

Cr Sharpe joined the meeting at 9.14am.

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Planning Services Manager, W Allan outlined the background to the Plan Change, including its review to accommodate the need for a levy (financial contribution) to be collected on behalf of the New Zealand Transport Agency for the construction of a full interchange on the proposed expressway at Hautapu. Consultant, C Dawson commented on the committee report.

Councillor Newlands joined the meeting at 9.22am. Councillor Cox left the meeting at 9.29am and rejoined the meeting at 9.30am.

In response to a question, Mr Dawson advised that the access to Victoria Road is on land that will become residential once Stage Two commences. Mr Allan commented that there must be a linkage to the south if any of the land is developed to reduce land lock concerns.

Group Manager – Assets, Community & Business Services, J Mills outlined the timeframe for the development of the reserves, which is programmed over a 10 year period. In response to a question, Mr Mills advised that there is no calculation for water meters in the water costs outlined in the report.

Deputy Chief Executive, G Dyet noted that to encourage developers to install water meters would require a change to Council's Code of Practise for Land Development. Mr Mills noted that in terms of water demand management, a report will come to the Committee for review in due course. Mr Dyet noted that the current Water Supply Bylaw already requires metering for extra-ordinary users.

Mr Allan advised that there are plans to undertake a review, in conjunction with the NZ Transport Agency and On Track, to determine the necessity for retaining the rail track designation between Cambridge and Hautapu. Mayor Livingston noted that discussions have been held with Government regarding the designations.

In response to a question from Councillor Lee, Mr Dyet advised that the proposed plan change had been worded to ensure that the Council intended to collect a levy from developers for the construction of a grade separated interchange at Hautapu on behalf of the New Zealand Land Transport Agency (NZLTA). Mr Dyet confirmed that by wording the plan change in this manner the Council would not be providing a commitment that it would directly fund any of the \$6.2 million which is currently being sought by the NZLTA for the interchange.

**RESOLVED**

3/08/43

*That*

- a) *The report of the Consultant Planner dated 17 September 2008 be received; and further*

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- b) *The Strategic Planning and Development Committee authorise Council staff to withdraw the previously notified version of Plan Change 52 and re-notify Plan Change 52 – Cambridge North Stage Two to rezone further land within Cambridge North from Deferred Residential to Residential as attached to this report and simultaneously notify a Notice of Requirement to designate the buffer swale reserve; and,*
- c) *Council agree to collect on behalf of the NZ Transport Agency (NZTA) the additional cost of constructing interchange ramps at Victoria Road as part of the Cambridge Bypass Project (\$6.2m as estimated by the NZTA) and that the financial contribution regime to be applied to development within the Cambridge North Residential Zone shall provide for taking a proportionate share of this based on the expected use of the ramps from traffic to and from the Cambridge North Residential Zone; and,*
- d) *The financial contribution regime shall be applied under the Resource Management Act until such time as they can be incorporated into the LTCCP and shall require developers to contribute for the full cost of funding the infrastructure required solely to service the cell and shall require developers to contribute to the wards cost of funding necessary network upgrades based on the likely demand for those upgrades from the Cambridge North Residential zone; and,*
- e) *That network upgrades required to service the site shall be identified and incorporated into the relevant asset management plans.*

Mayor Livingston / Cr Scaramuzza

The meeting adjourned for the morning tea break at 10.13am and recommenced at 10.31am.

## **9 HAUTAPU INDUSTRIAL STRUCTURE PLAN AND PLAN CHANGE PROJECT UPDATE**

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File: 65-07-46

**Report of Consultant Richard Douch dated 16 September 2008 was included in the agenda.**

The Chief Executive, J Inglis outlined the financial implications associated with the proposed plan change, and the need to ensure those implications were to be appropriately accounted for in the capital expenditure programme in the draft 10-year Plan (LTCCP). Mr Inglis advised that further work on the draft capital works programme was required before the Committee could consider proposed plan change and he requested that this Item be re-presented to the Committee at the November meeting.

**RESOLVED**

3/08/44

*That agenda Item 9, Hautapu Industrial – Proposed Plan Change 46 be held over until the next meeting of the Strategic Planning & Development Committee, which is to be held on 4 November 2008, and that the report be presented to that meeting with detailed information on the financial implications within Council's LTCCP.*

Cr Sharpe / Cr Thomas

**10 CHANGE TO THE OPERATIVE DISTRICT PLAN – PROPOSED PLAN CHANGE 61 – LAKESIDE RESERVE ZONE**

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File: 65-07-61

**Report of Consultants dated 24 September 2008 was included in the agenda.**

Planning Services Manager, W Allan advised that Karapiro Domain is subject to rural zone requirements which means that resource consents have to be sought for activities at the Domain involving more than five people.. The proposal seeks to establish an appropriate zoning to ensure that future development can proceed in accordance with agreed long term plans for the site.

Consultant, M Chrisp outlined the preparation of the draft Plan Change and noted that the priority areas include the lakeside end of the Geck property. This would allow Council to develop infrastructure that would normally be found in a reserve. This will not be a duplication of Karapiro but would be a local reserve for more passive activities and provide ready access to the Lake when events occur at the Domain. He also advised that the balance of the Geck property is not included as this would limit Council's future options.

In response to a question, Mr Chrisp advised that people on both sides of the river would be consulted and that embodied in the size of the reserve is an awareness of reverse sensitivity issues. Mayor Livingston indicated that including consultation on the name of the area currently known the "Geck Property" would be appropriate at this time.

**RESOLVED**

3/08/45

*That*

- a) The report of the Consultant Planners dated 24 September be received; and,*
- b) The Strategic Planning and Development Committee authorise Council staff to proceed with consultation with affected parties and stakeholders on draft Plan Change 61.*

Cr Webber / Mayor Livingston

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There being no further business the meeting closed at 12.08pm.

**CONFIRMED AS A TRUE AND ACCURATE RECORD**

**CHAIRPERSON** \_\_\_\_\_

**DATE:** \_\_\_\_\_